

# RETAIL SPACE FOR LEASE

## EXETER SHOPPING CENTER

700 Fieldstone Drive, Leesburg, Virginia  
Premium location for retail market

### OPPORTUNITY

- Suites 142 - 148

1,474 SF - 7,052 SF



AVAILABLE  
RETAIL SPACE

### HIGHLIGHTS

- High visibility location
- Located just north of the Leesburg Corner Premium Outlets on the corner of Route 15 & Battlefield Parkway
- Route 7, Route 15 & Dulles Greenway in the immediate vicinity
- Excellent demographics
- Strong retail market
- End cap space available with excellent exposure.
- Possible outdoor restaurant seating.
- 20-foot ceiling height
- Modified vanilla box delivery
- Generous Tenant Improvement Allowance

### RENTAL RATE

- \$30.00 PSF, NNN  
NNN- \$ 7.12 (OPEX= \$4.86 and Taxes= \$2.26)

### TERM

- 5-10 years



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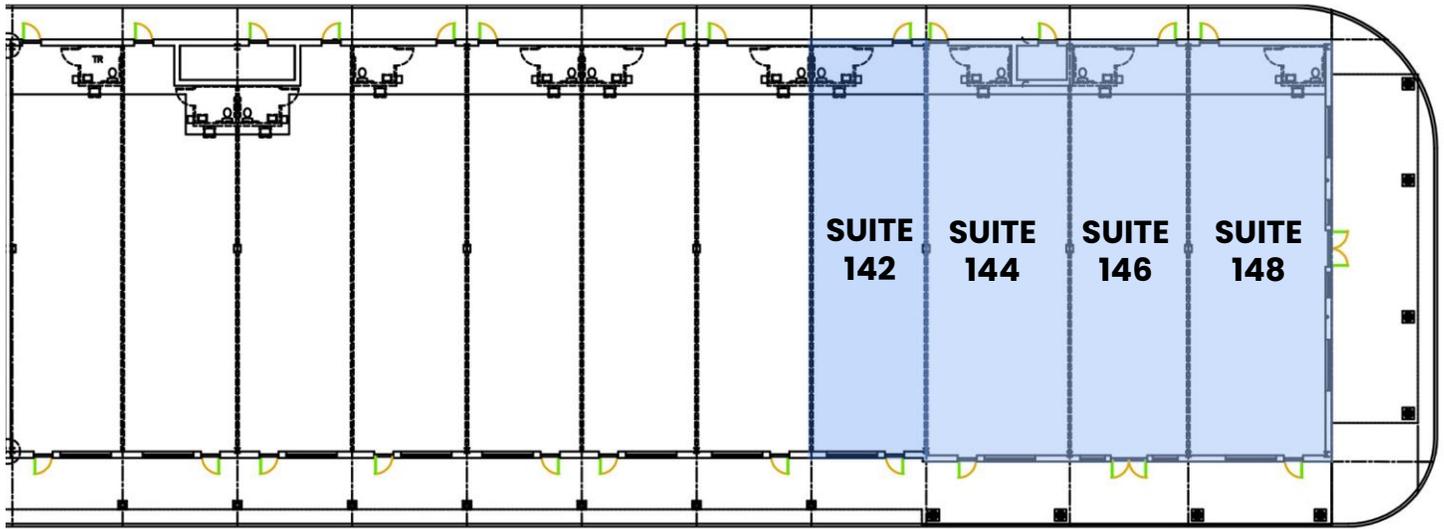
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Suite 142:	1,474 SF
Suite 144:	1,843 SF

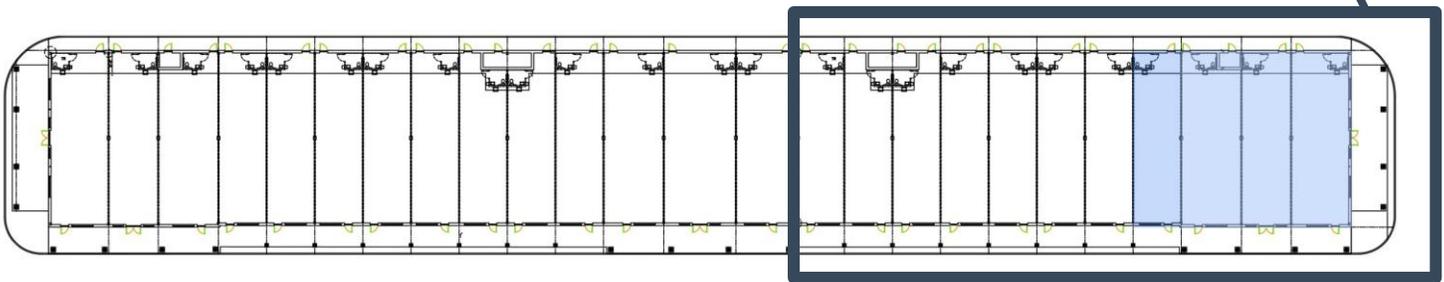
Suite 146:	1,474 SF
Suite 148:	1,893 SF

## FIRST FLOOR



PHASE 1

PHASE 2



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## AMENITY MAP



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## AERIAL PHOTOS



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## INTERIOR PHOTOS



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