

# OFFICE CONDO FOR SALE

746 Walker Rd  
Suite 22  
Great Falls, VA 22066

OFFERED AT  
**\$1,725,000**



## PROPERTY HIGHLIGHTS

- ◆ Suite 22: 4,350 SF
- ◆ Suite 22 can be divided into 2 suites
- ◆ Fully renovated building with elevator
- ◆ Furniture can convey
- ◆ Free covered and surface parking
- ◆ Monument signage available

## LOCATION INFORMATION

- ◆ In the heart of Great Falls Village, just off Georgetown Pike
- ◆ 20 minutes to International Airport at Dulles
- ◆ 15 min. to Downtown Tysons and 20 min. to Reston Town Center



**CASEY VEATCH**  
Cell: (703) 929-9764  
cveatch@veatchcommercial.com

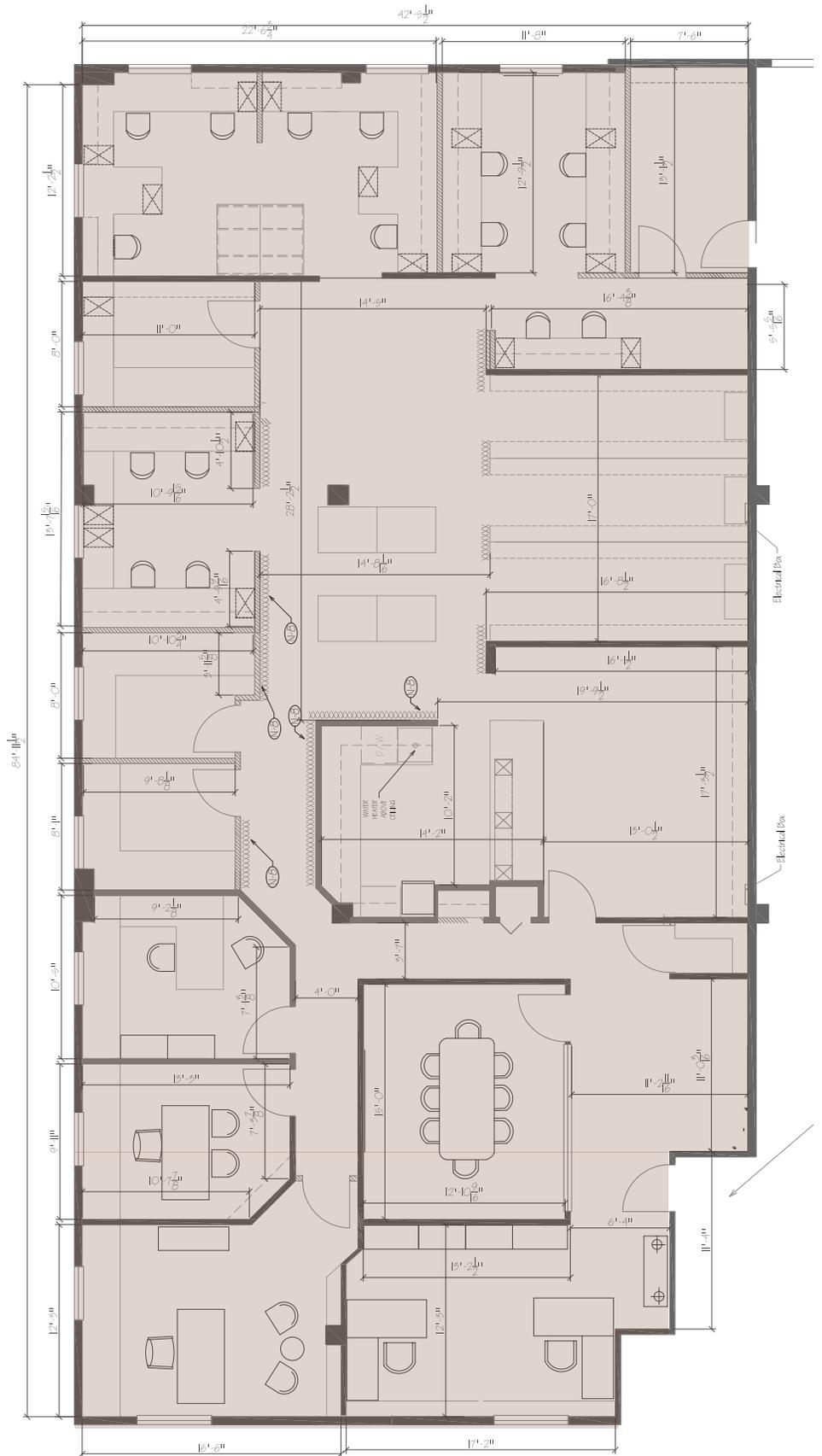
**SUSAN SONLEY**  
Cell: (703) 244-2828  
ssonley1@gmail.com

# SECOND FLOOR PLAN

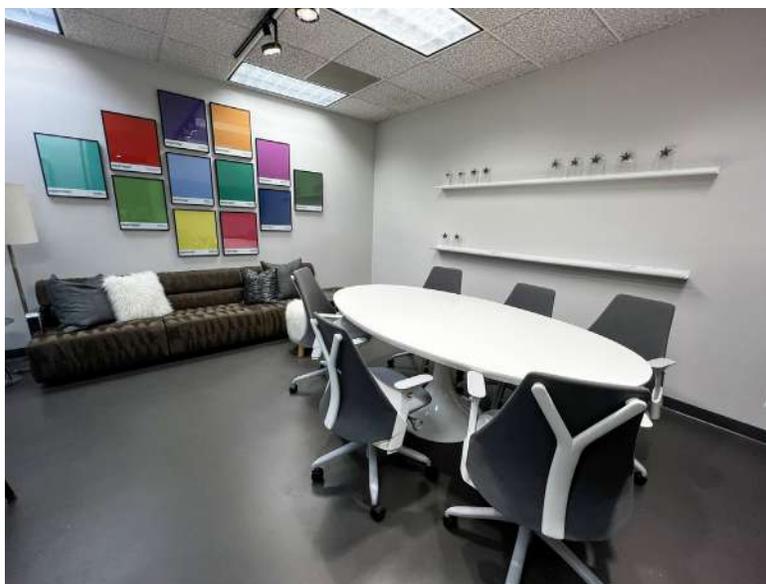


Second Floor Plan

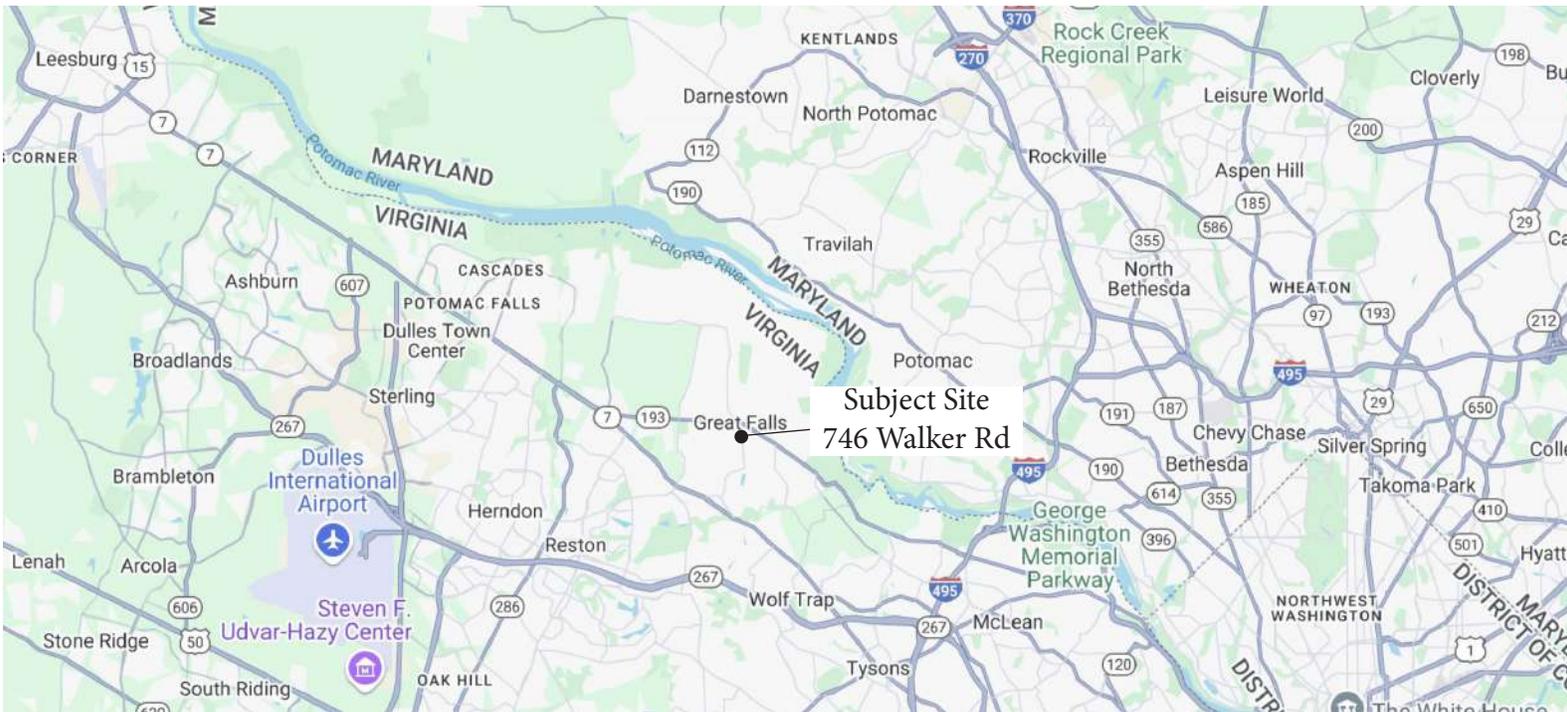
# SUITE 22 AS-BUILT



# SUITE 22 | 4,350 SF



OFFICE CONDO FOR SALE | 746 WALKER RD | GREAT FALLS, VA



 <b>2024 Population</b> 110,105	 <b>2024 Households</b> 42,484	<b>5 Mile Radius</b> DEMOGRAPHICS	 <b>Median HH Income</b> \$174,366	 <b>Average HH Income</b> \$192,317
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