

# Prime Retail Space Available!

7777 Leesburg Pike, Falls Church, VA 22043



**BERNSTEIN**  
MANAGEMENT GROUP



## ACCESSIBILITY:

- Located on Route 7 overlooking the beltway (I-495).
- Easy access to I-495, Dulles Toll Road, I-66, Tysons Corner Metro, Greensboro Metro, West Falls Church Metro and Bus Routes.
- Short Drive from Tysons Corner Center and Tysons Galleria.
- Up to 216,000 cars pass this area daily (VDOT 2017)

## Call For a Tour!

We have spaces to suit your needs, whether it's a small suite or a large office with private rooms.

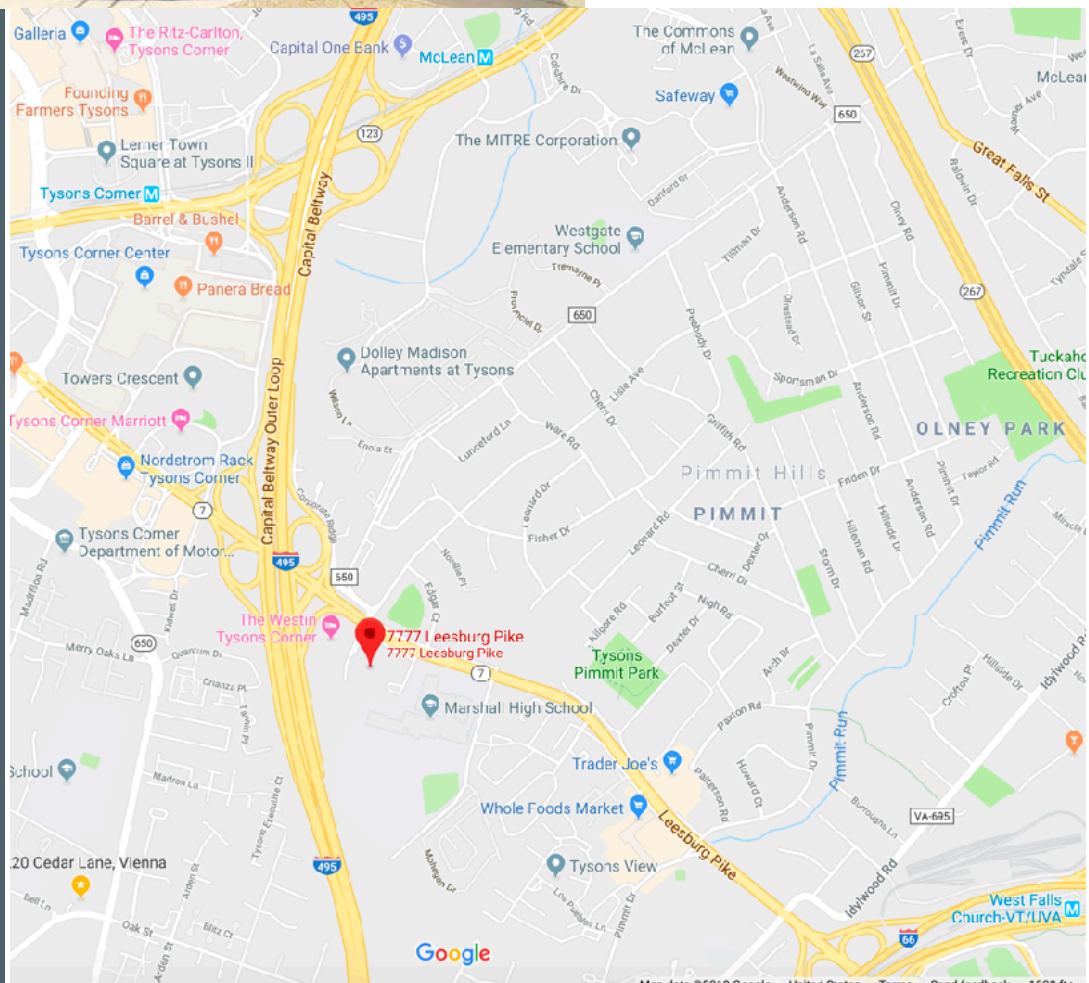
Up to 216,000 cars pass this area daily (VDOT 2017)

Lots of Free Parking for Customers and Employees!

Contact our Leasing Team For More Details Today!

Email:  
[leasing@bernsteinmanagementgroup.com](mailto:leasing@bernsteinmanagementgroup.com)

Phone:  
**703.204.2000**



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### PROPERTY FEATURES:

- Access to Beautifully Renovated Common Areas including the Main Lobby, Bathrooms and Refreshment Area
- Lots of Free Parking for Customers and Employees
- Tenants Get a Listing on the Digital Directory
- Large Windows and Abundant Lighting
- On-Site Maintenance Engineer
- Utilities and Cleaning Included
- Selected Units Have Private Kitchenettes with Sufficient Room for a Break Room.
- Located across the street from The Westin Tysons Corner - Easy Access for Visiting Business Partners.

### NEARBY AMENITIES:

- Dining options include Starbucks, Lei'd Poke, Cava, Chipotle, Halal Guys, Taco Bamba and Jason's Deli.
- Easy Access to Tysons Corner Center, Tysons Galleria, Whole Foods Market, Trader Joe's, Metro Silver Line and Orange Line Stations.
- This Location is Perfect for Working and Entrepreneurial Moms as it's close to St. Lukes United Methodist Preschool, Oak Hill Montessori, St. Paul's Lutheran Preschool, Lemon Road Elementary School, Westgate Elementary School, Tysons Child Daycare and Little Stars Daycare.
- Tysons-Pimmit Regional Library is a Short Drive Away on Route 7.