

**New
Reduced
Price!**

Flex/Industrial Condo For Sale

**8474 Tyco Road
Vienna, VA 22182**

**Condo
For Sale**

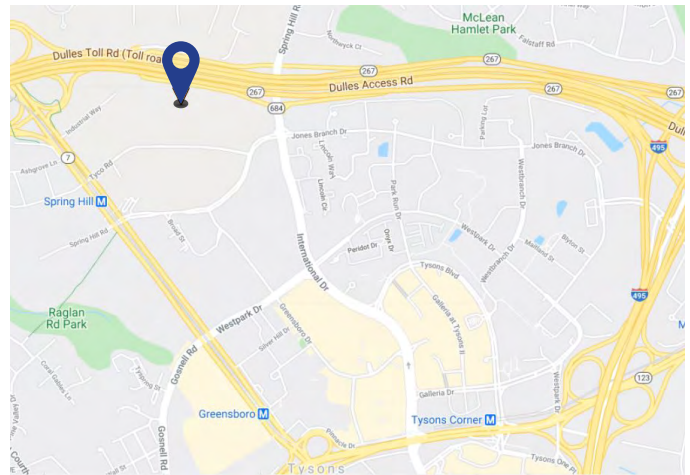
Space Profile

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



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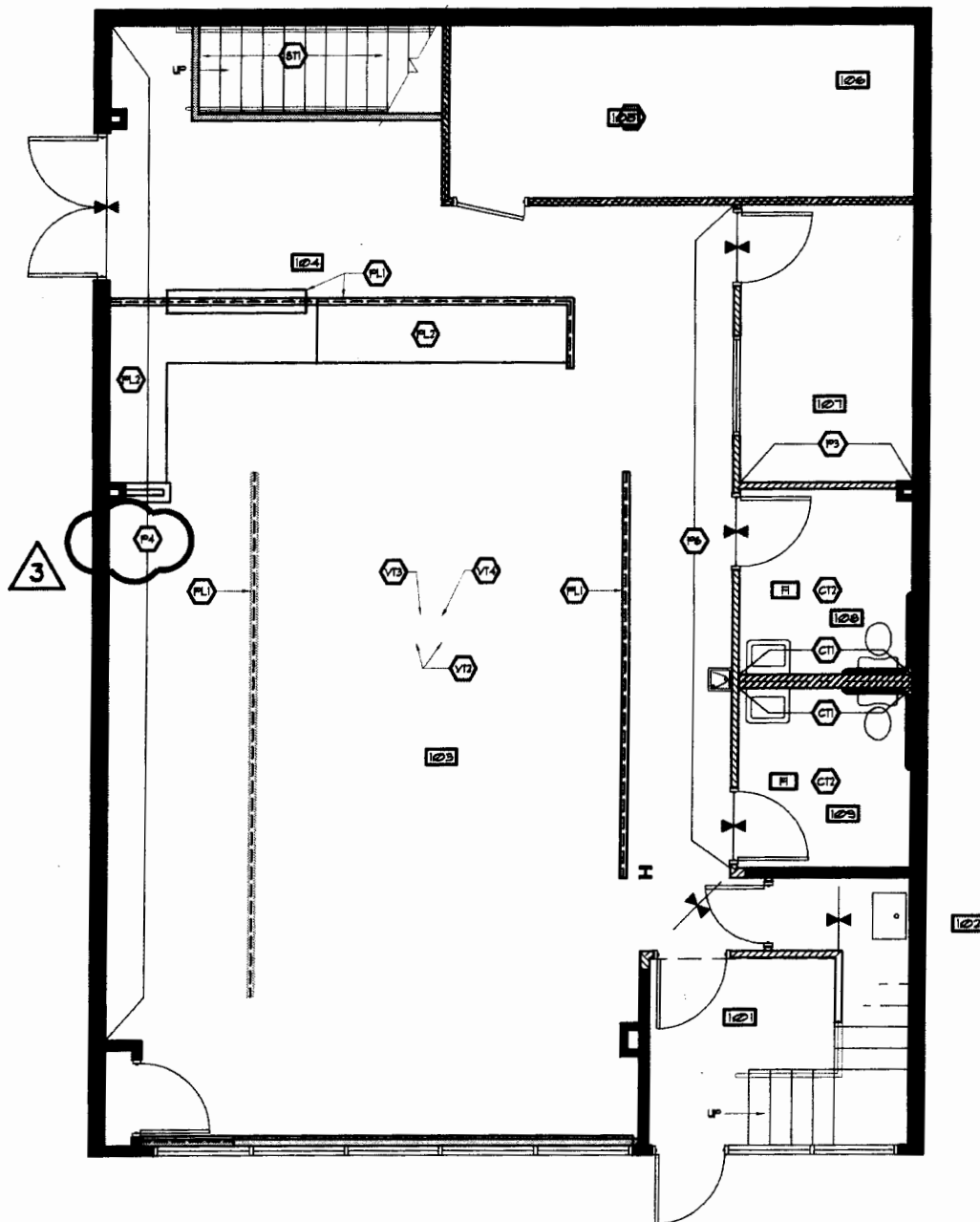


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Interior Photos



1st Floor Plan



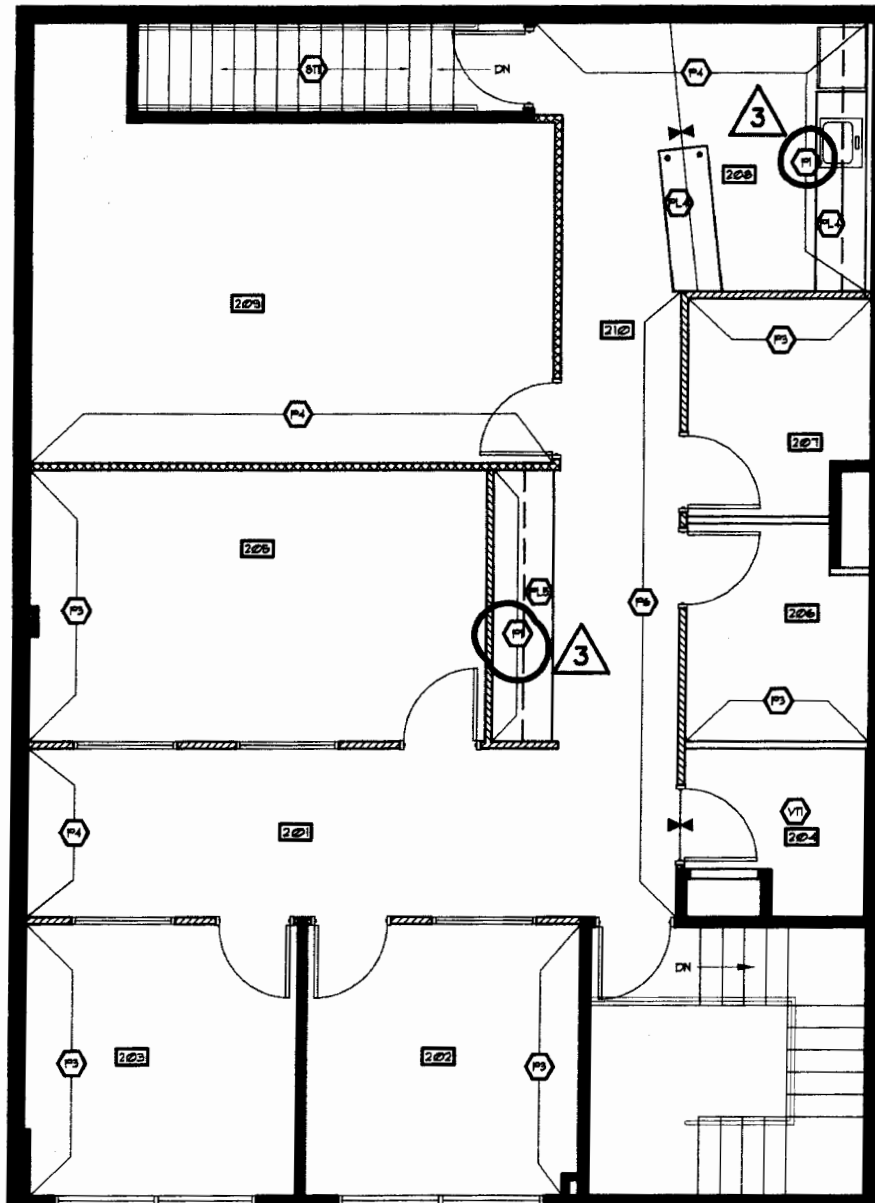
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2nd Floor Plan



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