

7777 Leesburg Pike, Falls Church, VA 22043

12,200 SQ. FT. OFFICE SPACE FOR LEASE

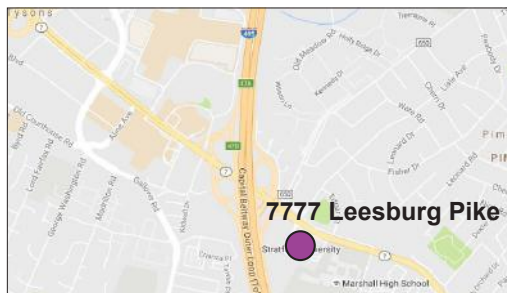


Location location location. It simply doesn't get any better than this!
Located on Route 7 overlooking the beltway (I-495)
With the addition of the HOT lanes you can be north or south in seconds
We have small one room suites available to large office space with multiple offices

Minimum Divisible: 500 SF Maximum Contiguous: 6,000 SF
Rental Rate: \$20 - \$25 /SF/Year

PROPERTY FEATURES:

- + Building size: 110,000 SF
- + Office space available from one room small suites to large office space with multiple offices
- + Prices starting at \$750 per month for your own office
- + Located on Rt 7 just inside the Beltway; close to West Falls Church Metro and on major bus lines
- + Easy access to I-495, Dulles Toll Road and I-66
- + A short drive from Tysons Corner Center, Tysons Galleria Mall, the Greensboro Silver Line Metro, and Tysons new retail, office, hotel and residential development called "The Boro"
- + Outstanding demographics within 1-3 miles
- + Traffic counts: up to 194,922 VPD on I-495 and Leesburg Pike N



Demographics 2016	1 mile	3mile	5mile
Estimated Population	22,581	135,274	300,571
Estimated Households	9,060	51,932	109,926
Avg HH Income	\$128,782	\$162,411	\$179,181

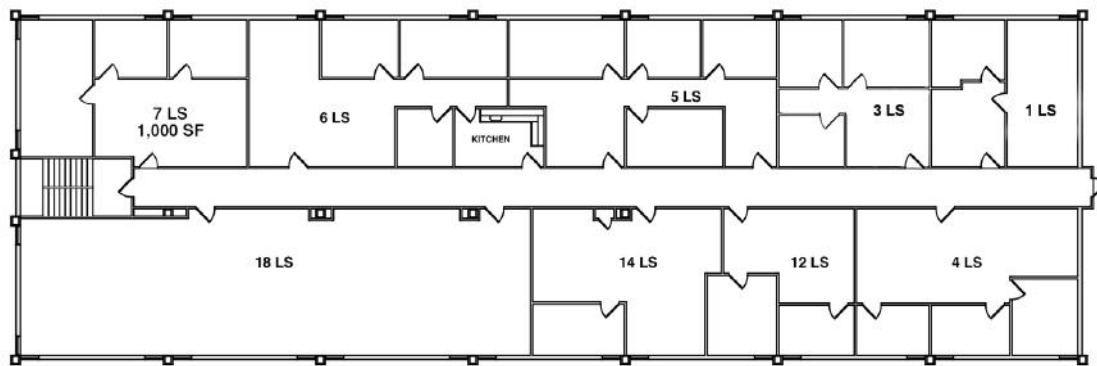


DANE T. BEASLEY

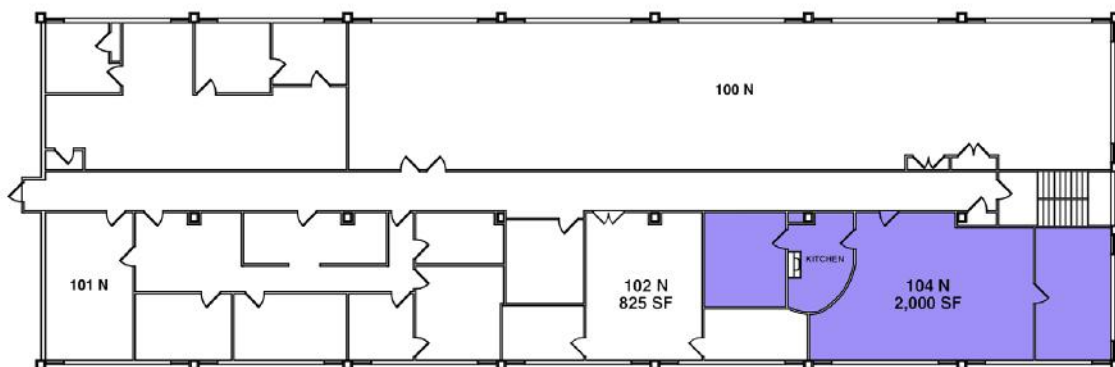
O: 703-204-2000 | F: 703-204-2003

dbeasley@bernsteinmanagementgroup.com

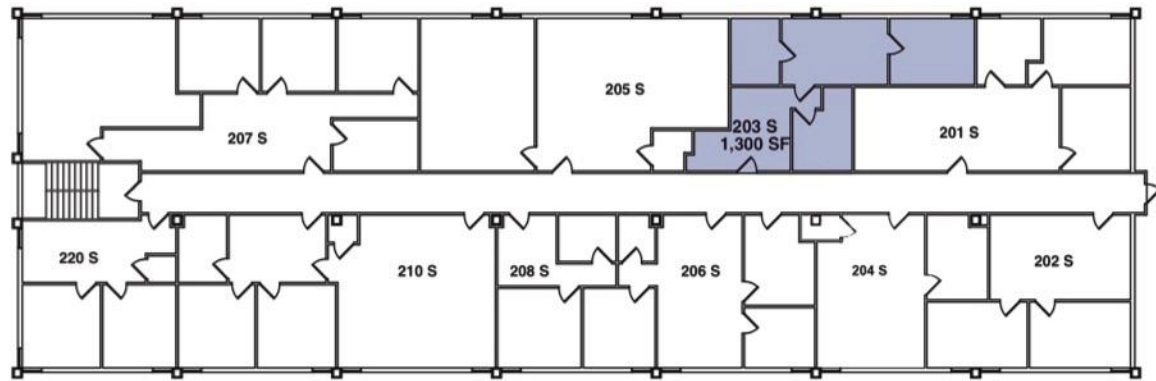
Bernstein Management Group, Inc., 2095 Chain Bridge Rd, Second Floor, Vienna, VA 22182



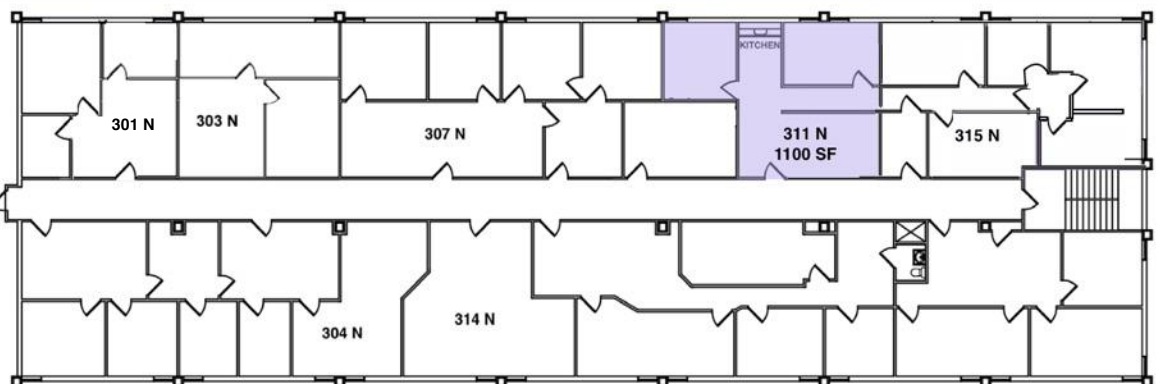
LOBBY SOUTH



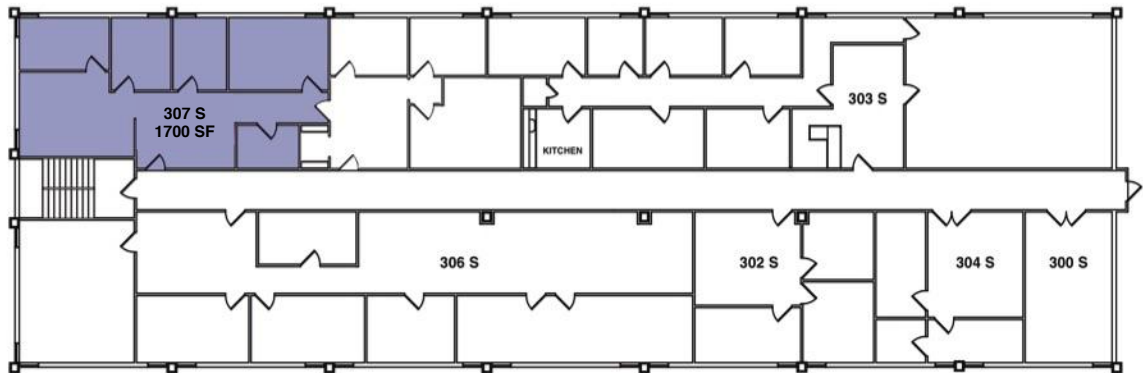
FIRST FLOOR NORTH



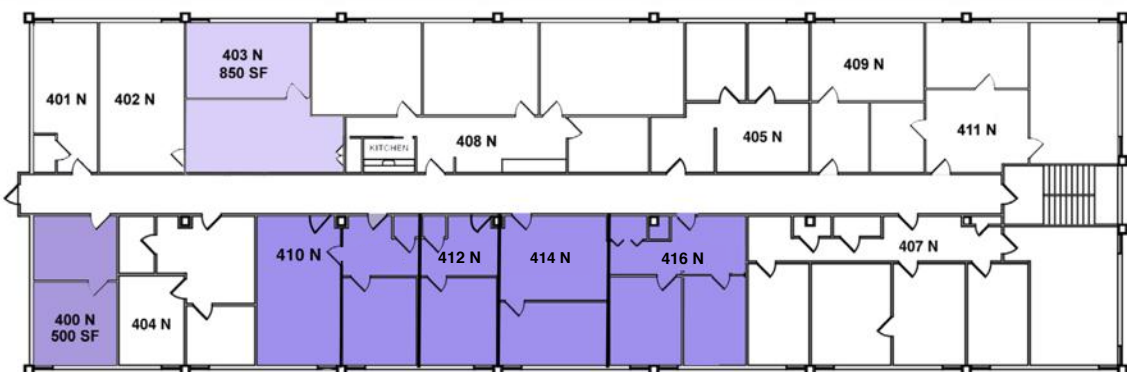
SECOND FLOOR SOUTH



THIRD FLOOR NORTH



THIRD FLOOR SOUTH



FOURTH FLOOR NORTH