

MARINA LANDING II



CHRISTOPHER
COMPANIES

QUALITY BY DESIGN

THE PERFECT PLACE FOR YOUR BUSINESS.



WATERFRONT OFFICE/RETAIL SPACE FOR SALE OR LEASE

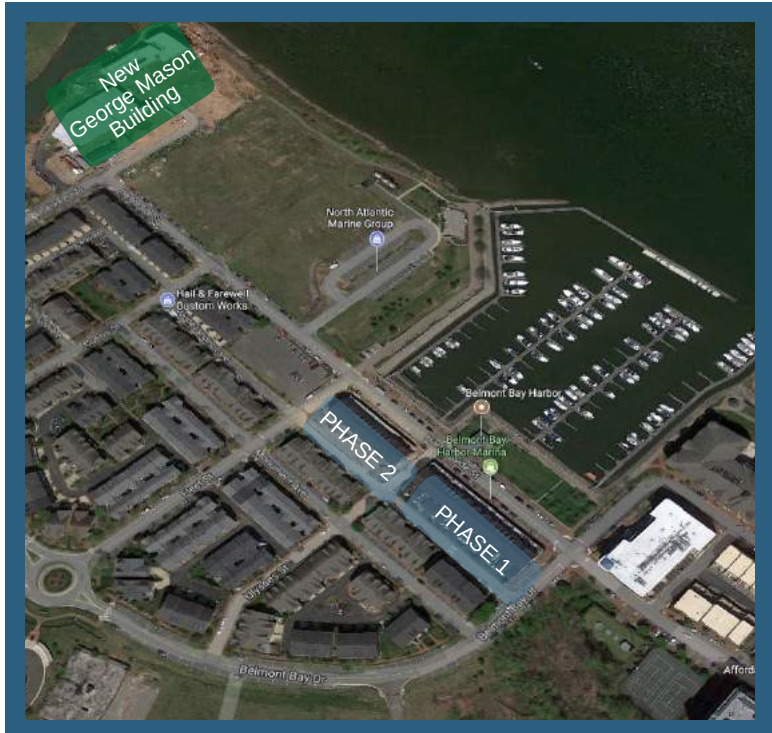
NORMAN REALTY
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NORMAN
REALTY

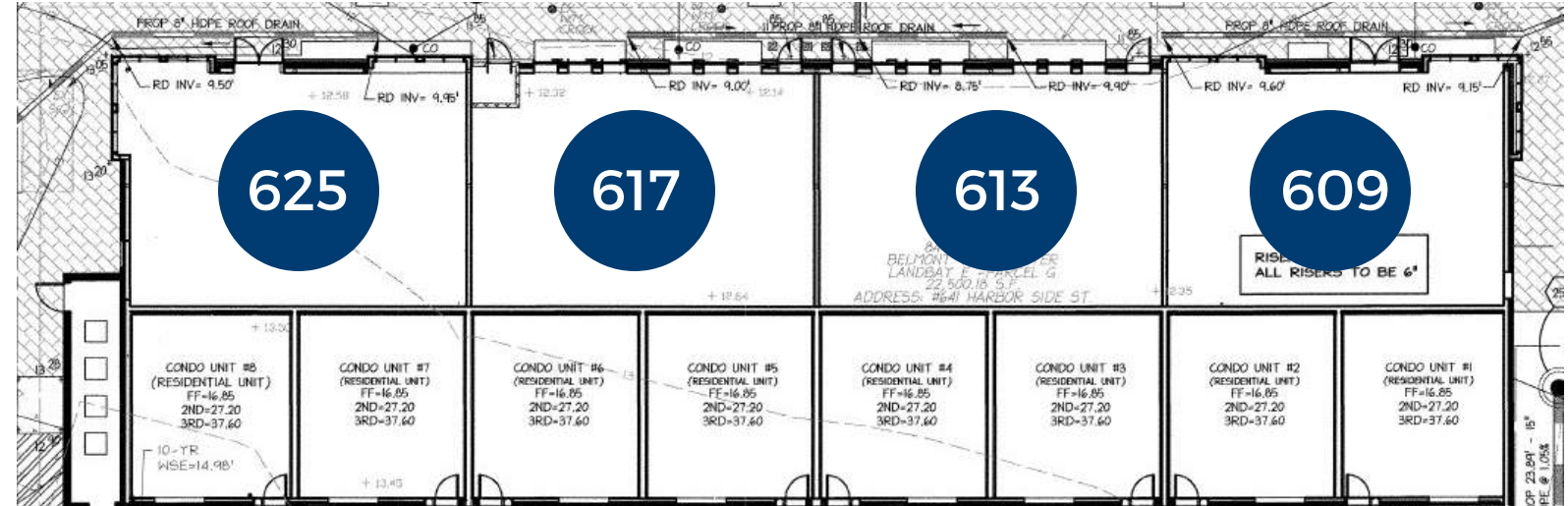


4 UNITS AVAILABLE!

1,250 sq. ft. units or combine as one 5,000 sq. ft. facility



- **5,000 sq. ft. total to 1,250 sq. ft. each**
- Newly constructed retail/office condominiums
- **Belmont Bay urban waterfront community**
- Overlooks the harbor and community park
- **Nextdoor to the brand new George Mason University - Potomac Environmental Research and Education Center - OPENING SOON!**
- Join AFLAC, HarborSideMarket, TG Hair and Insight Financial





Distinguished & Convenient

FAQ

- Convenient to I-95 and the VRE
- Build to Suit
- Retail or office use
- Storefront window
- 30' x 43' per unit
- 2 End and 2 Interior Units
- Sprinkler main
- Signage potential
- 10 foot ceiling height

FOR ENTIRE 5,000 SQ. FT FACILITY

SALE PRICE:
\$1,450,000

TENANT ALLOWANCE:
\$40/sq. ft.

CONDO FEE:
\$850.52/month

UNIT 617

SALE PRICE:
\$357,500 (\$286/sq.ft.)

TENANT ALLOWANCE:
\$40/sq. ft.

CONDO FEE:
\$212.63/month

UNIT 613

SALE PRICE:
\$357,500 (\$286/sq.ft.)

TENANT ALLOWANCE:
\$40/sq. ft.

CONDO FEE:
\$212.63/month

UNIT 609

END UNIT!

SALE PRICE:
\$367,500 (\$294/sq. ft.)

TENANT ALLOWANCE:
\$40/sq. ft.

CONDO FEE:
\$212.63/month

UNIT 625

END UNIT!

SALE PRICE:
\$367,500 (\$294/sq. ft.)

TENANT ALLOWANCE:
\$40/sq. ft.

CONDO FEE:
\$212.63/month