



FOR LEASE | OFFICE/RETAIL CONDO

Great Falls Business Center

731 Walker Road, Units A1, A2, and B2

Great Falls, VA 22066



Rare Opportunity to Lease the Former Weichert Realtors Property Prime Location | In the Heart of Great Falls

PROPERTY HIGHLIGHTS

- Prestigious property, 2600SF, comprising three individual condos at Great Falls Business Center
- End unit trophy location offers prominent visibility from Georgetown Pike/Walker Road intersection
- Lighted building signage enhanced by two distinct positions on different sides of the building
- Zoned both office and retail | Many permitted uses | Professional property management
- Ample free parking | Walking distance to Great Falls Village Centre
- Roughly 13 miles west of Washington DC | Close proximity to Silver Line Metro, Dulles Toll Rd, and I-495
- Minutes to Tysons Corner, Reston Town Center, and Dulles International Airport

INTERIOR LAYOUT

- Main Level | Two separate entries with one to upscale reception area, the other to upper level stairs
- Ample wall signage space | Separate seating area for clients
- Corner conference room | Private windowed office
- Main level hardwood flooring and recessed lighting
- Upper Level | Two joined, contiguous condos
- End unit includes open area and restroom
- Adjacent condo offers combination workspace/ administrative area and two private offices





Unit A1: Reception Area



Unit A1: Reception Area



Unit A1: Corner Room



Unit A1: Private Room



Unit A1: Admin Area



Unit A2: End Unit Open Area



Unit A2: Open Area



Unit A2: Open Area



Unit B2: Workstation/Administrative Area



Unit B2: Private Corner Office



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The listing broker does not guarantee the information describing this property. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.

