

# Flex/Industrial Condo For Sale

New  
Reduced  
Price!

8474 Tyco Road  
Vienna, VA 22182

Condo  
For Sale

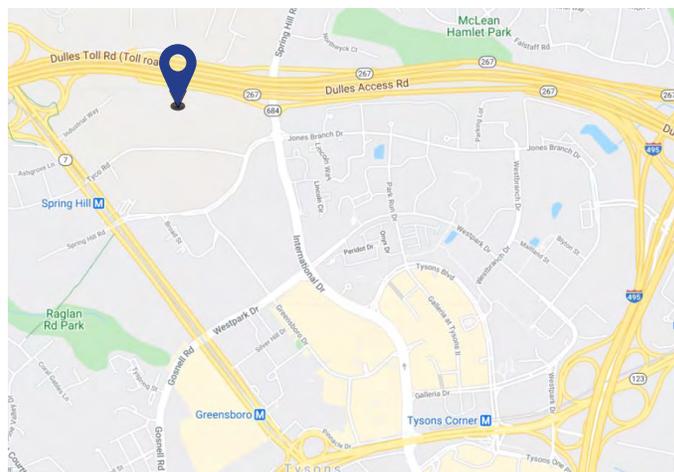
## Space Profile

<b>Premises</b>	3,600 SF on 2 floors (1,800 SF per floor)
<b>Asking Price</b>	\$1,479,000 (\$410.83/SF)
<b>Availability</b>	Immediate

## Features

- 1st floor is a large flexible work space that can be configured to meet varying needs + has one private office, 1 large storage room, 1 small utility room with work sink + 2 ADA restrooms
- 2nd floor has 5 offices, a small conference room, large conference room, server/utility room, eat-in bar & kitchenette
- Excellent condition
- Lots of natural light, open ceiling on 1st floor with full glass
- Double door access from side entrance with a ramp
- Entire space is wired with multiple network/LAN drops + extra power. IT closet and network switch are in 2nd floor network closet.

## Map



## For More Information

Cresa  
1750 Tysons Boulevard  
Suite 1500  
McLean, VA 22102  
[cresa.com/tysons-corner-va](http://cresa.com/tysons-corner-va)



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**cresa**

Interior Photos



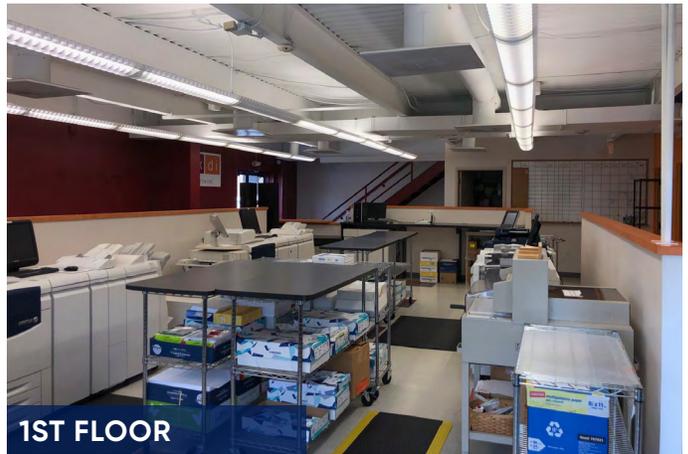
CONFERENCE ROOM



KITCHEN



OFFICE

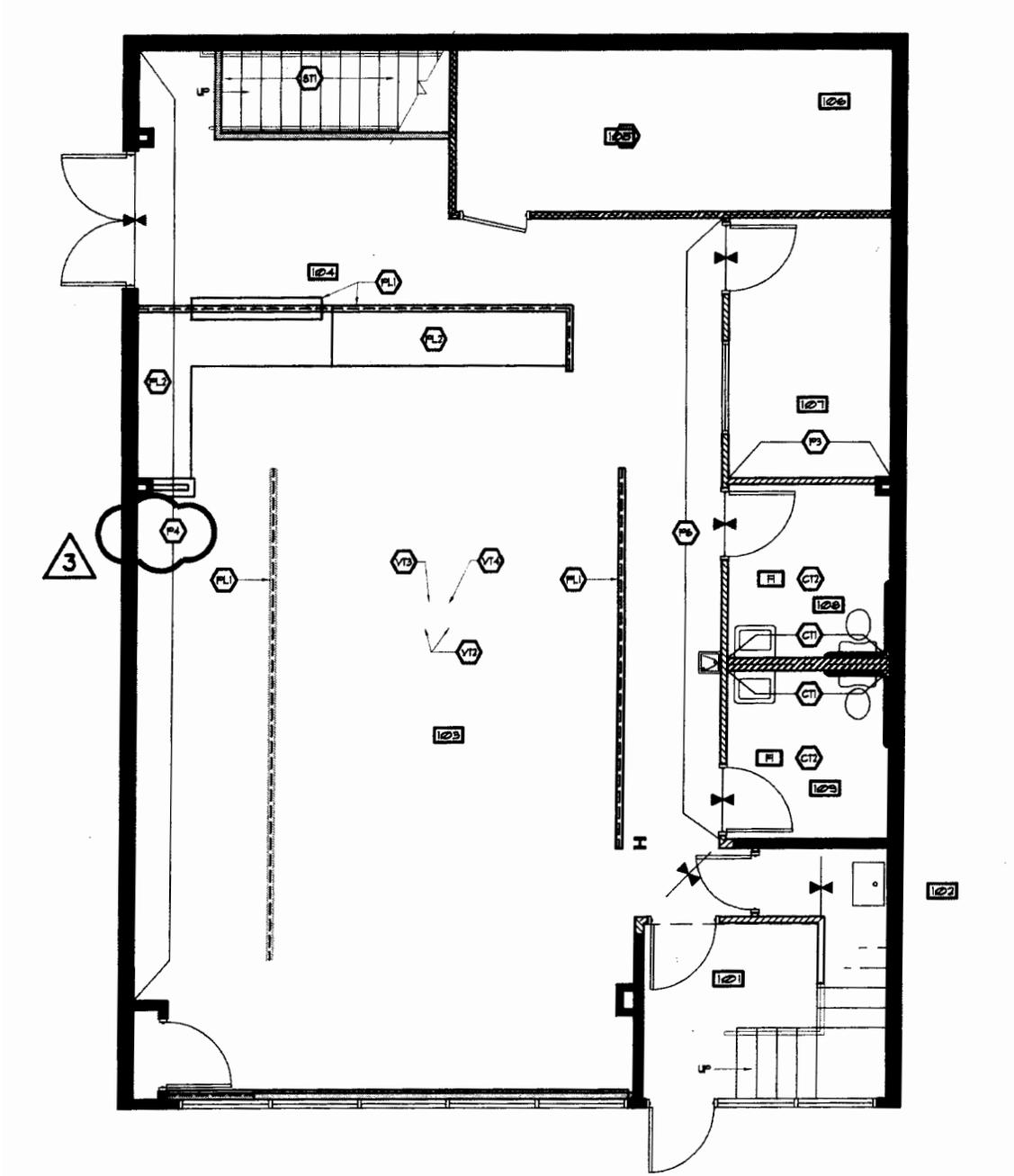


1ST FLOOR



1ST FLOOR

1st Floor Plan



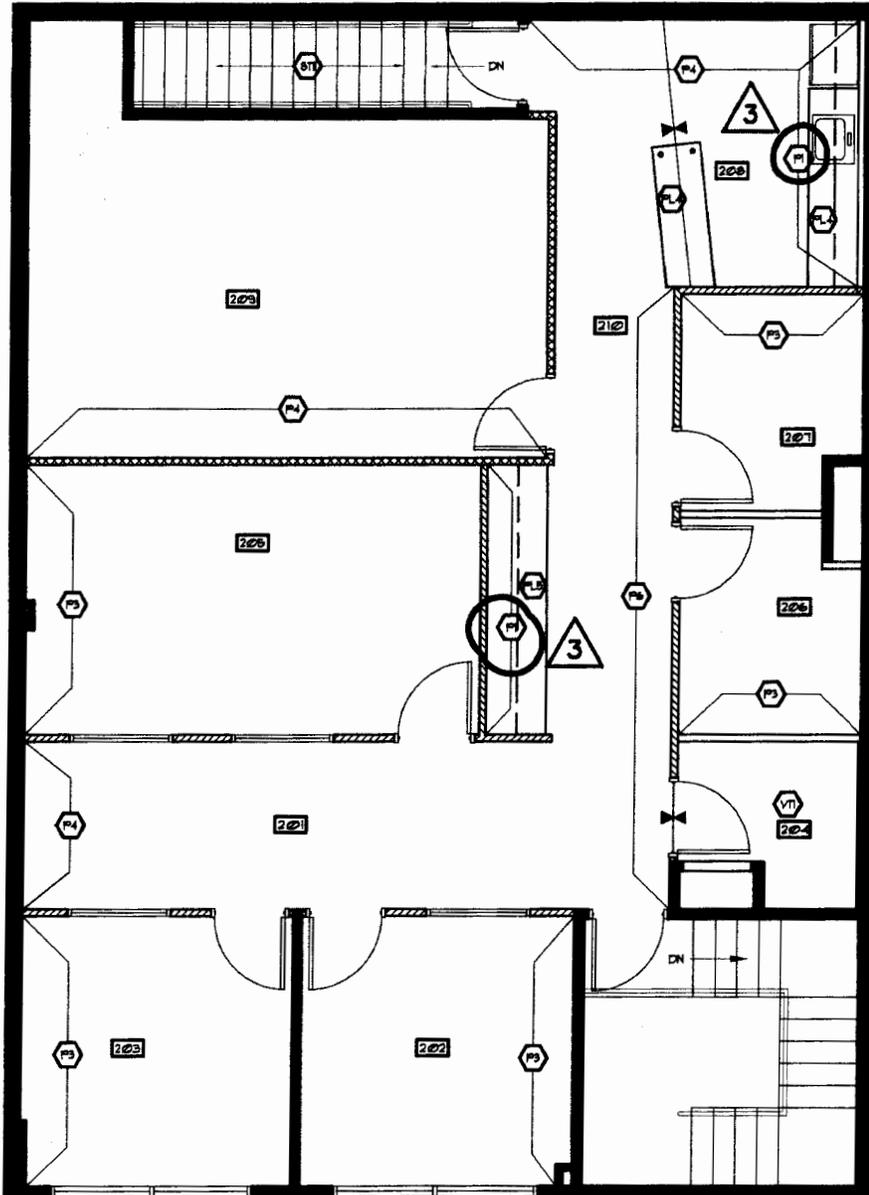
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2nd Floor Plan



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