

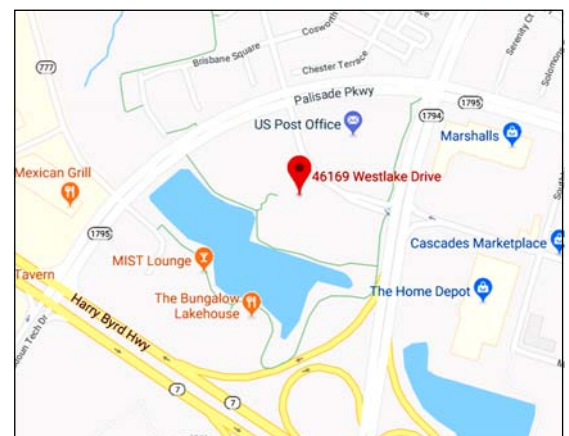
# SALE/LEASE

## POTOMAC FALLS PROFESSIONAL CENTER

46175 WESTLAKE DR, SUITE 100, POTOMAC FALLS, VA 20165



- **SALE: \$875,000.00 (\$242.86 PSF)**
- **LEASE RATE: \$18.00 PSF PLUS UTILITIES**
- 3,500 SQUARE FEET
- FULLY FURNISHED OFFICE WITH LEASE TERM
- SIX (6) OFFICES AND CONFERENCE ROOM
- LARGE BULL PEN AREA
- KITCHENETTE - SERVER ROOM - STORAGE ROOM
- THREE (3) ENTRANCES WITH LAKE ACCESS
- PRIME SIGNAGE AVAILABLE
- PROFESSIONAL BUILDING WITH ELEVATOR
- SITUATED IN THE HEART OF THE DULLES TECH CORRIDOR
- PROXIMITY TO RESTAURANTS AND AMENITIES AT RTE 7 AND RTE 28
- AMPLE PARKING



**703-544-1013**

[www.cgr-inc.com](http://www.cgr-inc.com)

43671 Trade Center Place  
Suite 106  
Dulles, Virginia 20166

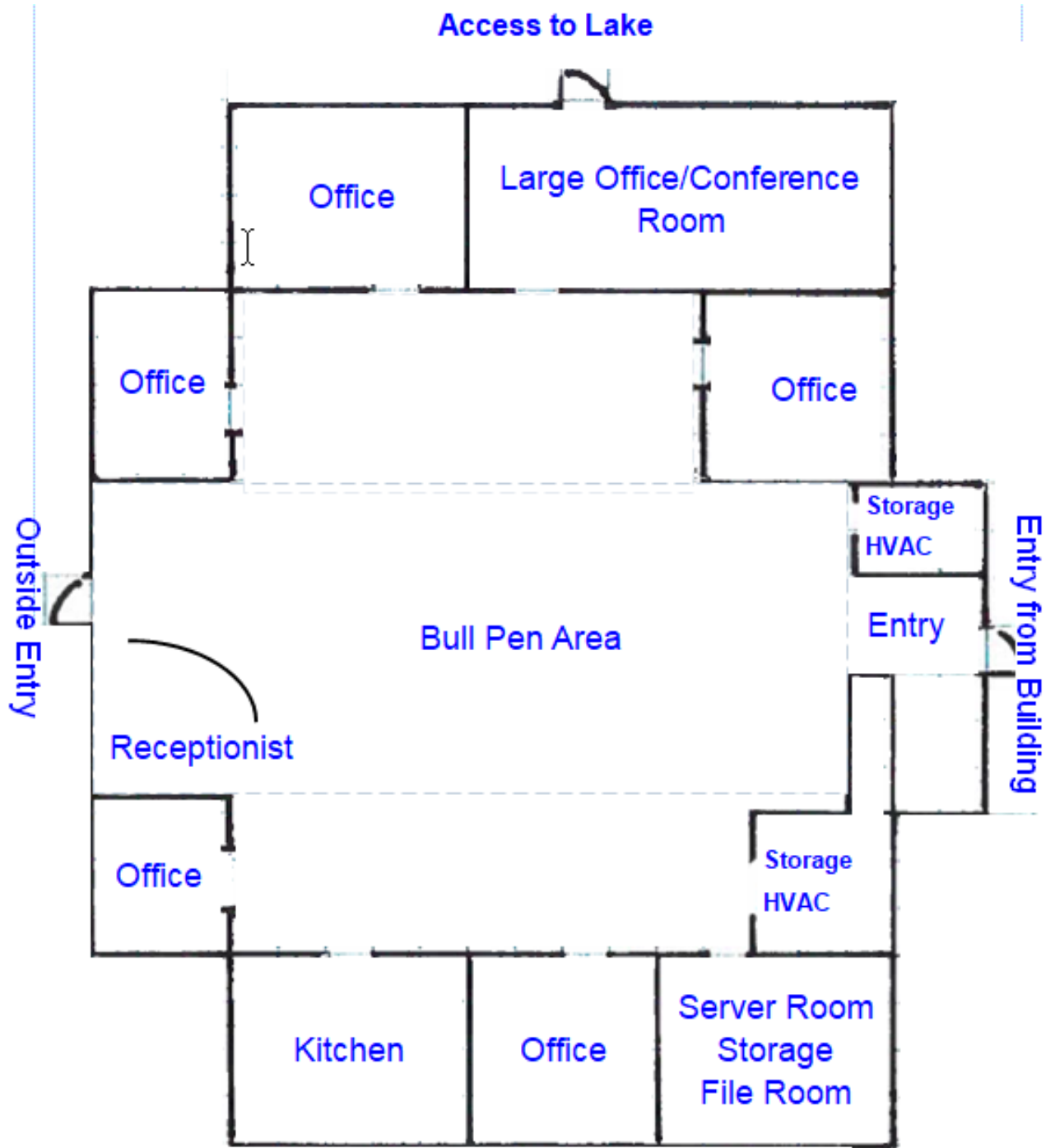
Exclusive Listing By:



**THOMAS HERTEL EXT. 118**

**THEHTEL@CGR-INC.COM**

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