

# Office Condo for Lease or Sale

8230 Boone Blvd Ste 445



## Property Overview

Premier 2,400+ SF Office Condo — Tysons, VA | For Sale or Lease

Own or lease a professionally finished, 2,400+ SF office suite on the 4th floor with a commanding window line overlooking Route 7 in the heart of Tysons. The thoughtfully designed layout opens to a welcoming reception area off the building lobby, with a central conference room anchoring the suite. Two window-lined private offices, a full kitchen, and a generous multi-purpose room — ideal for team-building, a studio, client events, or flexible workspace — round out the space.

Location is a standout: a short walk to the Greensboro Metro Station (Silver Line) plus easy vehicle access to Tysons' major arteries and economic centers, putting your team minutes from the region's top employers, retail, and dining.

Offered for sale or lease, with rare flexibility for buyers: the owner is open to owner-financing to ease the purchase, as well as lease-to-purchase pathways.

## Location

Near the intersection of Rt 7 and Gallows Rd in Tyson's Corner VA, just east of Rt 123. Very close to I-495, the Capital Beltway and Tysons I and Tysons II Shopping centers. Also a short drive to the town of Vienna, and walking distance to the Silver Line Metro Stop at Greensboro Station. Located in Fairfax County, VA

## Property Details

<b>Price:</b>	\$1,200,000
<b>SF:</b>	2450
<b>Lease Rate / SF/Yr</b>	\$25 FS
<b>Floors:</b>	4
<b>Year Built:</b>	1981
<b>Building Class:</b>	B
<b>Parking:</b>	Surface
<b>Parking Ratio:</b>	3.6/1000

Ed Martin, CCIM - Principal Broker

(703) 867-3350

ed@martincommercialpartners.com

0225075345, Virginia

KELLER WILLIAMS SOLUTIONS

8100 Ashton Ave #103

Manassas, VA 20109

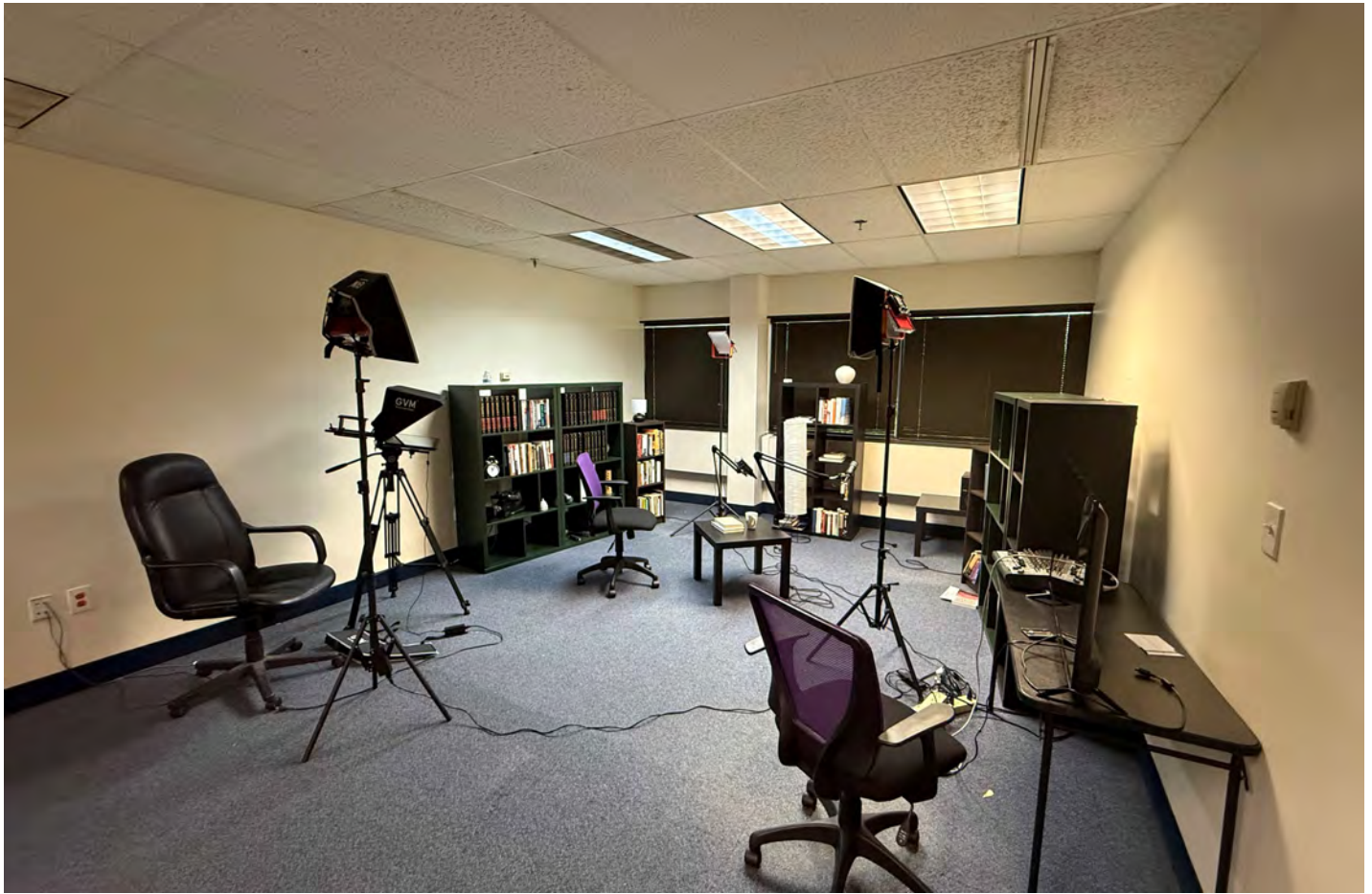
Each Office is Independently  
Owned and Operated



# Property Photos



# Property Photos



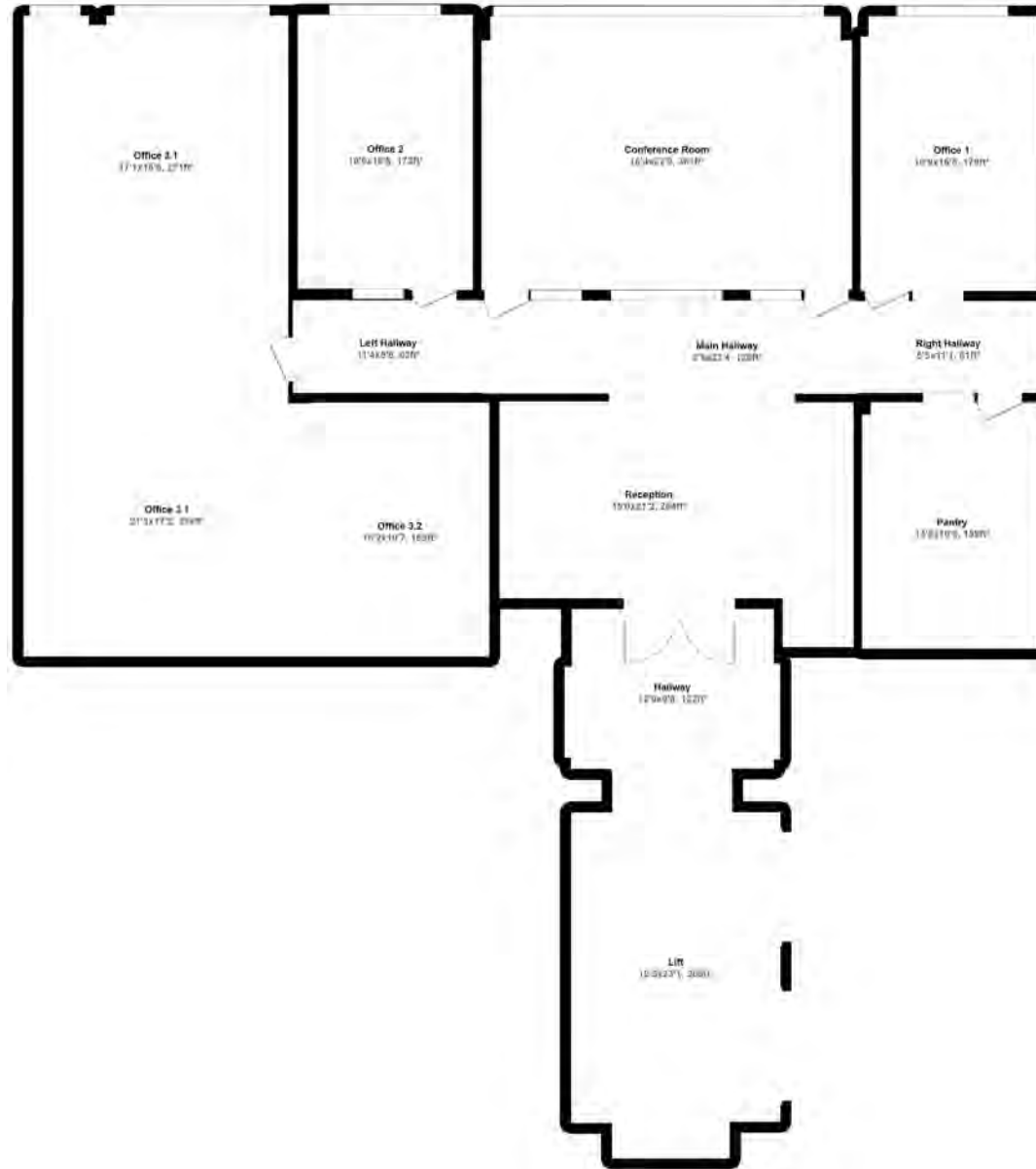
# Property Photos



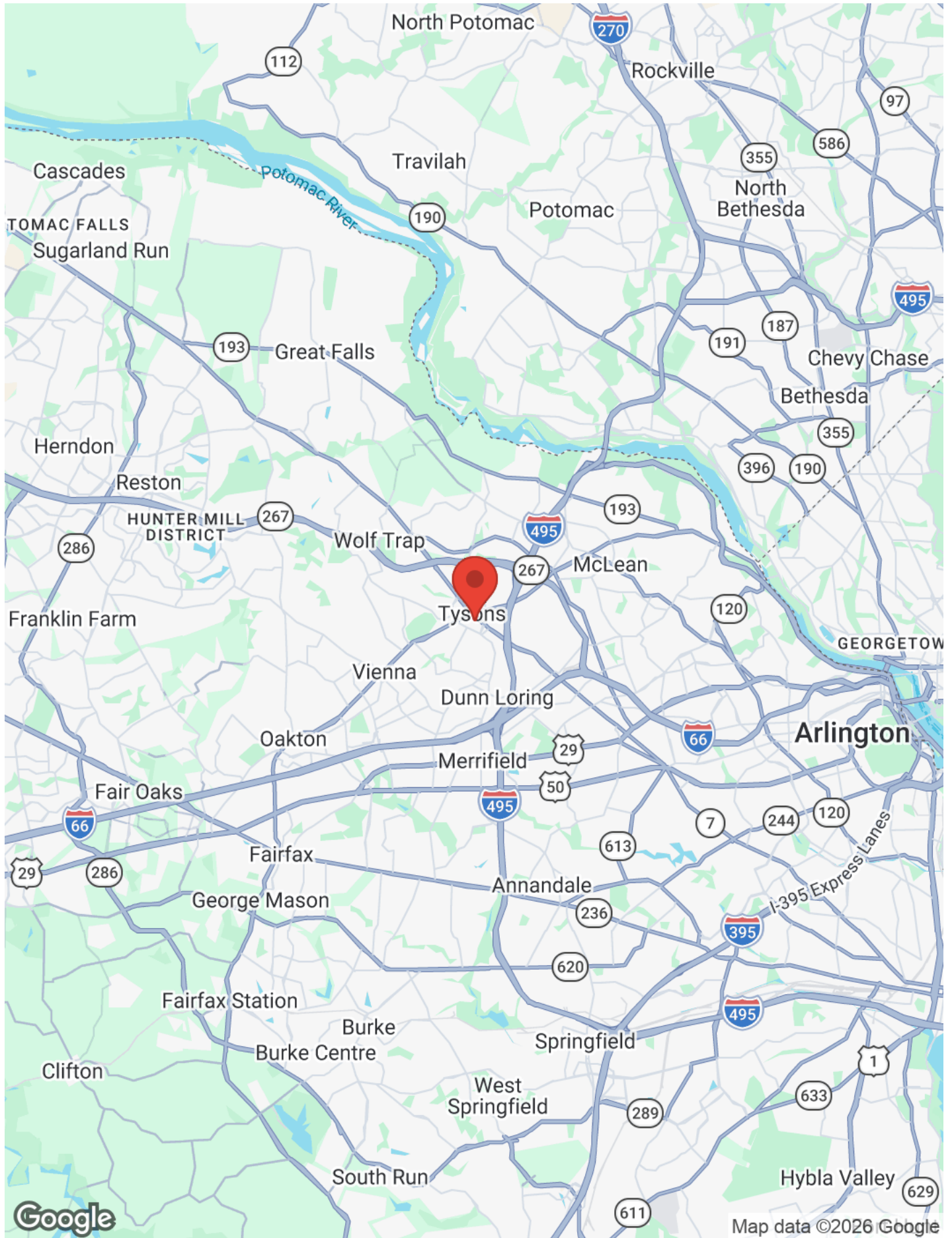
# Property Photos



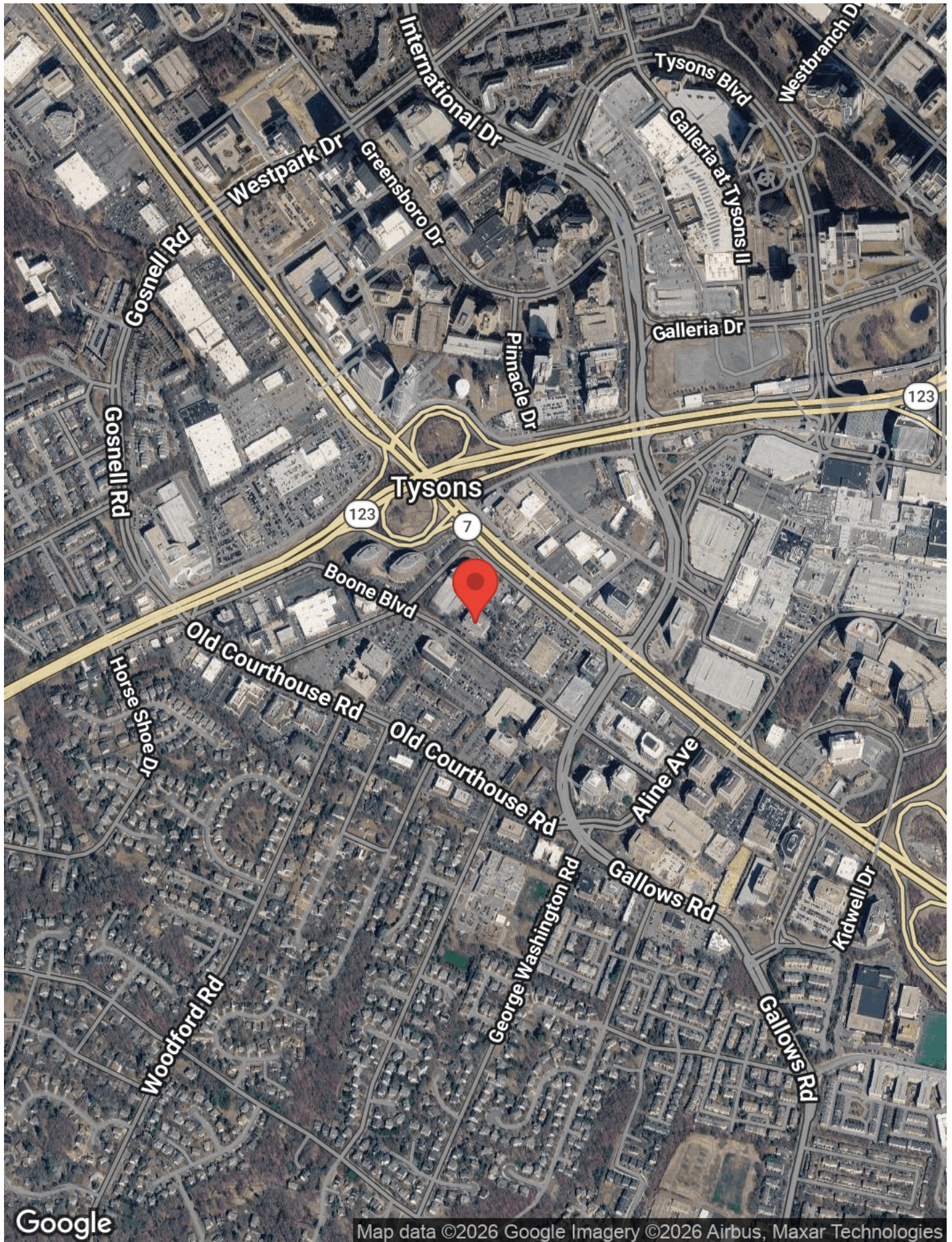
# Floorplan



# Regional Map



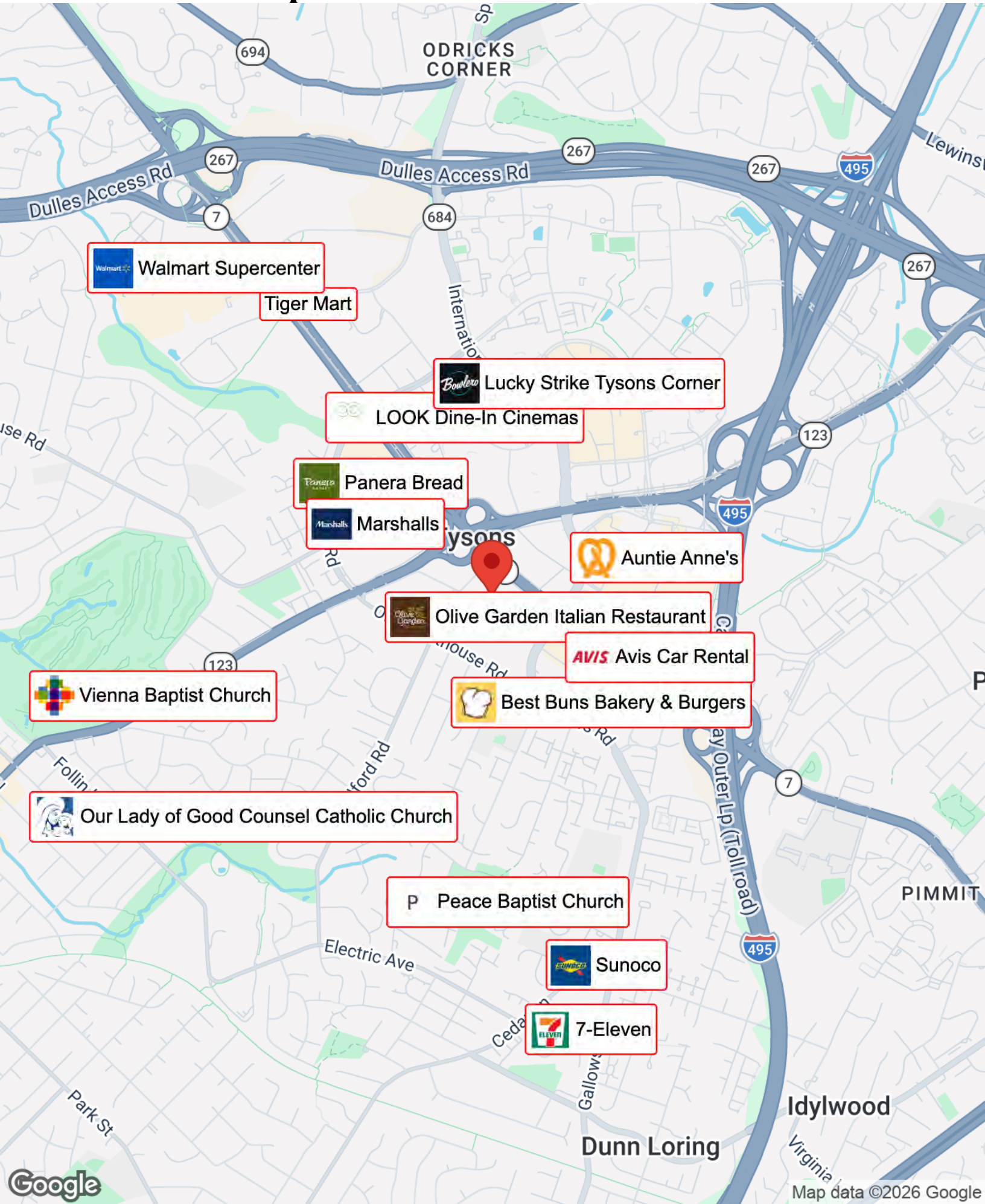
# Aerial Map



Google

Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

# Business Map




 Walmart Supercenter

 Tiger Mart


 Lucky Strike Tysons Corner


 LOOK Dine-In Cinemas


 Panera Bread


 Marshalls

 Auntie Anne's

 Olive Garden Italian Restaurant

 AVIS Avis Car Rental

 Best Buns Bakery & Burgers

 Vienna Baptist Church

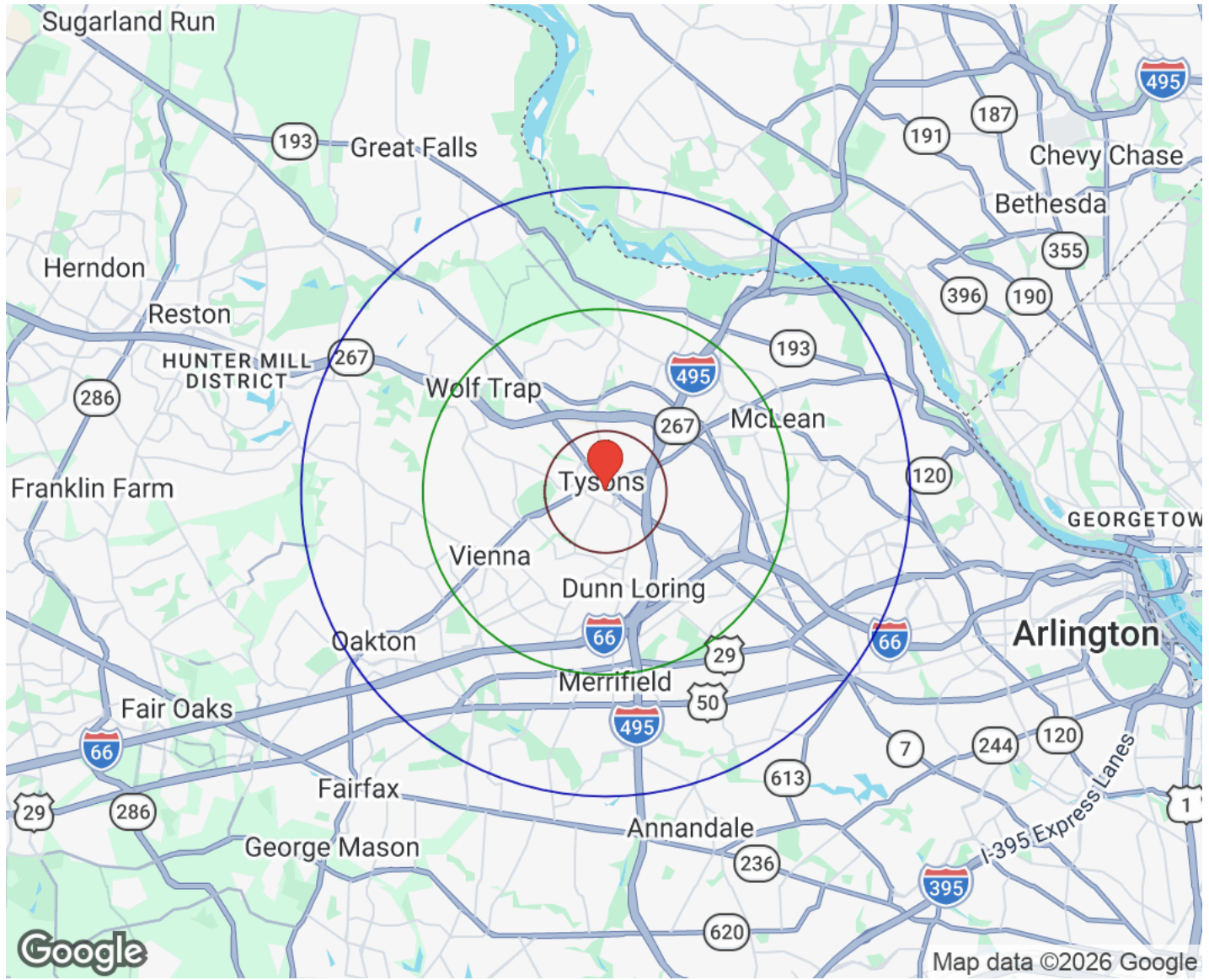
 Our Lady of Good Counsel Catholic Church

 P Peace Baptist Church

 Sunoco

 7-Eleven

# Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	11,403	59,552	137,286
Female	11,622	60,186	139,663
Total Population	23,025	119,738	276,949

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	11,252	63,880	150,411
Black	1,787	6,825	15,232
Am In/AK Nat	9	72	166
Hawaiian	9	48	111
Hispanic	2,171	14,117	38,080
Asian	6,967	30,066	61,981
Multiracial	776	4,406	10,192
Other	53	347	803

Housing	1 Mile	3 Miles	5 Miles
Total Units	11,859	50,192	109,915
Occupied	11,492	48,801	105,747
Owner Occupied	3,968	26,925	65,929
Renter Occupied	7,524	21,876	39,818
Vacant	367	1,391	4,168

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,306	20,827	49,820
Ages 15 - 24	2,388	13,767	32,533
Ages 25 - 54	11,257	51,635	114,704
Ages 55 - 64	2,434	13,870	32,905
Ages 65+	3,642	19,640	46,985

Income	1 Mile	3 Miles	5 Miles
Median	\$147,702	\$175,391	\$181,106
Under \$15k	632	1,677	3,290
\$15k - \$25k	239	1,036	1,930
\$25k - \$35k	152	1,297	2,709
\$35k - \$50k	502	1,693	4,260
\$50k - \$75k	902	2,806	6,640
\$75k - \$100k	1,307	4,713	9,374
\$100k - \$150k	2,085	7,736	15,783
\$150k - \$200k	2,112	6,778	14,287
Over \$200k	3,562	21,064	47,475

# Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

**Ed Martin, CCIM - Principal Broker**

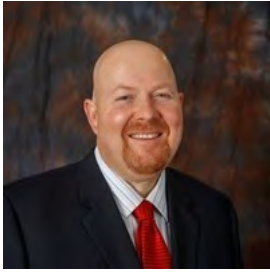
☎ (703) 867-3350

✉ ed@martincommercialpartners.com

📍 0225075345, Virginia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before

# Professional Bio



## Ed Martin, CCIM

Principal Broker

- 📞 (703) 867-3350
- ✉️ [ed@martincommercialpartners.com](mailto:ed@martincommercialpartners.com)
- 📍 0225075345, Virginia

Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.