



Suite Availability

Address: 46 S Glebe Rd. Arlington, VA 22204

Suite 101: 1,544 SF

Suite 200: 1,415 SF

Suite 201: 2,879 SF

Lease Rate: \$28-\$34 PSF Net of Electric

Property Highlights

- ▶ Well maintained and professionally managed office/ medical and retail building with fantastic economic value for tenants.
- ▶ Fully built out spaces with HVAC (after hours available).
- ▶ Surface parking lot available for both tenants and guests.
- ▶ Plenty of amenities surrounding the property.

Location Details

- ▶ Strategically located on highly trafficked S Glebe Road, just minutes from Ballston and Columbia Pike.
- ▶ Easy access off of Route 50, I-395 & I-66



Demographics (1,3,5) Miles

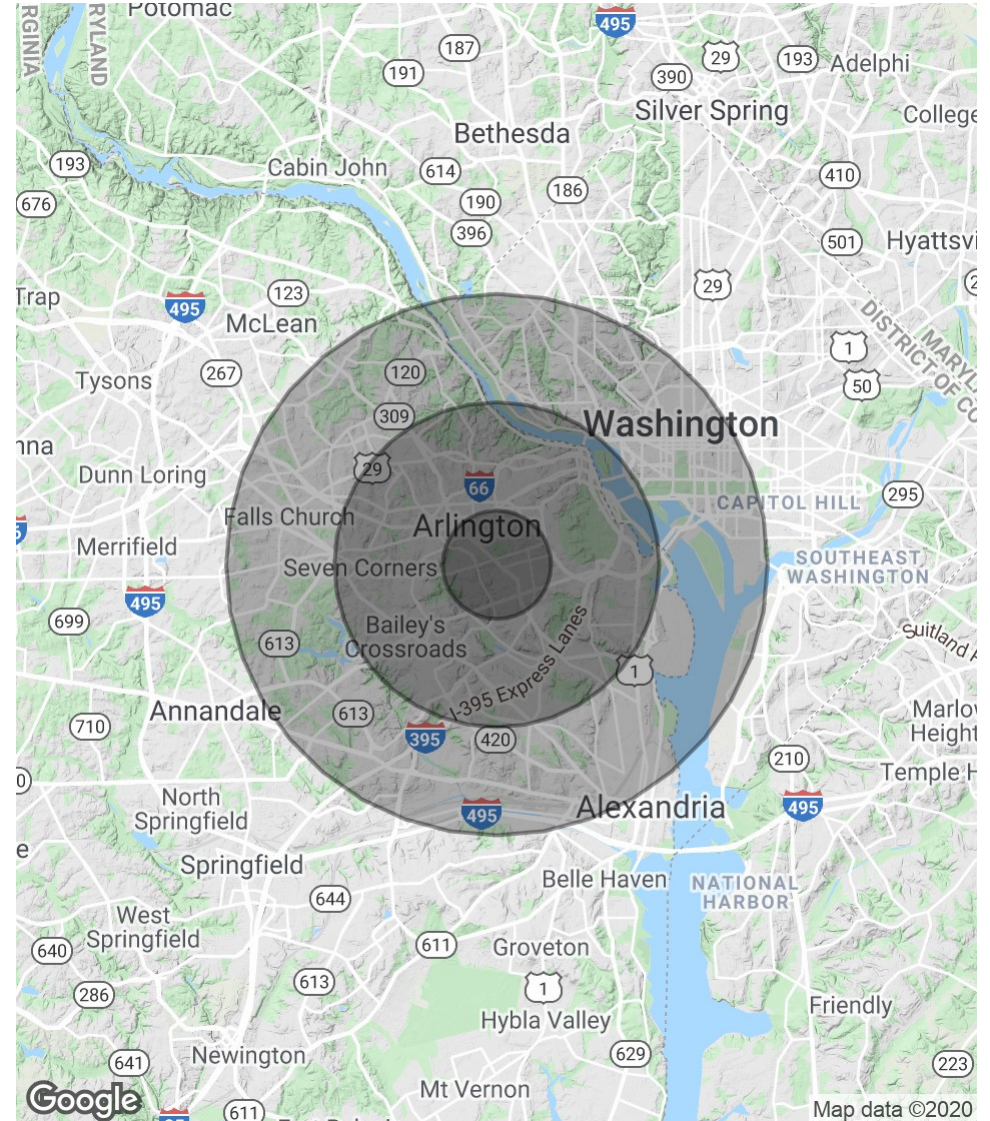
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	35,483	262,014	571,964
Average age	33.9	34.5	35.2
Average age (Male)	33.7	34.3	35.0
Average age (Female)	34.4	34.5	35.4

HOUSEHOLDS & INCOME

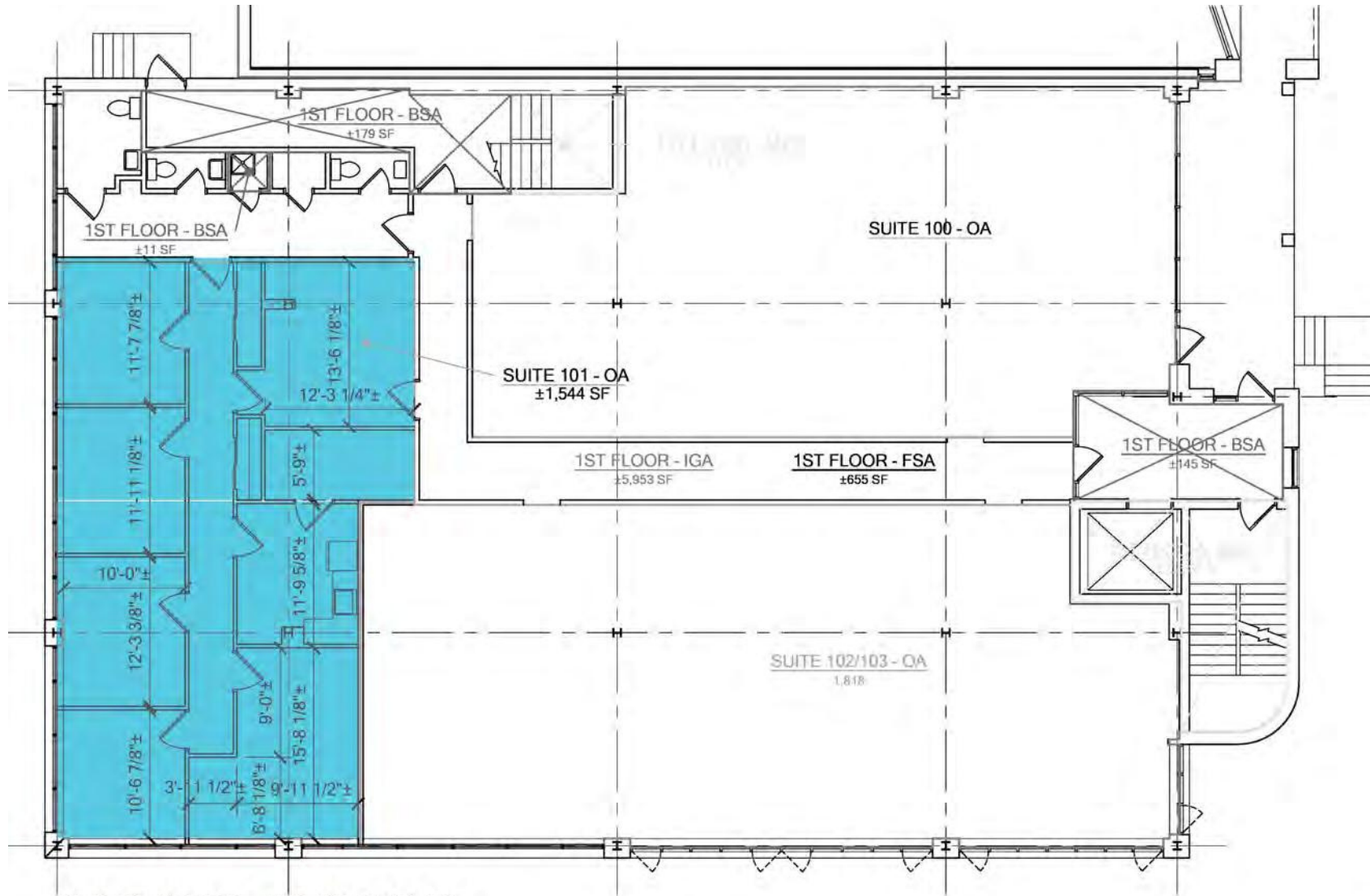
	1 MILE	3 MILES	5 MILES
Total households	16,770	123,978	259,977
# of persons per HH	2.1	2.1	2.2
Average HH income	\$98,831	\$107,769	\$119,543
Average house value	\$607,092	\$570,069	\$618,467

*All demographic data derived from 2010 US Census



Please Contact:
703.873.5706
admin@ulsakergroup.com

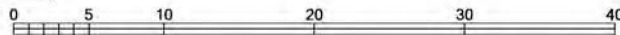
Floor Plan (1st Floor)



46 S GLEBE RD., ARLINGTON, VA
1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

DATE: 06/24/15, 08/25/2020



W H A
ARCHITECTURE AND PLANNING

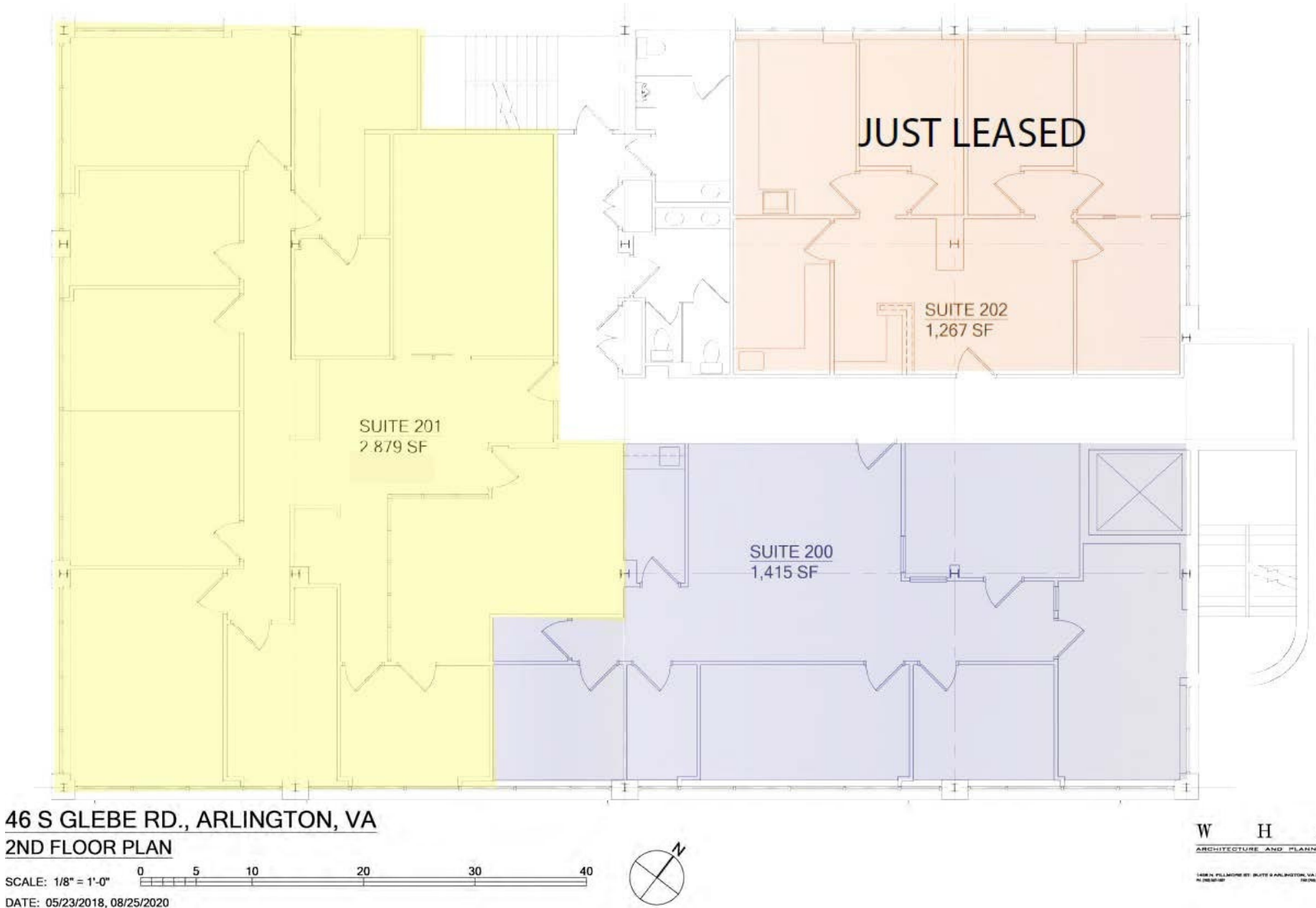
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WORLDWIDE
REAL ESTATE SERVICES

Floor Plan (2nd Floor)



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AERIAL MAP



LONG & FOSTER[®]
REAL ESTATE
COMMERCIAL DIVISION

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