

OFFICE CONDO FOR SALE IN SEVEN CORNERS

6105 Arlington Blvd, F
Falls Church, VA 22044



Suite F is an office condo located at Seven Corners. 700 SF space includes 3 private offices, conference room/admin space. Great location with plenty of shopping and restaurants in walking distance. Located on RT-50. Zoned C-2. Tax Map #: 0514 15 0008. Monthly Condo Fees: \$336.00.

Sales Price: \$225,000

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 75 years and five generations of experience



Edward B. Wright, III

9009 Sudley Road
Manassas, Virginia 20110

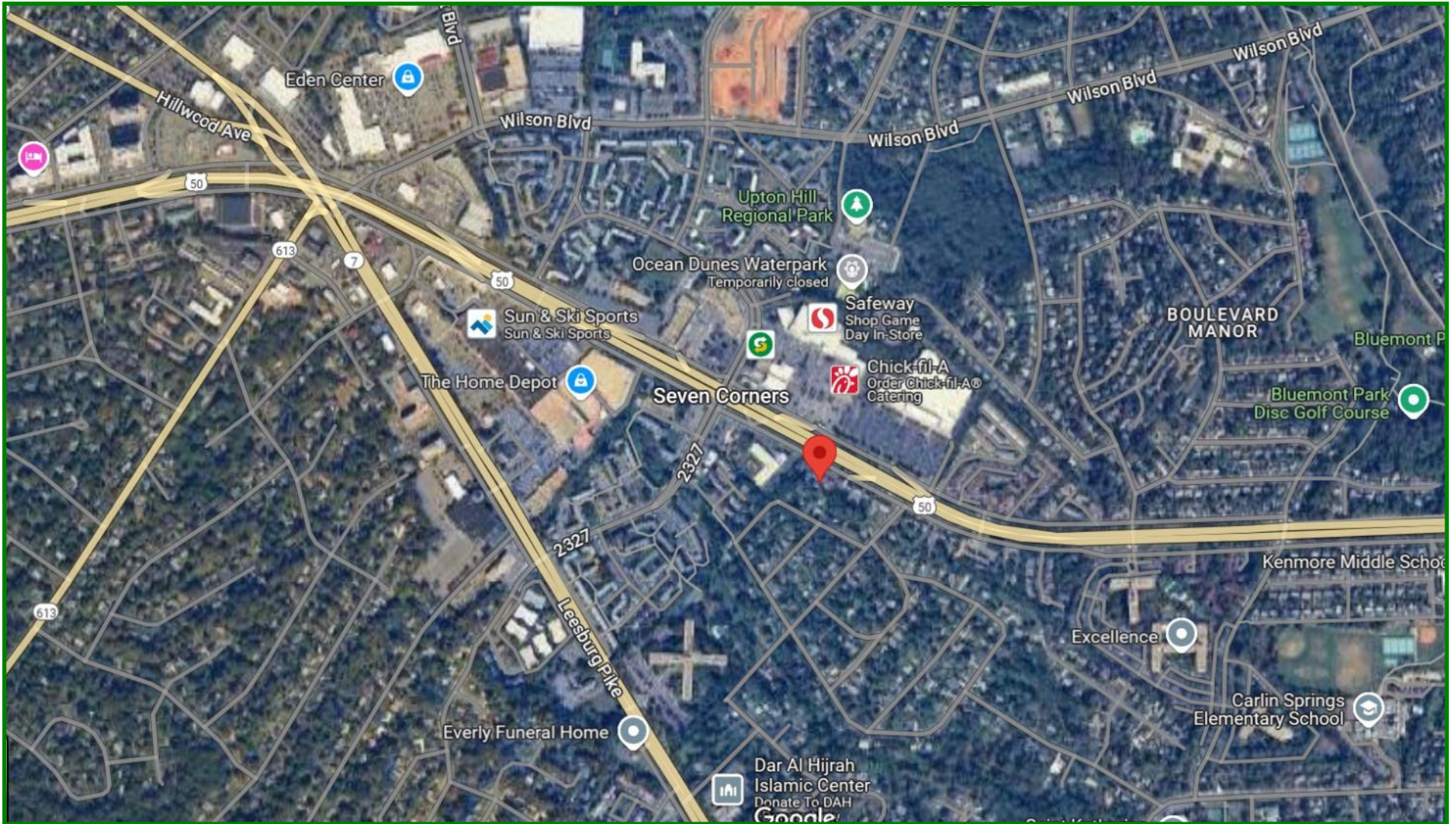
Phone: 703-282-2372

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Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.





3. Use Table for Residential, Commercial, and Industrial Districts

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed

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Use	Residential Districts															Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6		
AGRICULTURAL AND RELATED USES																														
Agricultural and Related Uses: activities related to the growing or raising of plants or animals for food or other comparable activities, including agritourism and other similar use types. This category also includes riding or boarding stables.																														
Agricultural Operation	P	P	P	P																										4102.2.A
Agritourism	A	A	A	A																									4102.1.I	
	AP	AP	AP	AP																									4102.2.B	
	SE	SE	SE	SE																										
Farm Winery, Limited Brewery, or Limited Distillery	P	P	P	P																									4102.2.C	
	SE	SE	SE	SE																										
Stable, Riding or Boarding	SE	SE	SE	SE																									4102.2.D	
	SP	SP	SP	SP																										
RESIDENTIAL USES																														
Household Living: uses characterized by residential occupancy of a dwelling unit that functions as a single household																														
Dwelling, Multifamily										P	P	P	P																	
Dwelling, Multifamily – ADU Development								P	P	P	P	P	P																	
Dwelling, Single-Family Attached								P	P	P	P	P																	4102.3.B	
Dwelling, Single-Family Attached - ADU Development					P	P	P	P	P	P	P	P																		
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P				P																	
Dwelling, Stacked Townhouse										P	P	P	P																4102.3.B	

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Dwelling, Stacked Townhouse – ADU Development								P	P	P	P	P	P																
Group Residential Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P															
Live-Work Development																													4102.3.C
Manufactured Home	P													P															4102.3.D
Group Living: uses characterized by residential occupancy by a group of persons who do not constitute a household																													
Congregate Living Facility		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.3.E
Group Household			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP															4102.3.F
Religious Group Living			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP				SP	SP	SP	SP			SP	SP				4102.3.G
Residence Hall			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.3.H
PUBLIC, INSTITUTIONAL, AND COMMUNITY USES																													
Community, Cultural, and Educational Facilities: uses generally of a public, quasi-public, nonprofit, or charitable nature providing a local service (e.g., cultural, educational, recreational, counseling, training, religious) directly to people of the community																													
Adult Day Support Center				SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.4.A
Alternate Use of Public Facility		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.4.B
Child Care Center				SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.4.C 4102.1.G
Club, Service Organization, or Community Center		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P			SE	SE	SE	SE	4102.4.D
College or University			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P			SE	SE	SE		4102.4.E
Community Swim, Tennis, and Recreation Club		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	4102.4.F

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Convention or Conference Center																														4102.4.G	
Cultural Facility or Museum		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P			SE	SE	SE				
Public Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Religious Assembly		SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.4.H	
Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center		SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	P	P	P	P	P	P	P	P	P	P SP SE	P SP SE	P SP SE	P SP SE	P SP SE	P SP SE	4102.4.I	
School, Private		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P SE	P SE	P SE	P SE	P SE	P SE	4102.4.J	
Specialized Instruction Center				SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P			P	P	P	P	SE	4102.4.K	
Funeral and Mortuary Services: establishments that provide services related to the death of a human being or an animal																															
Cemetery			SP	SP	SP	SP	SP																							4102.4.L	
Crematory			SP	SP	SP	SP	SP																					P	P	P	4102.4.M
Funeral Home			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			P	P	P	P	P	P			P	P	P	P	P	4102.4.N	
Health Care: uses providing health care services, including surgical or other intensive care and treatment, various types of medical treatment, and nursing care																															
Adult Day Care Center			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.4.O	
Continuing Care Facility																														4102.4.P	
Independent Living Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE												4102.4.Q	
Medical Care Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE	SE	SE	SE	SE	4102.4.R	
Transportation: uses associated with the operation of airplanes, trains, and buses																															
Airport				SE																		SE		SE	SE	SE	SE	SE	SE	4102.4.S 4102.4.T	
Helipad			SE	SE													SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.4.S	
Transit Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P SE	4102.4.S 4102.4.U	

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Utilities: uses including heavy utilities (infrastructure services that provide regional or community-wide service), light utilities (infrastructure services that need to be located in or near where the service is provided), solar power facilities, and wireless facilities																														
Solar Power Facility	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	4102.4.V
Utility Facility, Heavy		SE	SE	SE	SE																		SE	SE	SE	SE	P	P	4102.4.W	
Utility Facility, Light	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.4.X	
Wireless Facility	See standards in 4102.4.Y for different permissions.																										4102.4.Y			
COMMERCIAL USES																														
Animal-Related Services: uses related to the provision of medical services, general care, and boarding services for household pets and domestic animals																														
Animal Shelter	SE	SE	SE	SE																									4102.5.A	
Kennel	SE	SE	SE	SE																									4102.5.A	
Pet Grooming Establishment																													4102.5.B	
Veterinary Hospital	SE	SE	SE	SE																									4102.5.C	
Food and Lodging: establishments primarily engaged in the preparation and serving of food or beverages for on or off premises consumption, or providing lodging units or rooms for transient stays of 30 days or less																														
Bed and Breakfast	P	P	P	P	SE																								4102.5.D	
Catering																													4102.5.E	
Hotel or Motel																													4102.5.F	
Restaurant																													4102.5.G	
Restaurant, Carryout																													4102.1.G	
Restaurant, Carryout																													4102.5.H	
Restaurant, Carryout																													4102.1.G	
Restaurant with Drive-Through																													4102.5.I	
Retreat Center			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.5.J	
Office and Financial Institutions: buildings housing activities conducted in an office setting, generally focusing on the provision of professional services (e.g., lawyers, accountants, engineers, architects), financial services (e.g., banks, lenders, brokerage houses, tax preparers), research and development, and medical and dental services																														
Alternative Lending Institution																													4102.5.K	

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Drive-Through Financial Institution																SE	SE	SE	P SE	P SE	P SE	P SE				SE	SE	SE	SE	
Financial Institution															P	P	P	P	P	P	P	P			P	P	P	P	P	
Office															P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE			P	P	P	P	P	P
Office in a Residential District				SE	SE	SE	SE	SE	SE					SE																
Personal and Business Services: businesses that primarily provide routine business support functions for the day-to-day operations of other businesses or frequent or recurrent needed services of a personal nature to individuals																														
Business Service															A+	A+	A+	A+	P	P	P	P			A+	A+	A+	A+	A+	
Household Repair and Rental Service																			P	P	P	P								
Massage Therapy Establishment															P	P	P	P	P	P	P	P			P	P	P	P	P	
Personal Service														A+	A+	A+	A+	P	P	P	P			A+	A+	A+	A+	A+		
Recreation and Entertainment: uses providing indoor or outdoor facilities for recreation or entertainment-oriented activities by patrons or members																														
Banquet or Reception Hall															SE	SE	SE	SE	P	P	P	P								
Campground		SP	SP	SP																										
Commercial Recreation, Indoor																	P SP SE	P SP SE	P	P	P	P			SP SE	SP SE	SP SE	SP SE	SP SE	
Commercial Recreation, Outdoor		SP SE	SP SE	SP SE													SE	SE	SE	SE	SE	SE			SE	SE	SE	SE	SE	
Entertainment, Adult																						SP								
Entertainment, Public																			SE	SE	SE	SE			SE	SE	SE	SE	SE	
Golf Course or Country Club		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE								
Health and Exercise Facility, Large																	P SP	P SP	P	P	P	P				SP	SP	SP	SP	

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Health and Exercise Facility, Small															P	P	P	P	P	P	P	P		P	P	P	P			
Marina, Commercial		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE					SE	SE	SE	SE		SE	SE	SE				4102.5.X
Marina, Private Noncommercial		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					SP	SP	SP	SP		SP	SP	SP				4102.5.Y
Quasi-Public Park, Playground, or Athletic Field	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	4102.5.Z
Smoking Lounge																			P	P	P	P		SP SE	SP SE	SP SE	SP SE	SP SE	4102.5.AA	
Stadium or Arena																					SE	SE		SE	SE	SE	SE	SE		
Zoo or Aquarium			SP	SP																	SP	SP								4102.5.BB
Retail Sales: uses involved in the sale, rental, and incidental servicing of goods and commodities that are generally delivered or provided on the premises to a consumer																														
Convenience Store												A+	A+	A+	A+	A+	A+	A+	P SE	P SE	P SE	P SE		A+	A+	A+	SE A+	SE A+	4102.5.CC 4102.1.G	
Drive-Through, Other																			SE	SE	SE	P SE							4102.5.DD	
Drive-Through Pharmacy																			P SE	P SE	P SE	P SE							4102.5.EE	
Drug Paraphernalia Establishment																					SE									4102.5.FF
Garden Center			SE	SE	SE														P	P	P	P								4102.5.GG
Pawnshop																				SE	SE	SE								
Retail Sales, General																			P	P	P	P	A			SE	SE	SE	4102.5.HH	
Retail Sales, Large																				P SE	P SE	P SE							4102.5.II	
Vehicle-Related Uses: uses for the maintenance, sale, or rental of motor vehicles and related equipment																														
Car Wash																			SE	SE	SE	SE			SE	SE	SE	SE	4102.5.JJ	
Commercial Off-Street Parking																	SE	P	P	P	P	P		SE	SE	SE	SE	SE	4102.5.KK	
New Vehicle Storage																	P	P		P	P	P			P	P	P	P	4102.5.LL	

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Truck Rental Establishment																			SE	SE	SE	SE				SE	P	P	4102.5.MM	
Vehicle Fueling Station																		SE	SE	SE	SE	SE	SE			SE	SE	SE	SE	4102.5.NN
Vehicle Repair and Maintenance, Heavy																						SE					P	P		
Vehicle Repair and Maintenance, Light																			SE	P SE	P SE	P SE					P SE	P SE	4102.5.OO	
Vehicle Sales, Rental, and Service																		P SE	P SE		P SE	P SE			SE	SE	SE		4102.5.PP	
Vehicle Transportation Service																				P SE	P SE	P SE				P	P	P	4102.5.QQ	

INDUSTRIAL USES

Freight Movement, Warehousing, and Wholesale Distribution: uses involving the movement, storage, and distribution of goods. Goods are generally delivered to other firms or the final consumer.

Data Center																			P SE	P SE					P SE	P SE	P	P	P	4102.6.A
Freight Distribution Hub																										P	P	P		
Goods Distribution Hub																		P SE	P SE	P SE	P SE	P SE	P SE						4102.6.B	
Self-Storage																					SE				P	P	P	P	4102.6.C	
Warehouse																									SE	P	P	P	4102.6.D	
Wholesale Facility																					SE	P		A	SE A	P	P	P	4102.6.E	

Industrial Services and Extraction of Materials: uses involving the repair or servicing of industrial, business, or consumer machinery equipment, products or by-products, or uses involving the extraction of natural resources from the ground. Few customers from the general public come to the site.

Building Materials Storage and Sales																											P	P		
Contractor's Office and Shop																							P			P	P	P	P	4102.6.F

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Extraction Activity	Allowed as a SP use only in a Natural Resource Overlay Districts as established in subsection 3103.1.																													4102.6.G											
Petroleum Products Storage Facility																													SE	4102.6.H											
Specialized Equipment and Heavy Vehicle Sale, Rental, or Service																															P	P									
Storage Yard																																SE	SE	P	P	4102.6.I					
Vehicle Storage or Impoundment Yard																																	P	P	P	4102.6.J					
Production of Goods: uses involving the manufacturing, processing, production, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, transfer to other industrial operations, or for order by businesses or consumers.																																									
Craft Beverage Production Establishment																				P	P	P	P													4102.6.K					
Production or Processing																																		P	P	P	P	4102.6.L			
Production or Processing, Heavy																																				SE	4102.6.M				
Small-Scale Production Establishment																				P	P	P	P	P	P												4102.6.N				
Waste and Recycling Facilities: uses involving receiving solid or liquid wastes from others for on-site disposal, storage, processing, or transfer to another location for processing or disposal. This use category also includes uses that manufacture or produce goods or energy from the composting of organic material, and the reuse, recycling, or processing of scrap or waste material.																																									
Junkyard																																					P				
Mixed Waste Reclamation Facility																																				SE	4102.6.O				
Recycling Center																																				P	P	4102.6.P			
Solid Waste Disposal Facility			SE	SE	SE																															SE	SE	SE	SE	P	4102.6.Q

ACCESSORY USES

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Accessory Living Unit	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP																				4102.1.I 4102.7.B	
Child Care Center for Occasional Care																				A	A	A							4102.7.C	
Donation Drop-off Box	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	4102.7.D	
Electric Vehicle Charging	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	4102.7.E	
Family Health Care Structure		AP	AP	AP	AP	AP	AP	AP	AP					AP															4102.1.I 4102.7.F	
Garage Sale or Yard Sale	A	A	A	A	A	A	A	A	A	A	A	A	A	A														4102.7.G		
Gardening and Composting	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Home-Based Business	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP															4102.1.I 4102.7.H	
Home Day Care Facility	SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP															4102.7.I	
Keeping of Animals	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP		A SP	A SP	A SP	A SP	A SP	4102.7.J	
Limited Riding or Boarding Stable	A AP	A AP	A AP	A AP																								4102.1.I 4102.7.K		
Residence for Manager or Employee	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	4102.7.L		
Sawmilling	SP		SP	SP																									4102.7.M	
Short-Term Lodging		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP															4102.1.I 4102.7.N	
Solar Collection System	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	4102.7.O	
TEMPORARY USES																														
Community Garden	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP		A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	4102.1.I 4102.8.B	
Construction Site Office and Storage		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP		AP	AP	AP	AP	AP	4102.1.I 4102.8.C	
Farmers Market	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP		AP	AP	AP	AP	AP	4102.1.I 4102.8.D	

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed

A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

Use	Residential Districts															Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6		
Food Truck	AP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	4102.1.I 4102.8.E	
Interim Off-Street Parking in Metro Station Area			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE	SE	SE	SE	SE	4102.8.F
Model Home Sales or Leasing Office		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP															4102.1.I 4102.8.G	
Portable Storage Container	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP			A AP	A AP	A AP	A AP	A AP	4102.1.I 4102.8.H
Special Event	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP			AP SP	AP SP	AP SP	AP SP	AP SP	4102.1.I 4102.8.I
Temporary Dwelling or Manufactured Home		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP			AP	AP	AP	AP	AP	4102.1.I 4102.8.J
OTHER USES																														
Alternative Use of Historic Building	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE	SE	SE	SE	SE	4102.1.H

(Ord. 112.1-2021-2, 06/22/2021; Ord. 112.1-2021-3, 07/13/2021; Ord. 112.1-2022-5, 02/22/2022)

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