

OFFICE/MEDICAL SUITES FOR LEASE

**6858 Old Dominion Drive,
McLean, VA 22101**
Prime Medical Location in Downtown McLean

OPPORTUNITY

• Suite 102	2,200 SF	Suite 305	7,022 SF
• Suite 200	8,022 SF	Suite 307	4,682 SF
• Suite 201	7,097 SF		
• Suite 301	1,439 SF		
• Suite 302	1,500 SF		



HIGHLIGHTS

- Turn-key medical improvements available
- Rare opportunity for building mounted signage in McLean, VA
- State of the art medical building with upgraded lobby and common areas
- Private parking lot and parking garage with ample parking ratio 3.60/1,000sf
- Opportunity for reserved garage parking spots
- Professionally managed and on-site ownership
- Strong existing medical tenancy within the building including MedStar Health.
- ADA medical grade entry doors in garage and main entrance
- Situated in the heart of upscale downtown McLean
- Walking distance to restaurants, coffee, retail, banking, lodging, and other amenities

RENTAL RATE

- \$25.00-\$33.00/SF Full Service

TERM

- 3-10 years



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Vice President

☎ | 847.562.6736

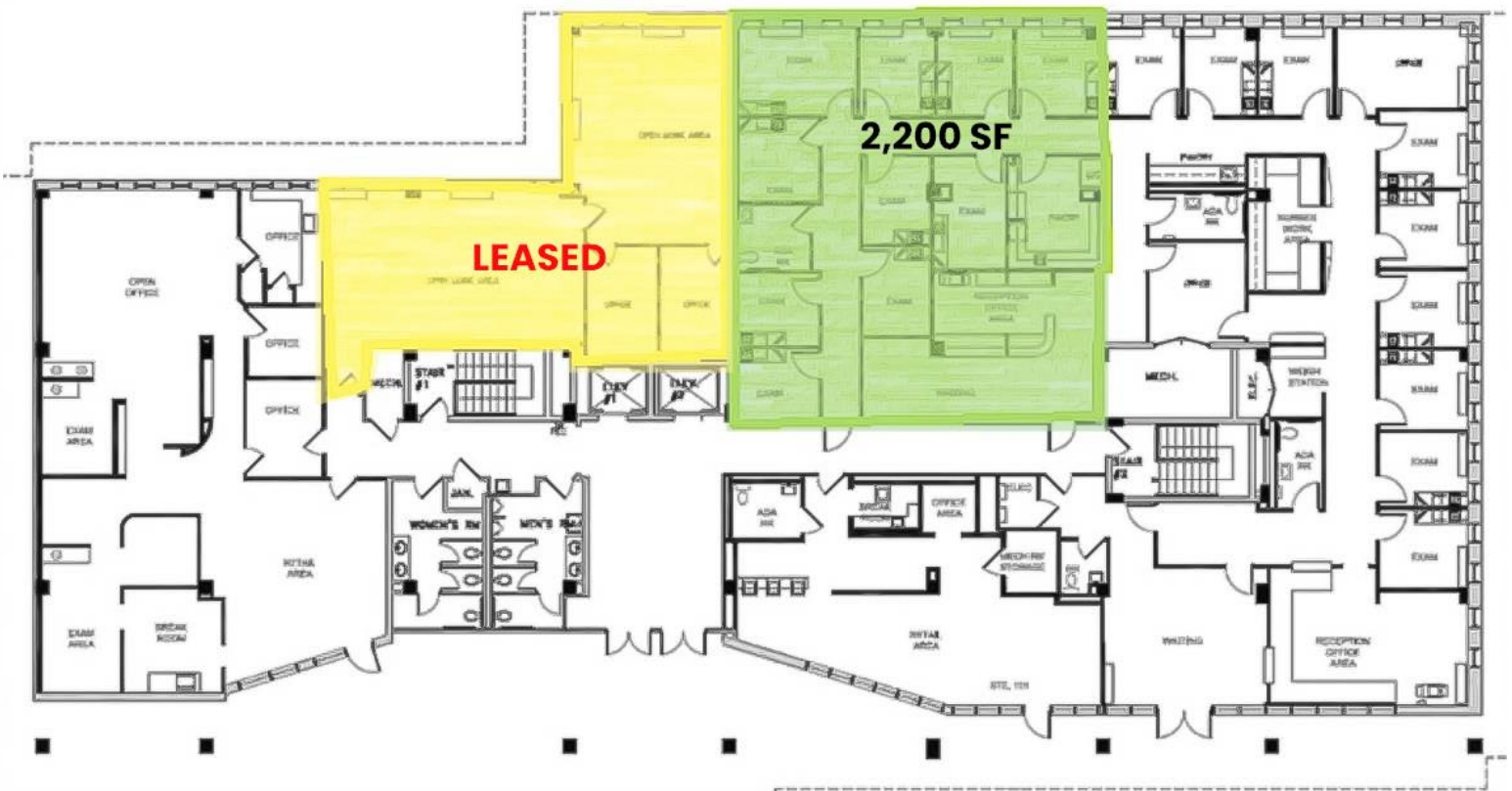
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Suite 102: 2,200 SF - Fully built out medical space

FLOOR PLAN



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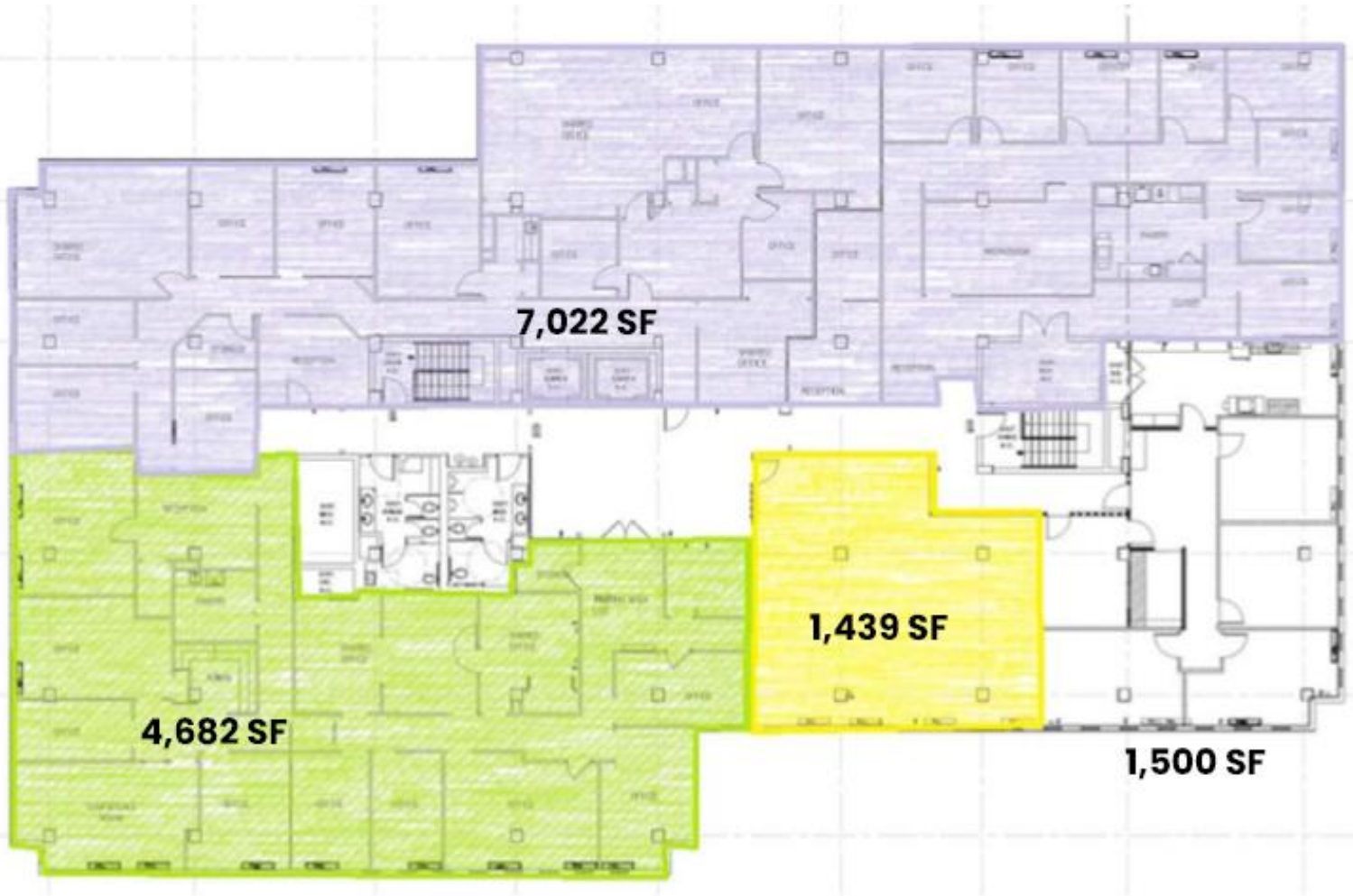
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(Total Contiguous: 14,643 SF)



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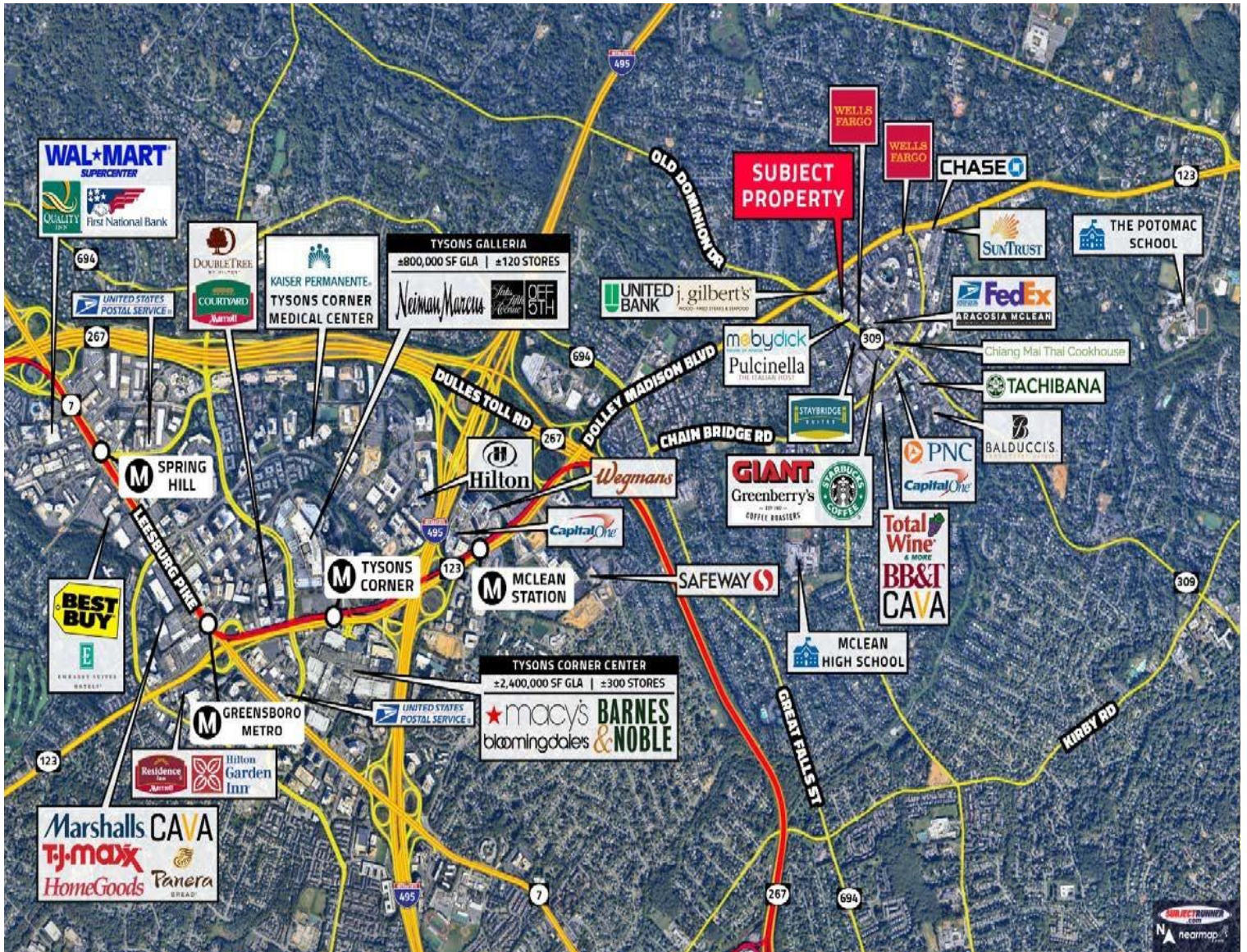
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AMENITY MAP



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PHOTOS



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