

OFFICE SUITES FOR LEASE

From 2,500 to 20,000 Square Feet

8550 Lee Highway, Fairfax, VA

STEWART COMMERCIAL

Realty Services, LLC



RENOVATIONS UNDERWAY

Location / Location / Location · Incredible Value Opportunity · Flexible Lease Terms

MERRIFIELD CENTER

- Seven-story office building with a retail plaza on the property.
- Lobby and common area renovations are underway.
- A prominent landmark with excellent visibility on Lee Highway (Route 29).
- Located just **one-half mile** from the **Mosaic District**.
- Less than one mile to the Dunn Loring Metro station.
- Full-service rental rates, and on-site property management.
- Full floors available.
- Multiple entry/exit points into the property and multiple commuting options through neighborhood roads and streets.
- Ample free surface parking around the building at a ratio of 3.60/1,000 SF.
- On-site printing, restaurants, and Fed Ex and UPS drop boxes.
- Surrounded by upscale retail centers, banking, restaurants, entertainment, and other services.
- Easy access to the Capital Beltway.

For more information, contact:
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