



FOR LEASE
OFFICE

6846 Elm Street, McLean, VA 22101

BEAUTIFUL BOUTIQUE OFFICE SPACE IN THE HEART OF MCLEAN

Available for lease is a 1,064 SF second floor walk-up upgraded office suite with high-end finishes. Lots of glass with upgraded flooring.

Convenient to Tysons Corner, Dulles Access Road, I-495, George Washington Parkway, I-66 Connector & Washington, D.C.

HIGHLIGHTS

- 1,064 SF
- \$32.00 per SF (\$2,837 per month)
- Tenant pays for electricity & cleaning
- Available on January 1, 2026
- 2-5 year term
- 2nd floor walk-up - no elevator
- Three offices, conference room, work room, break room/kitchenette, private restroom
- Free parking includes two reserved spaces
- Walking distance to the post office & FEDEX.
- Local amenities include numerous restaurants, grocery shopping & auto repair.



CONTACT:

MICHAEL MARCEY

(703) 203-8278

mikemarcey@remax.net



RE/MAX DISTINCTIVE REAL ESTATE, INC.

6846 Elm Street
McLean, VA 22101
www.dcmetrocommercial.com
(703) 821-1840

Each Office Independently Owned and Operated.

PROPERTY PHOTOS

6846 Elm Street
McLean, VA 22101



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

FLOOR PLAN

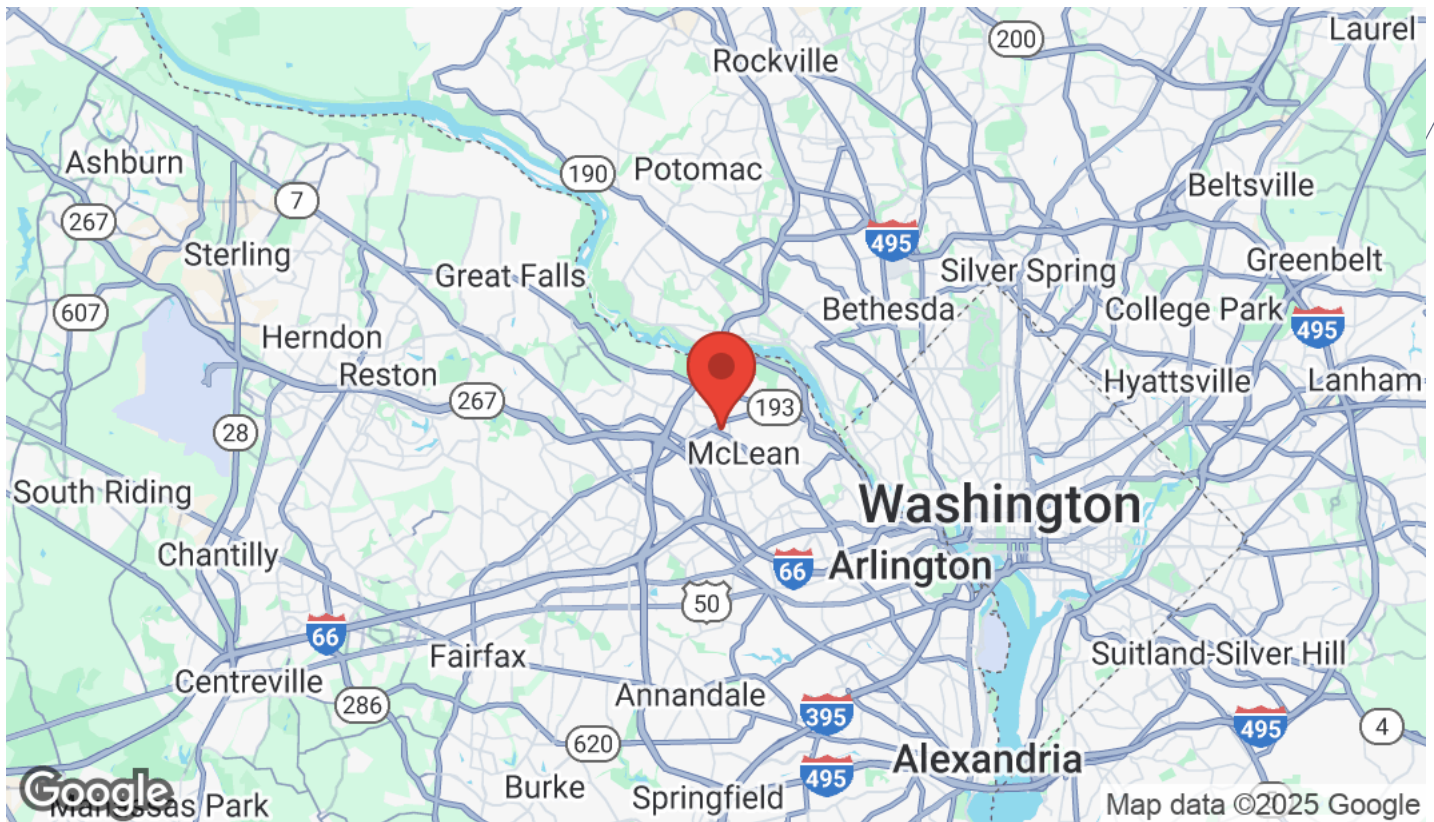
6846 Elm Street
McLean, VA 22101



UPPER LEVEL

All measurements are approximate.

Total area: 1,064 SF



All materials and information received or derived from RE/MAX Distinctive Real Estate, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither RE/MAX Distinctive Real Estate, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. RE/MAX Distinctive Real Estate, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Distinctive Real Estate, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Distinctive Real Estate, Inc. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

RE/MAX DISTINCTIVE REAL ESTATE,

6846 Elm Street
McLean, VA 22101



Each Office Independently Owned and Operated

PRESENTED BY:

MICHAEL MARCEY

Leasing & Sales Associate

O: (703) 821-1840

C: (703) 203-8278

mikemarcey@remax.net



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.