



OFFICE CONDO FOR SALE

7601 LEWINSVILLE RD.

McLean, VA 22102

Suite 210 | 4,773 SF

\$ 2,267,175



Additional Information

Real Estate Tax: \$5.46 psf

Condo Dues: \$11.64 psf
(includes all utilities)

Currently Leased Until 10/30/2026

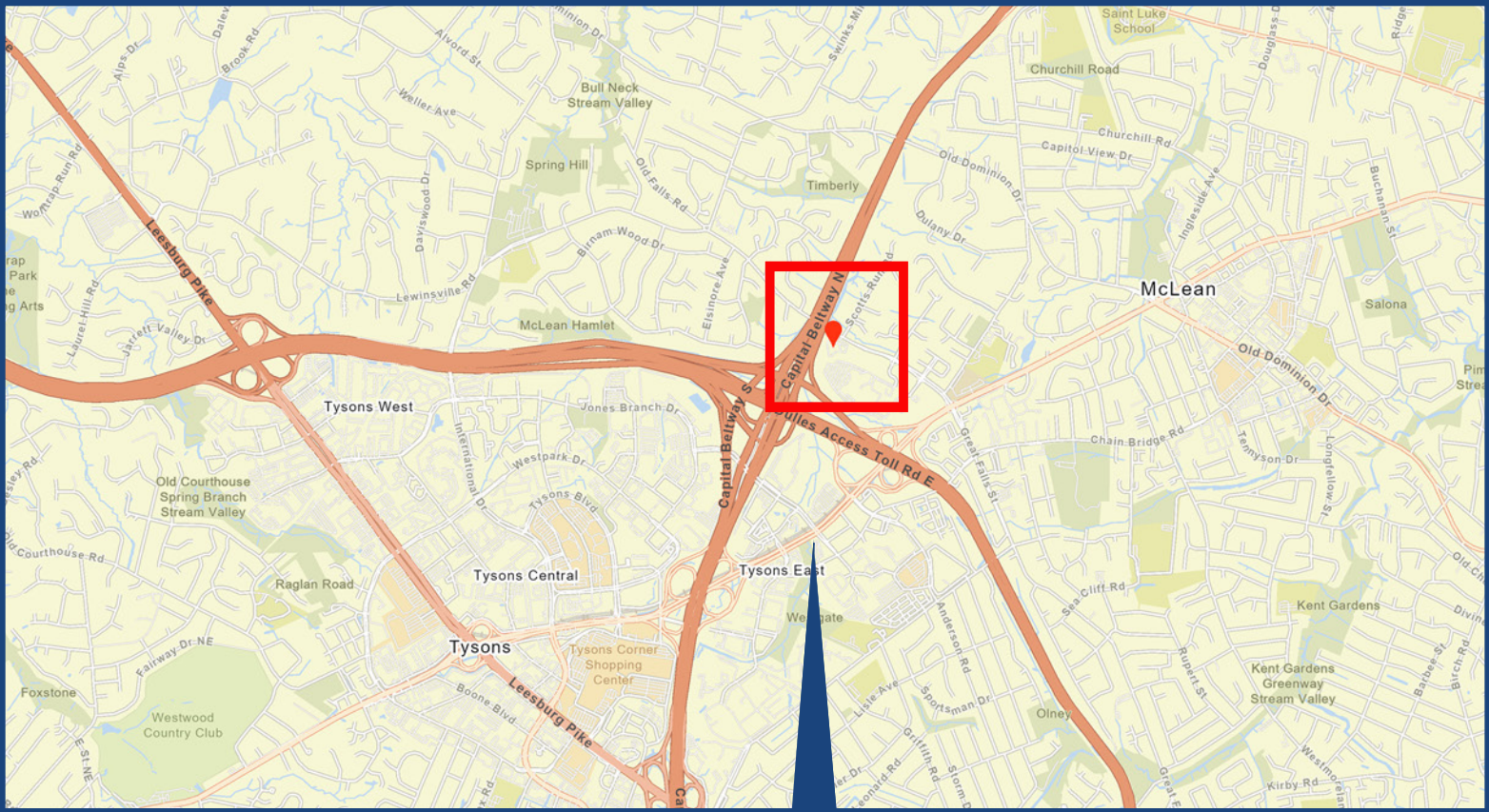
Cannot Be Used for Healthcare

This beautifully built-out corner office condo, leased to a reputable financial advisory firm for the next two years, offers both immediate rental income and future flexibility. Located in a desirable business district, the space features abundant natural light with large windows, multiple private offices, and a well-appointed conference room. The flexible layout is ideal for a variety of non-medical uses. With the option to occupy the space at the end of the lease term or continue leasing, this is a rare opportunity for investors or future owner-occupants.



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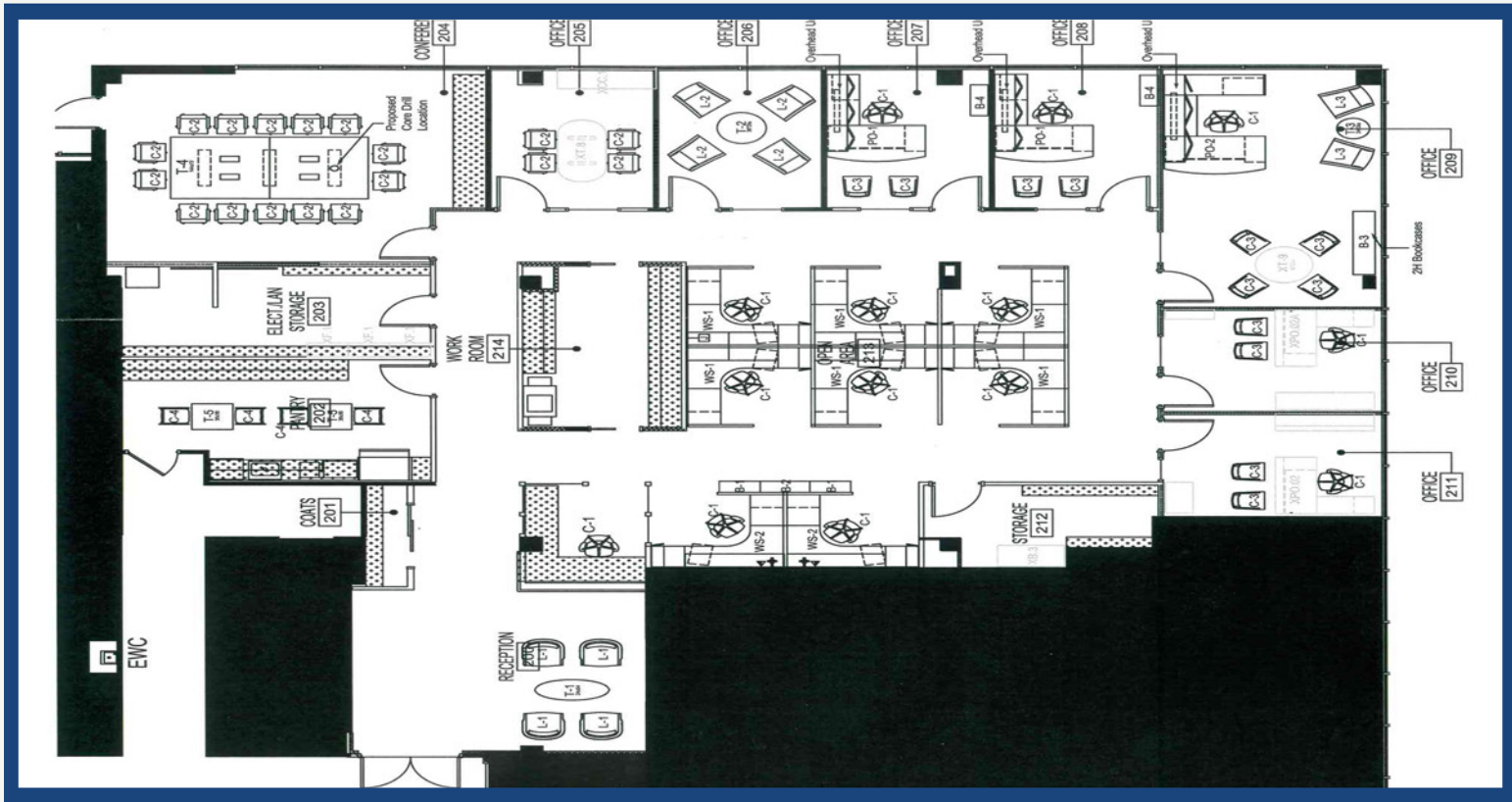
Access to Dulles Rail Silver Line

With 420,000 people living within five miles of the new stations, the Silver Line improves mobility and provides greater access to jobs, entertainment, and shopping destinations. Not to mention a direct ride to Washington Dulles International Airport, where more than 600 flights arrive and depart each day.



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