

FOR LEASE

TURN-KEY MEDICAL/PROFESSIONAL OFFICE CONDO

7115 LEESBURG PIKE, SUITE 216 FALLS CHURCH, VA 22043



LEASE RATE **\$2,100 PER MONTH**

OFFERING SUMMARY

Lease Type: NNN
Available SF: 948 SF
Condo Fees: \$462.43/month
Zoning: C-3 (Office)
Parcel ID: 0403-41-0216

PROPERTY OVERVIEW

Turnkey professional or medical office condo for lease. This fully built-out suite features four open treatment/exam areas, reception area, waiting room, private office, sterilization/utility room, and staff break area. The efficient layout supports strong client and patient flow and can accommodate a variety of professional, medical, wellness, or dental users. Existing dental infrastructure offers immediate functionality for dental practices while also providing flexibility for conversion to other office or medical uses. Condo fees cover all expenses except electricity and WiFi, offering predictable operating costs.

LOCATION OVERVIEW

Positioned along Leesburg Pike (Rt. 7), the property benefits from strong visibility and convenient access to I-66 and I-495, providing connectivity throughout Northern Virginia and into Washington, D.C. The surrounding area features dense residential neighborhoods, established commercial corridors, and a strong daytime population, supporting consistent patient demand.

PRESENTED BY:

RYAN ARCHIBALD
INVESTMENT SALES & LEASING
703.420.8267
ryan@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

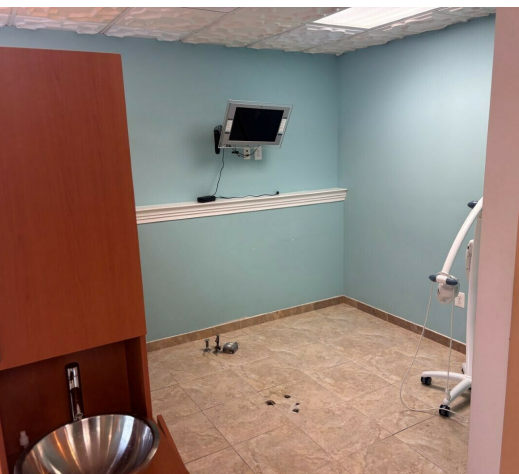
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ADDITIONAL PHOTOS



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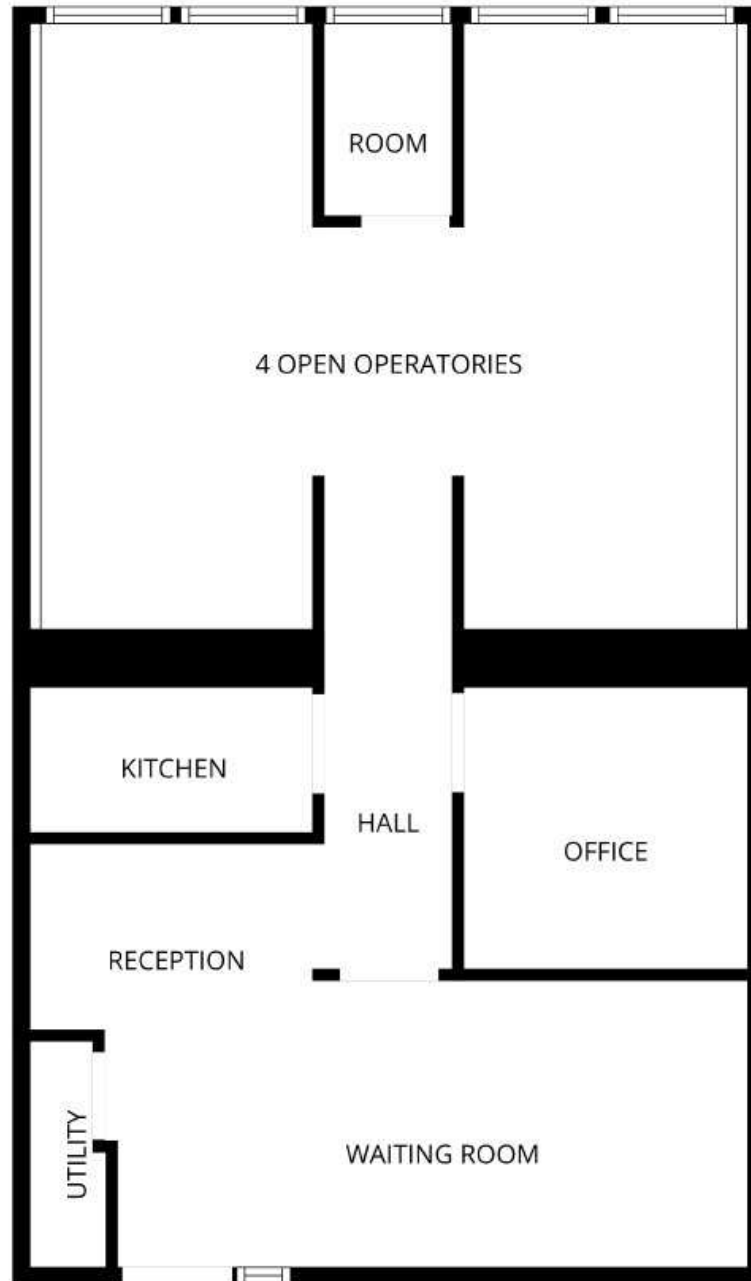
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FLOOR PLAN



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

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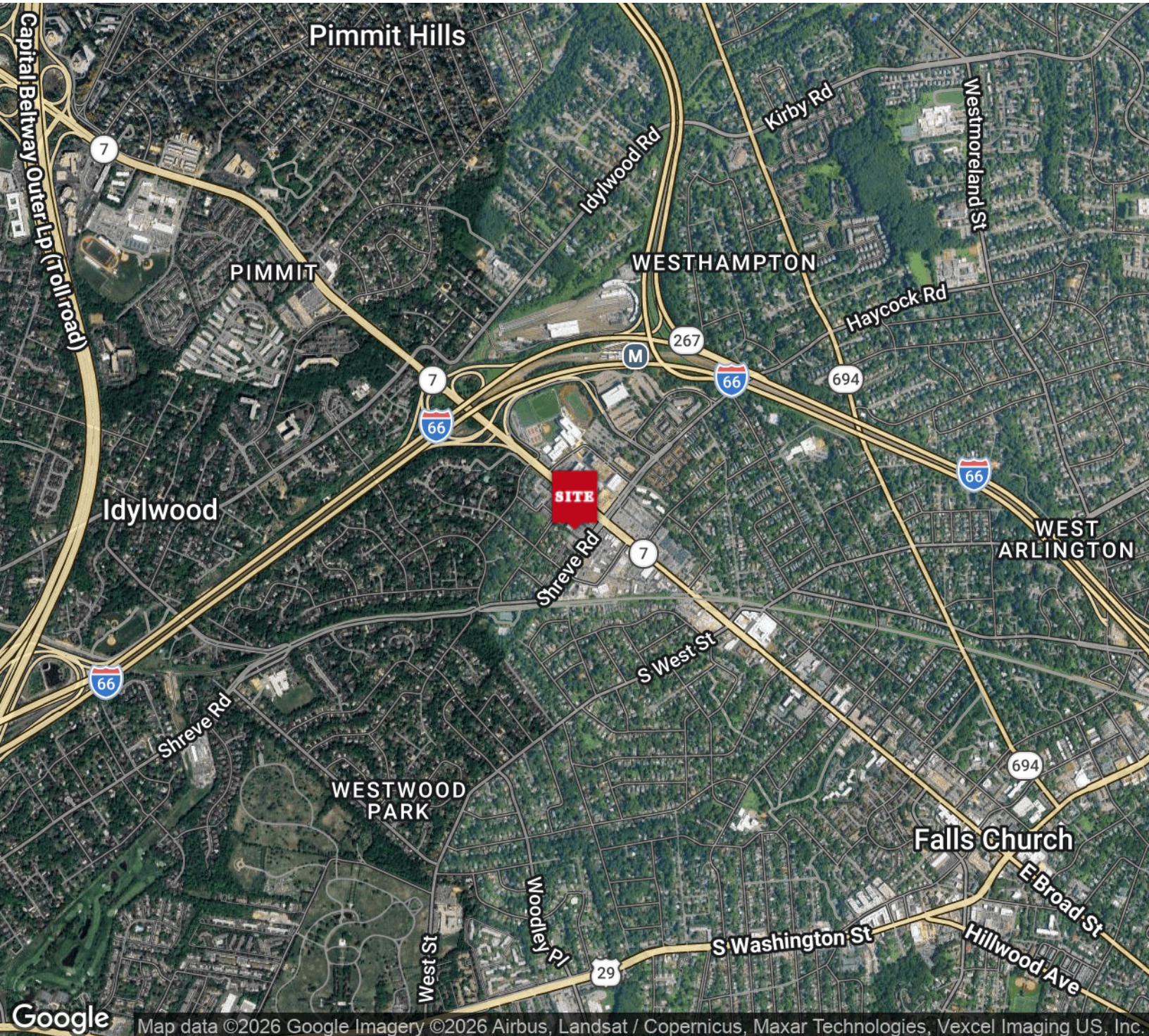
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LOCATION MAP



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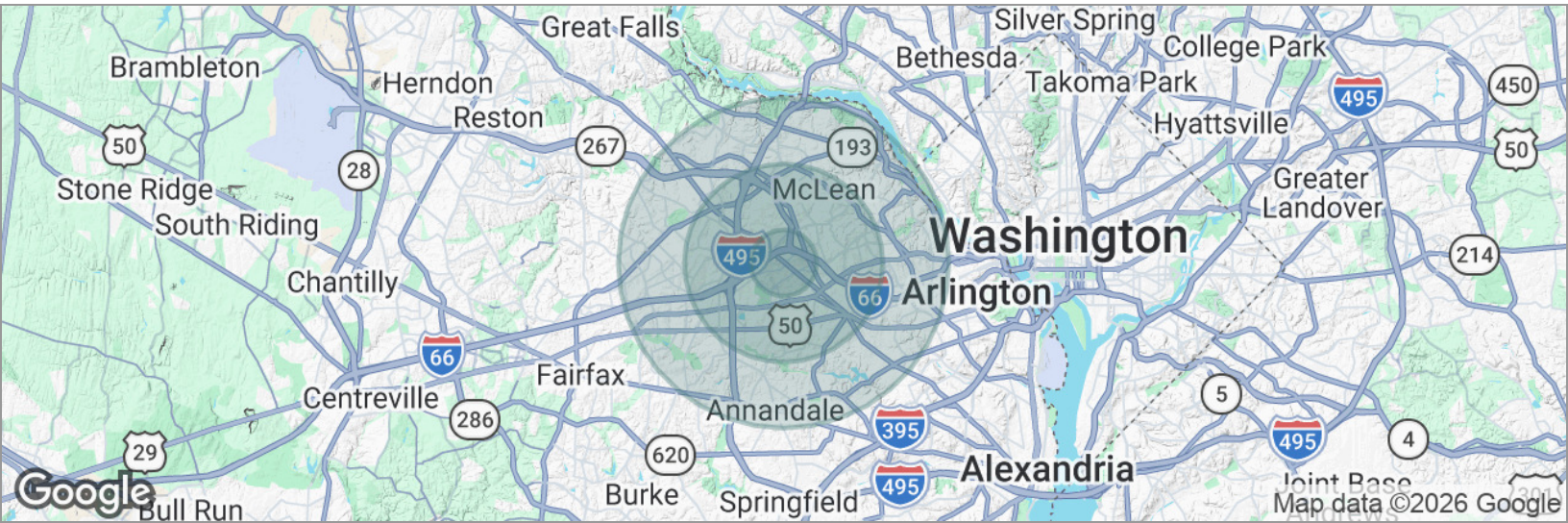
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,238	158,117	393,180
Median age	39.3	40.0	40.0
Median age (male)	37.0	39.4	39.5
Median age (Female)	41.1	39.8	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,409	61,462	151,968
# of persons per HH	2.5	2.6	2.6
Average HH income	\$197,604	\$207,098	\$209,055
Average house value	\$925,285	\$968,162	\$965,104

* Demographic data derived from 2020 ACS - US Census

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