

# FOR LEASE

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



## OFFICE CONDO FOR LEASE

Lease Rate:  
Negotiable

### 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.

### PROPERTY HIGHLIGHTS

- 2,273 SF 2nd Floor Office Condo
- Prime location close to Rt 7
- Ample Free Parking
- Monument Signage

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Households:</b>	1,130	16,762	58,766
<b>Population:</b>	3,643	43,481	150,704
<b>Avg HH Income:</b>	\$321,251	\$250,608	\$236,054

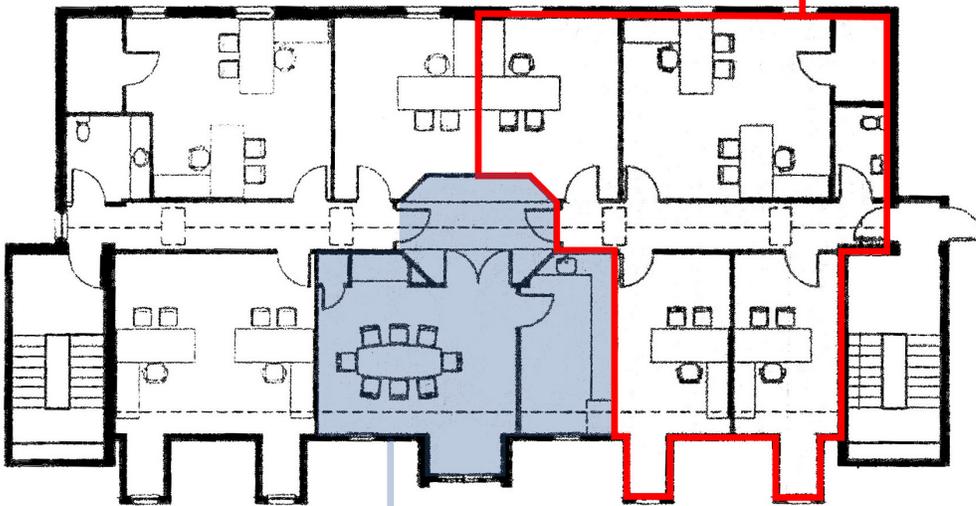
FOR FURTHER INFORMATION, PLEASE CONTACT:  
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**AVAILABLE 12/1/25**



**SHARED SPACE**



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