

Office Condo for Lease or Sale

8230 Boone Blvd Ste 445
Vienns VA 22182



Property Overview

Premier 2,400+ SF Office Condo — Tysons, VA | For Sale or Lease

Own or lease a professionally finished, 2,400+ SF office suite on the 4th floor with a commanding window line overlooking Route 7 in the heart of Tysons. The thoughtfully designed layout opens to a welcoming reception area off the building lobby, with a central conference room anchoring the suite. Two window-lined private offices, a full kitchen, and a generous multi-purpose room — ideal for team-building, a studio, client events, or flexible workspace — round out the space.

Location is a standout: a short walk to the Greensboro Metro Station (Silver Line) plus easy vehicle access to Tysons' major arteries and economic centers, putting your team minutes from the region's top employers, retail, and dining.

Offered for sale or lease, with rare flexibility for buyers: the owner is open to owner-financing to ease the purchase, as well as lease-to-purchase pathways.

Location

Near the intersection of Rt 7 and Gallows Rd in Tyson's Corner VA, just east of Rt 123. Very close to I-495, the Capital Beltway and Tysons I and Tysons II Shopping centers. Also a short drive to the town of Vienna, and walking distance to the Silver Line Metro Stop at Greensboro Station. Located in Fairfax County, VA

Property Details

Price: \$1,200,000

SF: 2450

Lease Rate / SF/Yr \$25 FS

Floors: 4

Year Built: 1981

Building Class: B

Parking: Surface

Parking Ratio: 3.6/1000

Ed Martin, CCIM - Principal Broker

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KELLER WILLIAMS SOLUTIONS

8100 Ashton Ave #103

Manassas, VA 20109

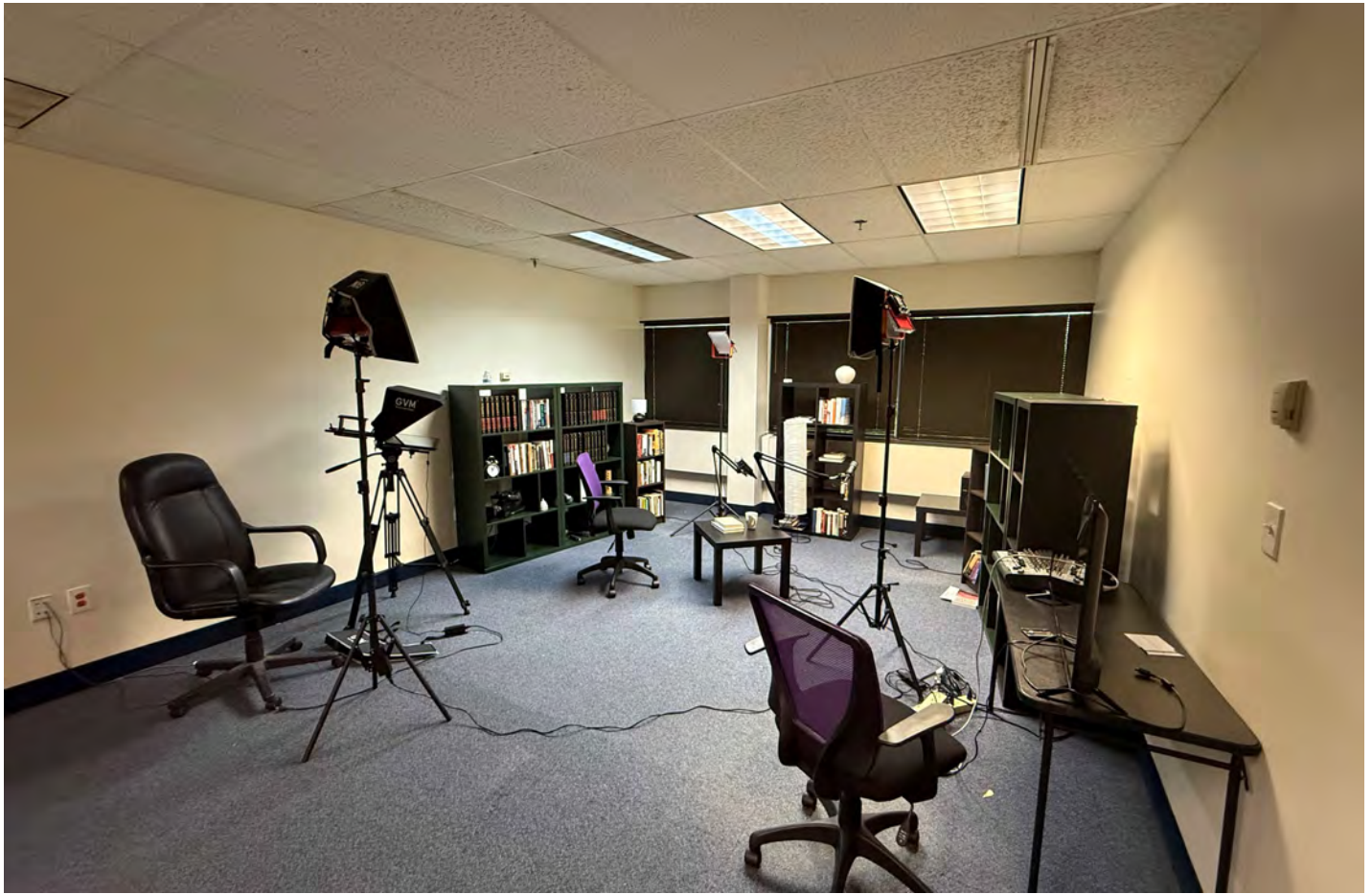
Each Office is Independently
Owned and Operated



Property Photos



Property Photos





Property Photos



Floorplan



OFFICE
9'3" x 14'5"

CONFERENCE ROOM
20'2" x 14'5"

OFFICE
9'9" x 14'5"

BULLPEN
24'8" x 33'5"

HALL
39'9" x 4'8"

RECEPTION
6'6" x 10'10"

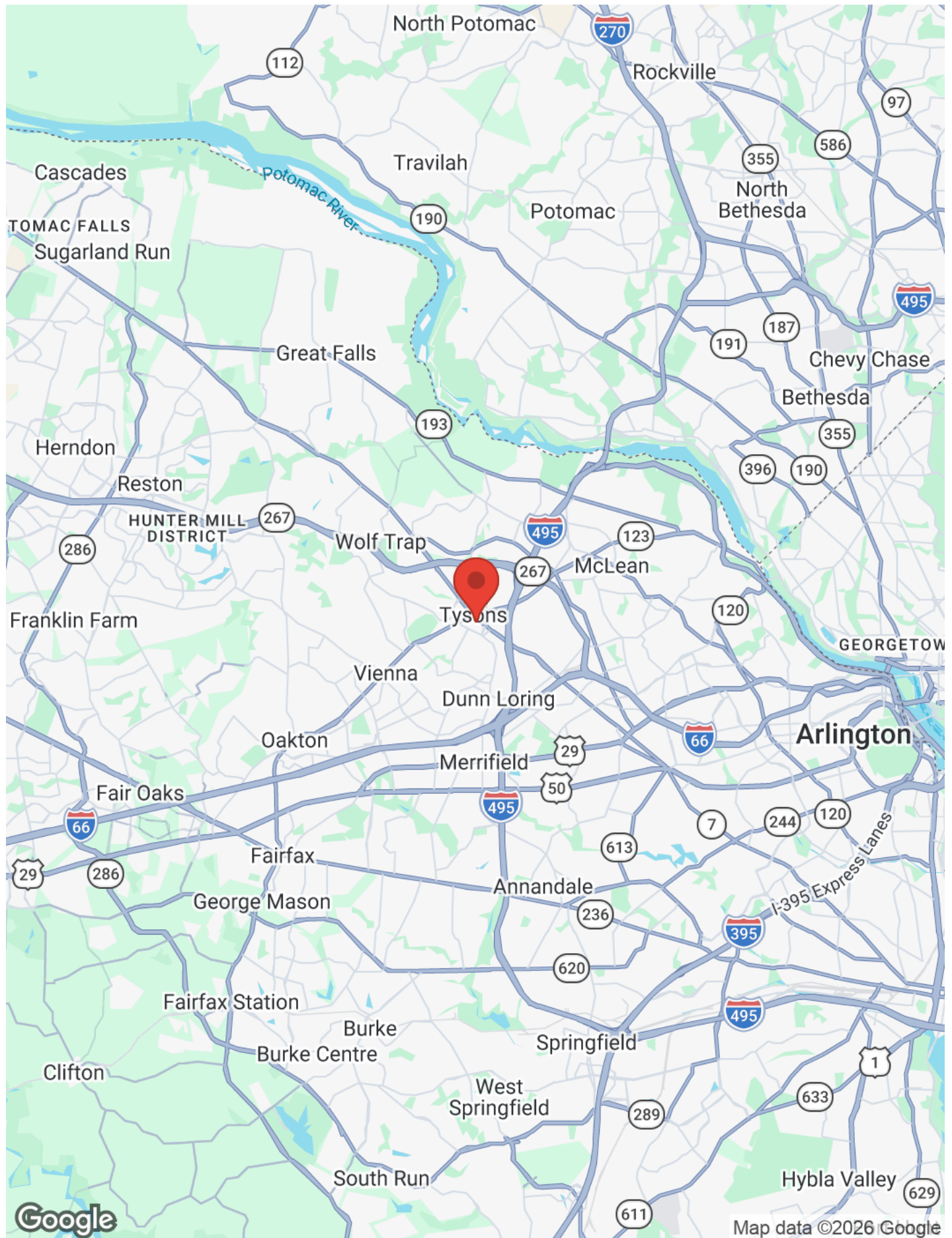
ENTRY
13'2" x 13'8"

KITCHEN
9'9" x 13'8"

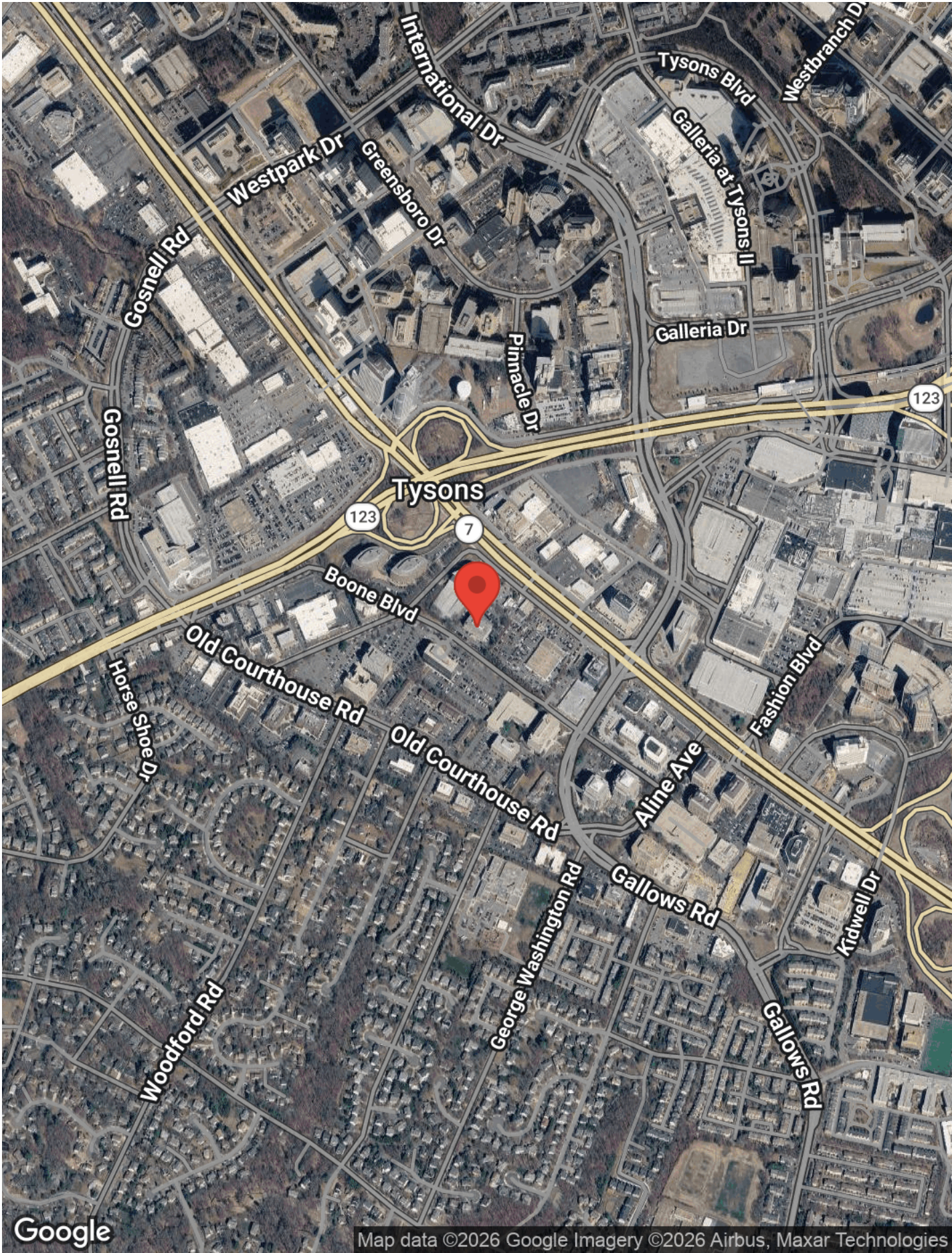
TOTAL: 1888 sq. ft
1st floor: 1888 sq. ft

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

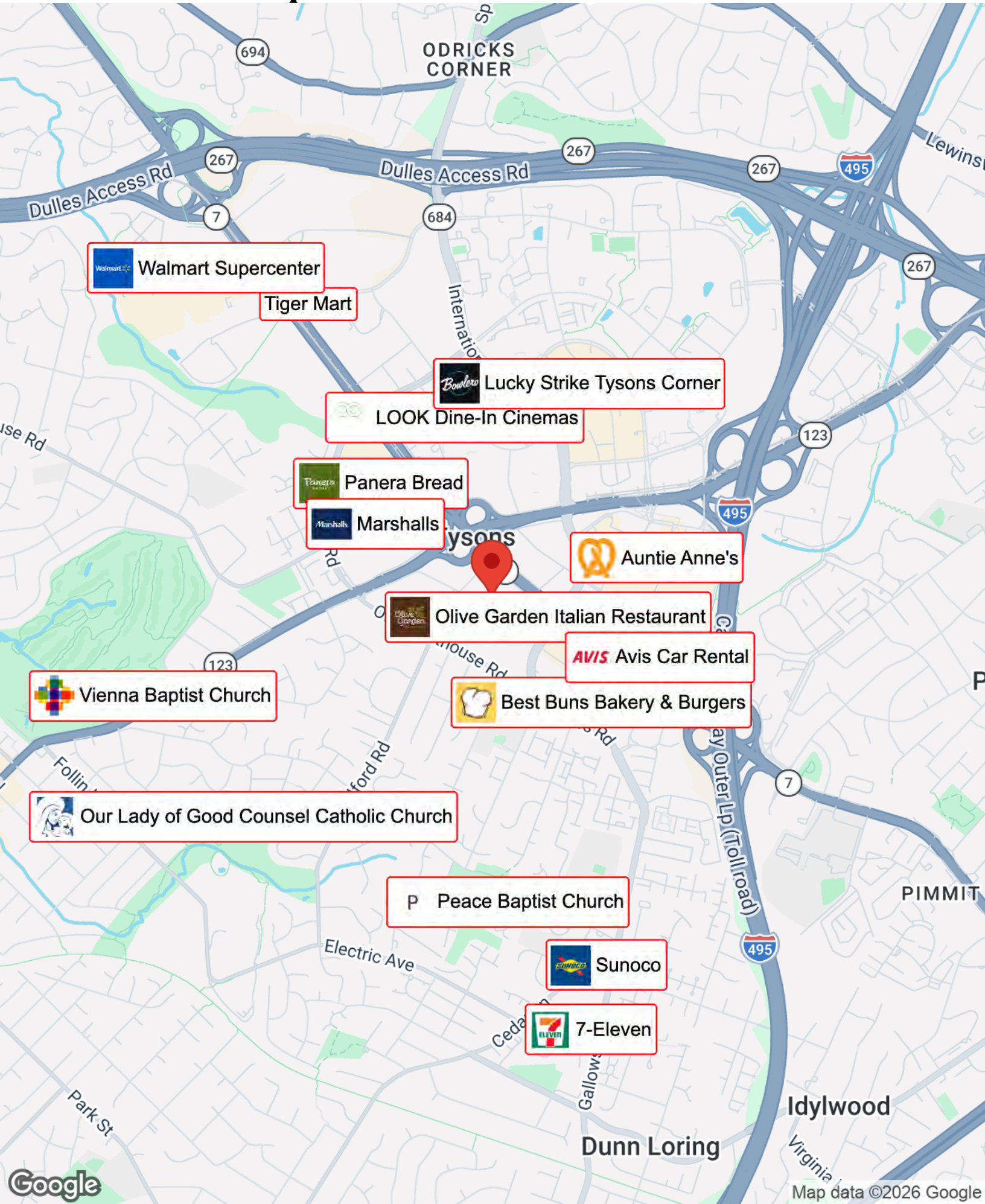
Regional Map



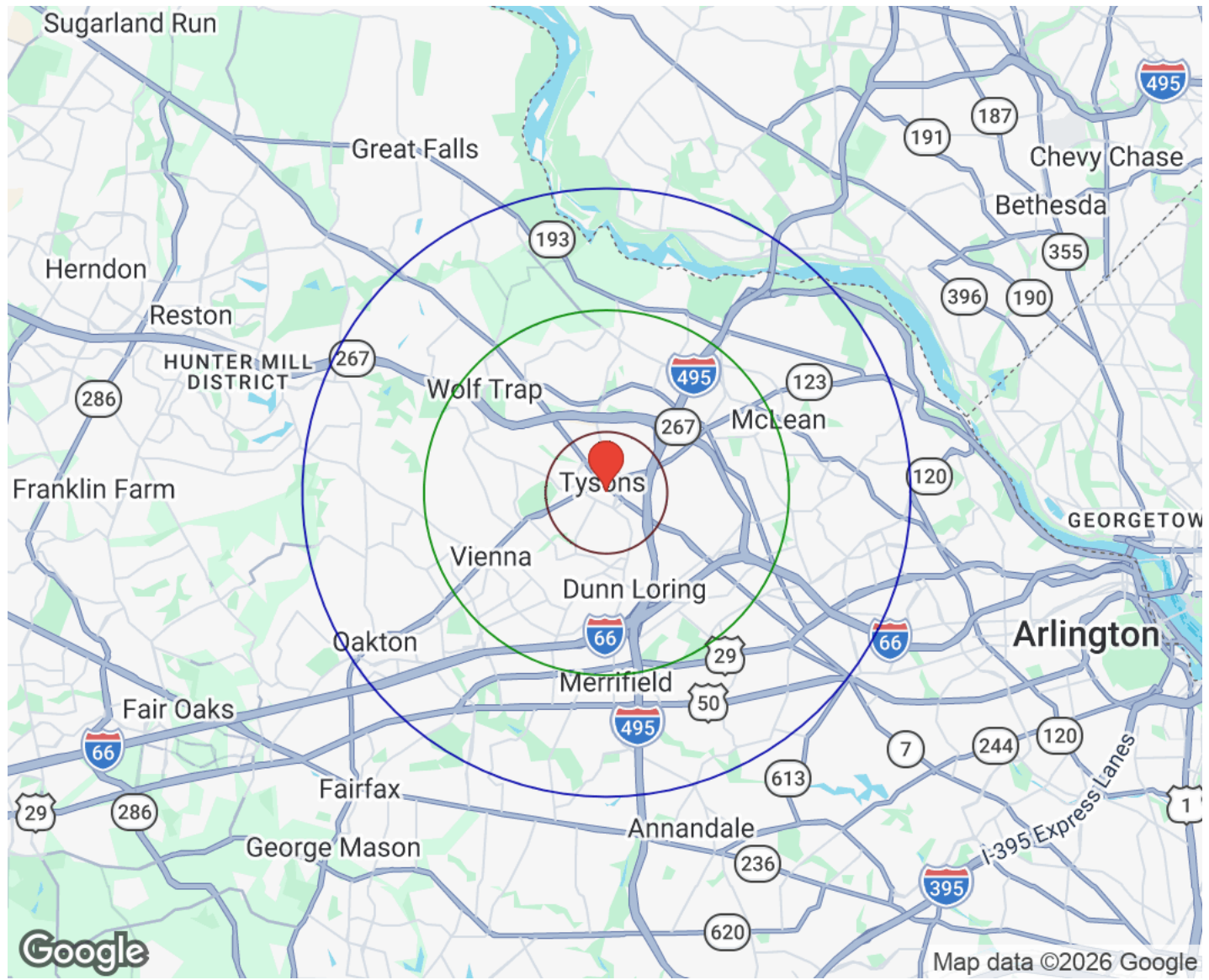
Aerial Map



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	11,403	59,552	137,286
Female	11,622	60,186	139,663
Total Population	23,025	119,738	276,949

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	11,252	63,880	150,411
Black	1,787	6,825	15,232
Am In/AK Nat	9	72	166
Hawaiian	9	48	111
Hispanic	2,171	14,117	38,080
Asian	6,967	30,066	61,981
Multiracial	776	4,406	10,192
Other	53	347	803

Housing	1 Mile	3 Miles	5 Miles
Total Units	11,859	50,192	109,915
Occupied	11,492	48,801	105,747
Owner Occupied	3,968	26,925	65,929
Renter Occupied	7,524	21,876	39,818
Vacant	367	1,391	4,168

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,306	20,827	49,820
Ages 15 - 24	2,388	13,767	32,533
Ages 25 - 54	11,257	51,635	114,704
Ages 55 - 64	2,434	13,870	32,905
Ages 65+	3,642	19,640	46,985

Income	1 Mile	3 Miles	5 Miles
Median	\$147,702	\$175,391	\$181,106
Under \$15k	632	1,677	3,290
\$15k - \$25k	239	1,036	1,930
\$25k - \$35k	152	1,297	2,709
\$35k - \$50k	502	1,693	4,260
\$50k - \$75k	902	2,806	6,640
\$75k - \$100k	1,307	4,713	9,374
\$100k - \$150k	2,085	7,736	15,783
\$150k - \$200k	2,112	6,778	14,287
Over \$200k	3,562	21,064	47,475

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Exclusively Listed by

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Professional Bio



Ed Martin, CCIM

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.