

**FOR
LEASE
& FOR
SALE**

**2,273 SF AVAILABLE
OFFICE CONDO FOR SALE**



ENTRANCE

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**Sale Price: \$725,000
Lease Rate
Negotiable**

2,273 SF OFFICE FOR SALE OR FOR LEASE

PROPERTY OVERVIEW

Located near Leesburg Pike, 10134 Colvin Run Rd, Unit G & H, in Great Falls offers 2,273 SF of office space in the Leigh Corners Office Park. Features include several offices, a large kitchen with granite countertops, a conference room, vaulted ceilings with skylight windows, and an updated bathroom.

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Households:	1,130	16,762	58,766
Population:	3,643	43,481	150,704
Avg HH Income:	\$321,251	\$250,608	\$236,054

PROPERTY HIGHLIGHTS

- 2,273 SF 2nd Floor Office Condo
- Build Out Credit at Closing Available
- Available for lease as "negotiable"
- Prime location close to Rt 7
- Ample Free Parking
- End Unit
- Monument Signage
- Taxes: \$9,306.54/year
- Condo Fees: \$872.68/month

FOR FURTHER INFORMATION, PLEASE CONTACT:

ERIK ULSAKER • erik.ulsaker@divaris.com • 703.861.0373

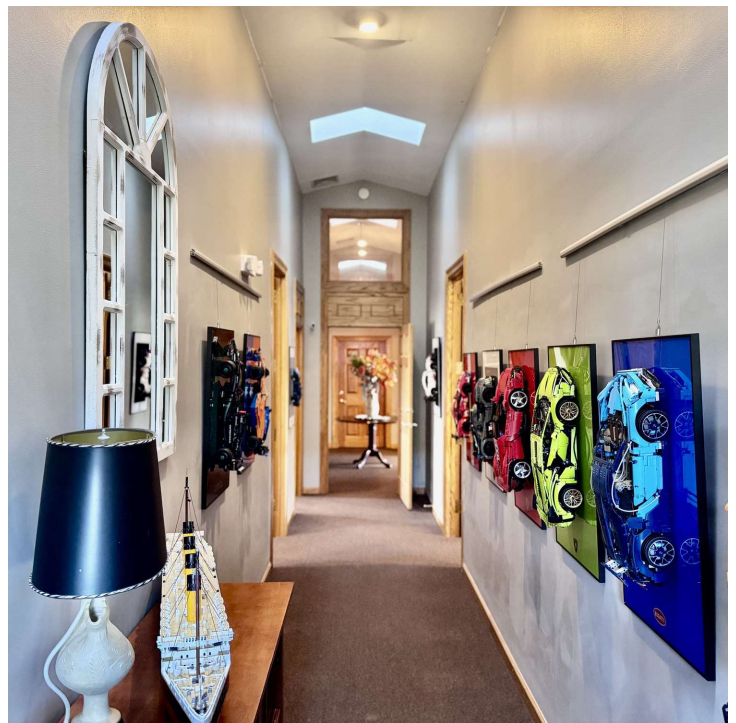
JOSEPH FARINA • jfarina@divaris.com • 571.620.5142



2,273 SF OFFICE CONDO FOR SALE IN GREAT FALLS

10134 COLVIN RUN RD STE G & H, GREAT FALLS, VA 22066

ADDITIONAL PHOTOS



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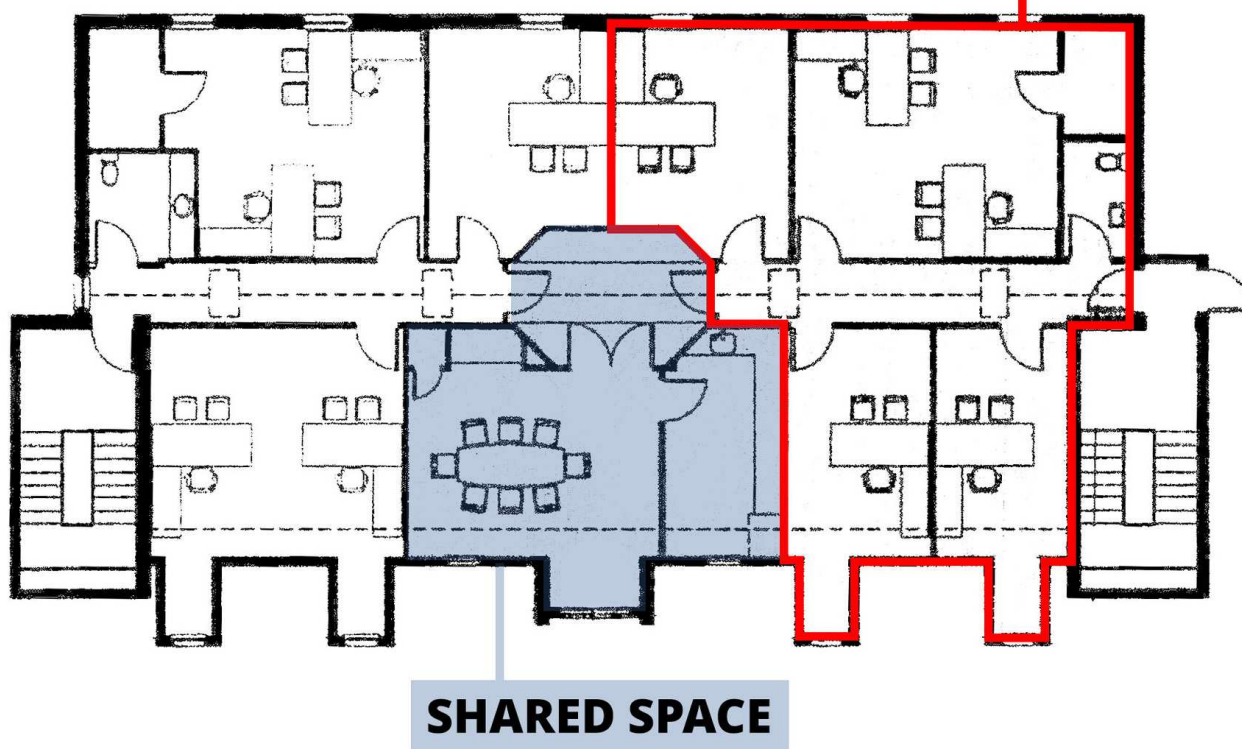
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FLOOR PLANS



VIDEO TOUR

AVAILABLE 12/1/25



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PARKING MAP



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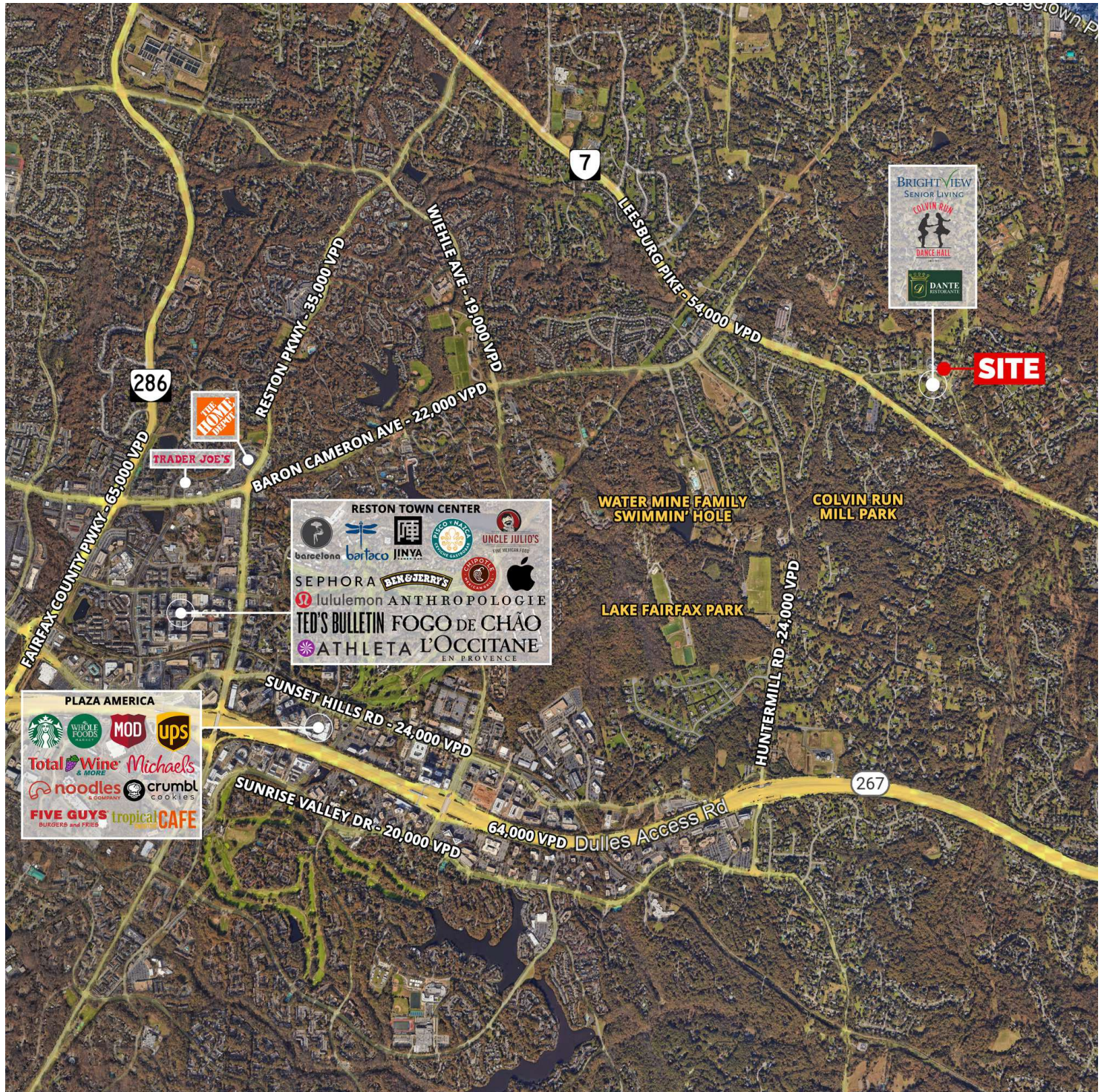


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AERIAL MAP



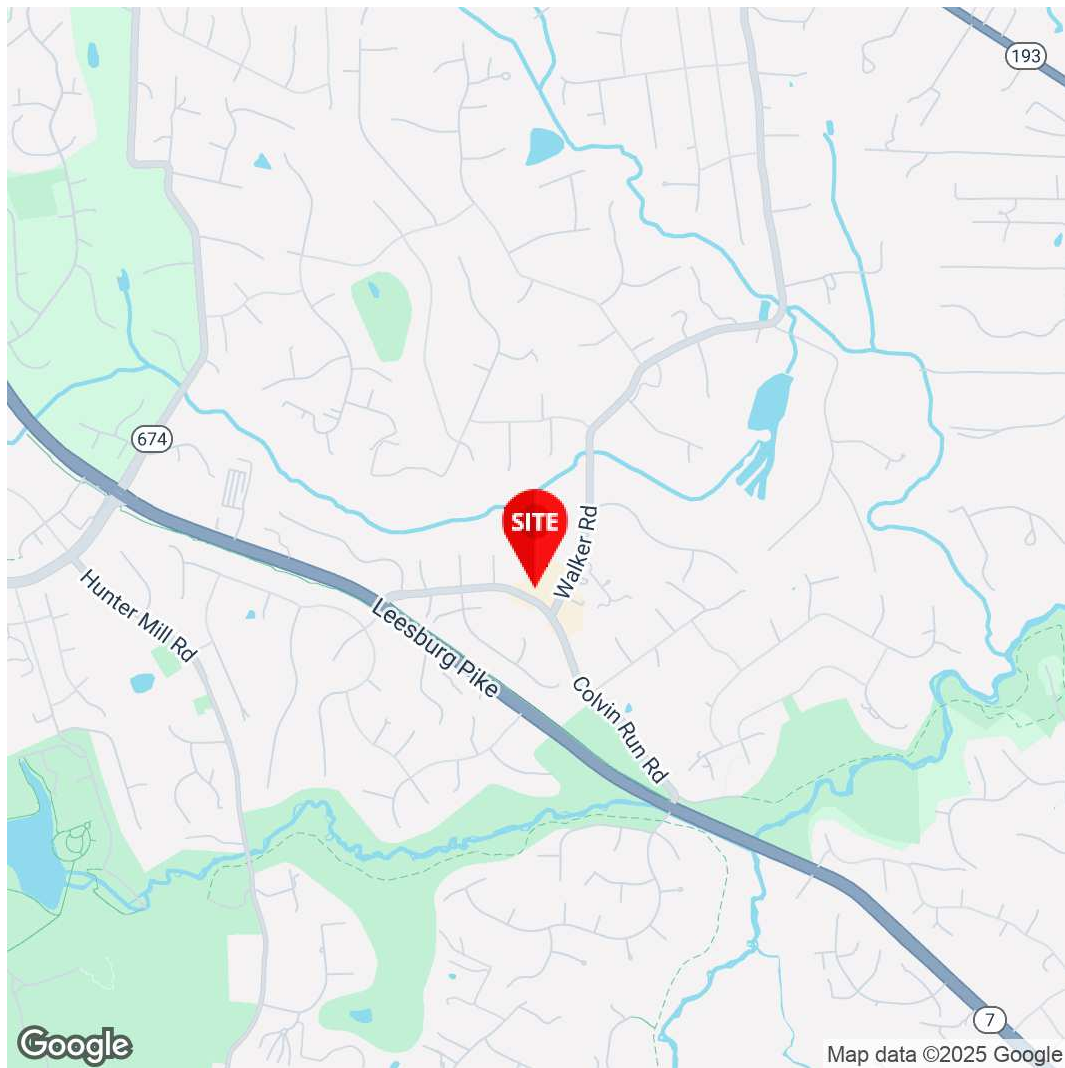
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