



REAL ESTATE INVESTMENT AND MANAGEMENT

## OFFICE CONDO FOR SALE

7115 LEESBURG PIKE | SUITE 315 | FALLS CHURCH, VA 22043



### PROPERTY DETAILS

This 3rd floor office condo in Falls Church has a reception/waiting area, five offices/exam rooms, a private restroom and ample storage. A bright office space and ADA compliant accessibility.

**Available:** 1,151 sf  
**Sale Price:** \$431,000  
**Condo Fee:** \$1,651 quarterly  
**Taxes (2025):** \$4,863  
**Zoning :** C-3 (Office)

### PROPERTY FEATURES

Located within the West Metro Plaza, this area is commercially dense with a mix of professional services, retailers, restaurants and grocery stores. Directly on Route 7 in Fairfax County, Leesburg Pike is a major east-west corridor, and near I-66 / I-495.

West Metro Plaza is in a well-connected, substantially walkable and transit-friendly location in the Northern Virginia corridor between Falls Church and the Tysons area.

### FOR MORE INFORMATION

#### MELANIE NOBRIGA

Senior Operations Manager & Agent  
[melanie@boosalisproperties.com](mailto:melanie@boosalisproperties.com)  
703.494.7691 (o) | 808.937.9417 (c)

#### THOMAS VELTSISTAS

Commercial Agent  
[thomas@boosalisproperties.com](mailto:thomas@boosalisproperties.com)  
703.494.7691 (o) | 703.628.8978 (c)

#### GEORGE BOOSALIS

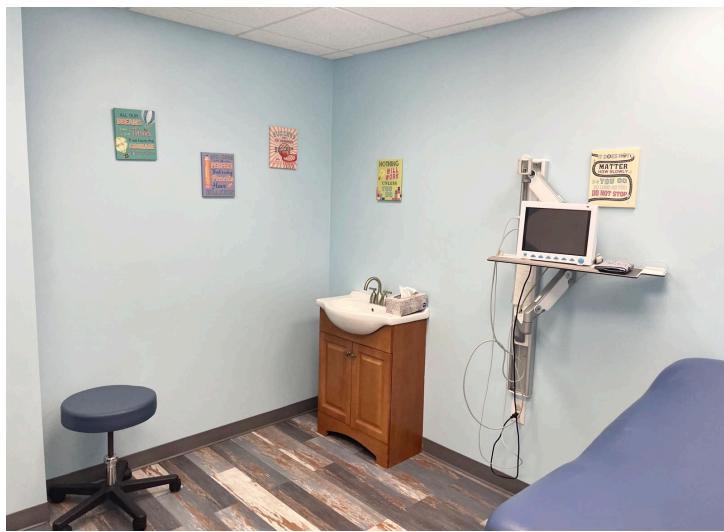
President/Principal Broker  
[george@boosalisproperties.com](mailto:george@boosalisproperties.com)  
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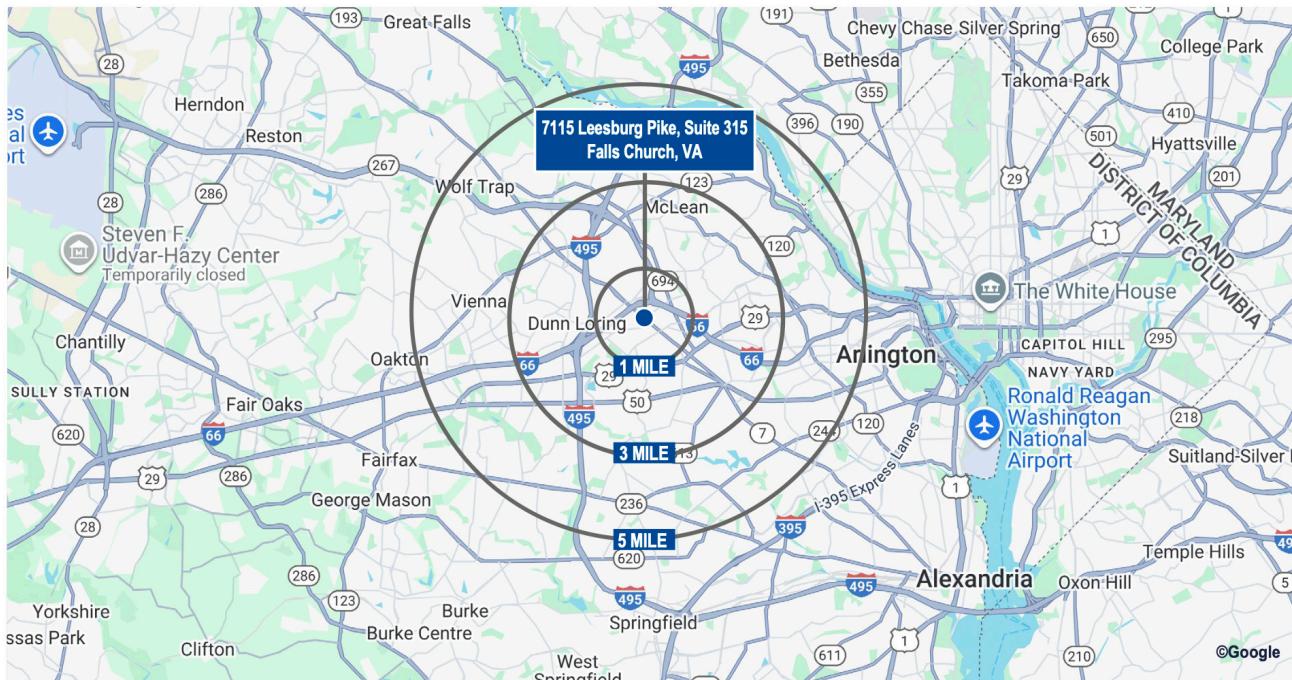


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## DEMOGRAPHICS



DEMOCRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,979	156,154	387,107
Households	5,871	59,152	146,022
Avg. HH Income	\$184,739	\$172,374	\$170,536
Median Home Value	\$852,172	\$819,759	\$815,735
Businesses	732	12,588	26,743
Employees	4,819	120,746	229,815

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