6201 Leesburg Pike
Falls Church, VA 22044

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PROVIDENCE REALTY ADVISORS

Great Location for Businesses and Entrepreneurs Aiming for Growth and Success

The McIlvaine Building located at 6201 Leesburg Pike in Falls Church is a four-story office building comprising 50,000 square feet of commercial space. The property is an identifiable location in the bustling Seven Corners submarket. The professional office building fronts directly onto Leesburg Pike (Route 7) and is located near the major intersection of Leesburg Pike and Route 50. The building offers an extremely convenient central access point, granting quick access to major thoroughfares and a multitude of popular restaurants, health and fitness shops, hotels, shopping destinations, and various other essential services.

- The property is less than 8 miles from Washington, D.C., with easy access to the Pentagon, National Landing, Tysons, Mosaic, and the East Falls Church Metro Station.
- An attractive mix of national and regional food brands are within walking distance, including Starbucks, Dunkin', Chipotle, Chick-fil-A, Eden Center, Five Guys, Red Robin, Wendy's, McDonald's, and many more.
- Six national bank brands are located only minutes away from the office building.
- A United States Post Office and a UPS Store are located directly across the street from the property.
- A FedEx drop box is also located a short distance away.

Central Location Offering Unparalleled Convenience

- Ready access to vital transport links such as Route 50, I-66, I-495, and the East Falls Church Metro Station
- Walk Score of 80 (on a 0 to 100 scale), which measures the walkability of a particular location
- Generous parking ratio of 3.5/1,000 square feet is available on all sides of the office building
- Metro bus stop is located directly in front of the building across Patrick Henry Drive
- Three property entrances from three different streets

Eden Center is a renowned Vietnamese American retail center, which is less than a half-mile from the McIlvaine Building. Eden Center is the largest Vietnamese commercial center on the East Coast, and the top tourist destination in the City of Falls Church. Eden Center is an anchor for Vietnamese culture and serves the mid-Atlantic region. Most of the retail center's 125 restaurants, coffee and tea shops, and businesses offer authentic Vietnamese dishes, specialties, and foods. The retail center and restaurants have won numerous awards.

Retail Map

Public Storage
BJ's
jiffy lube
EDEN CENTER
24 HOUR FITNESS
Chick-fil-A
SAFEWAY
five BELOW
PETSMART
Michaels
THE HOME DEPOT
Wendy's
Giant
TARGET

Exceptional Value and Flexibility

- Economical full-service rental rates include the costs of utilities, real estate taxes, maintenance, etc.
- Fiber optic high-speed internet service available
- Flexible lease terms
- Efficient floor plans
- Professional third-party property management
- Responsive maintenance engineers
- Storefront suites and C-7 zoning permit retail uses
- Signage opportunities available
- Sizable building can provide for seamless future growth and expansion
- Surrounded by amenities

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