

**FOR SALE**

## OFFICE CONDO

6400-G SEVEN CORNERS PLACE FALLS CHURCH, VA 22044



**SALE PRICE**      **\$315,000**

### OFFERING SUMMARY

Building Size:	850 SF
Zoning:	C-2
Market:	Washington DC
Submarket:	Falls Church
Utilities:	Fairfax Water & Dominion Energy
Condo Dues:	\$214.77/month
Parcel ID:	0513-34-001G

### PROPERTY OVERVIEW

Take advantage of a fantastic opportunity to own space in Seven Corners Professional Park. This 850 SF unit offers a welcoming waiting/reception area, abundant natural light, two exam rooms, and private workspaces - perfect for medical professionals and businesses like accountants, attorneys, and consultants. Conveniently located on the first floor, the office provides easy access to ample free parking. New paint & flooring provides a turn-key office!

### LOCATION OVERVIEW

Situated in the sought-after Seven Corners area with immediate access to Routes 50, 7, and Wilson Boulevard, this location offers exceptional visibility and convenience. Just half a mile from Eden Center and 1.5 miles from the East Falls Church Metro station, the property benefits from a traffic count of roughly 34,000 vehicles per day along Route 7. Its central position allows for quick connectivity to Broad Street, Annandale, Arlington, and Washington, D.C.

#### PRESENTED BY:

**CARMELA PATRICK**  
**COMMERCIAL AGENT**  
703.330.1224  
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Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)

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## ADDITIONAL PHOTOS



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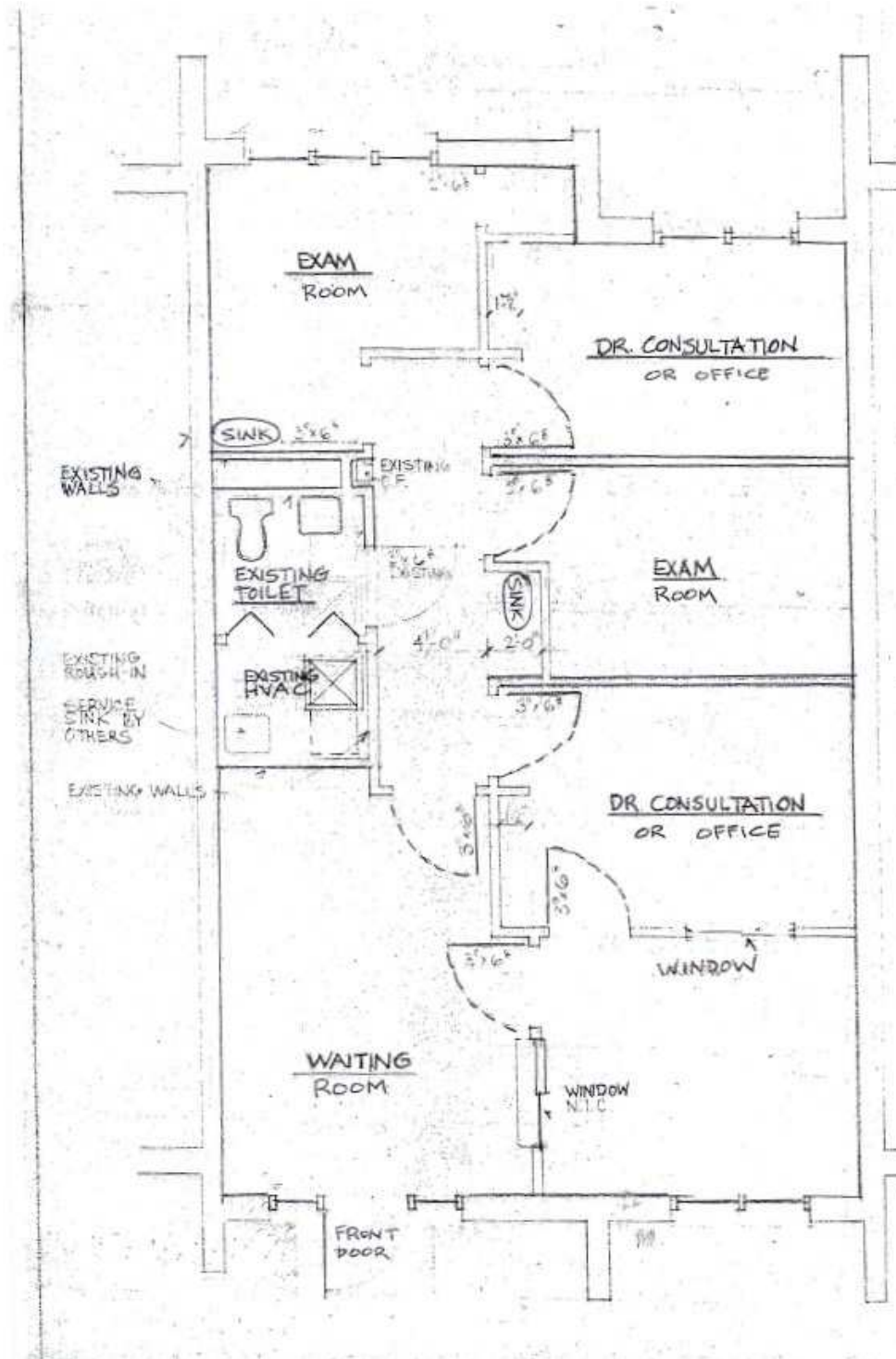
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## FLOOR PLAN



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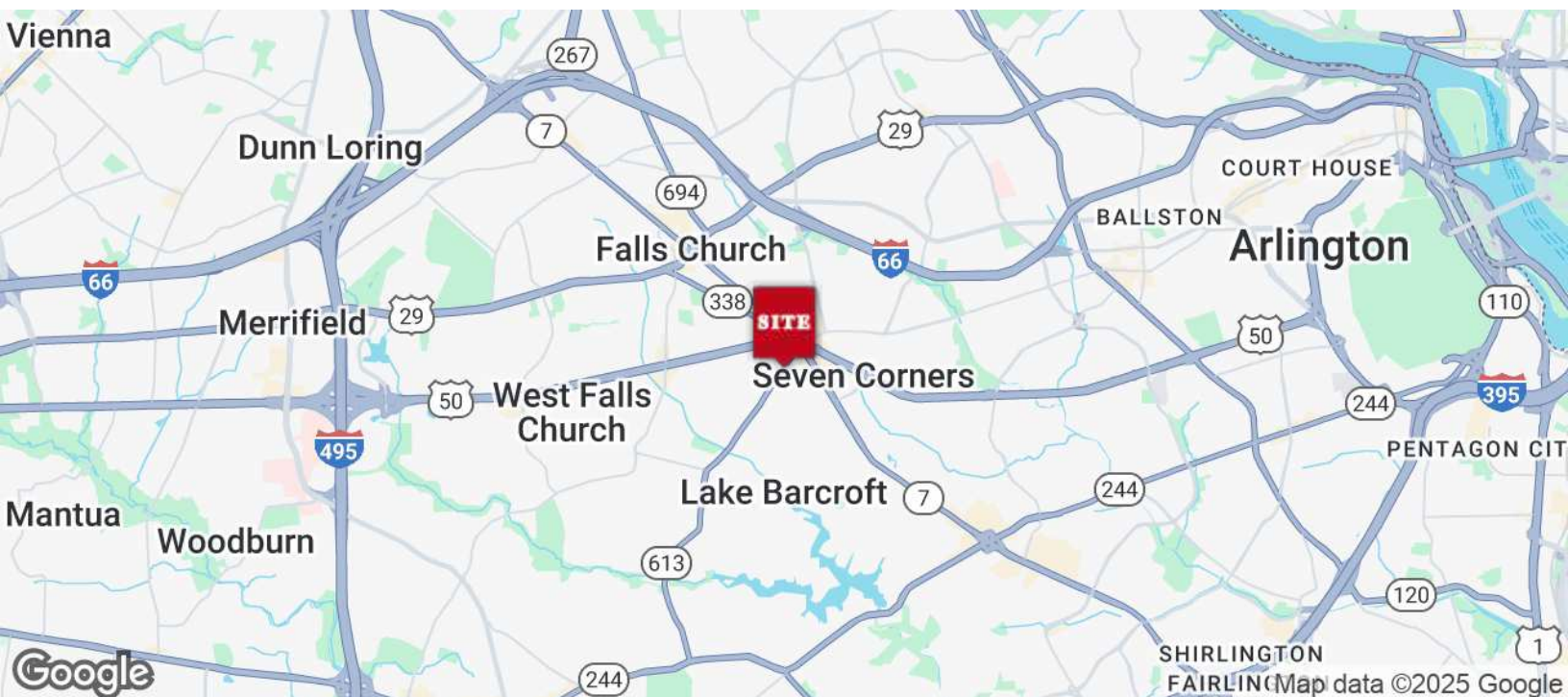
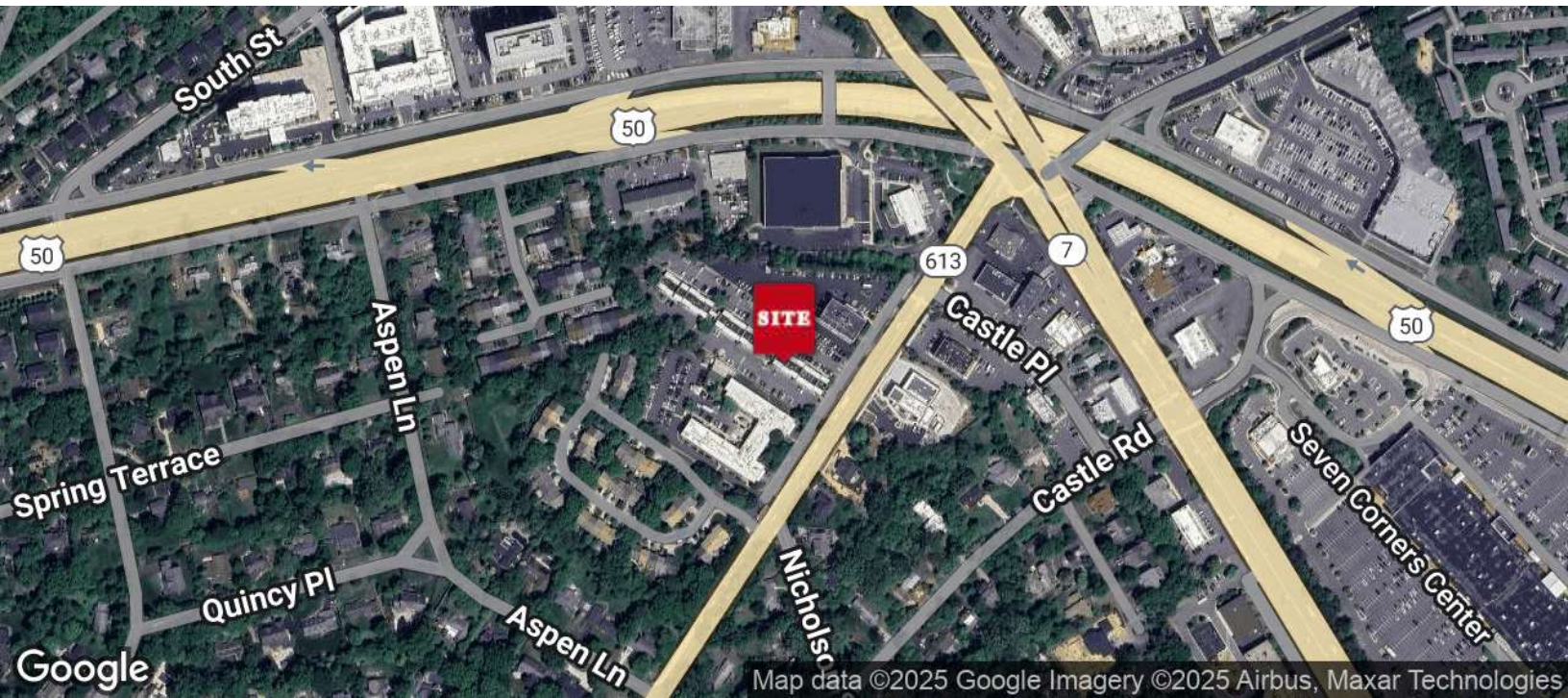


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## LOCATION MAP



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