



FOR SUBLEASE

Plug & Play Office Space Available

1595 Spring Hill Road, Vienna, VA 22182

View online at [colliers.com](https://www.colliers.com)



Accelerating success.

Contact Me:

Adam Schindler

Vice Chair

+1 202 534 3604

Adam.Schindler@colliers.com

Building Highlights:

- Fully Equipped Fitness Center
- 131-Seat Theatre-Style Auditorium
- Café w/ Outdoor Patio
- Outdoor Sport Courts (Basketball & Pickleball Courts)
- Tenant Lounge
- Bocce Ball Court & Observation Bar
- Renovated Common Areas
- 4-Min Walk to Metro

Colliers

1753 Pinnacle Dr | 12th Floor

McLean, VA 22102

+1 703 394 4800



Conference Room



Reception



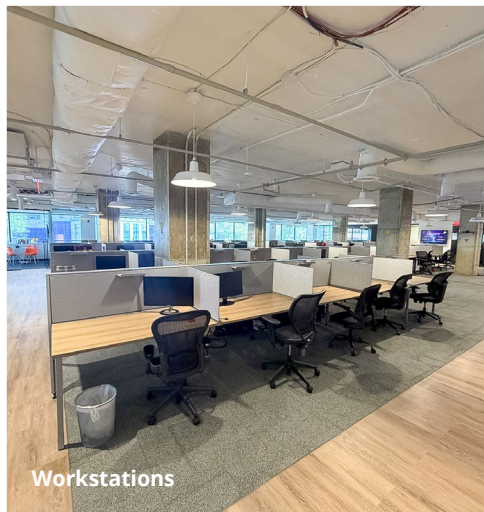
Phone Booths



Offices



Kitchen

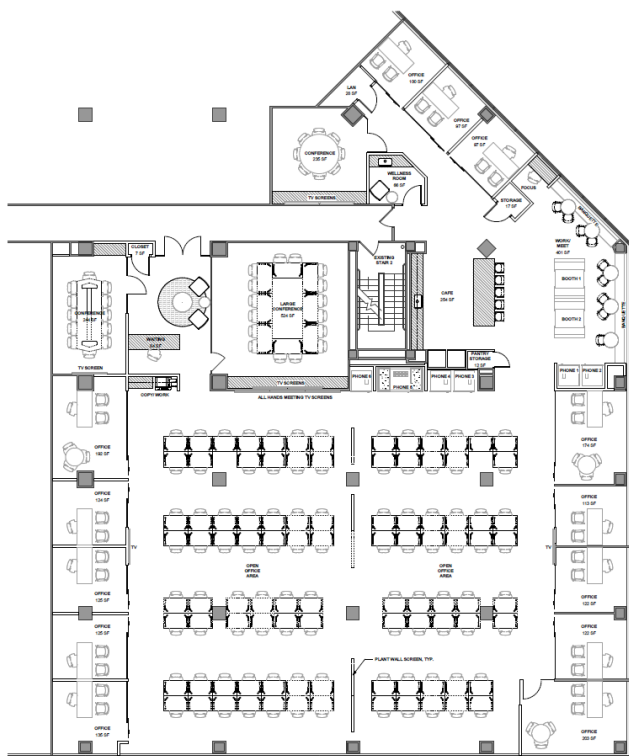


Workstations

Suite	300
Available Space	10,462 SF
Asking Rent	Negotiable
Sublease Term	Thru December 31, 2030
Available	Immediately
Notes	FF&E Included

Suite Highlights:

- Reception & Waiting Area
- Production/Printing
- 13 Private Offices
- 96 Workstations
- Small Conference Room (8 people)
- Medium Conference Room (12 people)
- Large Conference Room (16 people)
- 6 Phone Rooms
- Wellness Room
- Open Kitchen w/ Collaboration & Sitting Space
- Storage Closets
- LAN Room



[View online at colliers.com](https://www.colliers.com)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers.com