



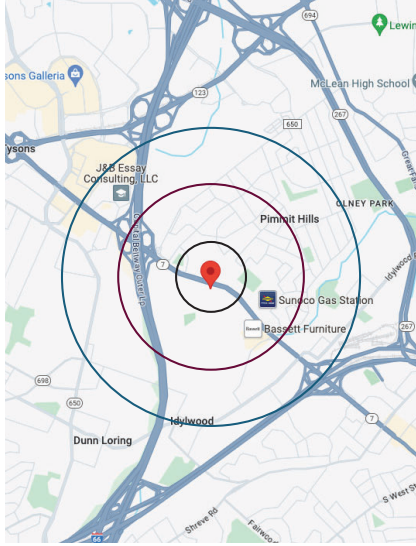
7643 Leesburg Pike | Falls Church, VA

3,120 SF OFFICE SPACE

**BERKSHIRE
HATHAWAY** | PENFED
HOMESERVICES REALTY

COMMERCIAL DIVISION

LOCATION OVERVIEW



Exclusive Listing Broker:

JOHN SABO Associate Broker
THE COMMERCIAL TEAM
703.216.8222
John@CommercialAndLand.com

In 2024, The Commercial Team
was ranked **#3** in sales in the nation.

Marketing information contained herein is deemed accurate but not guaranteed. All information should be confirmed and verified by the prospective Purchaser.

Neither the Seller nor BHHS PenFed Realty, LLC makes any warranty or representation to the validity or accuracy of the information provided herein.

PROPERTY HIGHLIGHTS

Timeless brick office condominium in a great location off of 495 and close to Falls Church City. Only 15 total units in the project. This building is a two-level office condominium with two separate entrances. This layout perfect for one business or two - occupy one and lease the other. Upper level has multiple offices, conference room, kitchenette, one bathroom and storage. Lower level features kitchenette, 2 bathrooms, storage, offices and large open area for workstations. Condo dues are \$2,050 per quarter. Call Lister for a tour.



Asking Price
\$949,000



Year Built
1979



Office Size
3,120 SF



Zoning
C-3



Current Use
General Office

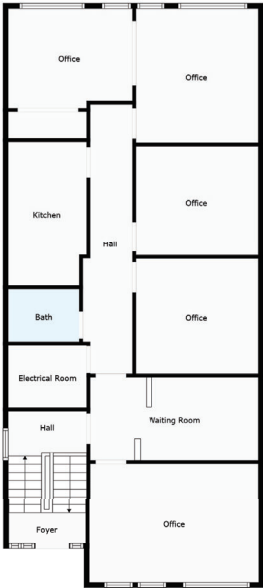


Condo Fee
\$2,050/quarter

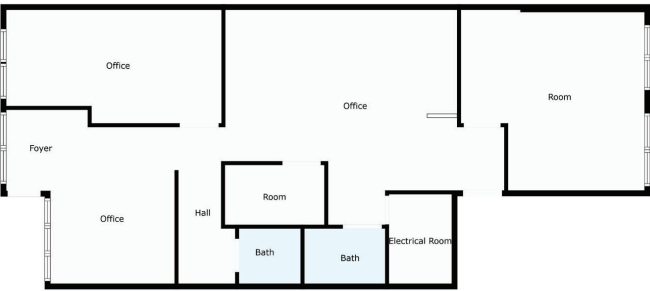
INTERIOR PHOTOS



UPPER LEVEL



LOWER LEVEL





COMMERCIAL DIVISION

Maximum Exposure | Respected Berkshire Hathaway Brand | Expansive Global Network | Experienced Team Approach

COMMERCIAL.PENFEDREALTY.COM

#3 COMMERCIAL TEAM
NATIONALLY IN 2024

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