

# \$28 - 46175 Westlake Westlake Dr #100, Potomac Falls

MLS® #VALO2093550

**\$28**

0 Bedroom, 0.00 Bathroom, 3,284 sqft  
Commercial Lease on 4.59 Acres

N/A, Potomac Falls, VA

46175 Westlake is a rare opportunity to buy/lease space in Potomac Falls that includes two external signage spaces, two external doors, and beautiful lake views.

Walking distance from Cascades Marketplace, a multi-use development that includes 180 future townhomes and 2-over-2â€™s.

Office intensive buildout, zoned for medical or office use.

Energy bill estimated between \$50-\$100 monthly.

Condo Fees are \$1,097.12 and include trash, snow removal, etc.

Furniture negotiable.

3D Tour here:

<https://homevisit.view.property/public/vtour/display/2315791#/>

Built in 2004



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | VALO2093550 |
| Price          | \$28        |
| Bathrooms      | 0.00        |
| Square Footage | 3,284       |
| Acres          | 4.59        |

|            |                  |
|------------|------------------|
| Year Built | 2004             |
| Type       | Commercial Lease |
| Sub-Type   | Office           |
| Status     | Active           |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 46175 Westlake Westlake Dr #100 |
| Subdivision | N/A                             |
| City        | Potomac Falls                   |
| County      | LOUDOUN-VA                      |
| State       | VA                              |
| Zip Code    | 20165                           |

### Interior

|         |             |
|---------|-------------|
| Heating | Forced Air  |
| Cooling | Central A/C |

### Exterior

|          |                  |
|----------|------------------|
| Exterior | Brick and Siding |
|----------|------------------|

### School Information

|          |                               |
|----------|-------------------------------|
| District | LOUDOUN COUNTY PUBLIC SCHOOLS |
| High     | POTOMAC FALLS                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 207              |
| Zoning         | C                |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | The Genau Group, LLC. |
|----------------|-----------------------|



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Listing information last updated on November 2nd, 2025 at 10:30pm EST