



## AVAILABILITY

### 510 A: 2,120 SF

- Available Immediately
- Currently built out as showroom with drop ceiling and HVAC
- Double glass entry (loading dock door can be restored)
- 11.5' ceiling heights

### 518: 3,600 SF

- Available Immediately
- Open warehouse
- Dock loading
- 22' clear heights

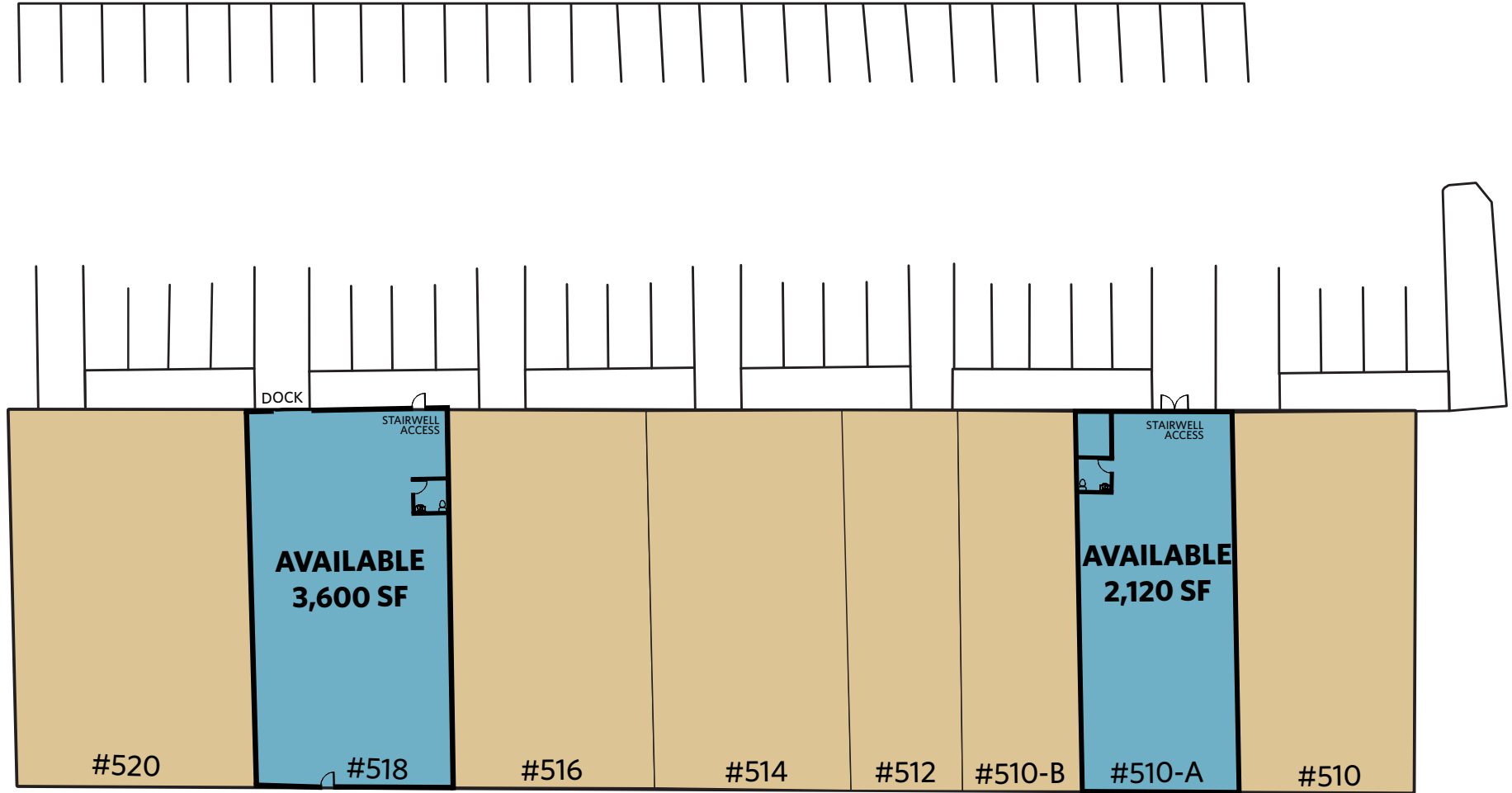
## PROPERTY HIGHLIGHTS

- Rate: Negotiable
- OPEX Estimates - \$4.25 PSF
- Zoned M (Mill District - Town of Vienna) - light industrial
- Prime location in the heart of Vienna - two miles to Tysons Corner, and two miles to I-66
- Numerous retail amenities within immediate proximity.
- Strong local ownership
- Parking ratio - 2 spaces/1,000 SF leased

# SITE PLAN

## 510-520 MILL STREET

VIENNA, VA 22180, FAIRFAX COUNTY



**RYAN MOODY**

rmoody@klnb.com | 70-268-2739

**KEENAN WOOFER**

kwoofer@klnb.com | 703-268-2744



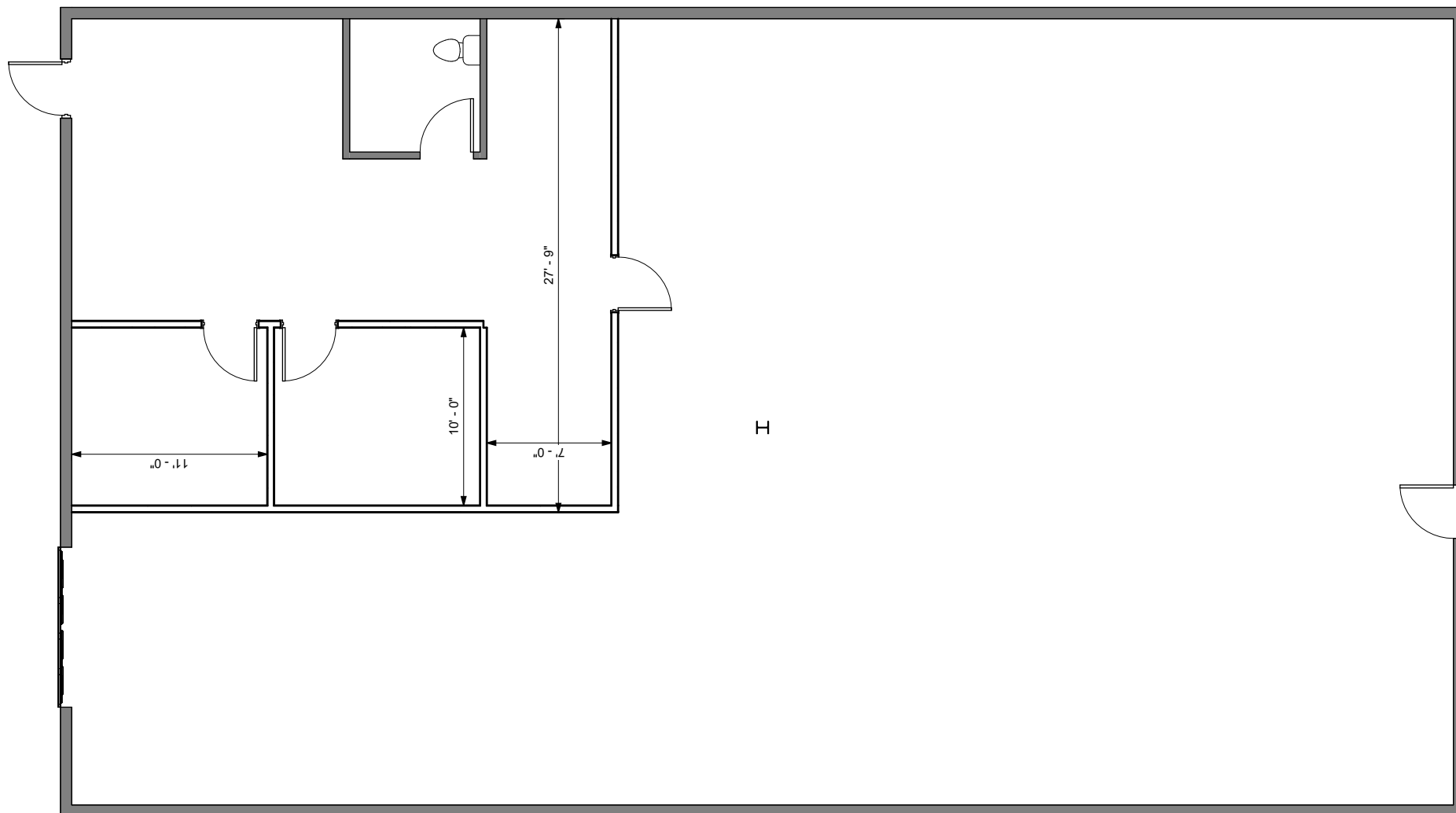
# FLOOR PLAN

## 510-520 MILL STREET

VIENNA, VA 22180, FAIRFAX COUNTY

SUITE 518 SPECULATIVE OFFICE BUILDOUT

\*SUBJECT TO COSTS & DEAL TERMS



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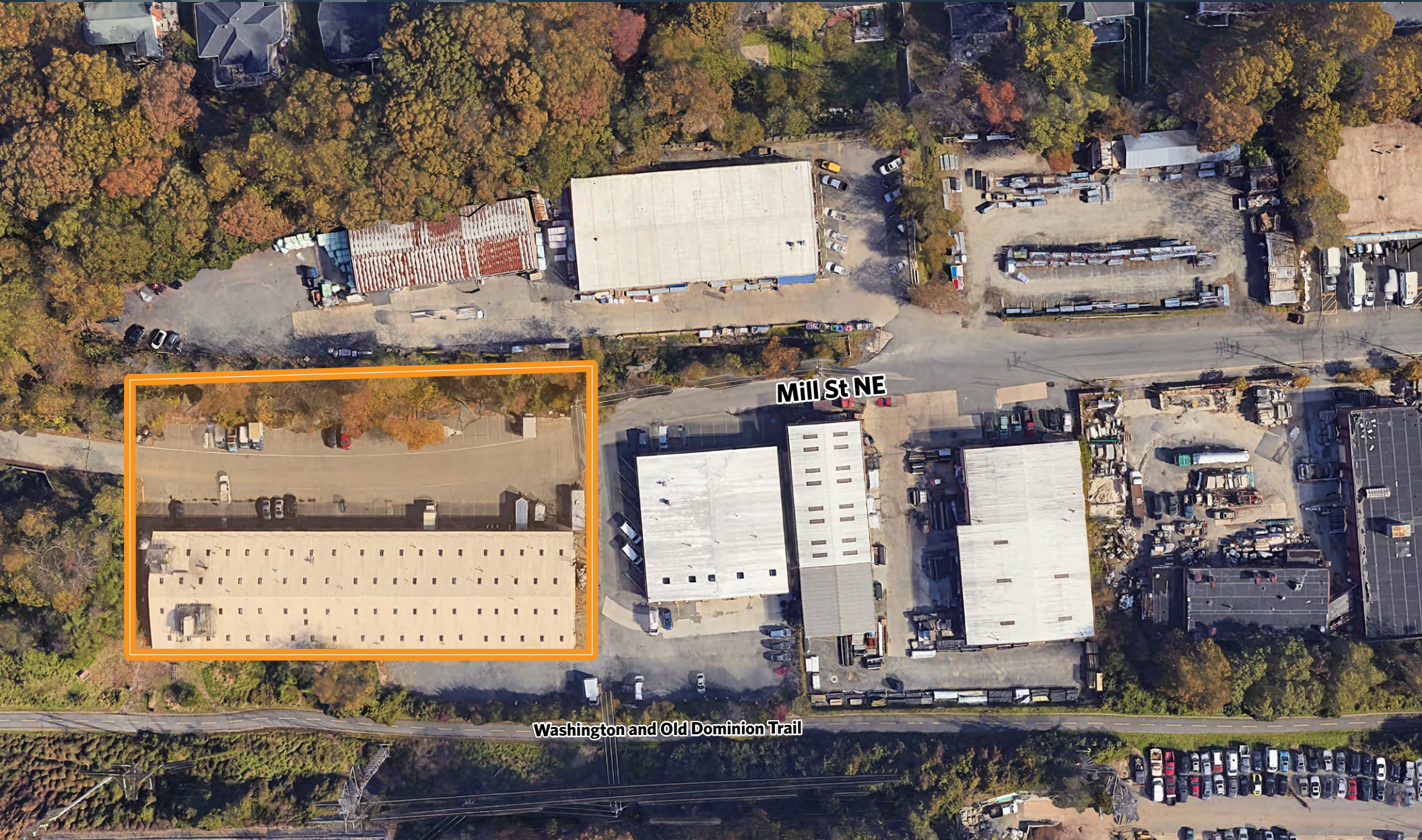
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# CLOSE UP

## 510-520 MILL STREET

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# AERIAL

# 510-520 MILL STREET

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# PHOTOS

## 510-520 MILL STREET

VIENNA, VA 22180, FAIRFAX COUNTY

SUITE 518 | 3,600 SF



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# PHOTOS

## 510-520 MILL STREET

VIENNA, VA 22180, FAIRFAX COUNTY

SUITE 510 A | 2,120 SF



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