

Traffic Count Report

Vienna Oaks Office Center

2555-2567 Chain Bridge Rd, Vienna, VA 22181

Building Type: **Class B Office**
 Class: **B**
 RBA: **20,300 SF**
 Typical Floor: **10,150 SF**
 Total Available: **6,900 SF**
 % Leased: **66.01%**
 Rent/SF/Yr: **\$22.64**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Maple Ave W	Lewis St NW	0.19 NE	2002	31,000	AADT	.14
2	Nutley St NW	Commons Dr NW	0.13 NW	2002	5,200	AADT	.22
3	Nutley St NW	Commons Dr NW	0.01 NW	2002	6,100	AADT	.31
4	Nutley St SW	Tapawingo Rd SW	0.19 S	2002	30,000	AADT	.37
5	Flint Hill Rd		0.00	2002	3,900	AADT	.38
6	Maple Ave W	Library Ln SW	0.06 NE	2002	35,000	AADT	.40
7	Court House Rd	Snowberry Ct	0.06 SW	2000	16,000	AADT	.40
8	Court House Rd SW	Plum St SW	0.26 N	2002	9,900	AADT	.43
9	Nutley St NW	Orchard St NW	0.04 N	2000	6,000	AADT	.52
10	Malcolm Rd NW	Valeview Ct NW	0.14 SW	2002	5,100	AADT	.64