

# For Sale or Lease on Prime Corner

6299 Leesburg Pike  
Falls Church, VA 22044  
7,458 SF

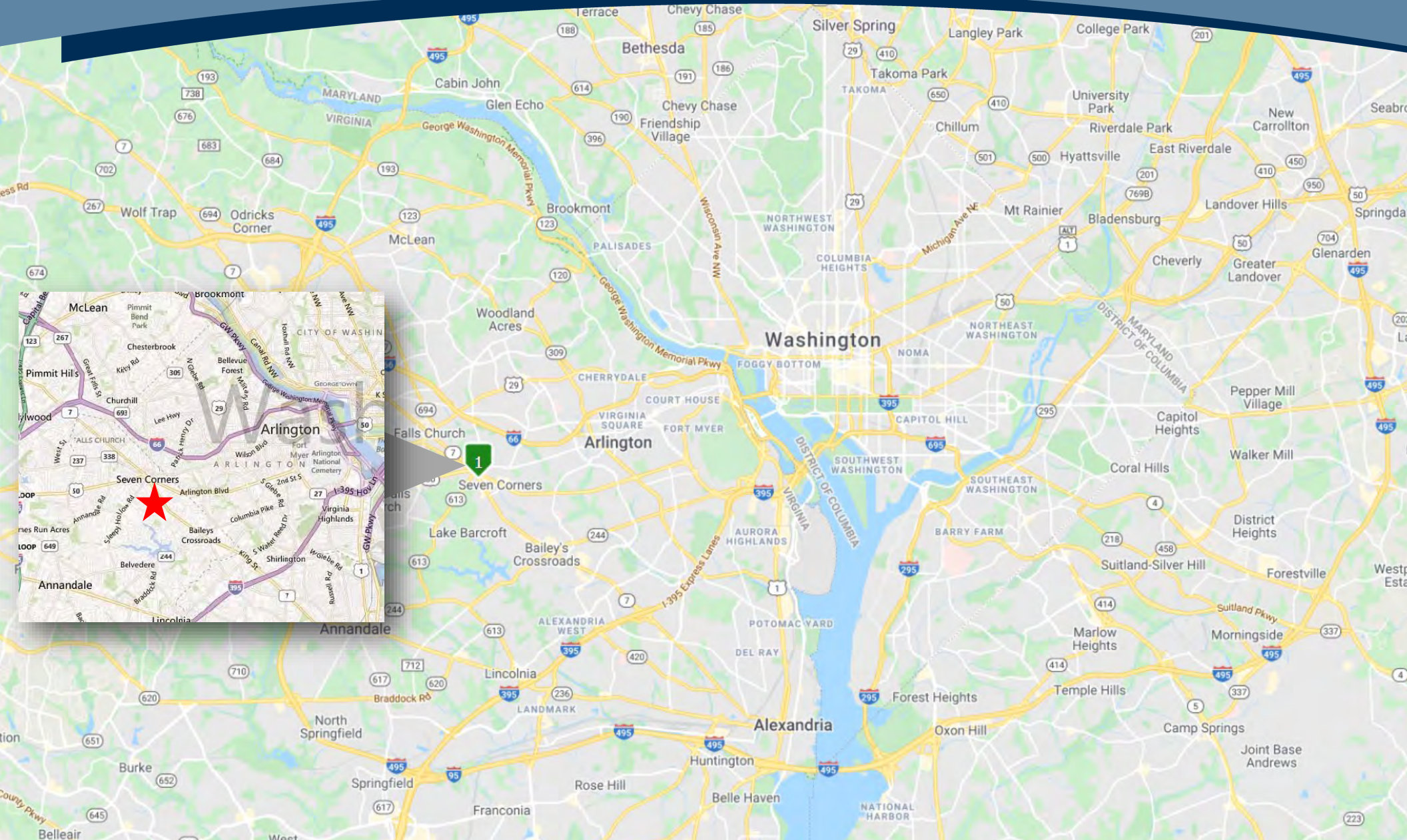


Geoffrey G. Lindsay, President  
2032 Virginia Ave., McLean, VA 22101  
Cell: 571-259-4032. Email: [geoff@caprealtyadv.com](mailto:geoff@caprealtyadv.com)

**703-536-2100**

# Regional and Local Map

**Sale or Lease**  
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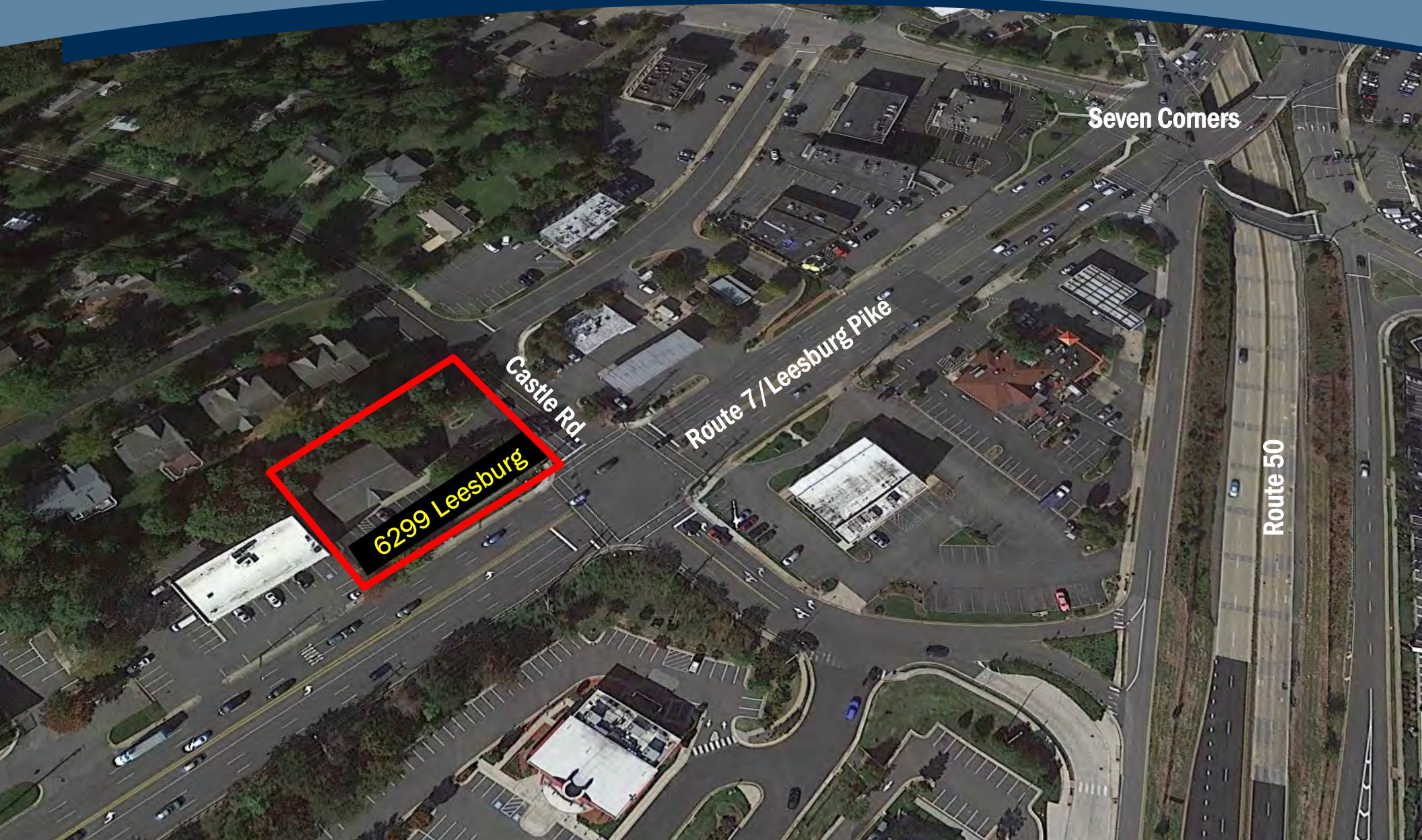
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# Aerial View

# Sale or Lease

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# Prime Location, Multiple Uses Allowed

## Sale or Lease

6299 Leesburg Pike  
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- First Time Available Since 1986
- 43,000 VPD on Leesburg Pike
- Monument and Building Signage
- Parking Lot Re-Paved 2018
- Potential Income Property for Owner-Occupied

### Property Detail

|                                      |                     |
|--------------------------------------|---------------------|
| Square Footage .....                 | 7,458               |
| Parcel Size.....                     | 0.55 acres          |
| Floors.....                          | 2                   |
| Zoning.....                          | C-3 Fairfax County  |
| Lease Rate .....                     | \$25/SF NNN         |
| Lease Term: .....                    | 5-10 yr., w/options |
| Sale Price .....                     | \$2,796,750         |
| Sale Price/SF .....                  | \$375               |
| Market: .....                        | Washington, DC      |
| Sub-Market: .....                    | Northern VA         |
| Cross Street .....                   | Castle Rd.          |
| Year Built.....                      | 1986                |
| Water/Sewer.....                     | Public              |
| Vehicles Per Day Leesburg Pike ..... | 43,000              |
| Delivery Condition.....              | As Is               |

### Excellent Visibility at Seven Corners

Located on a signalized, hard-corner intersection, with unobstructed visibility from Leesburg Pike, this 7,458 square-foot brick office building is available for lease or sale after 35 years of occupancy by Long & Foster Realtors. New tenant or owner will be highly visible to the 43,000 VPD average who drive by this building. Monument signage on Rte. 7 available in addition to building signage. A Metrobus stop is in front of the building.

Located on the western side of VA Rte. 7/Leesburg Pike just southeast of the City of Falls Church in eastern Fairfax County. The Beltway is about 3.5 miles west, and downtown Washington D.C. about 6.5 miles to the northeast. A sampling of by-right uses under C-3 zoning includes any office use, such as medical, dental, insurance, law, real estate, or title company. Also, restaurant, carry-out restaurant, churches, chapels, temples, synagogues, mosques and other such places of worship, catering, health clubs, nursery schools and child care centers, private schools of general or special education, veterinarian's office.



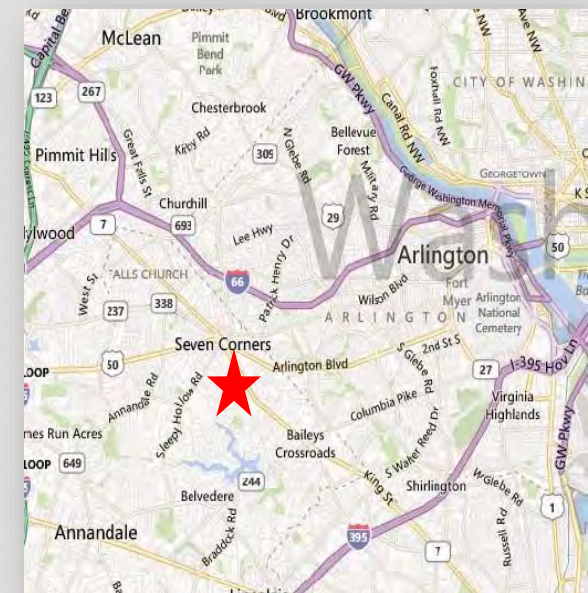
# Sold Comps

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| <u>Market Comps—SOLD</u>               | <u>Sold Price</u> | <u>Gross SF</u> | <u>Per SF</u> | <u>Sold Date</u> |
|--|-------------------|-----------------|---------------|------------------|
| 1. 4800 31st St, Arlington             | \$1,775,000       | 5,016           | \$354         | 11-13-20         |
| 2. 431 Park Ave., Falls Church (condo) | \$1,250,000       | 3,968           | \$315         | 5-6-21           |
| 3. 125 N. Washington St., Falls Church | \$2,000,000       | 5,866           | \$341         | 3-4-20           |
| 4. 5328 Lee Highway, Arlington         | \$4,750,000       | 13,440          | \$353         | 2-13-20          |
| 5. 3508 Lee Highway, Arlington         | \$3,280,000       | 8,640           | \$380         | 10-2-19          |
| 6. 711 Park Ave./104 N Oak St.         | \$1,725,000       | 4,678           | <u>\$369</u>  | 6-22-21          |
| Average Sold Price                     |                   |                 | \$352         |                  |



**Subject Property: \$375/SF\***



\* Subject property superior to comps in several ways, including prime Seven Corners location, higher visibility at signalized hard-corner intersection, significantly more parking and better signage options.

# Building Interior—First Floor

**Sale or Lease**

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Large Open Office Area



One of Many Individual Offices



Castle Rd. Entrance/Reception



Several Conference Rooms



# Building Exterior

## Sale or Lease

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30 Parking Spaces



Castle Rd. Entrance



Leesburg Pike Entrance

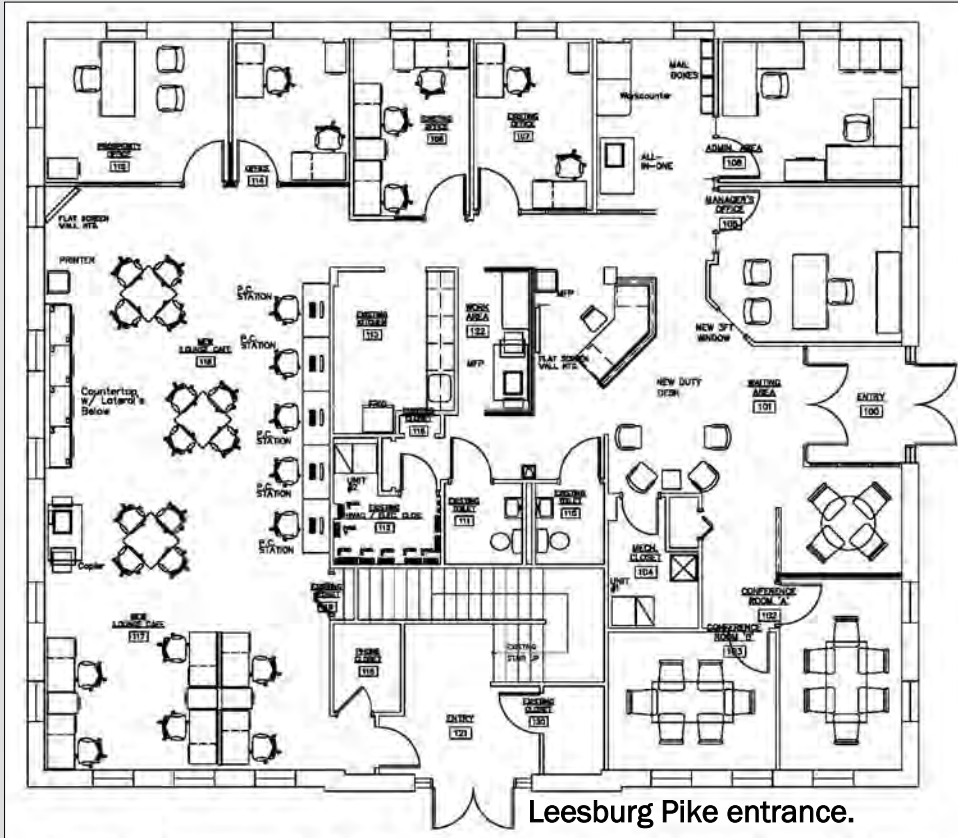


Rear of Building



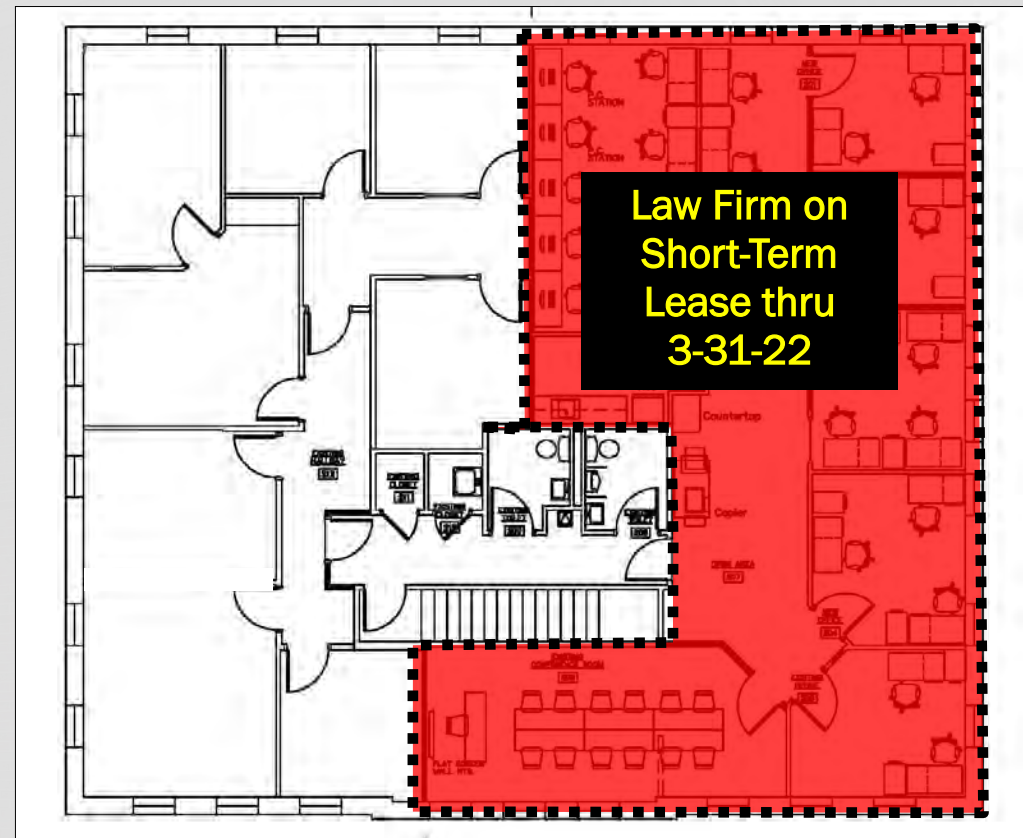
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### FIRST FLOOR—Approx. 3,750 SF.

The first floor is configured with two entrances, two lobbies, 7 +/- private offices, three meeting rooms, a large open area with numerous workstations, separate men's and women's restrooms, and a kitchenette.



### SECOND FLOOR—Approx. 3,750 SF

The second floor includes 12 +/- private offices, a large conference room, several public work areas, separate men's and women's restrooms, and a kitchenette on each side of the floor. The 2nd floor is currently divided into two separate office areas.



## Sampling of By-Right Uses Under [C-3 Zoning](#) \*

- Adult Day Support Center.
- Churches, chapels, temples, mosques, synagogues and other such places of worship.
- Catering.
- Child Care Center.
- Commercial swimming pools, tennis courts and similar courts, indoor.
- Cultural centers, museums.
- Financial institutions.
- Hotel or Motel.
- Health clubs.
- Massage Therapy Establishment.
- Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
- New vehicle storage, limited by the provisions of Sect. 305.
- Nursery schools and child care centers, limited by the provisions of Sect. 305.
- Offices—General Use, as well as to include the display and sales of scientific, electronic or medical equipment of a type not customarily retailed to the general public.
- Private schools of general education, private schools of special education.
- Public uses.
- Restaurant.
- Restaurant, Carryout.
- Veterinarian.
- Accessory uses and accessory service uses as permitted by Article 10.

\* Confirm uses with [Fairfax County Zoning Office](#).

## Special Exception Uses

Category 3 - Quasi-Public Uses, limited to:

- Colleges, universities
- Conference centers and retreat houses, operated by a religious or nonprofit organization
- Congregate living facilities
- Independent living facilities
- Medical care facilities
- Private clubs and public benefit associations
- Quasi-public parks, playgrounds, athletic fields and related facilities, and alternate uses of public facilities



# Broker Profile: Capital Realty Advisors

Geoffrey G. Lindsay is the president and principal broker of Capital Realty Advisors, LLC, specialists in commercial and investment properties. He has had listings from under \$1 million to \$70 million, and is licensed in DC, MD and VA.

Lindsay previously served as an advisor with a national commercial real estate firm, where he was its first salesperson hired in Northern Virginia as the company pursued its expansion strategy. Prior to that, he was in on the ground floor of the creation of the commercial division of a residential brokerage, then the largest privately held real estate company in the U.S.

In addition to his real estate background, Lindsay has over 20 years prior experience as a business owner, including a national publishing operation, East-West Communications, as well as eBusiness World Expo, which was the largest local trade show in the Washington, DC area on business use of the Internet. He also served as president of Lindsay & Co., a business mergers and acquisitions company.

His background as a business owner gives him a special insight into the business side of investment and commercial real estate.

This experience has enabled him to advise corporations and individuals on ways to maximize value as they pursue exit strategies, especially in situations where a business owner is ready to sell both the business and business real estate.



If you're ready to lease, sell or buy investment or commercial real estate, Capital Realty Advisors is ready to help. Whatever the property, our objective is the same: to get you the best possible price in the shortest amount of time.

For your next transaction, contact Capital Realty Advisors. A Capital Idea!