

FOR SALE / LEASE

46175 WESTLAKE DRIVE STE 100



AVAILABLE TERMS

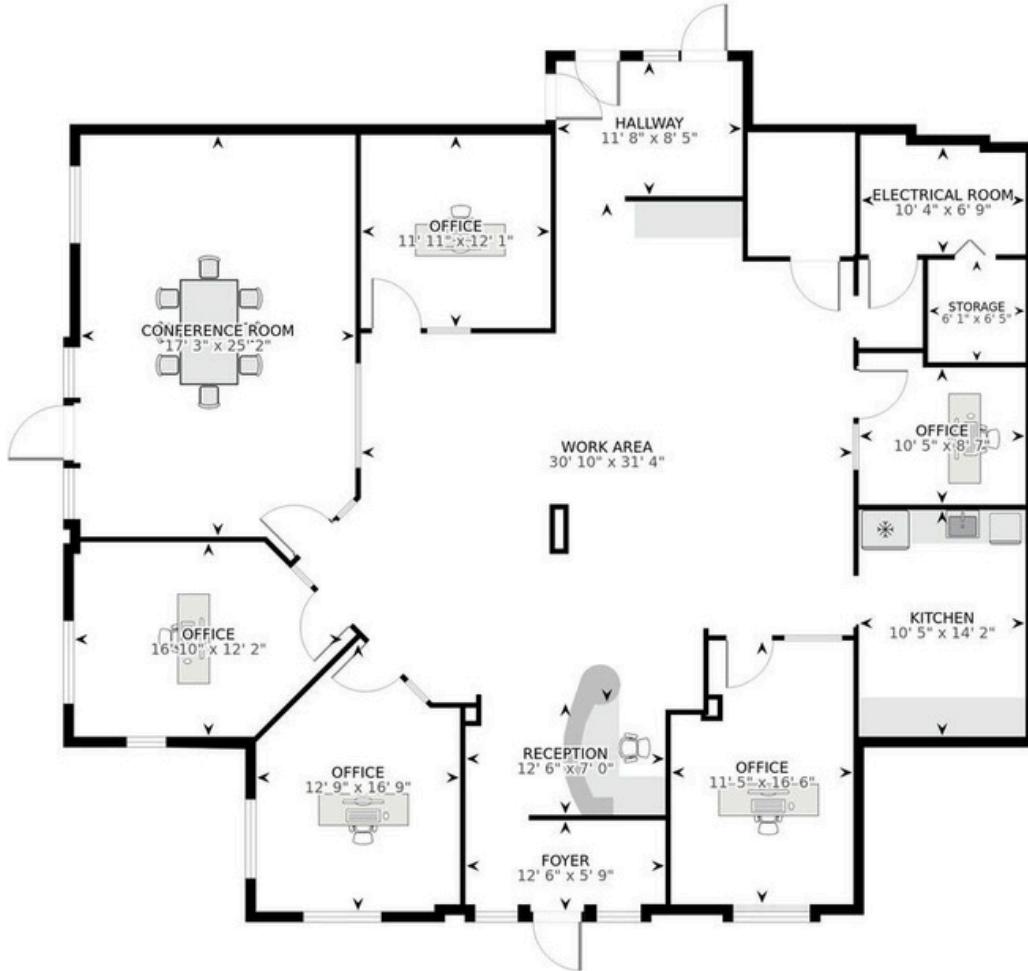
- 3,284 sqft
- Furniture Negotiable
- For Lease: \$28.00/sqft
- For Sale \$800,000
- Available Now

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46175 Westlake Drive Suite 100
Potomac Falls, VA



FLOOR PLAN



All measurements and dimensions are approximate and intended for general informational purposes only. They should not be relied upon as a substitute for professional advice or accurate surveying.

3D-LINK

<https://homevisit.view.property/public/vtour/display/2315791#!>

FOR MORE INFORMATION PLEASE CONTACT

Emily Wright, Director

(202) 798-5028

emilywright@thegenaugroup.com

Amith Kumar, Advisor

(202) 798-5026

amithkumar@thegenaugroup.com

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SPACE HIGHLIGHTS

- Three total entrances - two external lake walk-outs, one internal
- Two premium signage opportunities on the front and back of the building
 - “Back” signage overlooks Route 7 and the outside seating at Lakeside Bungalow and Ivy by the Lake
- 4 windowed offices, 2 without, and the possibility to add in 2 more without major layout changes
- ADA compliant
- Beautiful lake views and walk-out access
- Zoned for office or medical
- Possibility to split the suite into half to create an owner-occupant passive income stream
- Complete control over two HVAC units
- Condo fees cover snow removal, trash, and all exterior maintenance
- 6 minute drive from Dulles Town Center
- Access to great walking paths around the lake and to shopping/restaurants

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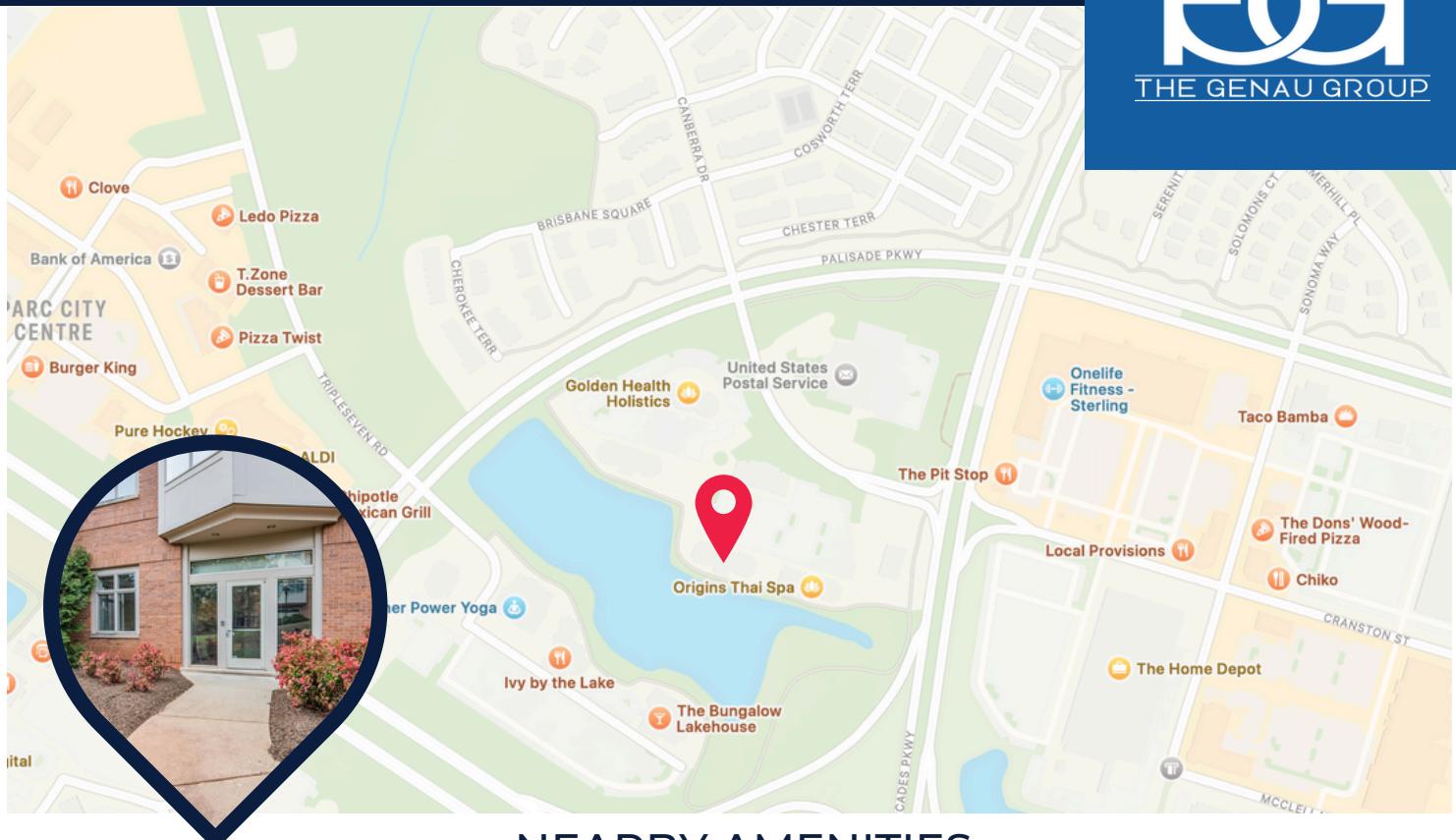
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NEARBY AMENITIES



PARKING

Parking Lot

AIRPORT

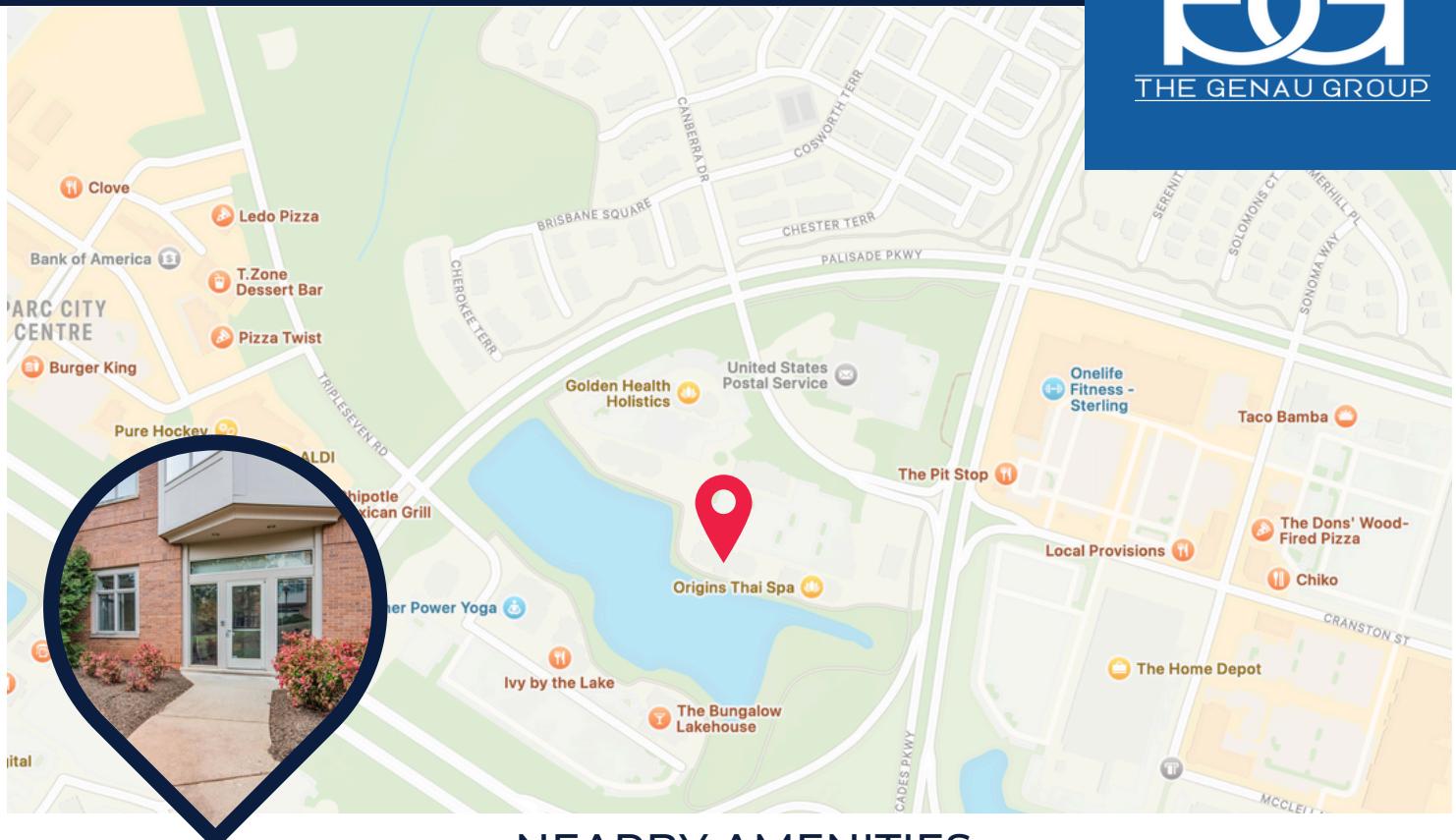
19 min drive to Washington Dulles International

45 min drive to Ronald Reagan Washington National

WALKING SCORE

Very Walkable (70)

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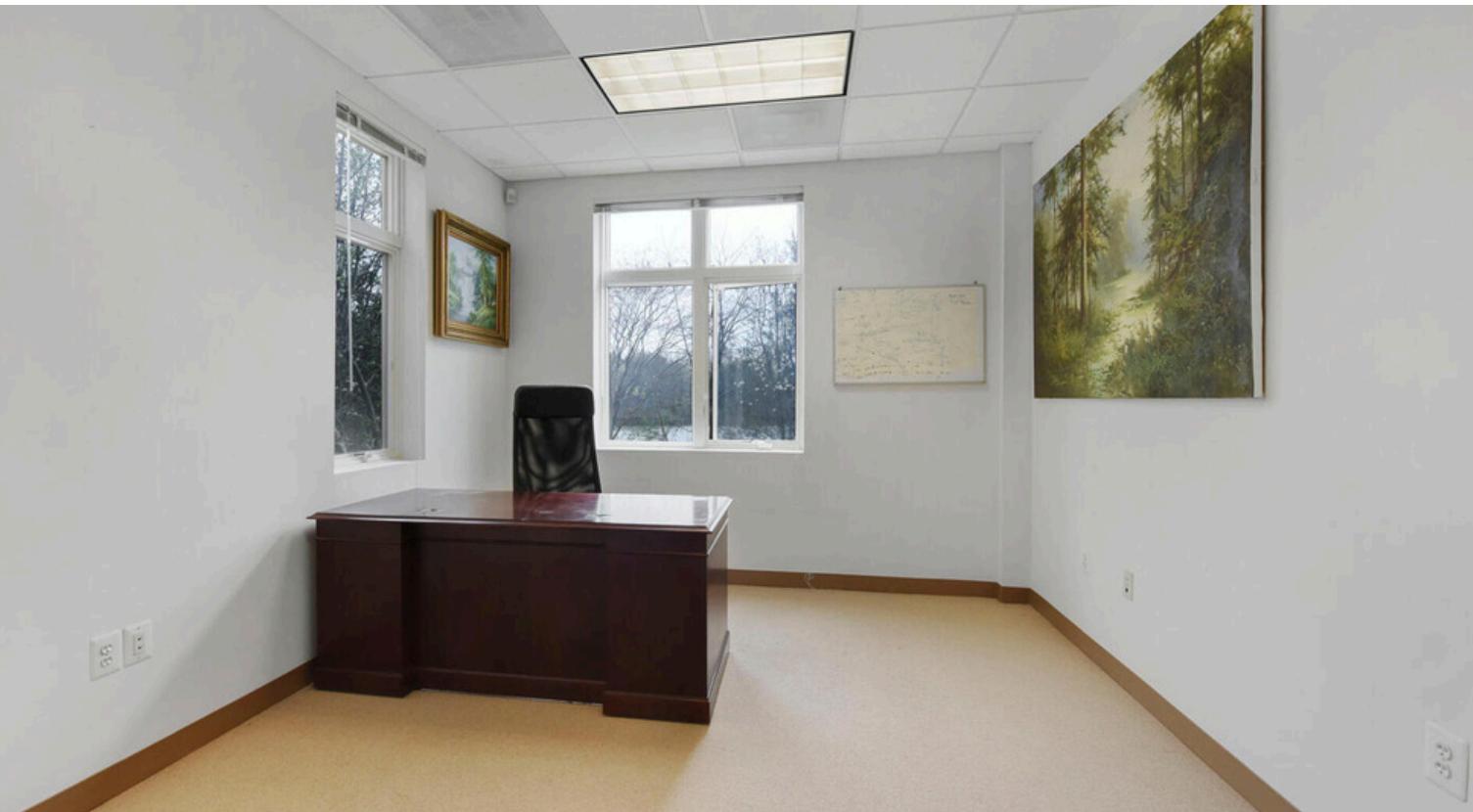
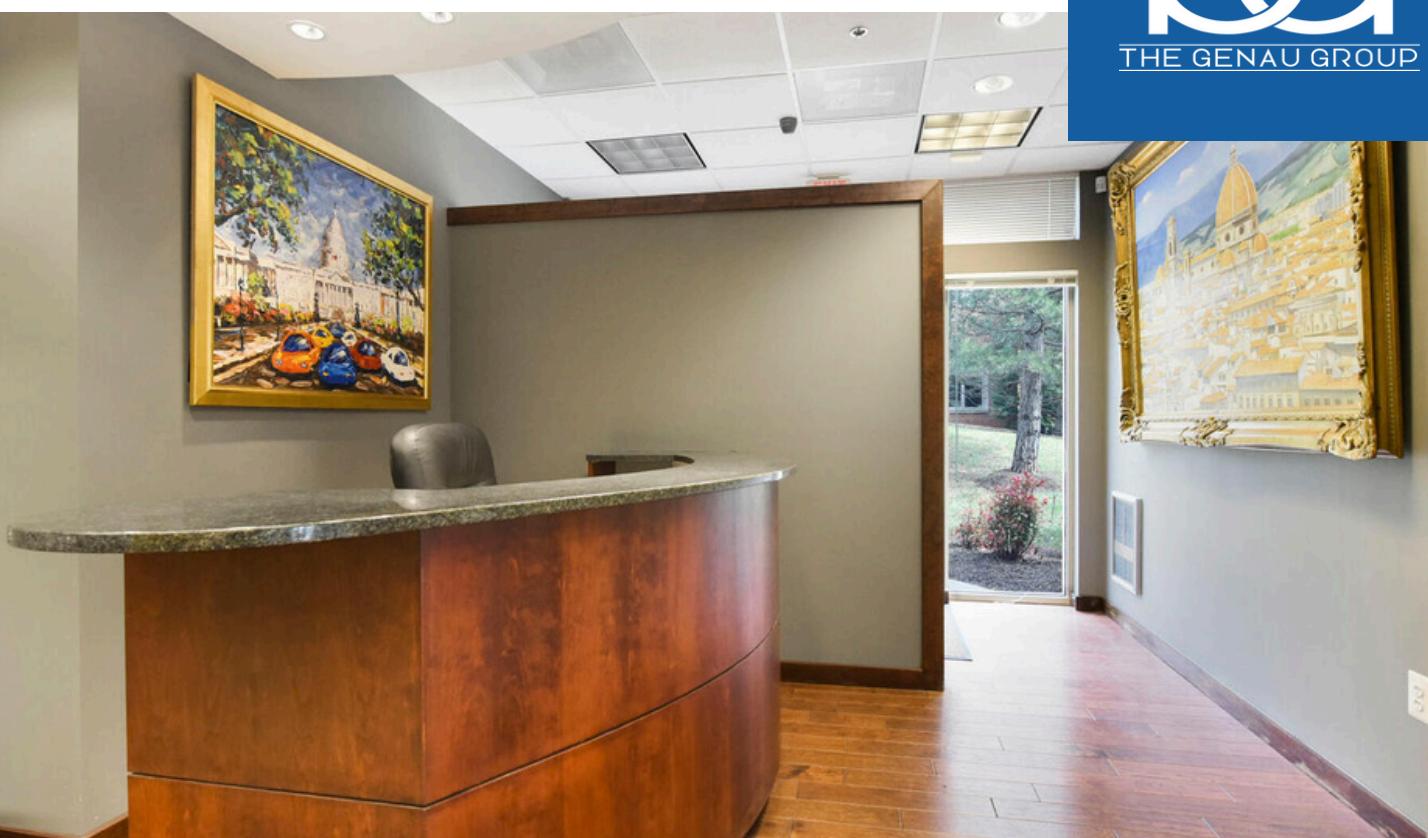
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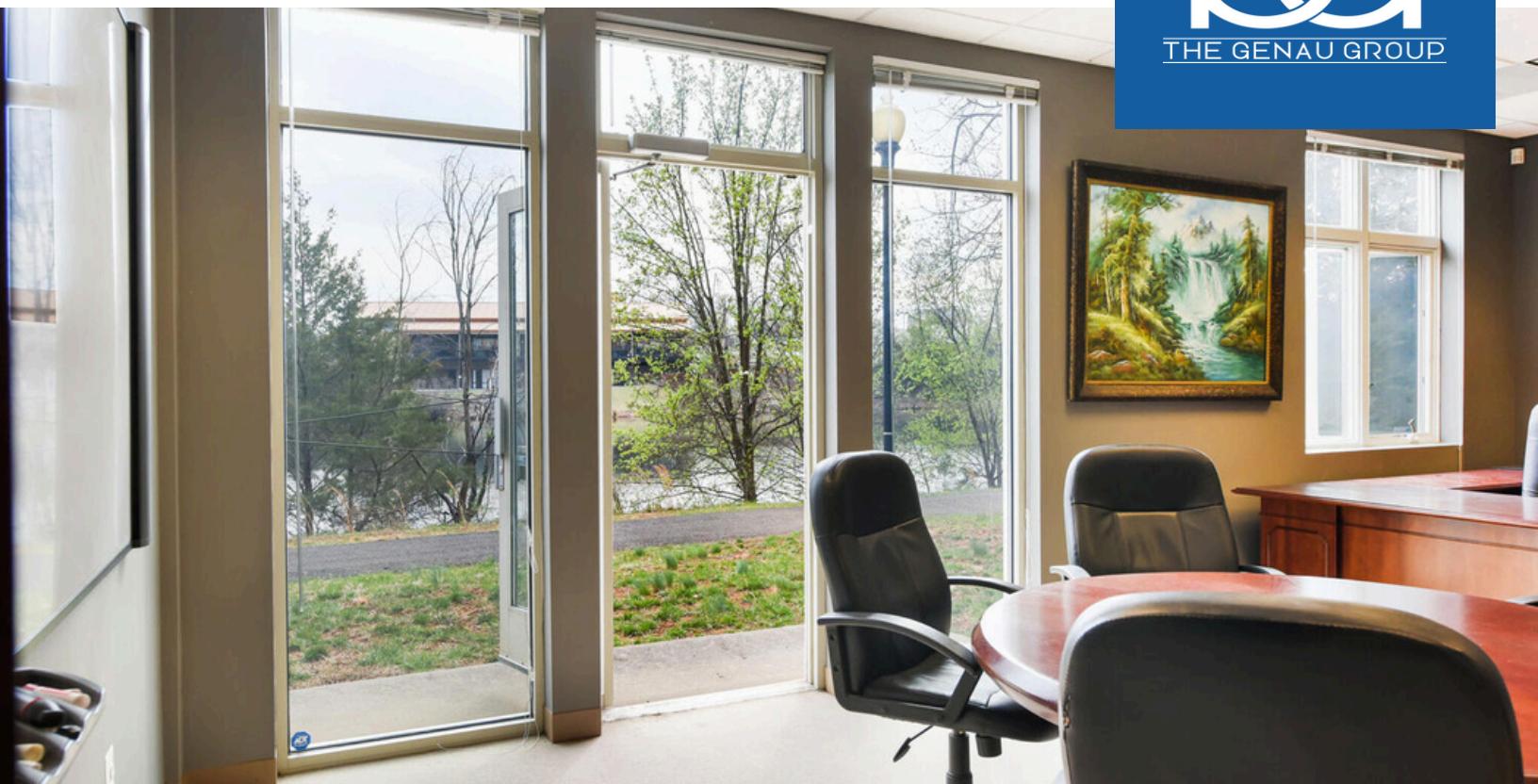
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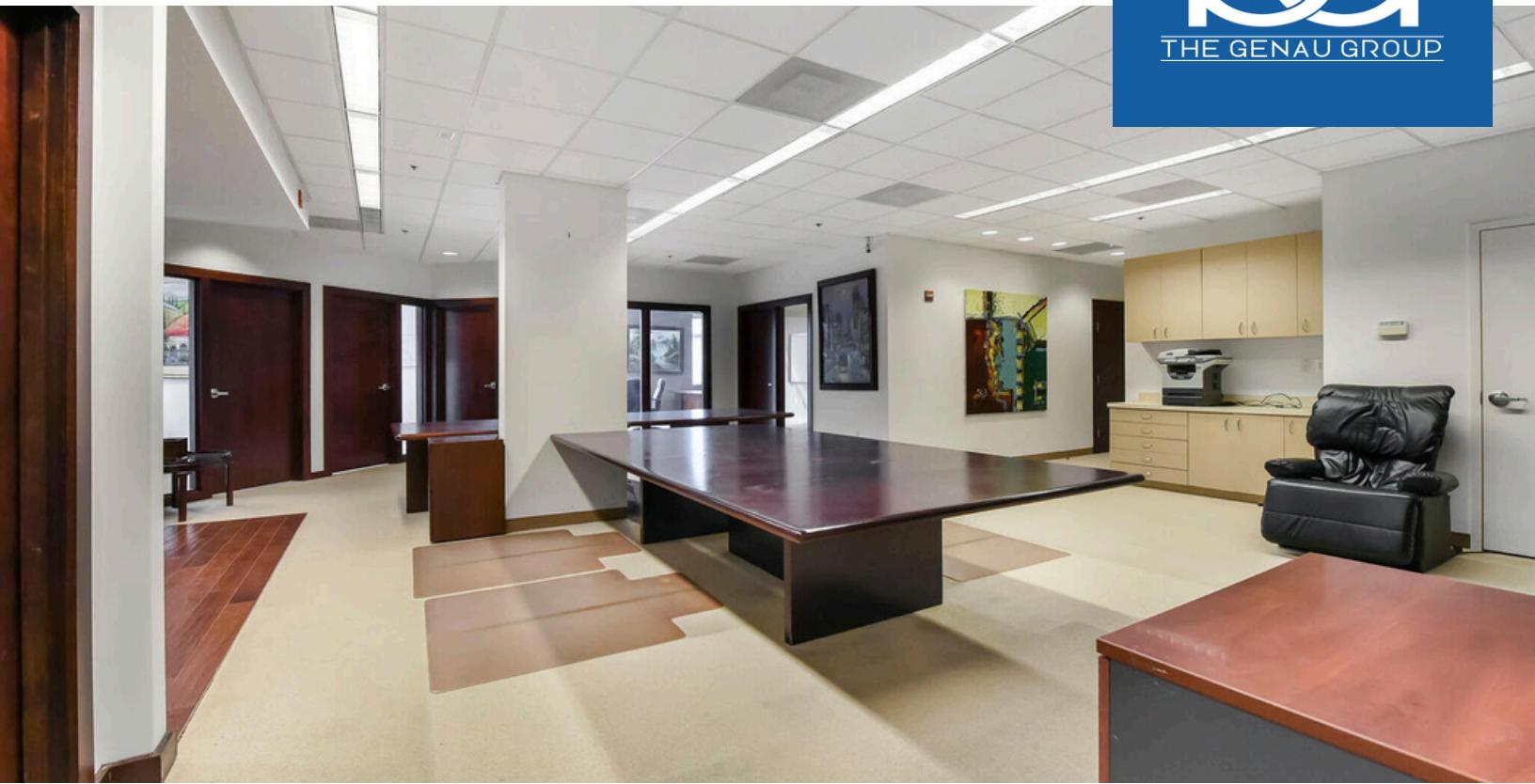
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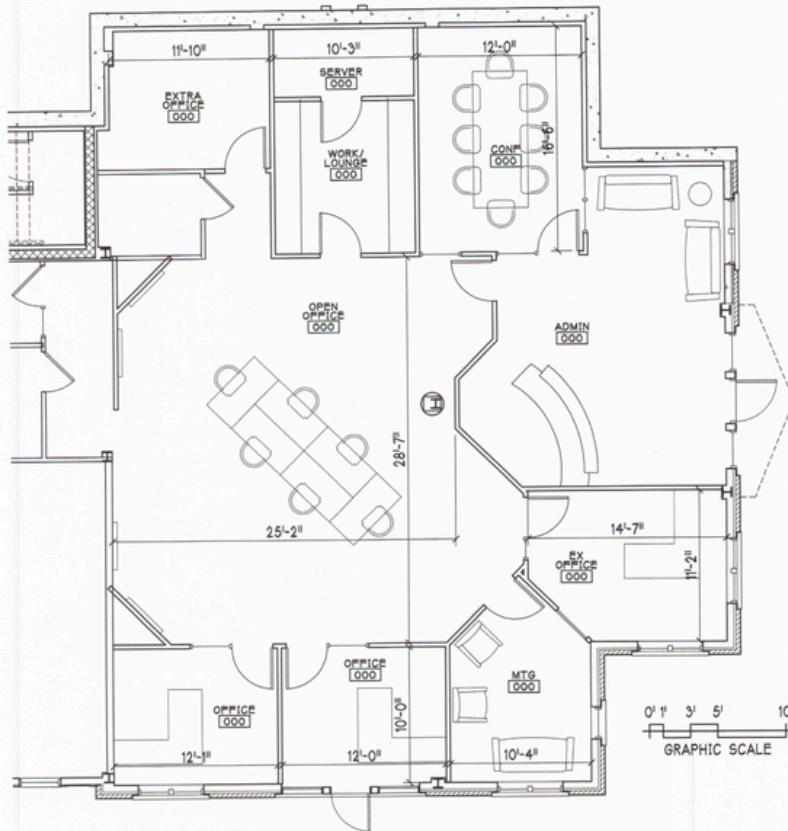
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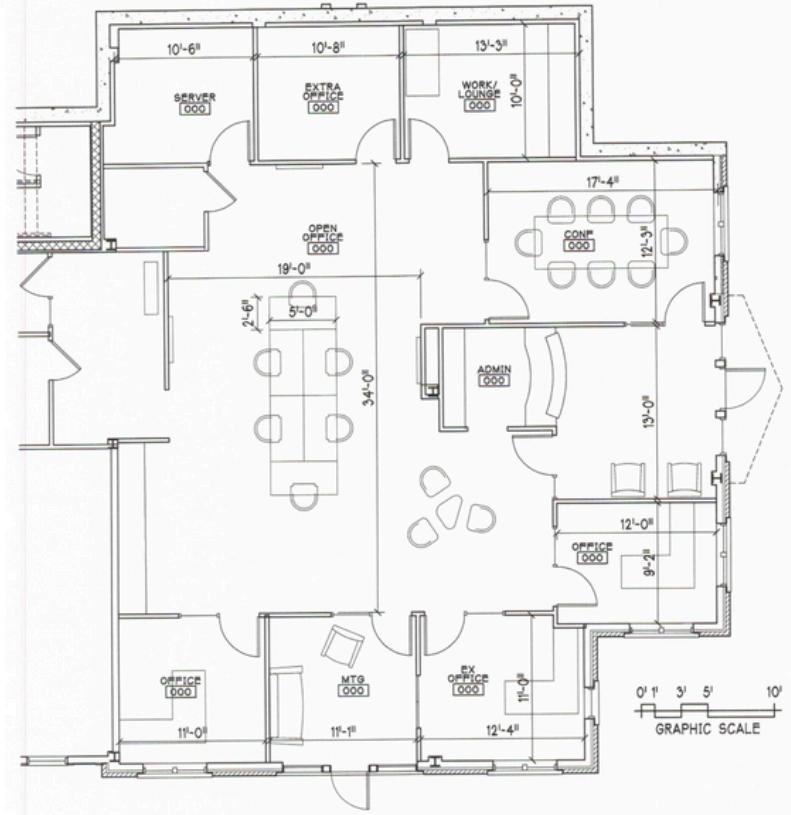
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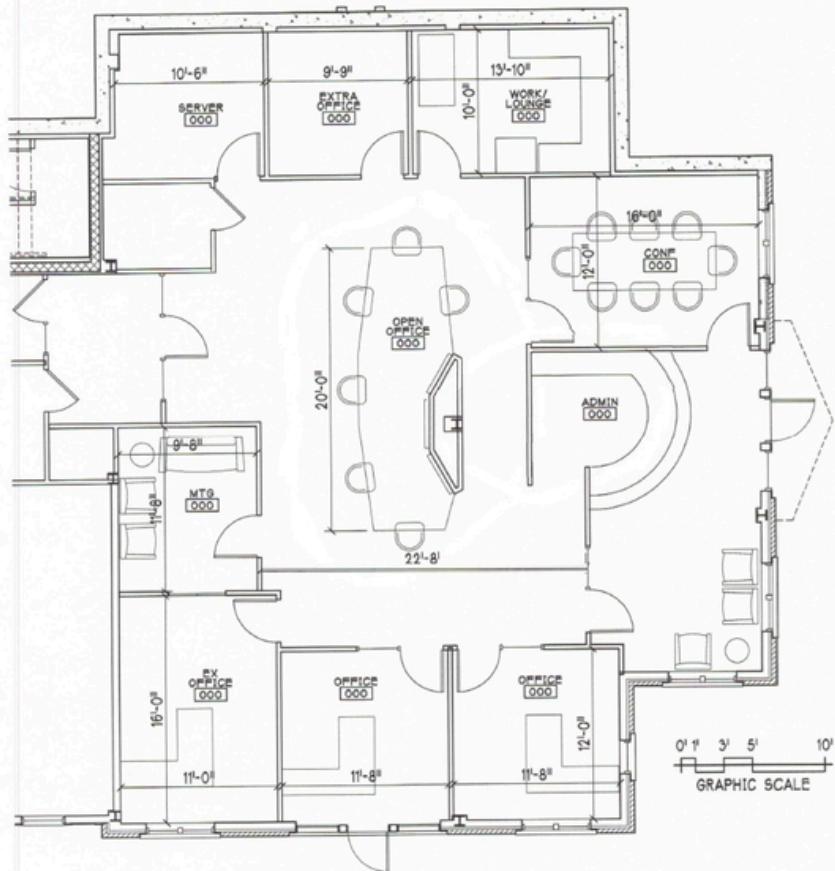
Other layout options



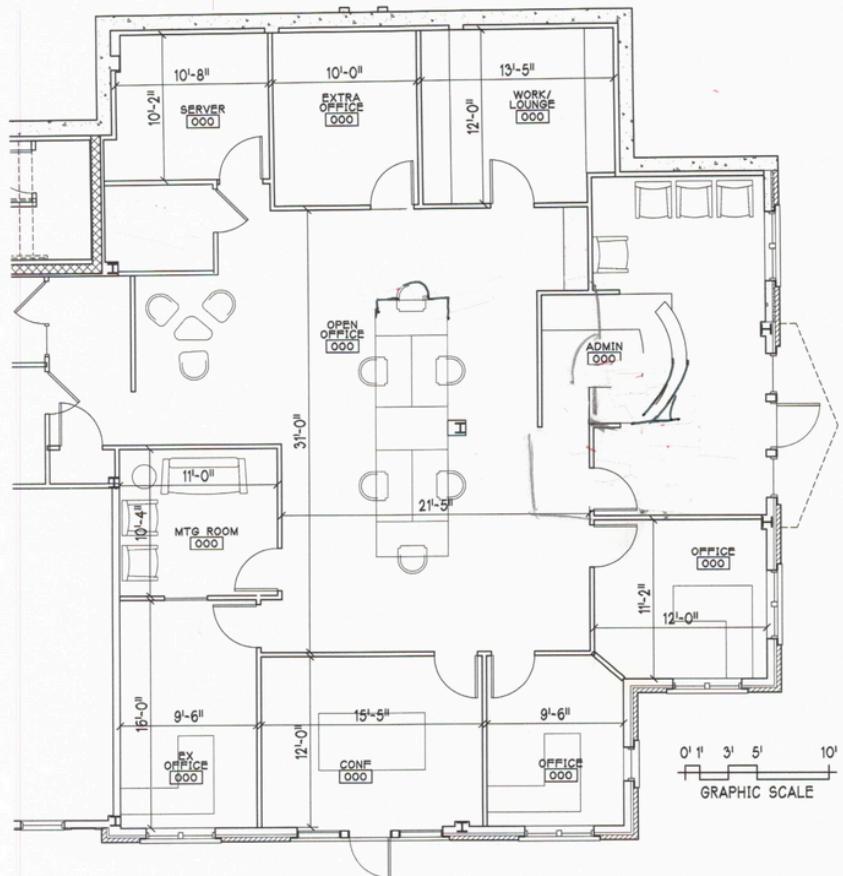
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