



Available Retail Pads



Pad C
1.156 Acres

Pad F
1.205 Acres

Pad E
1.213 Acres

BLACKWELL
OFFICE PARK

30,000 VPD

7,500 VPD



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1,494 to 3,108 SF Available for Lease



**BLACKWELL PARK
FACTS-AT-A-GLANCE**

- 3-story Class A office building
- Highly visible location on Blackwell Road and Business Route 29
- Office space is available on the first, second and third floors
- Ample employee parking and excellent views
- Amenities include CVS/pharmacy, Ruby Tuesday and Middleburg Bank
- Site is zoned for three additional pads sites, for which ground leases are available

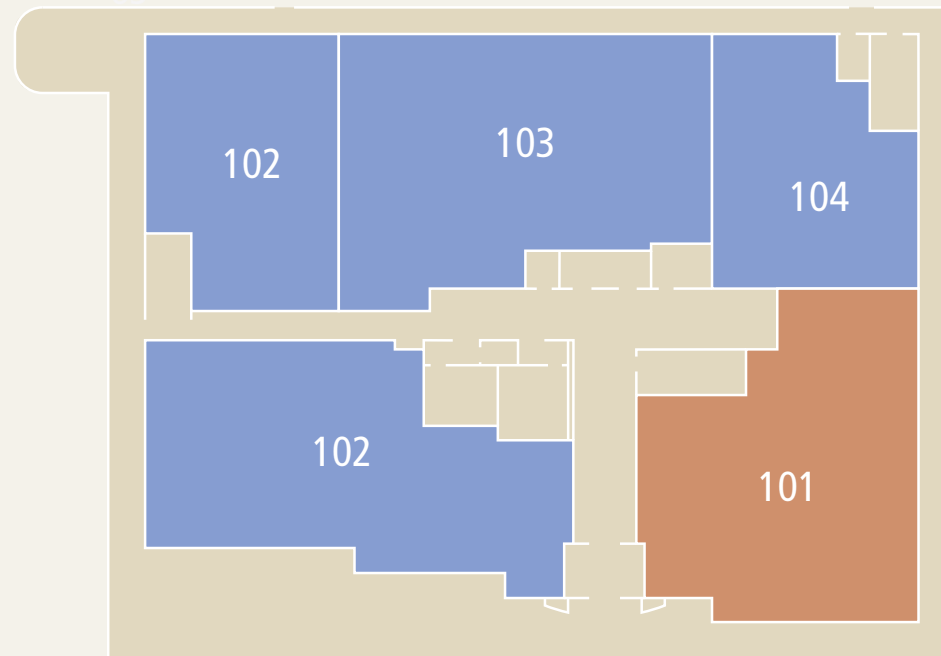
DEMOGRAPHICS

DEMOGRAPHICS (2013)	3 MILES	5 MILES	10 MILES
POPULATION	15,355	24,532	57,378
AVG HH INCOME	\$110,709	\$117,154	\$126,841
EMPLOYEES	10,523	12,946	20,805

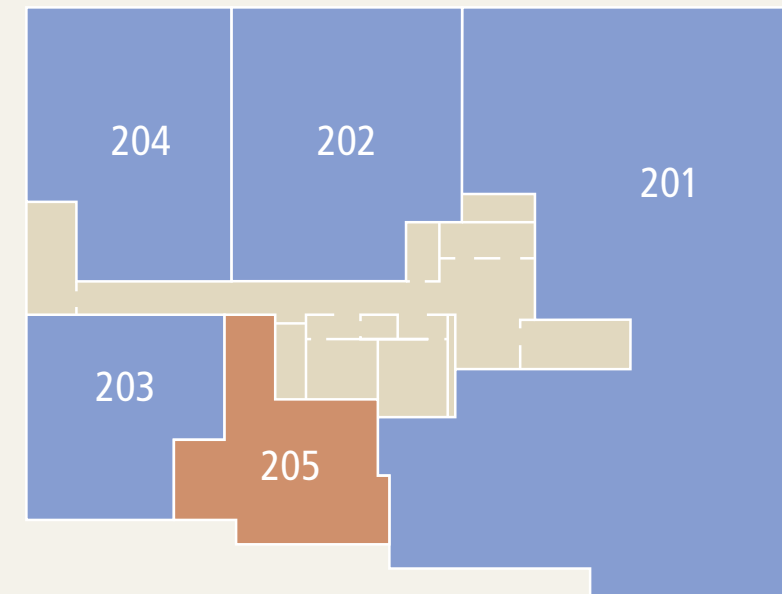
Space	Sq. Ft.	Tenant Name
101	2,872	Available
102	5,409	F1 Computer Solutions
103	3,684	Warrenton Pediatrics
104	2,360	DLT Law Firm
201	7,800	Bohler Engineering
202	2,622	Weissberg Corporation
203	1,312	Association of Military Banks
204	2,181	McKinsey Development
205	3,132	Available
301	1,823	Lin Quest Corporation
302	5,317	Warrenton Dermatology
303	3,108	Available
305	5,223	Media Box Studios

Office Park

First Floor



Second Floor



Third Floor

