

FOR SALE

46175 WESTLAKE DRIVE STE 100



HIGHLY MOTIVATED OWNER

Rare beautiful suite with direct access to lakefront walking path



AVAILABLE TERMS

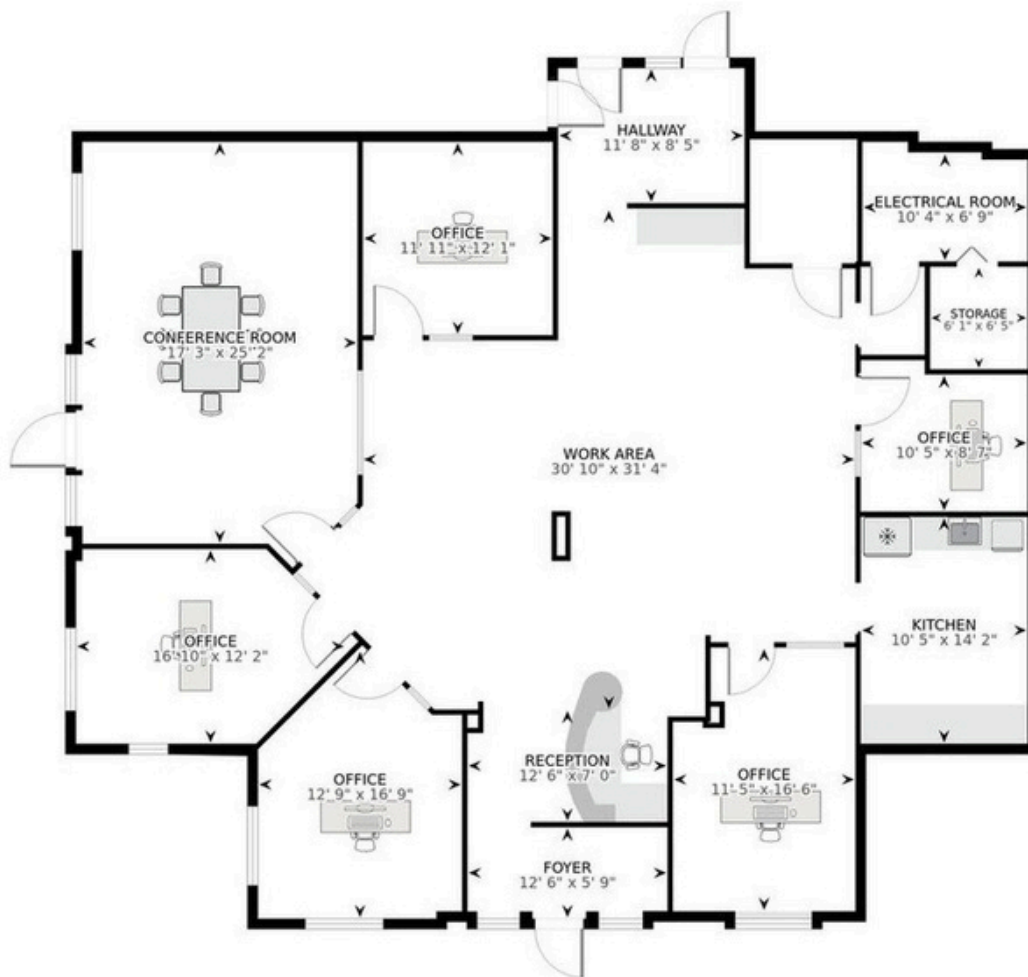
- 3,284 sqft
- For Sale \$735,000
- Available Now

FOR SALE / LEASE

46175 Westlake Drive Suite 100
Potomac Falls, VA



FLOOR PLAN



All measurements and dimensions are approximate and intended for general informational purposes only. They should not be relied upon as a substitute for professional advice or accurate surveying.

3D-LINK

<https://homevisit.view.property/public/vtour/display/2315791#!/>

FOR MORE INFORMATION PLEASE CONTACT

Emily Wright, Director

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The above information was obtained from sources we deem to be reliable. However, we have not verified its accuracy, and make no warranties thereof. It is submitted subject to the possibility of errors and omissions, as well as prior leasing and change of price. Furthermore, it may be withdrawn with or without notice without penalty.

SPACE HIGHLIGHTS

- Three total entrances - two external lake walk-outs, one internal
- Two premium signage opportunities on the front and back of the building
 - “Back” signage overlooks Route 7 and the outside seating at Lakeside Bungalow and Ivy by the Lake
- 4 windowed offices, 2 without, and the possibility to add in 2 more without major layout changes
- ADA compliant
- Beautiful lake views and walk-out access
- Zoned for office or medical
- Complete control over two HVAC units
- Condo fees cover snow removal, trash, and all exterior maintenance
- 6 minute drive from Dulles Town Center
- Access to great walking paths around the lake and to shopping/restaurants

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PLEASE **CONTACT** THE LISTING TEAM FOR INFORMATION



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