



SOUTHERN'S
COMMERCIAL PROPERTIES DIVISION

FOR LEASE

7010 Little River Turnpike
ANNANDALE, VIRGINIA

PROPERTY HIGHLIGHTS

- Two-story, atrium lobby with elegant polished marble
- Ample, free parking
- Exceptional caliber of finishes
- Energy-efficient climate control
- Unique reflective floor-to-ceiling glass on the fourth floor
- On-site building engineer
- Locally owned and managed
- Abundant restaurant, shopping and service retail amenities nearby



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1950 OLD GALLOWS RD., VIENNA, VA 22182

BUILDING RENTABLE AREA

64,427 Rentable Square Feet

FLOORS

Four-story building

— First Floor	14,634	rentable square feet
— Second Floor	15,438	rentable square feet
— Third Floor	17,280	rentable square feet
— Fourth Floor	17,075	rentable square feet

YEAR BUILT

1989

ZONING

C-2 Commercial

STRUCTURAL

Grade-supported concrete slabs; reinforced concrete structure; perimeter metal studs and exterior sheathing or CMU covered with a brick veneer and aluminum framed windows.

EXTERIOR WALL

Brick exterior

EXTERIOR WINDOWS

The glazing assemblies on the three lower levels consist of punched, dual-pane, tinted glass set in aluminum frames. The glazing on the upper floor is a continuous, dual pane, sloped glass exterior glazing system set in a metal panel exterior.

ROOFING

Ballasted single-ply EPDM membrane on a concrete deck.

CEILING HEIGHTS

The finished ceiling height is 8'5" with suspended acoustic tiles and a mix of recessed LED direct/indirect and incandescent lighting. The slab-to-slab height is 10'0".

ELEVATORS

Two, 3,000 pound capacity Otis hydraulic passenger elevators service all floors.

RESTROOMS

Each floor has common Men's and Women's restrooms.

MECHANICAL SYSTEM

The cooling system for the building consists of a water-cooled heat pump system supported by an electric boiler, flat-plate heat exchanger, and 250 ton cooling tower. A central heat pump is located on each floor serving the common areas near the core of the building. The perimeter of the building utilizes wall-mounted heat pump units.

The heating system for the building is provided by electric duct heaters in the air distribution system or by electric resistive heat strips in the perimeter units. Return air and make-up air are through an above-ceiling plenum.

ELECTRIC SYSTEM

The main switchgear consists of a 2,000 amp, 480/277 voltage class rated, three phase, four wire main distribution panel. Electrical distribution includes two (2) 400 amp, 480/277 voltage class, three phase, four wire rated panels for high voltage power, and two (2) 400 amp, 480/120 voltage class, three phase, four wire rated panels for low voltage power.

BACK-UP GENERATOR

A pad-mounted Onan emergency electrical generator provides back-up power for the emergency lighting, fire pump, and fire alarm system.

FIRE PROTECTION

The fire protection system is a wet-pipe sprinkler system. Each access corridor is equipped with smoke detectors wired to the building's electrical system, pull stations and alarm horns. The pull stations are located adjacent to the corridor exit doors and the building exit doors.

COMMUNICATION/CABLE ACCESS

Verizon and Cox fiber currently provides high speed internet access.

PARKING

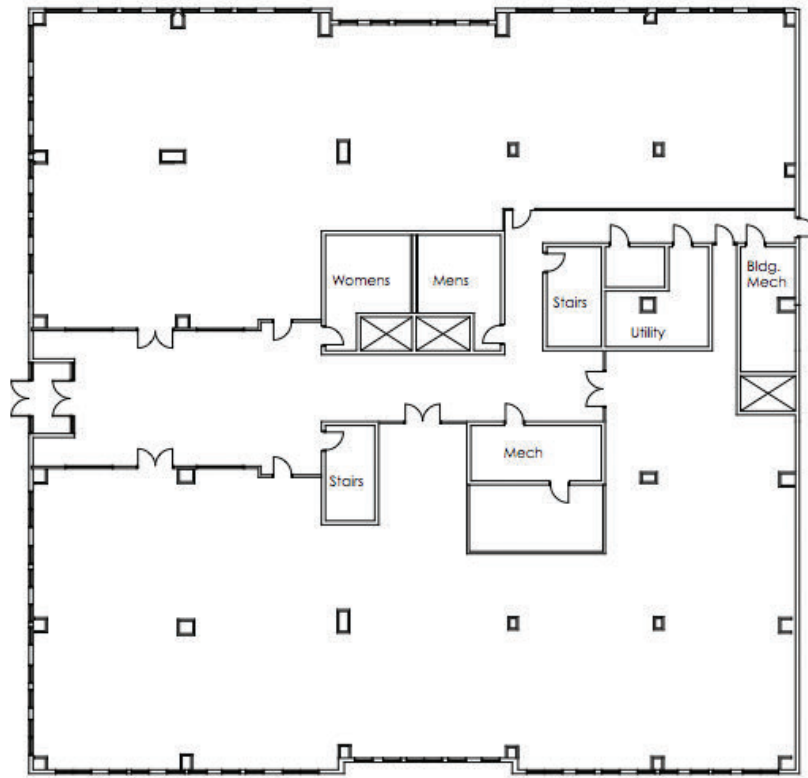
The building provides 240 parking spaces in the building surface lot, equal to a ratio of 3.7 parking spaces per 1,000 rentable square feet leased.

CARD READER ACCESS

The building is equipped with a card reader system maintained by *Kastle*.



**1ST FLOOR
FLOOR PLAN**



**3RD & 4TH FLOOR
FLOOR PLAN**

