



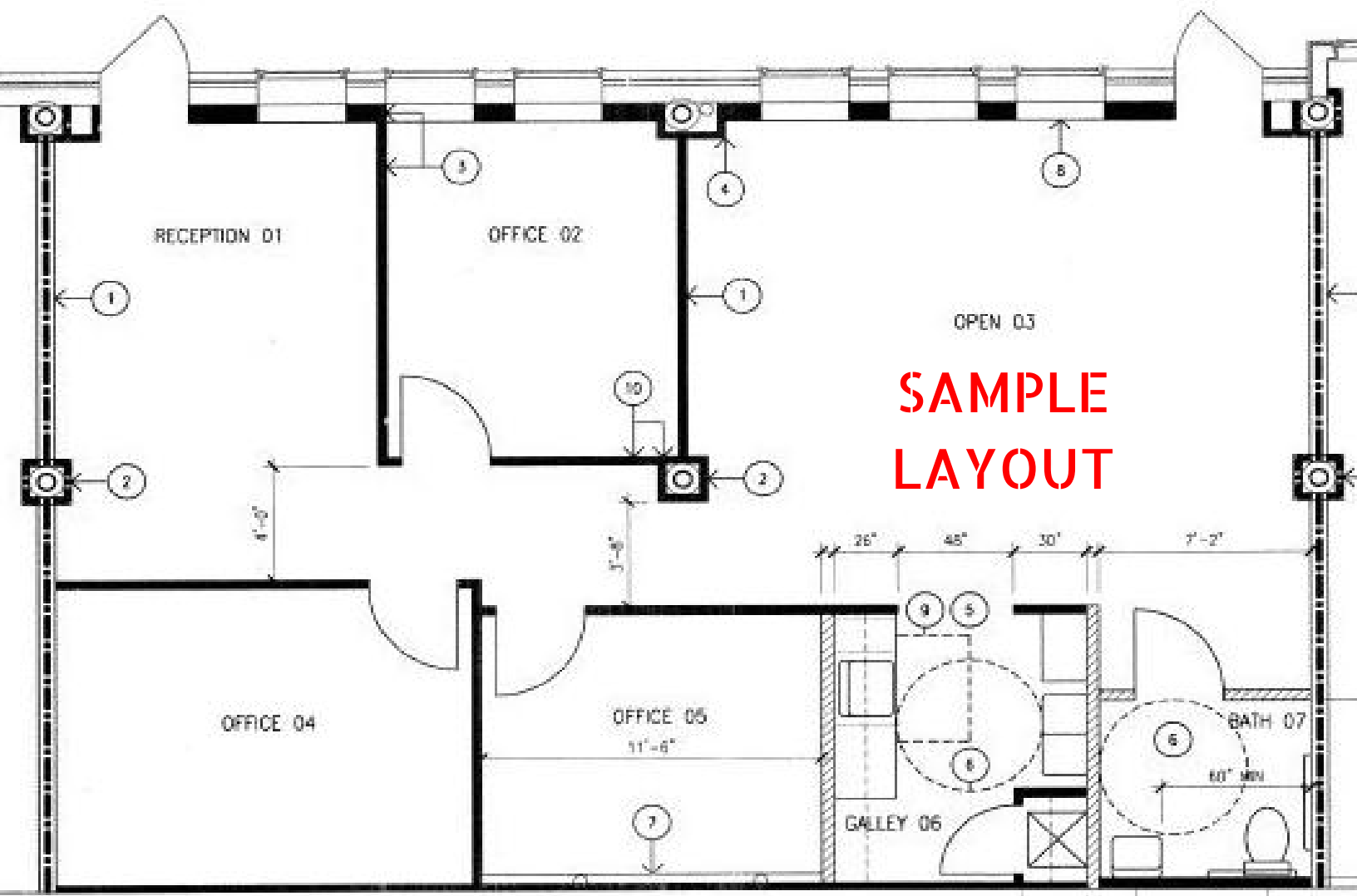
MARINA LANDING I

RETAIL/OFFICE SPACE AVAILABLE -
FOR SALE OR LEASE
BELMONT BAY IN WOODBRIDGE, VA

ONLY 2
UNITS
REMAIN!

WATERFRONT

- 1,250 sq. ft.
- Newly constructed retail/office condominiums
- Belmont Bay urban waterfront community
- Overlooks the harbor and community park
- Join AFLAC, HarborSideMarket, Freedom Boat Club, TG Hair and Insight Financial



**SAMPLE
LAYOUT**



- Build to Suit
- Retail or office use
- Storefront window
- 30' x 43'
- Condo fee \$193.35/month
- HVAC unit in place
- Sprinkler main
- Signage potential
- 10 foot ceiling height

UNIT 551

LEASE RATE: \$2,710/month

TENANT ALLOWANCE: \$25.00/sq. ft.

SALE PRICE: \$355,000

BUILD OUT CREDIT: \$37,500

UNIT 563

LEASE RATE: \$2,605/month

TENANT ALLOWANCE: \$30.00/sq. ft.

SALE PRICE: \$345,000

BUILD OUT CREDIT: \$50,000