

**MERRILEE STATION
8424 - 8446 LEE HIGHWAY
FAIRFAX, VIRGINIA**

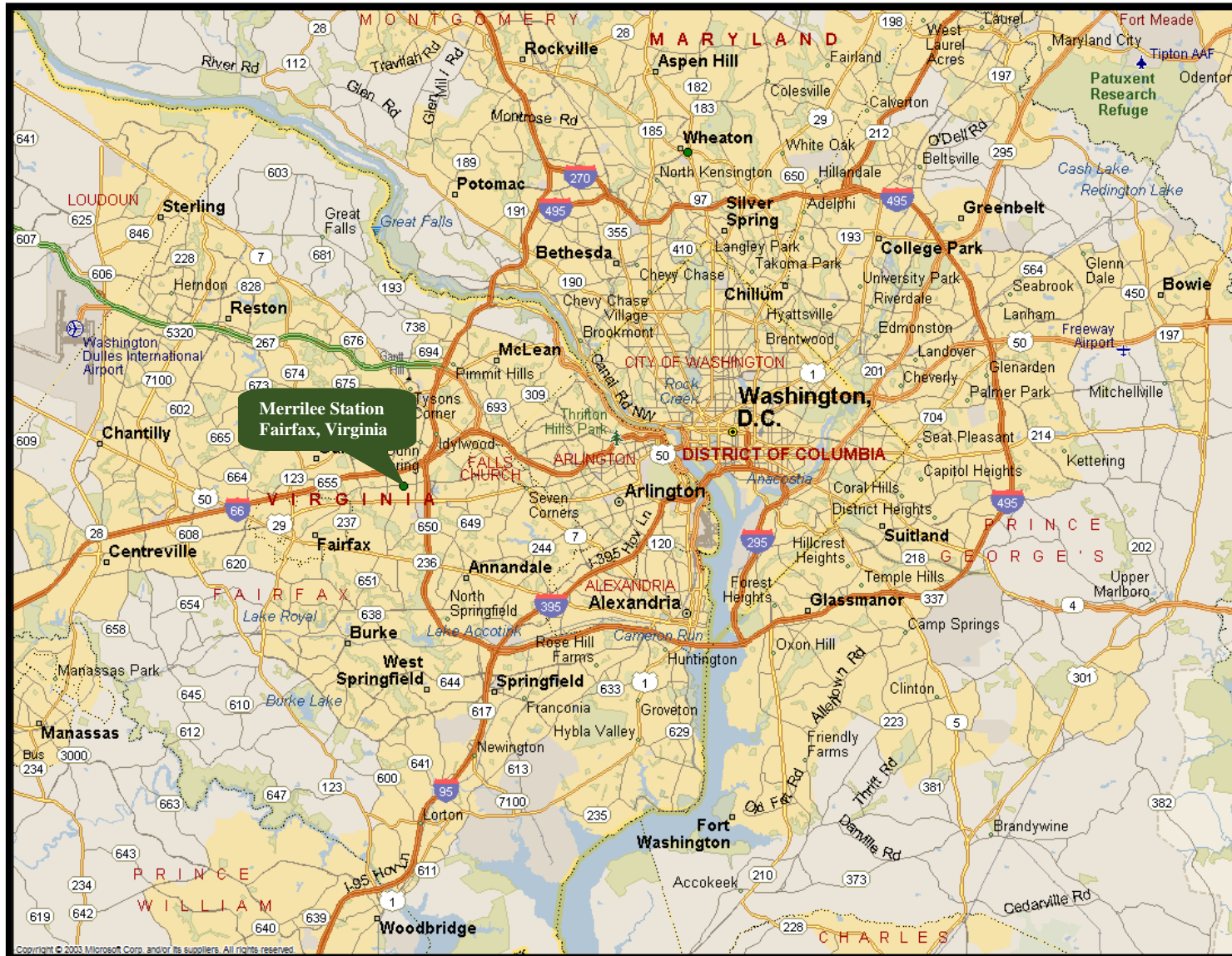


Presented by:

**Kathy Coakley
Greenhill Realty Company
4901 Fairmont Avenue, Suite 200
Bethesda, Maryland 20814
Phone: 301-657-2525 ext. 17p
Fax: 301-657-2555**



AREA MAP



LEASING INFORMATION

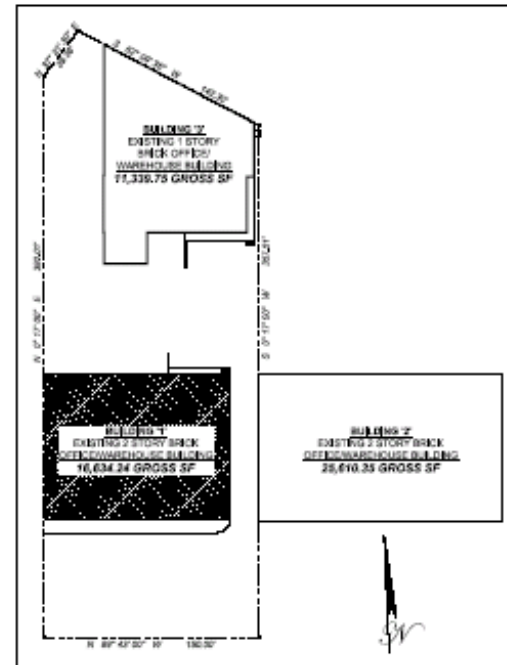
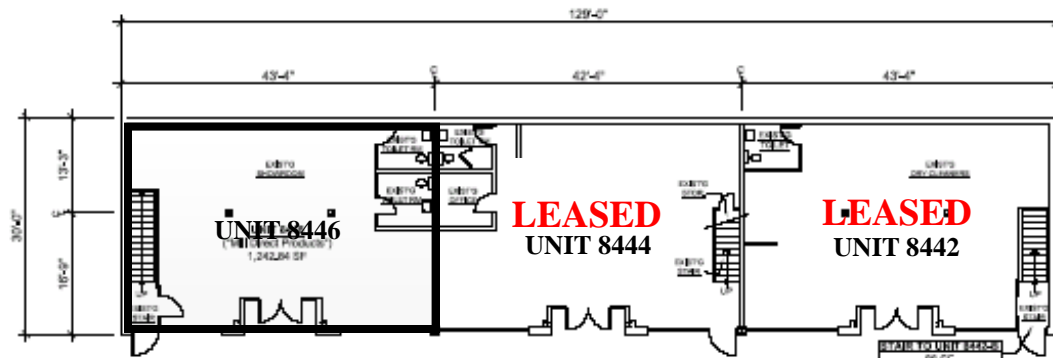
AVAILABILITY

Space Available	Size (in s.f.)
8426 Lee Highway	2,152
8430-H Lee Highway	500
8444-A Lee Highway	4,300

LEASING TERMS

Rate:	8426: \$31.50 per square foot, NNN 8430-H: \$650 per month 8444-A: \$18 per square foot, NNN
Increases:	Four percent (4%) per annum
Term:	Five (5) years, with options available
Rent Commencement:	Ninety (90) days following lease commencement
Exclusives:	None

FLOOR PLANS



STEVEN J. KARR, AIA, INC.
 ARCHITECTURE • INTERIORS • CONSTRUCTION ADMINISTRATION
 210 NORTH ADAMS STREET, FREDERICKSBURG, VIRGINIA 22405
 TEL: 541.673.2010 FAX: 541.673.2011 WWW.SJK.COM

PROJECT ARCHITECT: STEVEN J. KARR, AIA
 DESIGNER: []
 OWNER: []

**EXISTING CONDITIONS FOR:
 LEE PROPERTIES
 8442-8446 Lee Highway
 Merrifield, VA 22018**

DATE	SUBMISSION
09/17/24	REV. 0010

DATE	REVISION

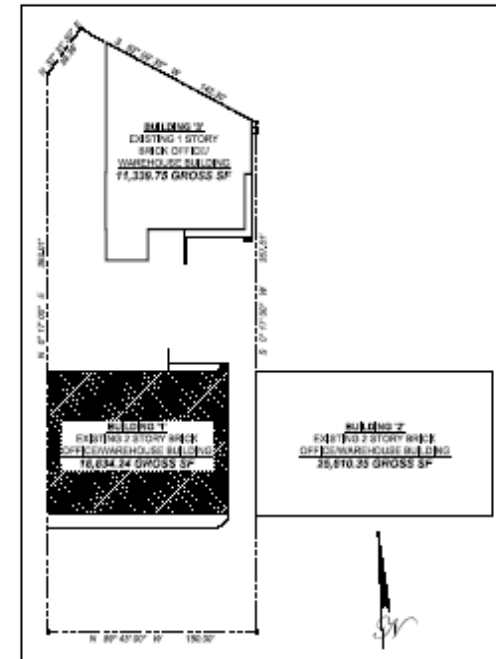
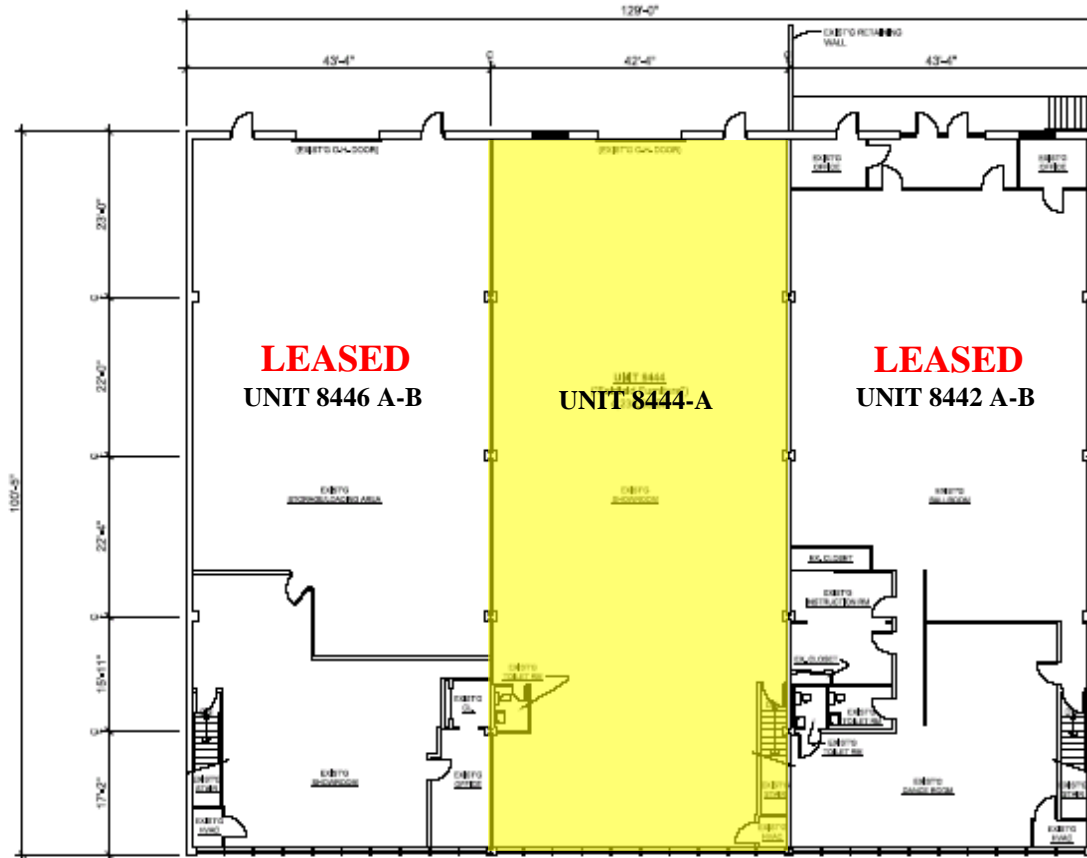
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FLOOR PLANS



STEVEN J. KARR, AIA, INC.
 ARCHITECTURE • INTERIORS • CONSTRUCTION MANAGEMENT
 111 NORTH ASHES STREET, FREDERICKSBURG, VA 22401
 1-800-455-2010

PROJECT ARCHITECT STEVEN J. KARR, AIA
LEASING SF []
CONTRACT SF []

EXISTING CONDITIONS FOR:
LEE PROPERTIES
8442-8446 Lee Highway
Merrifield, VA 22018

DATE	SUBMISSION

DATE	REVISION

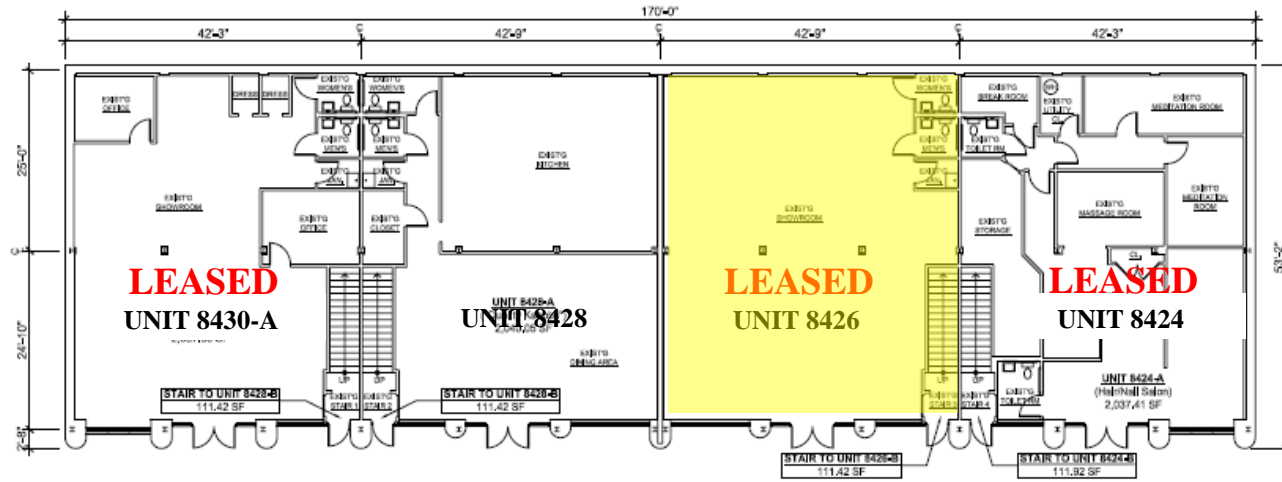
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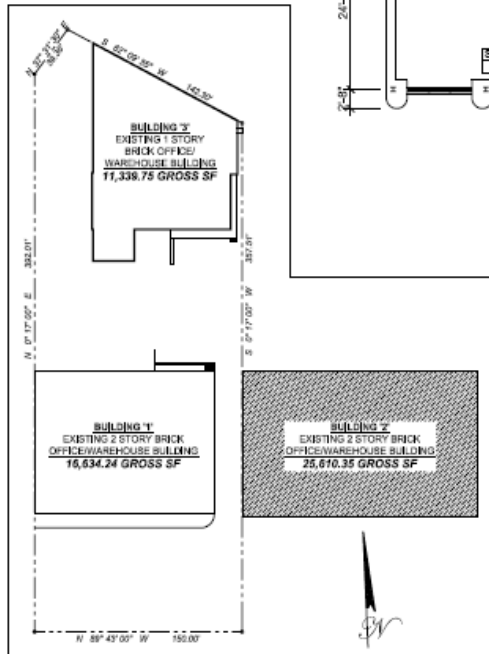
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FLOOR PLANS



GROUND LEVEL FLOOR PLAN SCALE: 1/16" = 1'-0"
BUILDING '2' **8,601.61 GROSS SF**



SITE KEY PLAN

NTS

STEVEN J. KARR AIA INC.
ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT
101 NORTH LAMAR STREET, RICHMONDE, VIRGINIA 23060
TEL: 804.648.2210 FAX: 804.648.5211 www.sjkarr.com

PROJECT ARCHITECT: STEVEN J. KARR AIA
DESIGNED BY: SUNJIA
DRAWN BY: CRINAN BY

EXISTING CONDITIONS FOR:
LEE PROPERTIES
8424-8430 Lee Highway
Merrifield, VA 22018

DATE	SUBMISSION
06.17.09	EX. COND.

DATE	REVISION

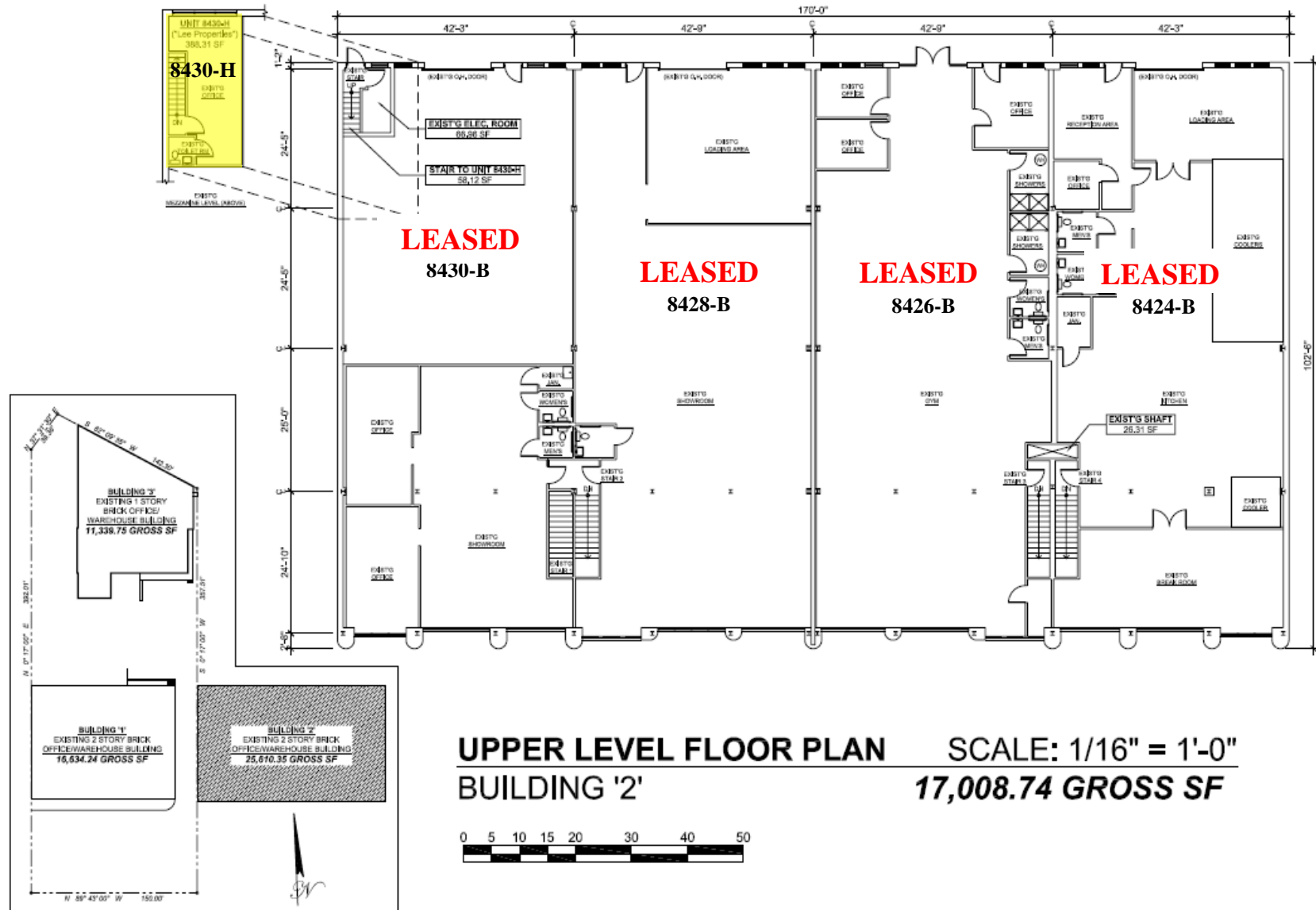
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PN: 114579

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FLOOR PLANS



SITE KEY PLAN

NTS

STEVEN J. KARR, AIA INC.
ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT
210 NORTH ADAMS STREET, ROCKVILLE, MARYLAND 20850
TEL: 301.614.5210 FAX: 301.614.5211 www.sjkarr.com

PROJECT ARCHITECT: STEVEN J. KARR, AIA
DESIGNED BY: SAKARA
DRAWN BY: RDA

EXISTING CONDITIONS FOR:
LEE PROPERTIES
8424-8430 Lee Highway
Merrifield, VA 22018

DATE	SUBMISSION
06.17.04	PK. COND.

DATE	REVISION

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NOT FOR CONSTRUCTION

PK: 114579

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