



COMMERCIAL DIVISION

"Local Expertise. World Class Service"

METROWEST

A New Office Condo Project in West Falls Church, VA
Right off I-66, walkable to the Metro

NEW CONSTRUCTION DELIVERING MARCH 2015



LEESBURG PIKE ELEVATION

LOCATION: 7121 Leesburg Pike, Falls Church, VA
PROJECT SIZE: 15,250 SF Total
 7,625 SF Retail & 7,625 SF Office
PARKING: 67 Spaces
TRAFFIC: 43,000 VPD (Rte 7)
USES: Office/Medical Condo
ACCESS: Ingress on Chesnut St, egress easement access through 7115 Leesburg Pike to Shreve traffic signal
CLOSE PROXIMITY: Giant Food, McDonald's, United Bank, W Falls Church Metro, Falls Church City High School

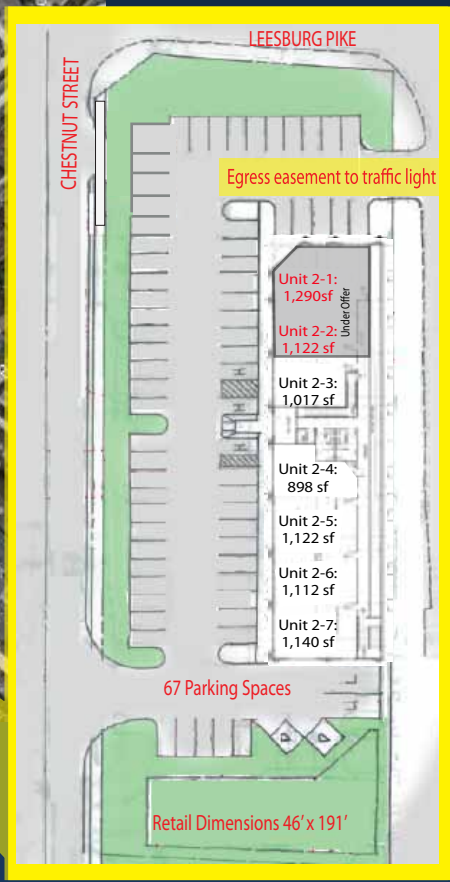
and Middle School
SIGNAGE: Building Signage Available
POPULATION:
 34,537 (1-mi. radius)
 249,398 (3-mi. radius)
 540,448 (5- mi. radius)
AVERAGE INCOME:
 \$89,815(1-mi. radius)
 \$103,425 (3-mi. radius)
 \$110,260 (5-mi. radius)
PRE-DELIVERY PRICING:
 \$385 Per Sq. Ft with a
 \$30 Per Sq. Ft. Credit



FALLS CHURCH MIDDLE & HIGH SCHOOL
1,406 Total Students



LEESBURG PIKE 43,000 (VPD)



Egress easement to traffic light

- Unit 2-1: 1,290sf (Unit Offer)
- Unit 2-2: 1,122 sf
- Unit 2-3: 1,017 sf
- Unit 2-4: 898 sf
- Unit 2-5: 1,122 sf
- Unit 2-6: 1,112 sf
- Unit 2-7: 1,140 sf

67 Parking Spaces

Retail Dimensions 46' x 191'



For all inquiries, please contact
 Erik Ulsaker | 703.861.0373 | O: 703.506.2850 x 432 | erik.ulsaker@lnf.com
 Ron Glass | 703.926.5778 | O: 703.506.2850 x 407 | ron.glass@lnf.com