

FOR LEASE - COMMERCIAL/MIXED USE ARLINGTON, VIRGINIA



758-778 23rd Street South, Arlington, VA 22202

Location: **Available:**
760-764 23rd Street South, Arlington, VA 22202 4,032 - Square Feet (Divisible)

Size/Info *Base rent (\$22.50/square foot) + NNN (Estimated 2018 \$5.14/square foot)

- Available 3/1/2019
- Approx. 4,032 square feet (divisible into two units approx. 2,016 square feet each)
- Highly visible from 23rd Street
- Just minutes from downtown D.C., Alexandria, Arlington, Pentagon, Fort Myer & Ronald Reagan Washington National Airport
- Walking distance to/from Crystal City
- Easy access to I-395, Route 1 & Glebe Rd.
- Zoned C-1
- Long standing commercial building with stable ownership
- Property management located nearby
- 3-10 year lease term



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EXHIBIT A

① 758	② 760	③ 764	④ 768	⑤ 774	⑥ 778
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Arlington, Virginia