

OFFICE SPACE FOR LEASE

# Merrilee Business Center IV

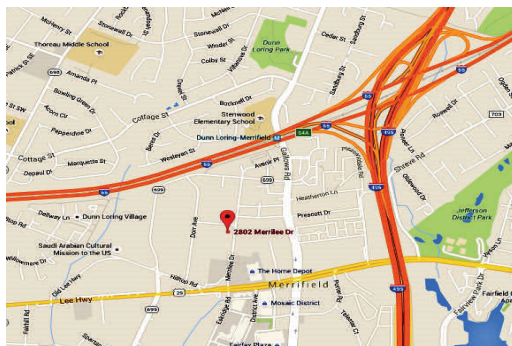
## 11,798 SF Available

2802 Merrilee Drive, Suite #200 & C  
Fairfax VA 22031



### Google Map:

<https://goo.gl/maps/uEmSGD9i33u>



### PROPERTY SPECIFICATIONS:

Zoned I-5 (Industrial General)

- ◆ Unique opportunity office in I-5 building
- ◆ Finished Office Space, 2nd Floor
- ◆ Conditioned Warehouse, 1st Level
- ◆ Ample parking
- ◆ Excellent location
- ◆ Signage opportunity
- ◆ Walking distance to Dunn Loring Metro
- ◆ One block from [Mosaic District](#)



**Contact Info:** Deborah Harms (703) 368-1574

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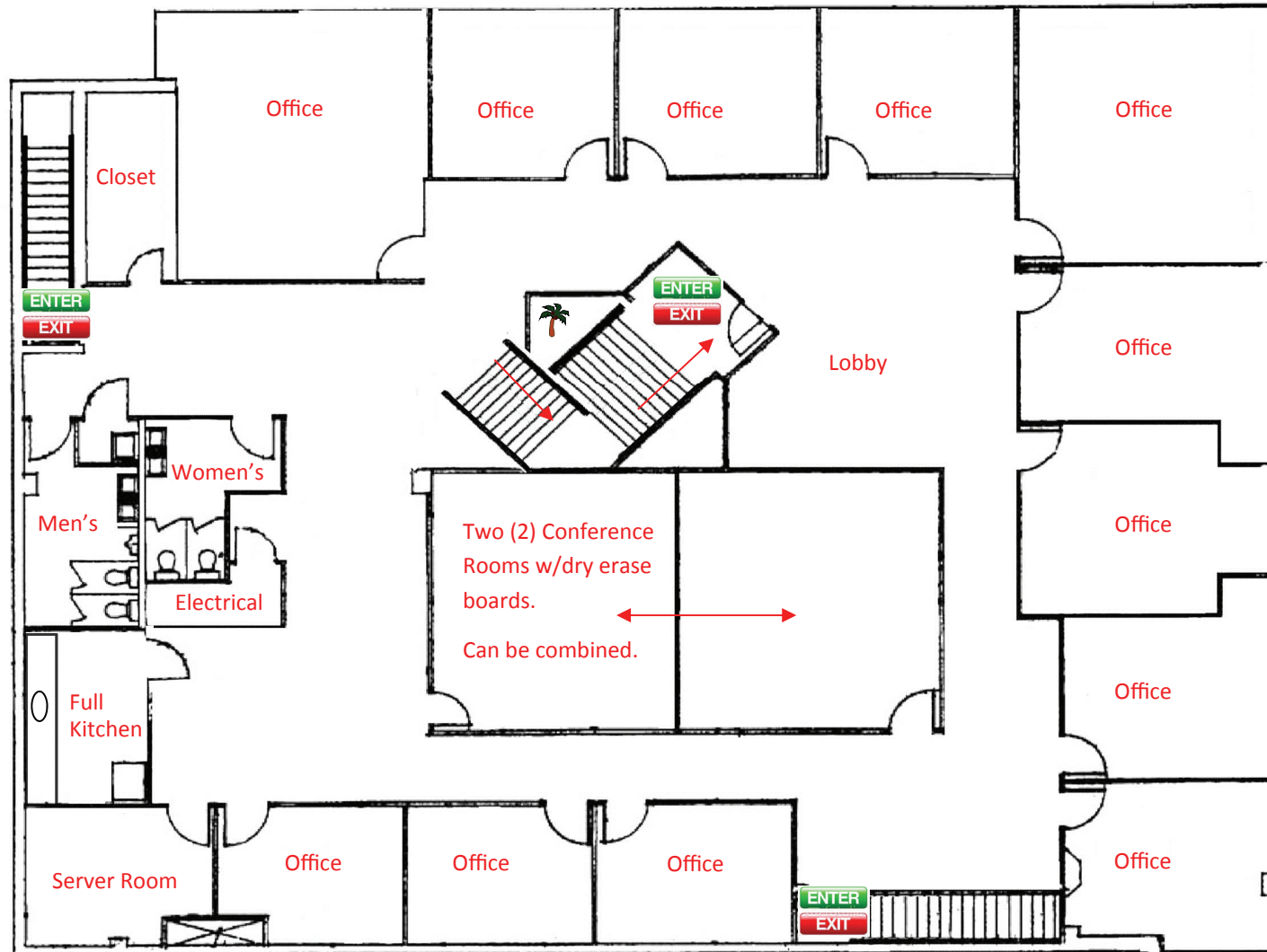
Floor plans on next pages

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**HIGHLIGHTS—6,998 SF**

- ◆ Large windows
- ◆ 12 Office suites
- ◆ Break room
- ◆ 2 Conference rooms
- ◆ Reception area
- ◆ Kitchen w/dishwasher
- ◆ Front and rear entrances
- ◆ NNN Lease CAM
- ◆ COX High Speed Internet
- ◆ Janitorial closet



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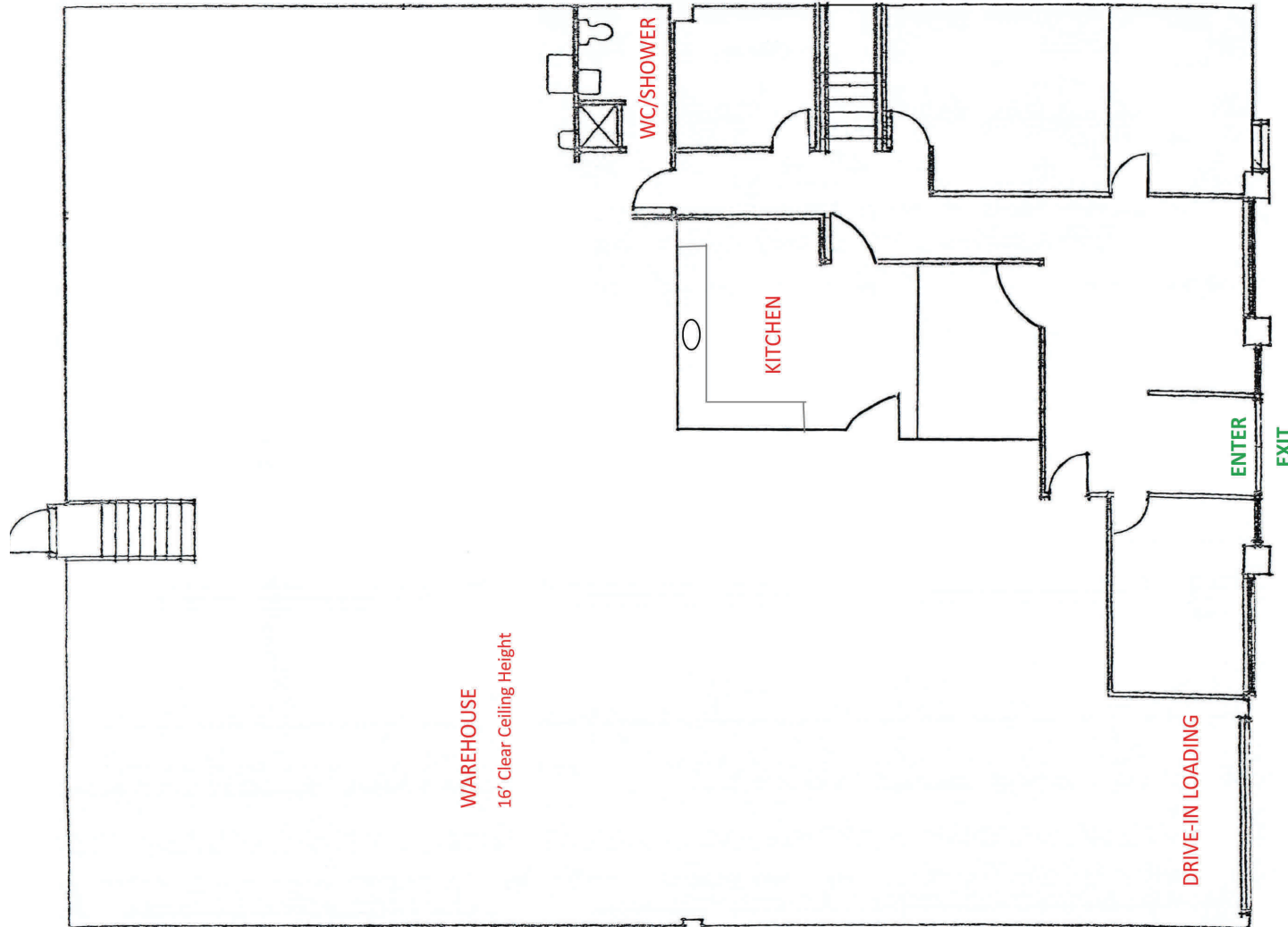
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### WAREHOUSE

#### HIGHLIGHTS—4,800 SF

- ◆ Drive-In garage
- ◆ 16' ceiling height
- ◆ 10' door height
- ◆ Front/Rear Entrance
- ◆ Partially conditioned



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