8001 Braddock Road
Springfield, VA



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PROVIDENCE REALTY ADVISORS

Capitalize on an Ideal Location so Your Business Can Grow and Prosper



- The office building's exceptional location and immediate proximity to major employment centers and headquarter locations of large companies presents convenient business development, networking, and collaboration opportunities for tenants.
- The area's excellent demographics, marked by high median household income, present additional opportunities for businesses seeking an affluent customer base or a well-qualified labor pool.
- Popular restaurants, hotels, shopping destinations, and various other essential services are minutes away.
- An attractive mix of national and regional retailers are across the street in Ravensworth Shopping Center, including Walgreens, Lotte Market, Jersey Mike's, DQ Grill & Chill, Anita's, Kilroy's, Swiss Bakery and Café, 7-Eleven, and others.

Access = Convenience + Amenities

- Wakefield Park is a 292-acre multi-use park across Braddock Road from the office building. In addition to outdoor activities and biking and hiking trails, the Audrey Moore Recreation Center offers facilities for aquatics and swimming, fitness, and wellness.
- A United States Post Office is directly across the street, and FedEx and UPS drop boxes are located at the building.
- Generous parking ratio of 4.3/1,000 square feet is available on all sides of the office building
- A Metro bus stop is located in the shopping center across the street



For many decades, the six-story office building at **8001 Braddock Road** has served as a prominent landmark, boasting a commanding view over the Capital Beltway. Located directly on the interchange of I-495 and Braddock Road, the 105,000-square-foot office building provides an extraordinarily convenient location with unparalleled accessibility. With immediate access to the Capital Beltway and the Express Lanes, I-395 and I-95 are merely minutes away, as are Mosaic, Tysons, and the Dulles Toll Road. The extensive and densely populated residential areas nearby offer a wealth of opportunities for companies, including potential housing options, local clientele, and community engagement.

Exceptional Value and Flexibility

- Access, Access, Access
- Economical full-service rental rates include the costs of utilities, real estate taxes, maintenance, etc.
- Flexible lease terms
- Efficient floor plans
- Professional third-party property management
- Responsive maintenance engineers
- Street-level quasi-retail suites and signage opportunities available
- Sizable building can provide for seamless future growth and expansion
- On-site storage space available



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