

**FOR LEASE**

# TURN-KEY DENTAL OFFICE

7115 LEESBURG PIKE, SUITE 216 FALLS CHURCH, VA 22043



**LEASE RATE**      **\$2,100.00 PER MONTH**

## OFFERING SUMMARY

Lease Type:            NNN  
Available SF:          948 SF  
Condo Fees:            \$462.43/month  
Zoning:                 C-3 (Office)  
Parcel ID:              0403-41-0216

## PROPERTY OVERVIEW

Turnkey dental office for sale. This fully built-out suite features four open operatories, reception area, waiting room, private office, sterilization/utility room, and staff break area. The efficient layout is designed to support strong patient flow and day-to-day functionality. Ideal for general dentists, specialists, or dental groups seeking a move-in ready space in a high-demand Northern Virginia market. Condo fees cover all expenses except electricity and WiFi, offering predictable operating costs.

## LOCATION OVERVIEW

Positioned along Leesburg Pike (Rt. 7), the property benefits from strong visibility and convenient access to I-66 and I-495, providing connectivity throughout Northern Virginia and into Washington, D.C. The surrounding area features dense residential neighborhoods, established commercial corridors, and a strong daytime population, supporting consistent patient demand.

## PRESENTED BY:

**RYAN ARCHIBALD**  
*INVESTMENT SALES & LEASING*  
703.420.8267  
ryan@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)

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## ADDITIONAL PHOTOS



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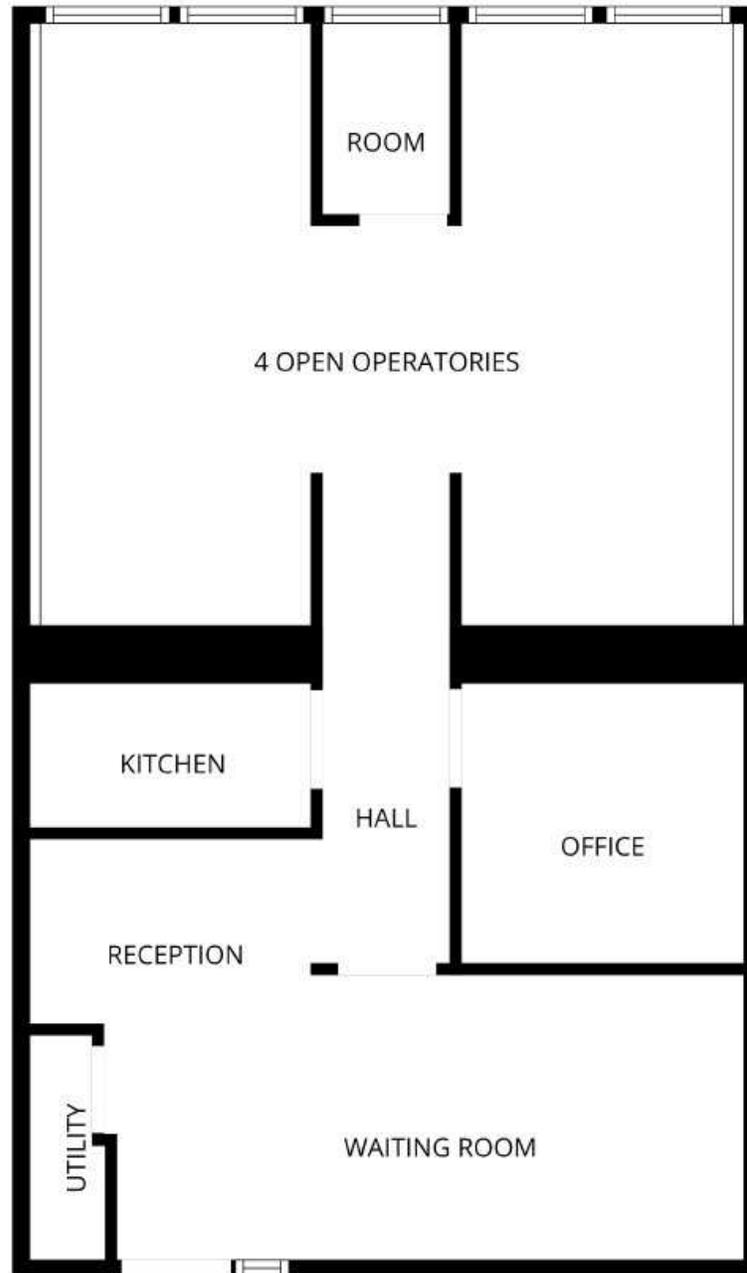
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## FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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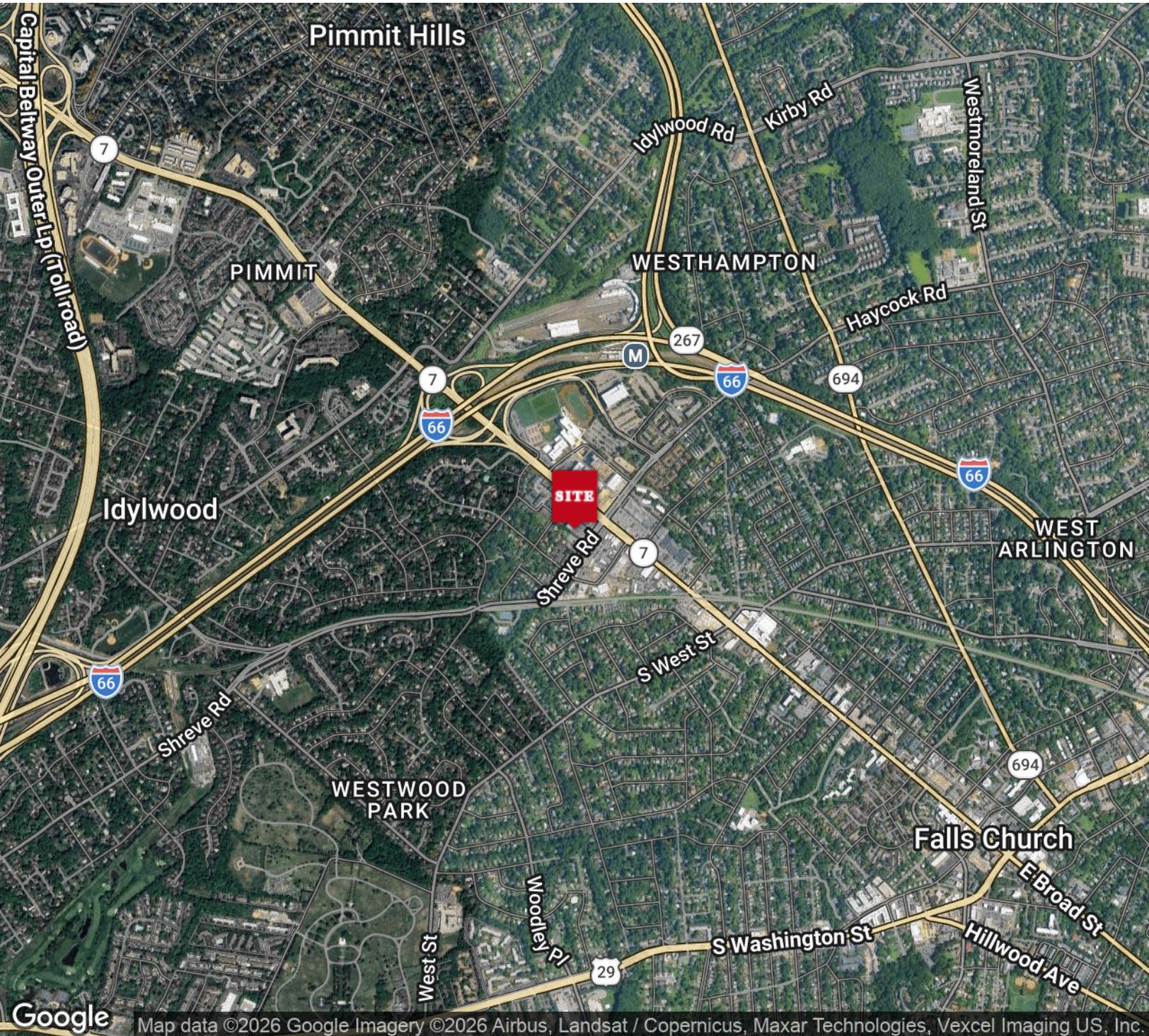
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## LOCATION MAP



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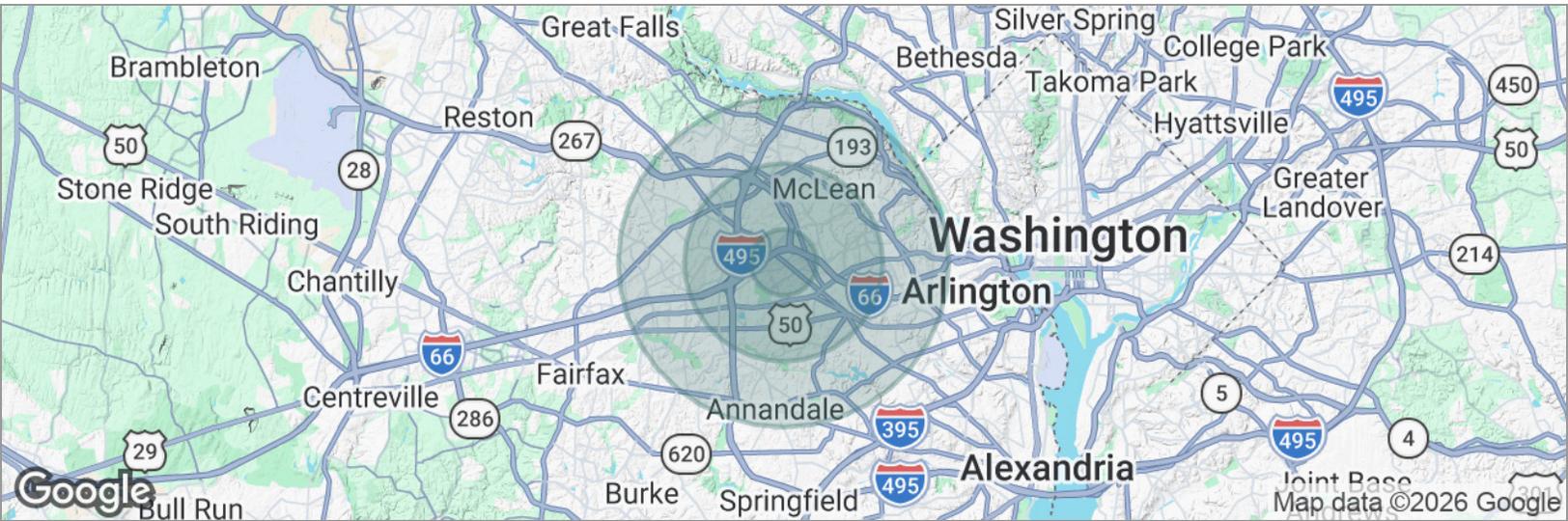
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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,238	158,117	393,180
Median age	39.3	40.0	40.0
Median age (male)	37.0	39.4	39.5
Median age (Female)	41.1	39.8	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,409	61,462	151,968
# of persons per HH	2.5	2.6	2.6
Average HH income	\$197,604	\$207,098	\$209,055
Average house value	\$925,285	\$968,162	\$965,104

\* Demographic data derived from 2020 ACS - US Census

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