

FULLERTON SQUARE

7400 & 7420 FULLERTON ROAD
SPRINGFIELD, VA



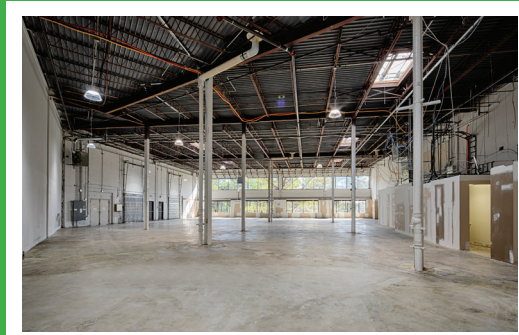
Knowledge
Perseverance
Integrity

Cambridge
Property Group LLC

7400 FULLERTON ROAD



- Availability at 7400:
 - Suite 104: 7,722 sf
 - Suite 107: 4,000 sf
 - Suites 205 - 210: 4,854 - 28,988 sf
- Mezzanine
- Dock Loading Available
- 20' Warehouse Clear
- Office/Warehouse
- Parking 2.6/1,000 SF
- I-5 Zoning



7420 FULLERTON ROAD



- Availability at 7420:
 - Suite 102: 5,051 sf
 - Suite 104: 4,943 sf
 - Suite 110: 28,102 sf | Available 8.1.23
- Mezzanine
- Dock Loading Available
- 20' Warehouse Clear
- Office/Warehouse
- Parking 2.6/1,000 SF
- I-5 Zoning



LOCATION



NEARBY AMENITIES

- Located just east of I-95 at Exit 166 (Newington/Fort Belvoir)
- Minutes to Fort Belvoir entrance, NGA, U.S. Department of State, and the DLA
- 10-Minute drive to Springfield Shopping Center
- 5-Minute drive to Hilltop Village Center anchored by Wegmans and other retail amenities
- 5-Minute drive to Saratoga Shopping Center including Subway, Chipotle and Starbucks

LEASING INFORMATION (703) 925-5213
BENJAMIN R. ELDRIDGE, JR. • ANDREW J. CZEKAJ, III
INGO MAYR, CCIM • KATHERINE C. FREEHOF
WILLIAM B. CZEKAJ

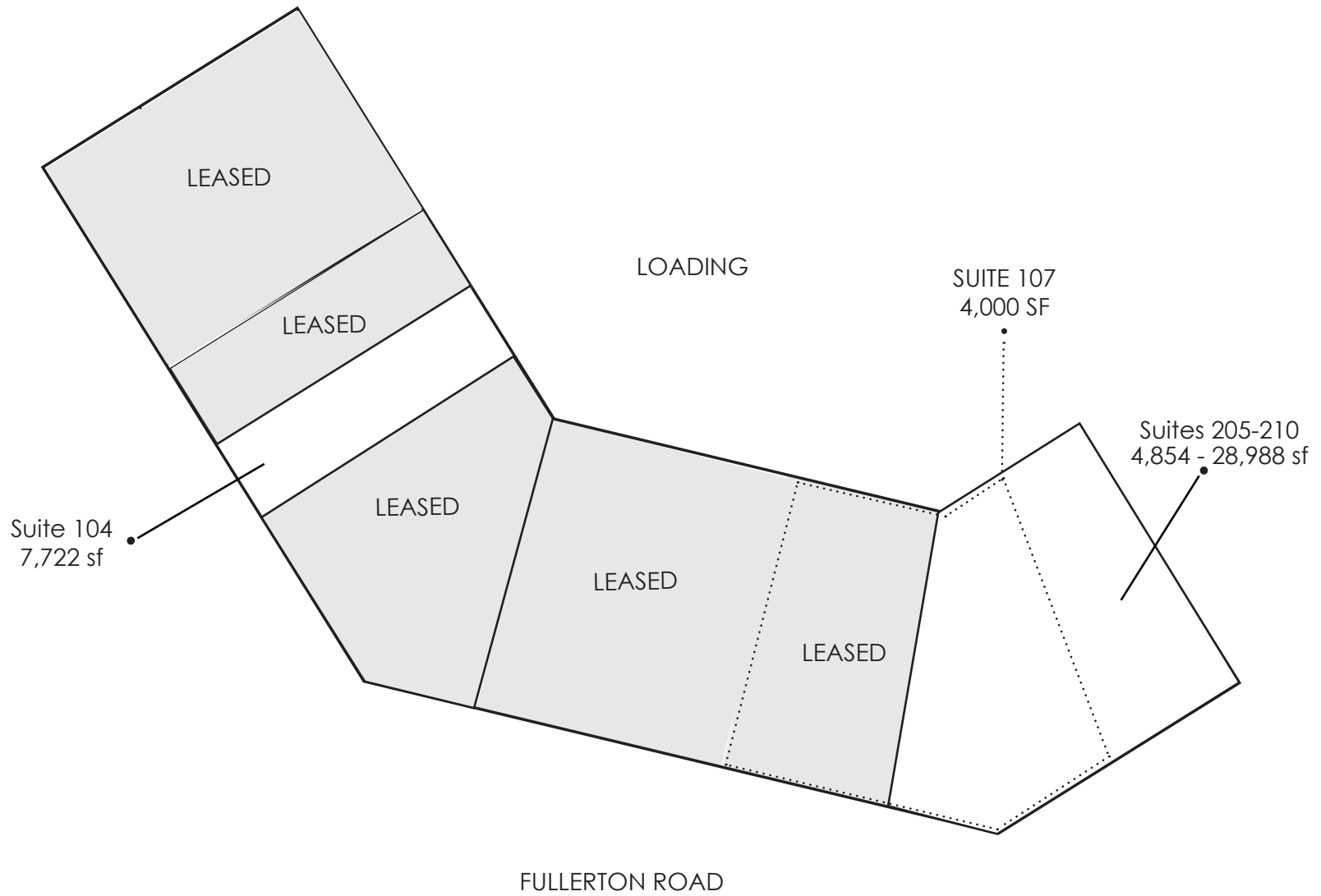
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7400 FULLERTON ROAD, SPRINGFIELD, VA

BUILDING PLAN + VACANCIES



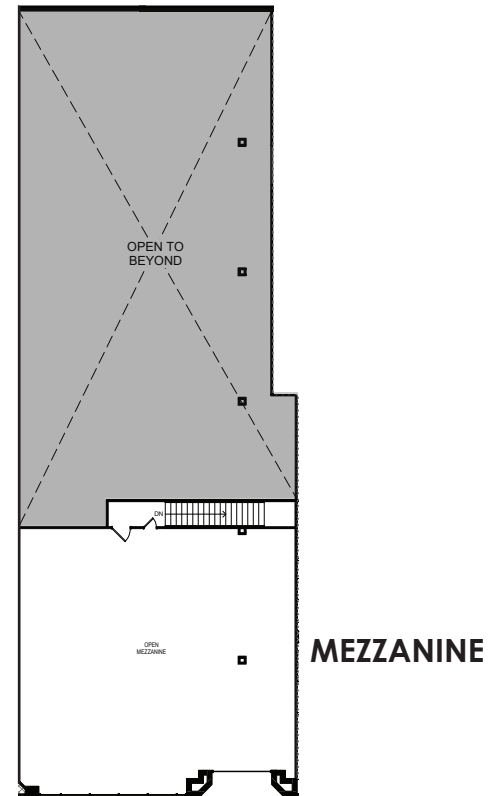
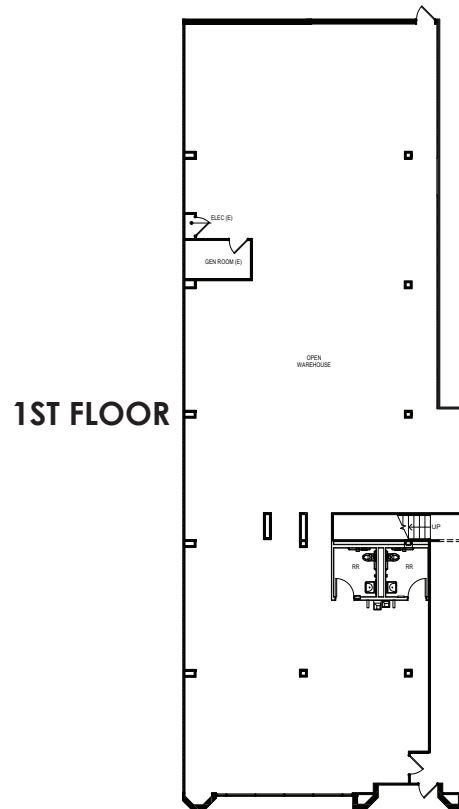
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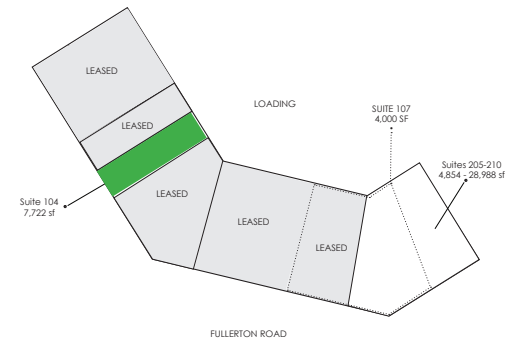
FULLERTON SQUARE

7400 FULLERTON ROAD, SPRINGFIELD, VA

Suite 104 | 7,722 sf



- Loading dock
- 20' clear
- I-5 zoning

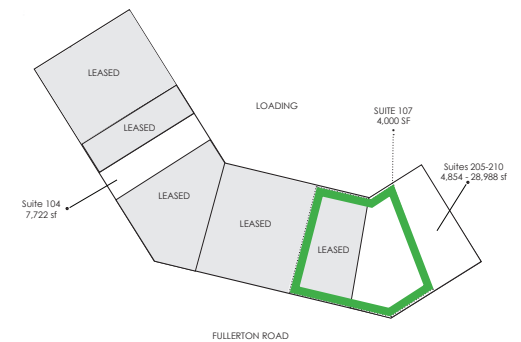
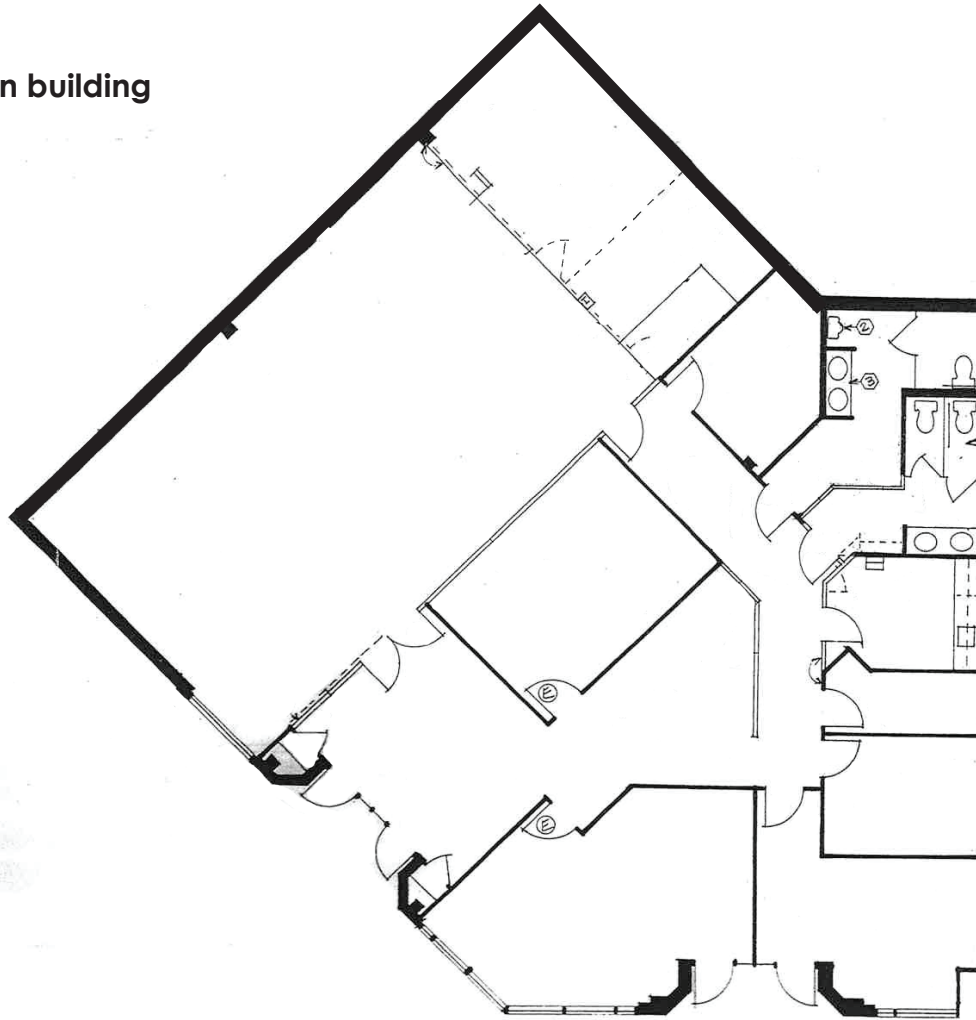


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Suite 107
4,000 sf

- All office space
- Lower level
- Shown as suite 200 on building

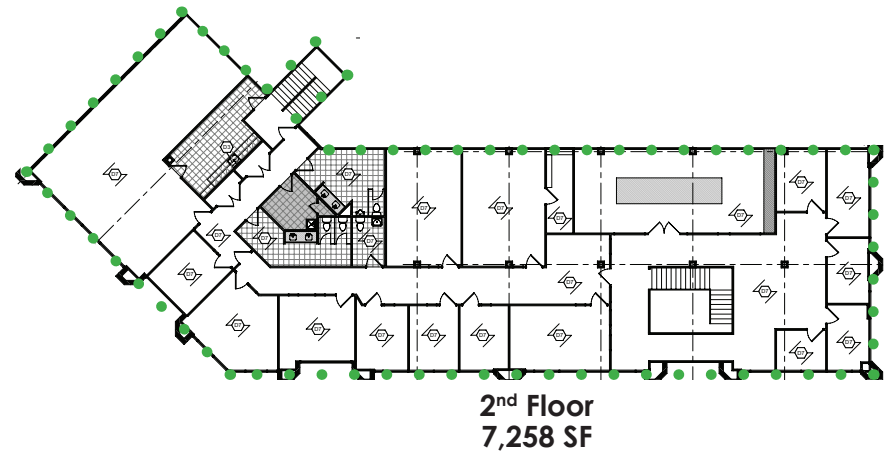
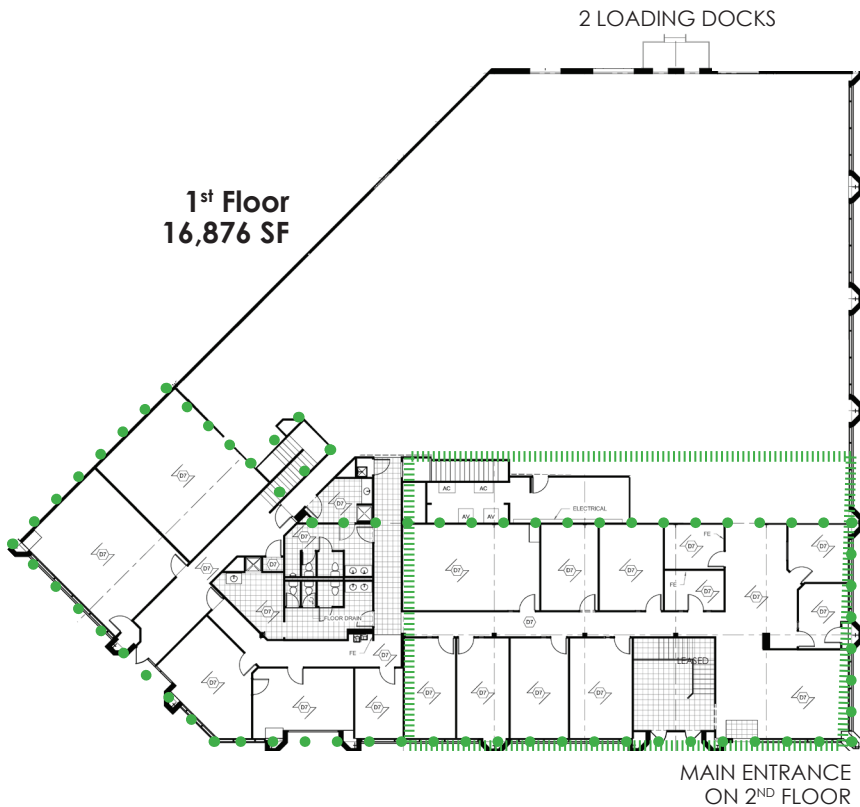


FULLERTON SQUARE

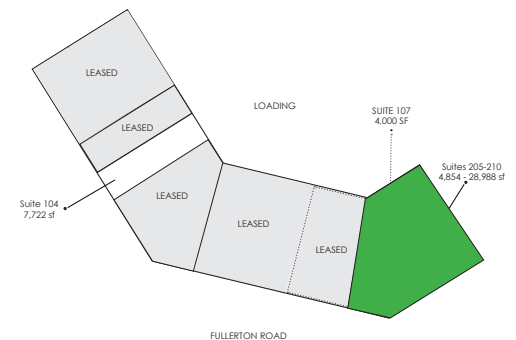
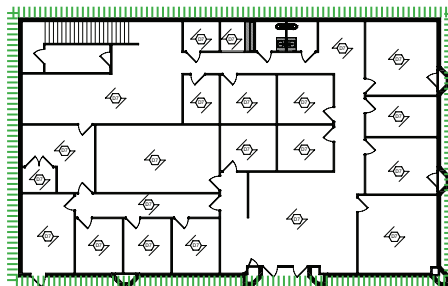
7400 FULLERTON ROAD, SPRINGFIELD, VA

Suites 205-210
4,854 - 28,988 sf

- 2 loading docks
- 20' clear height
- I-5 zoning



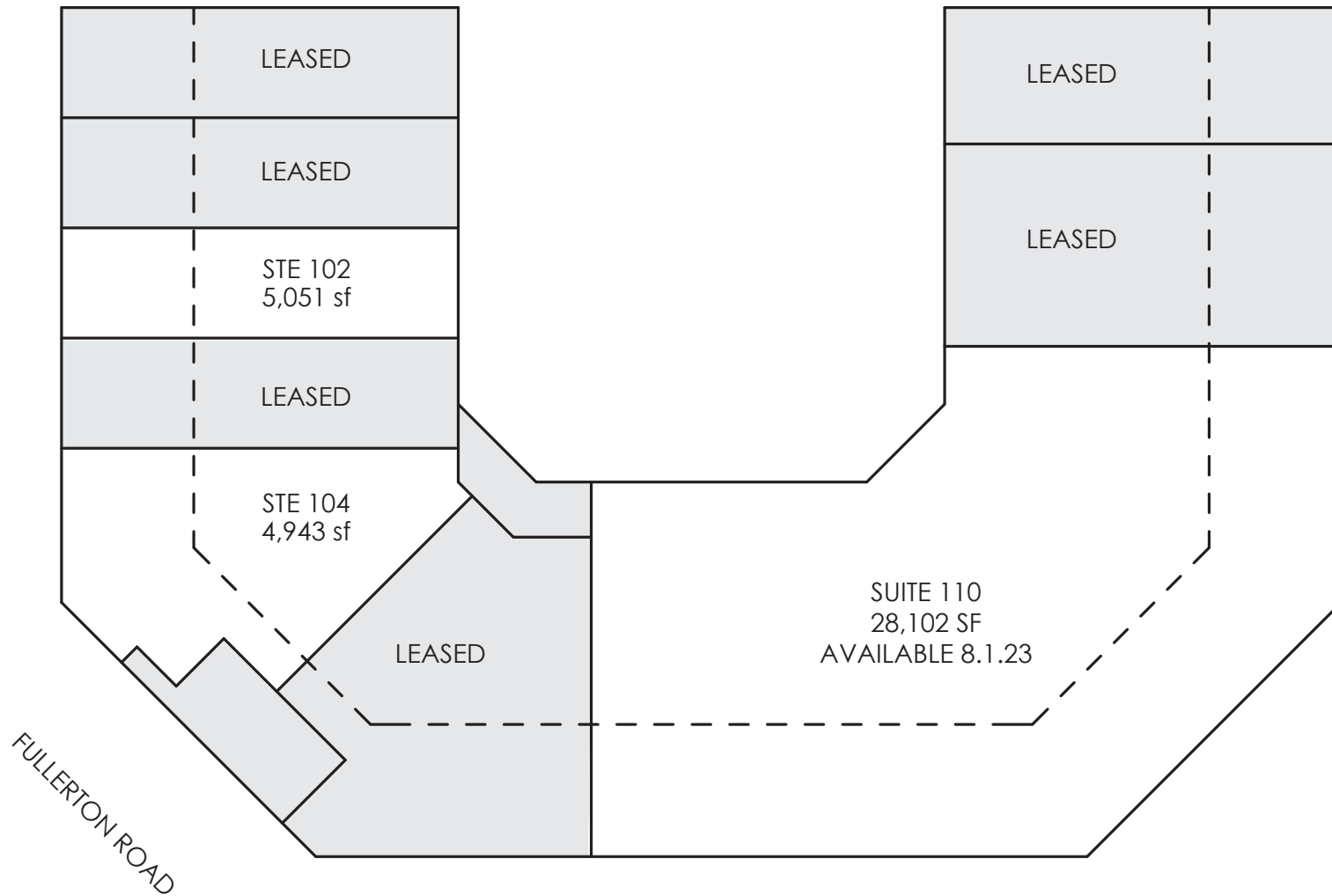
----- LOCATION OF LOWER LEVEL
••••• LOCATION OF 2ND FLOOR



FULLERTON SQUARE

7420 FULLERTON ROAD, SPRINGFIELD, VA

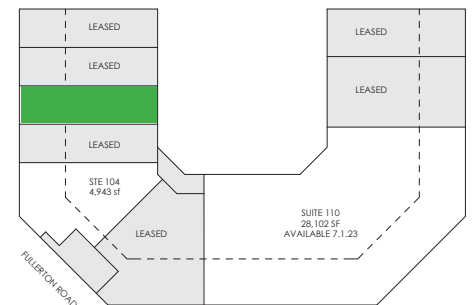
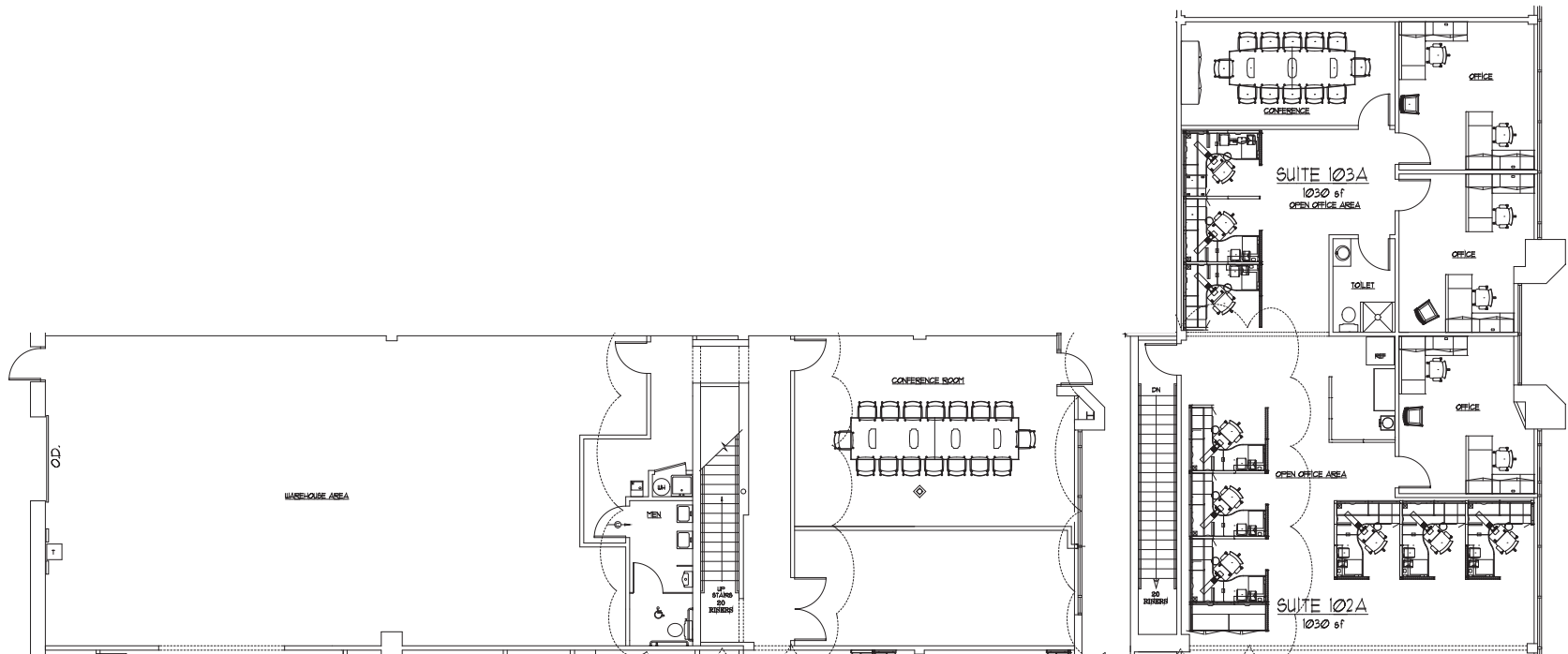
BUILDING PLAN + VACANCIES



FULLERTON SQUARE

7420 FULLERTON ROAD, SPRINGFIELD, VA

Suite 102
5,051 sf



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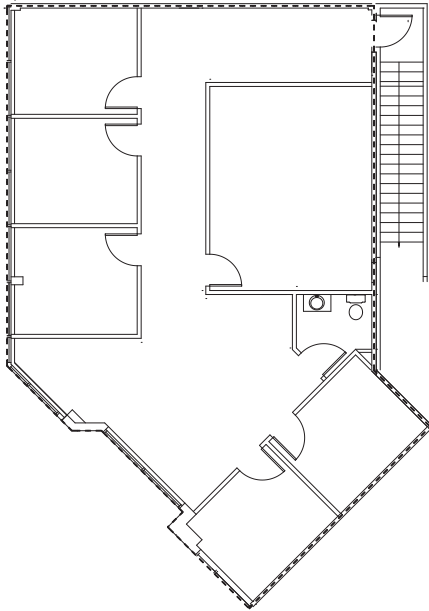
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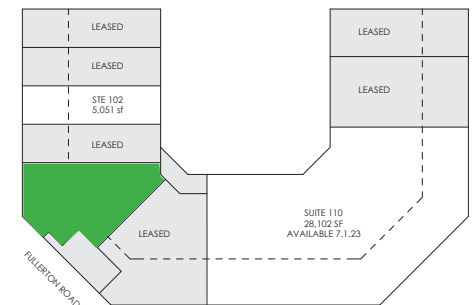
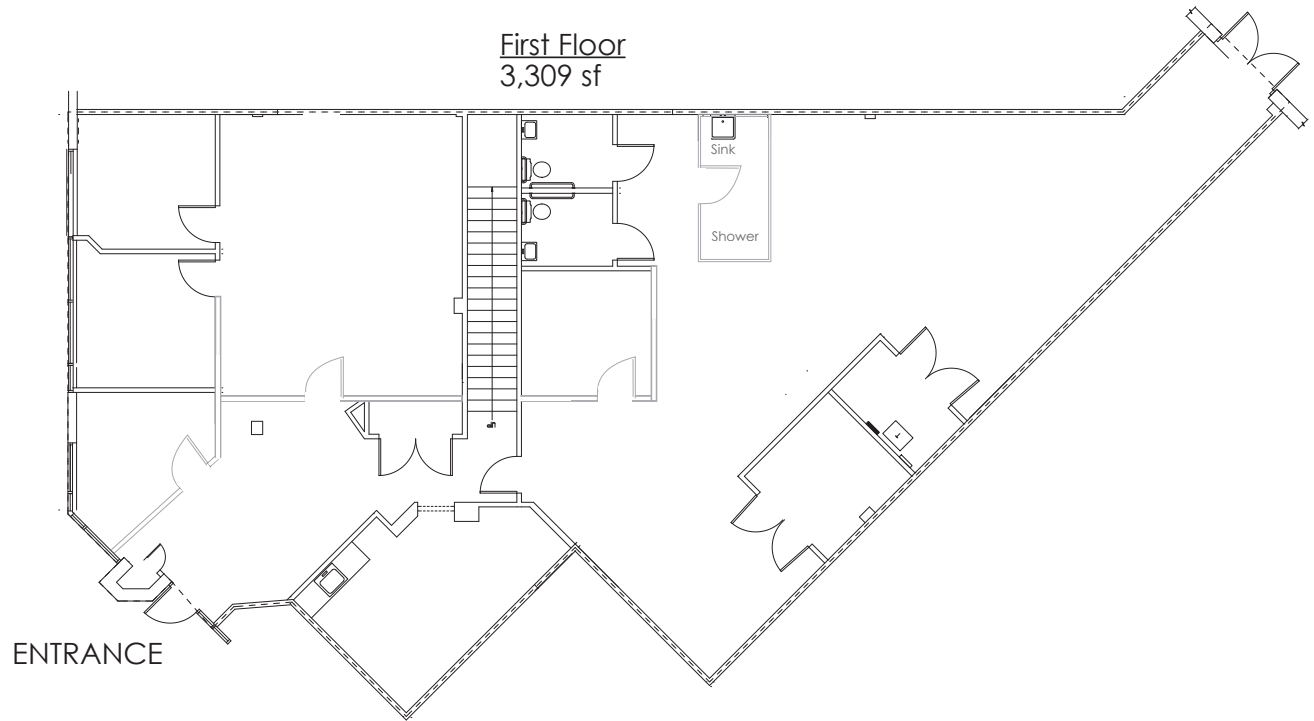
Suite 104
4,943 sf

- Mezzanine
- Dock loading available
- I-5 zoning

Mezzanine
1,634 sf



First Floor
3,309 sf



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