



**ELM SQUARE OFFICE**

6846 Elm Street, McLean, VA 22101

**CONTACT:**

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## HIGHLIGHTS

### Available Space

1, 2 or 3 individual second floor unfurnished offices available in a shared office environment

### Term

Month-to-Month, Six-Month or Twelve-Month

### Single Office Monthly Rates

- Month-to-Month: \$934 per month | Six-Months: \$900 per month | Twelve Months: \$867 per month

### Office Amenities

- Access to a shared kitchen and conference room (subject to availability and scheduling)
- All utilities included
- Internet access available
- Routine cleaning of shared areas

### Location & Local Amenities

- Convenient to Tysons Corner, I-495, I-66, Dulles International Airport, Reagan National Airport & Washington, D.C.
- A short walk to the post office and FEDEX plus numerous dining options, auto repair and grocery stores nearby.

Notes: 1). this is second floor walk-up space & there is no elevator in the building; 2). street parking only



# PROPERTY PHOTOS

## ELM SQUARE OFFICE

6846 Elm Street  
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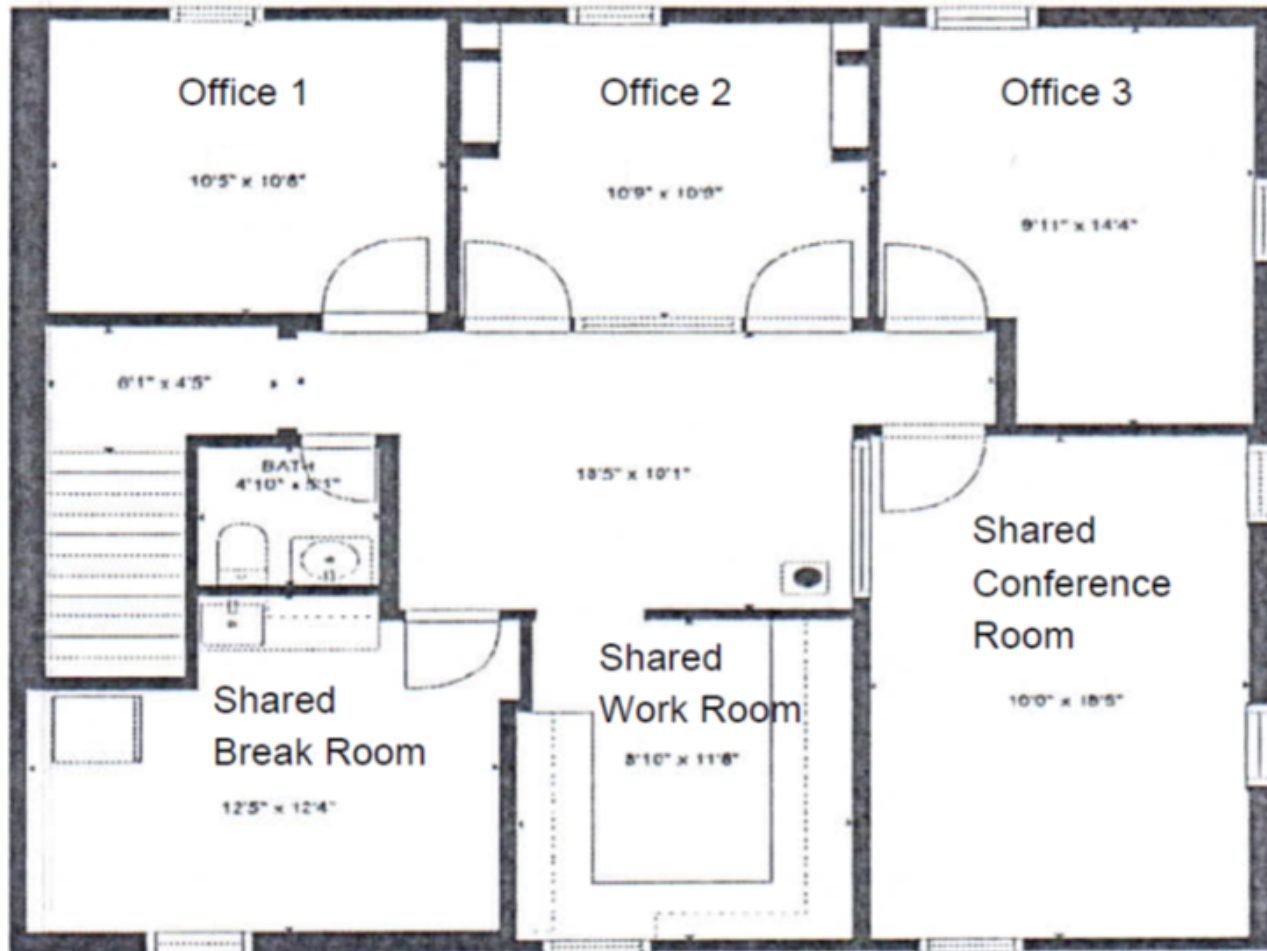




# FLOOR PLAN

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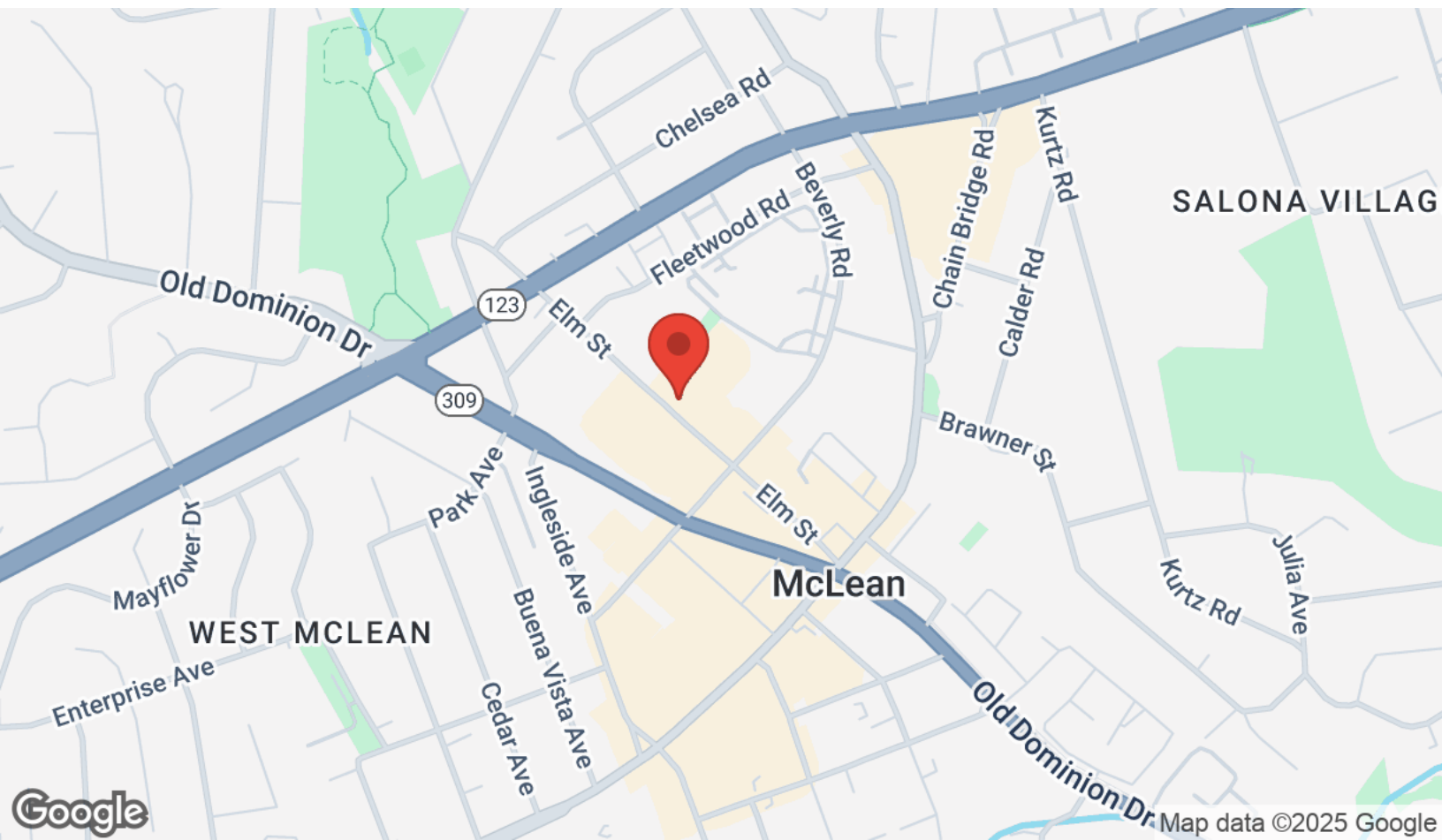


UPPER LEVEL

All measurements are approximate.



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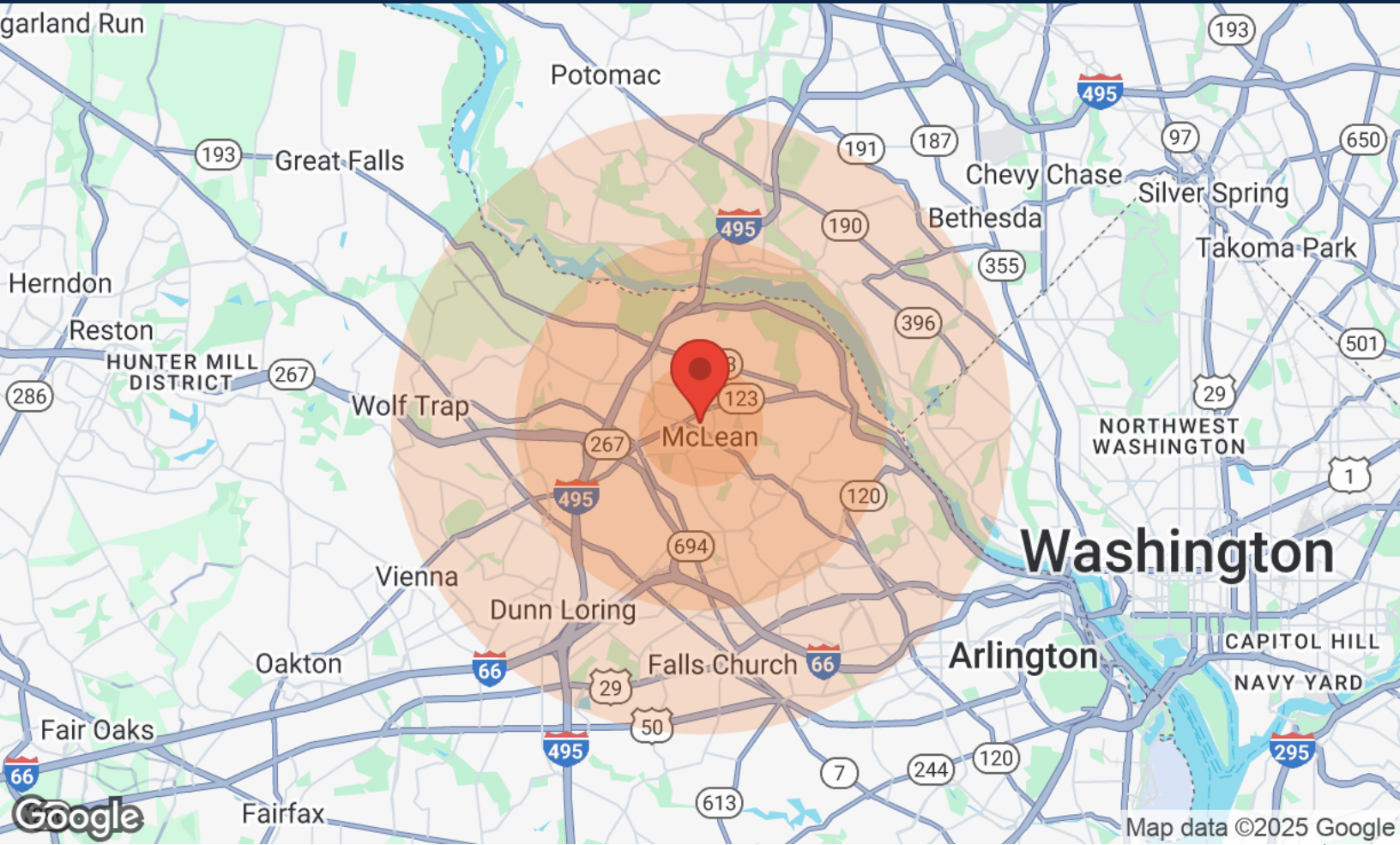




# DEMOGRAPHICS

## ELM SQUARE OFFICE

6846 Elm Street  
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Population	1 Mile	3 Miles	5 Miles
Male	4,232	37,203	129,897
Female	4,656	39,152	135,330
Total Population	8,888	76,355	265,227

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,564	14,015	48,946
Ages 15-24	1,189	9,797	34,233
Ages 25-54	2,427	26,517	94,107
Ages 55-64	1,248	10,182	35,932
Ages 65+	2,460	15,844	52,009

Income	1 Mile	3 Miles	5 Miles
Median	\$132,848	\$132,848	\$155,656
< \$15,000	249	911	3,910
\$15,000-\$24,999	81	818	2,831
\$25,000-\$34,999	156	944	2,944
\$35,000-\$49,999	72	1,686	5,540
\$50,000-\$74,999	395	3,845	11,314
\$75,000-\$99,999	335	3,635	10,385
\$100,000-\$149,999	753	5,942	19,303
\$150,000-\$199,999	429	3,811	13,344
> \$200,000	1,100	8,407	29,970

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,843	32,264	106,445
Occupied	3,649	30,498	101,033
Owner Occupied	2,702	21,016	72,601
Renter Occupied	947	9,482	28,432
Vacant	194	1,766	5,412



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**RE/MAX DISTINCTIVE REAL ESTATE,**6846 Elm Street  
McLean, VA 22101

Each Office Independently Owned and Operated

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