

# OFFICE SPACE FOR LEASE!

**RARE DOWNTOWN MCLEAN**  
**1311-A Dolley Madison Blvd., McLean VA**

## OPPORTUNITY

- Suite 1B: 1,652 SF (Private exterior entrance)
- Suite 2D & 2E: 1,896 SF
- Suite 3B: 1,558 SF
- Suite 3D: 777 SF (Executive office suites)



## HIGHLIGHTS

### BUILDING HIGHLIGHTS

- Office and medical suites available for lease
- Zoned C-2 Fairfax County
- Building signage available
- Common area restrooms
- Weekend access on demand
- All utilities included in condo fee

### LOCATION HIGHLIGHTS

- Highly desirable location at the corner of Old Chain Bridge Road and Fleetwood Road
- Right off of Dolley Madison Blvd signaled intersection

## RENTAL RATE

- \$30.00 – \$39.00/SF Full Service

## TERMS

- 3-10 years



**LEGAT**<sup>SM</sup>  
— COMMERCIAL REAL ESTATE, LLC —

**JAMES LEGAT**  
Principal

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**AUDREY WALLACE**  
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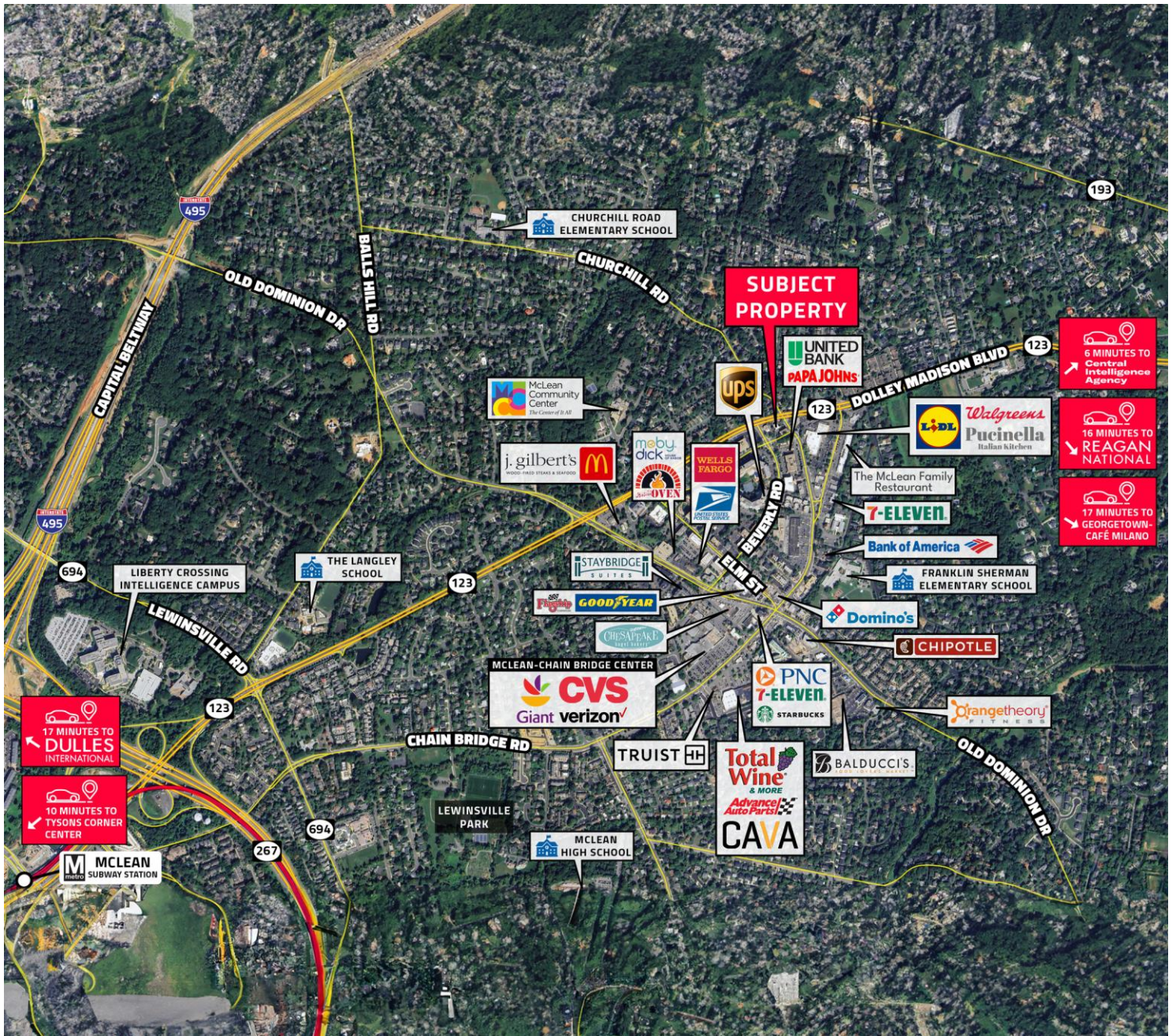


# OFFICE SPACE FOR LEASE

Rare small suite in McLean

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## AERIAL SHOWING LOCAL AMENITIES



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# OFFICE SPACE FOR LEASE

Rare first-floor suite with retail style exterior entrance  
1311-A Dolley Madison Blvd., McLean VA

Suite 1B: 1,652 SF

## FIRST FLOOR – FLOOR PLAN



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## SUITE 1B PHOTOS



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## SUITE 1B PHOTOS



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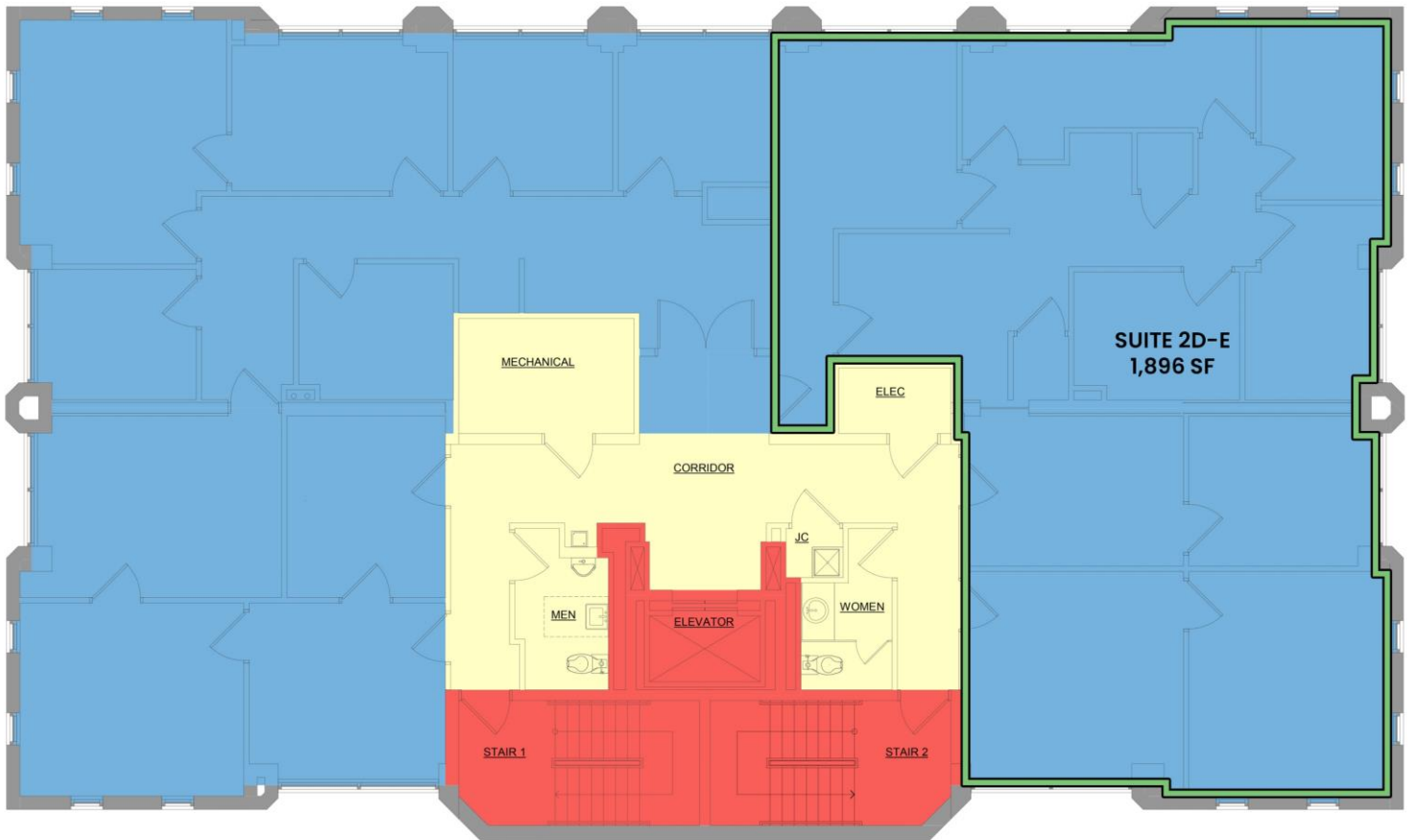
Rare small suite in McLean

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Suite 2D: 1,120 SF

Suite 2E: 776 SF (Contiguous with 2D – 1,896 SF)

## SECOND FLOOR - FLOOR PLAN



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# OFFICE SPACE FOR LEASE

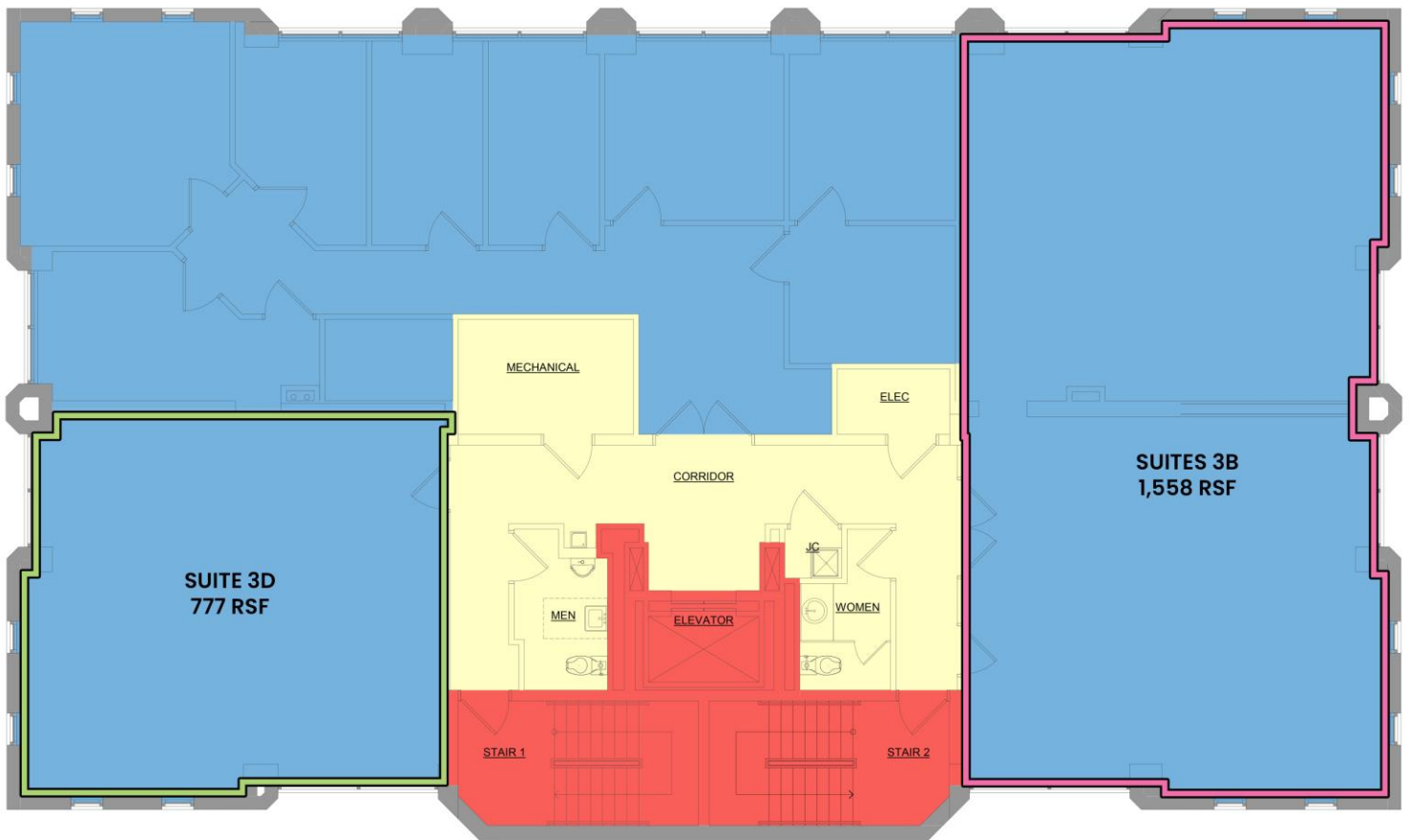
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Suite 3B: 1,558 SF

Suite 3D: 777 SF

## THIRD FLOOR – FLOOR PLAN



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## EXTERNAL PHOTOS



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## INTERNAL COMMON AREA PHOTOS



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