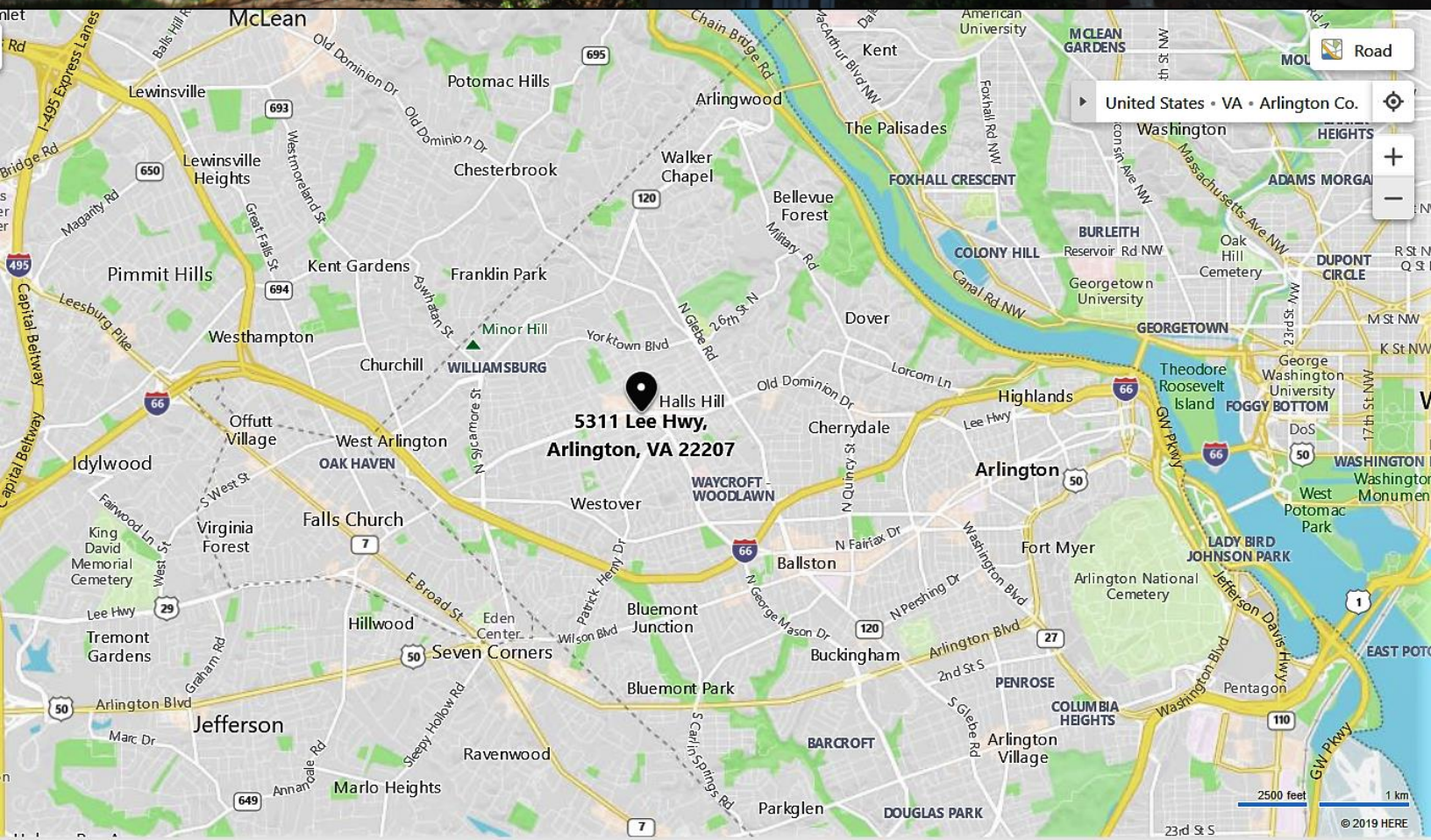


Commercial Office Condominium For Sale

5311 Lee Highway, Arlington VA 22207
Three Daylight Levels, 1,860 RSF
Seller Financing Available
Offered at \$675,000



5311 Lee Highway, Arlington Virginia 22207





Main Level
Reception, Clerical
Waiting Room

End Unit
Receives daylight
In all Offices



Main Level
Conference Room
Built-Ins
Coffee Station

Main Level
Conference Room



Executive Office
Upper Level North
Built-Ins

Executive Office
Upper Level North





Executive Office
Second Floor
south

Office
Lower Level
Walk-out



Office
Lower Level
Walk-out

This level also contains
ample file storage, work
space and copy center



5311 Lee Highway, Arlington Virginia 22207

Listing Information

Prime Office Space

1,860 Rentable Square Feet on 3 Daylight Level.

Four Private Office suites.

Large Main Level Conference Room with Built-ins, Wet bar,
Refrigerator and Dishwasher.

5 minutes from East Falls Church Metro and I-66 interchange.

4 blocks from Virginia Hospital Center

1 block to Lee Harrison Center with several restaurants and grocery.

Unassigned surface parking.

Bath of Main and Upper Floors.

Built-In Cabinetry in Conference Room and Executive Office.

Sale subject to existing short-term lease.

Roofing new in 2018.

HVAC new in 2010.

Project was built in 1972.

Special Seller Financing

12.5% Down Payment

87.5% Mortgage

25 year amortization

7 year Balloon payment

Flexible qualification guidelines

Legal Description

Building No 8 Heritage Square Condominium

Tax ID # 02-073-097. 2019 RE Tax \$6,008.00.

For More Information or appointment to tour please contact

Chris Reynolds

Principal Broker

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