



CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.
Listed in alphabetical order (ignoring N/S/E/W designations).

Copies of the layout plans for some properties may be obtained from the City of Falls Church Economic Development Office. Please contact us at: bwitsman@fallschurchva.gov or (703) 248-5491.

Building photographs that are outlined in RED are For Sale Opportunities



307 ANNANDALE ROAD

Zoned B-3

1,862 SF OFFICE SPACE, will divide. Rental rate negotiable, full service. 2nd floor space, 3-5 year term, \$20 PSF/\$3,103.33 per month.

Contact: Jim Coakley (703) 573-0540, jcoakley@cjcoakley.com



131 E BROAD STREET

Land Size: 39,125 SF; Zoned T-1

6,600 SF OFFICE/MEDICAL SPACE – FIRST FLOOR

Lease rate and term negotiable.

Contact: Maury Stern, Insight Property Group, 571-483-3706, mstern@insightpropertygroupllc.com





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners. **Listed in alphabetical order (ignoring N/S/E/W designations).**



101 W BROAD STREET *George Mason Square*

Land size: 116,810 SF Zoned: B2

1. **2,440 SF RETAIL/OFFICE** – FIRST floor, Suite 100
2. **1,616 SF RETAIL/OFFICE** – FIRST floor, Suite 110
3. **1,965 SF RETAIL/OFFICE** – FIRST floor, Suite 120

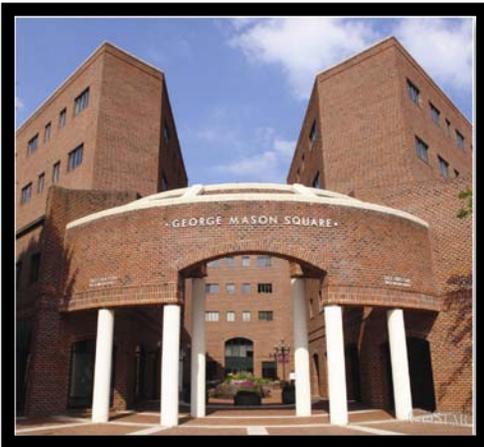
Contact: Dean Neiman, Renaud Consulting, 571-765-4431, dneiman@renaudconsulting.net

PDF BROCHURE AVAILABLE; contact ekwitsman@fallschurchva.gov

4. **5,374 SF OFFICE FOR LEASE** – Third floor, Suite 300

Located in the heart of Falls Church within walking distance of banks and restaurants. East Falls Church metro within six blocks, five-minute metro bus ride. 321 parking spaces, 146 of which are covered for all three buildings.

Contact: Tim Summers (703) 770-3429, Tim.Summers@cushwake.com



103 W BROAD STREET *George Mason Square – Zoned B-2*

5,178 SF OFFICE – Fifth floor, Suite 500, rate and term negotiable.

Contact: Tim Summers (703) 770-3429, Tim.Summers@cushwake.com

See description for 101 W. Broad. PDF brochure available; contact bwitsman@fallschurchva.gov





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.

Listed in alphabetical order (ignoring N/S/E/W designations).



228 W. BROAD STREET

Zoned B:2

2,517 SF RETAIL – ground floor space on the corner – currently Doodlehopper and across Broad Street from a new 24/7 Harris Teeter store. \$43 NNN, \$9,213 per month. 5-10 year lease.

Contact: Phillip Young, Winfield Group, 703-760-8990 X 124, winfieldgroup@gmail.com



301 W BROAD STREET

Harris Teeter-Rushmark project – May 2016 delivery

Zoned: B-1

2,250 SF NEW RETAIL space, 18.5’ ceiling height, located within a new mixed-use project with 60,000 SF Harris Teeter and 284 apartments above. Highly visible with ample parking below building. Direct access to fully enclosed loading dock.

Contact: Jim Farrell, jfarrell@rappaportco.com, 571-382-1229





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners. **Listed in alphabetical order (ignoring N/S/E/W designations).**



417 W BROAD STREET

S.A.I.D. Building

Land size: 27,572 SF; Zoned: B1

900 SF OFFICE space, Second floor, Suite 201, \$1,492.50 mo. rent/month (\$19.90 PSF), full service gross. 1 year lease term

Broad Street/Rte 7 location, close to shops and eateries. Across from Spectrum development and Panera. Near two Metros plus two exits of I-66. Lots of parking in rear.

Contact: Treena Rinaldi (703) 532-7704 – office; (703) 927-3863 – cell, treenarinaldi@aol.com



450 W BROAD STREET

Land size: 25,948 SF Zoned: B1

- 590 SF OFFICE**, 2nd floor, Suite 200, \$24.50 PSF/\$1,891 rent/mo.
- 926 SF OFFICE**, 2nd floor, Suite 216, \$24.50 PSF/\$1,891 rent/mo.
- 514 SF OFFICE**, 2nd floor, Suite 214-B, \$24.50 PSF/\$1,041 rent/mo.
- 491 SF OFFICE**, 2nd floor, Suite 201, \$24.50 PSF/\$1,002 rent/mo.
- 540 SF OFFICE**, 2nd floor, Suite 203, \$24.50 PSF/\$1,103 rent/mo.
- 692 SF OFFICE**, 3rd floor, Suite 304, \$24.50 PSF/\$1,413 rent/mo.
- 1,402 SF OFFICE**, 3rd floor, Suite 318/20, \$24.50 PSF/\$2,862 rent/mo.
- 460 SF OFFICE**, 3rd floor, Suite 316, \$24.50 PSF/\$939 rent/mo.
- 527 SF OFFICE**, 3rd floor, Suite 315, \$24.50 PSF/\$1,076 rent/mo.
- 527 SF OFFICE**, 3rd floor, Suite 316, \$24.50 PSF/\$1,076 rent/mo.

All leases include utilities, repairs. Building operates 365/24/7 at no surcharge.

Contact: Joe Wetzel (703) 356-8800, ext. 14, jwetzel@jeffersonone.com; Marina Boyer mboyer@jeffersonone.com





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.

Listed in alphabetical order (ignoring N/S/E/W designations).



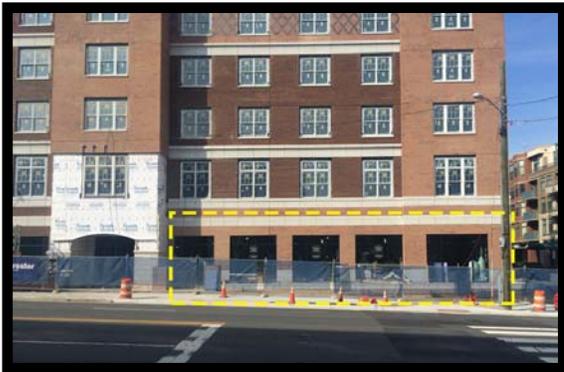
502 W BROAD STREET

Land size: 68,750 SF Zoned: B1

1,280 SF RETAIL/OFFICE, Ground floor, \$40 PSF/NNN/\$4,266.66 rent/mo., Negotiable lease term.

5,500 SF MEDICAL OFFICE, Ground floor, \$40 PSF/\$8,333.33 rent/month; Negotiable lease term.

Contact: Dr. Haider or staff at Minimally Invasive Pain Institute (owner), 703-894-2224



700 W BROAD STREET

NEW Kensington Assisted Living Building

Zoned: B1

2,184 SF VENTED ground floor RESTAURANT SPACE+ 900 SF of outdoor patio area, \$40 PSF modified gross, \$7,280 Mo +.

Brand new space that is partially built out. Delivering now.

PDF brochure available

Contact: Patrick Hayden, (703) 448-4307, phayden@nvretail.com





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners. **Listed in alphabetical order (ignoring N/S/E/W designations).**



701 W BROAD STREET *Handmacher Building*

Land size: 13,332 SF Zoned: B1

170 SF OFFICE – 2nd floor, Suite 203 A

170 SF OFFICE – 2nd floor, Suite 205

855 SF OFFICE – 3rd floor, Suite 303, \$17 PSF, \$1,211 mo.

625 SF OFFICE – 5th floor, Suite 500

ALL FULL SERVICE LEASES, PSF pricing depends on amount of tenant improvements needed.

Contact: Treena Rinaldi (703) 532-7704, (703) 927-3863 – cell, treenarinaldi@aol.com



803 W. BROAD STREET

Land size: 76,059 SF, Zoned: B1-R1A

OFFICE space available, all **FULL SERVICE LEASES** and all **negotiable lease rates**

3,414 SF Suite 110

1,919 SF Suite 210

5,698 SF Suite 500

4,765 SF Suite 600

3,036 SF Suite 700

1,053 SF Suite 620

958 SF Suite 730

Only one professional office suite available for lease – Suite 700 which contains 13 offices, receptionist/waiting area, kitchen area, IT/Server room. First floor suite 110 is either retail or office space with tremendous exposure on W. Broad Street. Full service rent includes all utilities, janitorial services, maintenance, operating expenses and taxes. Owner-managed, easy access to I-66/495. Negotiable lease term

Contact: James Bouloukos, Sarantis Properties, 703-463-4546, james@sarantisproperties.com





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners. **Listed in alphabetical order (ignoring N/S/E/W designations).**



809 W. BROAD STREET – Broad Falls

Land size: 125,000 SF, Zoned: B1-R1A

1,000 SF RETAIL, Suite A \$40 per square foot FULL SERVICE rent = \$3,333.33 per month. Space is 20’ wide and 56’ deep. Former Needlewoman space. Five year lease.

1,000 SF RETAIL, Suite C \$40 per square foot FULL SERVICE rent = \$3,333.33 per month.

750 SF RETAIL, Suite D \$40 per square foot FULL SERVICE rent = \$2,500 per month.

Contact: Jane Quill, Sampson Commercial, 571-436-6044, jquill@samsoncommercialproperties.com



909 W. BROAD STREET

Land size: 19,000 +/-; Zoned B-1

FOR LEASE

1,000 SF Free standing building for lease – \$36 PSF/NNN = \$3,600 per month, includes 1,000 SF basement storage space. Beautiful interior; just refinished. 4 parking spaces. Thru February 2021

Contact: Treena Rinaldi (703) 532-7704, (703) 927-3863 – cell, treenarinaldi@aol.com





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.

Listed in alphabetical order (ignoring N/S/E/W designations).



917 W. BROAD STREET

Land size: 24,520; Zoned B-3

1,004 SF CLASS A OFFICE – \$2,343 month/\$28 PSF full service, second floor, Highly visible building with ample parking. Secure building with private rest room and kitchenette. 2-5 year lease.

Contact: Treena Rinaldi (703) 532-7704, (703) 927-3863 – cell, treenarinaldi@aol.com



1001 W BROAD STREET (old Falls Church Cabinetry)

Zoned B-1

11,223 SF Retail/Warehouse Space \$15 PSF rent/month = \$14,028.75 mo., NNN, 3-5 year term. (2,500 SF is retail/showroom space; 8,723 SF is warehouse with mezzanine space)

Contact: Mo Haghghi, 781-254-2038, Broad Street Realty Trust





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners. **Listed in alphabetical order (ignoring N/S/E/W designations).**



1049-1083 W. BROAD STREET

West End Shopping Center – Land Size: 84,121 SF, B-1/R-1A split zoned

3,000 SF RETAIL former Party Store, \$45 PSF NNN; add'l - 4,000 SF basement storage space available for \$20 PSF, 1049 W. Broad
1,210 SF OFFICE 1055 W. Broad, \$4,537.50/ \$45 PSF + NNN, available 2/2017

960 SF OFFICE 1057 W. Broad

675 SF OFFICE 2nd floor. Suite 208

990 SF OFFICE 2nd floor. Suite 214

885 SF OFFICE 2nd floor. Suite 217

All tenants pay electric. All office space 3-5 year term. Easy access to Route 66 and I-495. Retail leases have 3.5% annual escalation. Walk to shopping and retail. Close to West Falls Church Metro station.

Contact: Carter Smith - 301- 652-2302 or 301-448-2335, cartersmith42@yahoo.com, Woodmont Properties



1208 – 1230 W. BROAD STREET

Falls Plaza Shopping Center – Land Size: 201,683 SF, B-1 zoned

3,757 SF RETAIL Terms negotiable. Center is Giant-anchored with lots of surface parking. Close to West Falls Church Metro station.

Contact: Ralph Ours – 301-998-8154, rours@federalrealty.com, Federal Realty Investment Trust





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners. **Listed in alphabetical order (ignoring N/S/E/W designations).**



1243 W. BROAD STREET

Land Size: 8,000 SF, Zoned M-1

2,000 SF RETAIL space, \$40 PSF full service, \$6,600 per month, lease term 5-10 years.

Contact: Sean Harcourt, 301-656-3030, H & R Retail, sean@hrretail.com



100 - 116 E. FAIRFAX STREET

Land Size: 36,391 SF, Zoned B-3

4 RETAIL spaces - 1,030 SF, 1,346 SF, 1,298 SF and 1,332 SF spaces. \$35 - \$40 PSF NNN, As many as 10 spaces or as few as one! Available early 2017; units delivered with bathroom, lighting and HVAC. Term negotiable.



Space to be delivered will look like this!

Brochure available by emailing: bwitsman@fallschurchva.gov or agent below.

Contact: Erik Ulsaker, Long & Foster Commercial, 703-861-0373, EU@lfc.com



CITY OF FALLS CHURCH

City of Falls Church
Economic Development Office
300 Park Avenue · Falls Church, Virginia 22046
703-248-5491 (TTY 711) · bwitsman@fallschurchva.gov



CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners. **Listed in alphabetical order (ignoring N/S/E/W designations).**



169 HILLWOOD AVENUE

Tower Square Shopping Center

Zoned: Od-HA/B-3 Split

2,700 SF RETAIL SPACE, price and term negotiable.

4,750 SF RESTAURANT/ RETAIL SPACE (former Red, Hot & Blue) – Price negotiable. Ample parking. Tower Square

is conveniently located just north of the intersection of Hillwood Avenue and Annandale Road in Falls Church, VA. The center is just a short distance from the major intersection of Route 29 and Route 7 (Lee Highway and Broad Street).

Contact: Alex Shiel, ashiel@rappaportco.com, (571) 382-1224, Jim Farrell, jfarrell@rappaportco.com, (571) 382-1229. Brochure is available for this listing by e-mailing bwitsman@fallschurchva.gov or the listed contact.



205 W. JEFFERSON

ART STUDIO SPACE!! AVAILABLE IMMEDIATELY!!

79 – 400 SF STUDIOS – rent from \$355 - \$800 per month which includes heat, A/C, lights, 24-hour access, security alarm system, utility sink and bathroom. Be part of a community of up to 20 working artists. Convenient to METRO and plenty of FREE parking on site, Each studio has a door that locks, a clerestory window and 15-foot ceiling. One block from Route 29/Lee Highway/N. Washington Street.

Contact: Tom Gittens, 703-534-4202, tommygoogolplex@aol.com for more details and to arrange to see!





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.
Listed in alphabetical order (ignoring N/S/E/W designations).



130-140 W JEFFERSON STREET

Zoning = M-1

2,000 SF FLEX space, 2nd floor, \$20 PSF plus cleaning & electric, \$3,333 per month, 3-5 year lease.

Contact: Joe Pilch, 703-760-9047, Joe.Pilch@avisonyoung.com, Avison Young



130-150 LITTLE FALLS STREET

Little Falls Building, 22,937 SF lot

Zoning = OD-MCA City Hall

990 SF OFFICE space, 1st floor, Suite 101A, \$22 PSF/\$1,815 mo.

385 SF OFFICE space, 1st floor, Suite 109, \$22 PSF/\$705.83 mo.

220 SF OFFICE space, 2nd floor, Suite 208, \$22 PSF/\$403.33 mo.

430 SF OFFICE space, 2nd floor, Suite 211, \$20.93 PSF \$750 mo.

Rent is full service at \$22 PSF. 1-5 year leases. Rent includes cleaning and utilities. Great building for small businesses. Flexible terms. Plenty of on-site parking.

Contact: Keith Brown, ckbreacs@msn.com (703) 734-0880, REACS, Inc.





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners. **Listed in alphabetical order (ignoring N/S/E/W designations).**



200 LITTLE FALLS STREET

Falls Church Professional Centre – Condo building
Zoned OD

275 SF OFFICE FOR LEASE – 3rd floor, Suite 302, fresh paint and new carpet on order. \$25 PSF full service, \$573 per month. This office has a beautiful view of Falls Church! 1-5 year lease

534 SF OFFICE FOR LEASE – 2nd floor, Suite 201 E, office or medical use, \$690 month full service/\$15.50 PSF.

Contact: William Dougherty, wvdiidds@aol.com, 703-850-9282

2,000 SF OFFICE FOR LEASE – 4th floor, Suite 410, \$15 PSF = \$1,616.66 + NNN

Contact: Erik Ulsaker, Long & Foster Commercial, 703-861-0373, EU@lnf.com

1,035 SF OFFICE FOR LEASE – 3rd floor, Suite 300, lease rate/term negotiable.

Contact: Erik Ulsaker, Long & Foster Commercial, 703-861-0373, EU@lnf.com

All of the above spaces located in a condo building across from City Hall in the heart of the City of Falls Church in a well maintained, secure building, Free parking is available.



305 S. MAPLE AVENUE

Zoned: B-1

3,000-5,000 SF OFFICE – 3rd floor, \$19 PSF full service, \$4,750 - \$7,917 month.

Contact: Jeff Tarae, Newmark, Grubb, Knight, Fran, 7703-918-0205, jeff.tarae@ngkf.com





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.

Listed in alphabetical order (ignoring N/S/E/W designations).



455 S. MAPLE AVENUE

Zoned: B-1

NEW RETAIL SPACE FOR LEASE

6,963 SF Suite A

2,885 SF Suite B

3,595 SF Suite C

485 SF Suite A MEZZ

920 SF Suite B MEZZ

1,146 SF Suite C MEZZ

Lease rate and term negotiable

Contact: Judd Bostain, 703-448-4312, jbostian@nvretail.com

20,804 SF RETAIL SPACE FOR LEASE – (former Fresh Market space)

Contact: Matthew Tabloff, Hilco Real Estate, 847-849-2983, mtabloff@hilcorealestate.com

Please contact Becky Witsman at bwitsman@fallschurchva.gov for a PDF brochure of these spaces.



200 PARK AVENUE

Land size: 19,557 SF, Zoned: T2

800 SF OFFICE - Third floor space; suite 304,
\$24.75/Negotiable/\$1,650 month + Char., free surface parking, 1 -5 year lease

Contact: Kathy Killion, 703-600-9295, killion@lnf.com





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.
Listed in alphabetical order (ignoring N/S/E/W designations).



207 PARK AVENUE

Land size: 16,022 Zoned: B-2

364 SF OFFICE space (lower level), \$675 month full service (\$22.25 PSF), Two separate work areas divided by wall with door; has above ground window. On site management. New carpet; and paint to suit. Centrally located near I-66, 495, East and West Falls Church Metro, minutes from Tyson’s Corner, Arlington, Fairfax and Washington, D.C. Walk to restaurants, shops, State Theatre and City Hall. More info, photos and the layout of the space is available by contacting Nick Kidwell below.

Contact: Nick Kidwell, (703) 409-3076, nick@wlpinc.com



313 PARK AVENUE

Zoned: OD/MCA City Hall1

600 SF OFFICE, Third floor, Suite 300, \$20 PSF., \$1,000 per month full service.
3,844 SF OFFICE, Fourth floor, Suite 400, \$20 PSF., \$6,406 per month full service.

Contact: Chris Matthews, 703-600-9295





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners. **Listed in alphabetical order (ignoring N/S/E/W designations).**



201 PARK WASHINGTON COURT

Land size: 21,714 SF, Zoned: T1

150 SF OFFICE First floor, \$21.50, \$268.75 per month. .

1,000-2,150 SF OFFICE First floor/5 spaces, Lease rate and term negotiable.

3-5 year term, free parking, full Service lease. Restaurants within walking distance.

Contact: Drew Briscoe, JCR Companies, 703-248-0050 X 3, Drew.Briscoe@jcrcompanies.com



105 N. VIRGINIA AVENUE

Land size: 15,300 SF, Zoned: B1

355 SF OFFICE space, 3rd floor/Suite 305, \$24.50 PSF/\$724.79 mo., Available 6/17, 1-5 year lease.

890 SF OFFICE space, 3rd floor/Suite 310, \$24.50 PSF/\$1,817 mo., Available 2/17, 1-5 year lease.

Full Service leases.

Contact: Joe Wetzel, (703) 356-8800, ext. 14, jwetzel@jeffersonone.com, Marina Boyer, mboyer@jeffersonone.com





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners. **Listed in alphabetical order (ignoring N/S/E/W designations).**

100 N. WASHINGTON STREET

Land size: 44,219 SF, Zoned: B2



- 1,431 SF OFFICE** - \$24.00 SF full service, \$2,862, Suite 200
 - 597 SF OFFICE** - \$19.00 PSF full service, \$945 mo., Ste 201
 - 779 SF OFFICE** - \$22.50 PSF full service, \$1,460.62, Ste 202/204
 - 358 SF OFFICE** - \$25 PSF full service, Ste 212, \$1,128 mo.
 - 418 SF OFFICE** - \$19 PSF full service, Ste 206, \$661.83 mo.
 - 779 SF OFFICE** - \$22.50 PSF full service, Ste 202/204, \$1,461 mo.
 - 439 SF OFFICE** - \$19 PSF full service, Ste 222, \$292.91 mo.
 - 690 SF OFFICE** - \$19 PSF full service, Ste 223, \$1,292.50 mo.
 - 2,616 SF OFFICE** - \$20 PSF full service, \$4,360 mo., Ste 230/232
 - 228 SF OFFICE** - \$22.50 PSF full service, \$427.50 mo., Ste 231
 - 1,470 SF OFFICE** - \$23 PSF full service, \$2,817.50 mo., Ste 402
 - 195 SF OFFICE** - \$22.50 PSF full service, \$365.63 mo., Ste 405
 - 1,034 SF OFFICE** - \$22.00 PSF full service, \$1,895.66 mo., Ste 403
- Includes all utilities. Corner of Rt. 7 and 29; close to I-495, 66, and 50. Lots of parking. Near restaurants and shopping. Lease terms negotiable.

Contact: Maury Stern, Insight Property Group, 571-483-3706, mstern@insightpropertygroupllc.com

300 N WASHINGTON STREET

Land size: 51,664, Zoned: T-1



- 250 SF OFFICE** - 3rd floor, Suite 303, \$575 per month, (\$27.60 PSF), 3-10 year lease, available in 30 days.
- 3,116 SF OFFICE** - 1st floor, Suite 102, \$7,300 per month, (\$28 PSF), 3-10 year lease
- 2,200 SF OFFICE** - 1st floor, Suite 102, \$7,300 per month, (\$28 PSF), 3-10 year lease

Seconds from the intersection of Routes 29 and 7 in downtown Falls Church. Seven minutes from Washington and minutes from Mclean, Tysons. Free parking.





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners. **Listed in alphabetical order (ignoring N/S/E/W designations).**

Contact: Hannah Prentice Traul, Jackson-Prentice Real Estate, (202) 841-8700/(703) 304-4343, hannah@jacksonprentice.com



306 N. WASHINGTON STREET

Land size: 51,664 SF, Zoned: T1

3,663 SF OFFICE, MUST LEASE ENTIRE BUILDING – Lower level = 1,287, First Floor = 1,692 SF, second floor = 684 SF, \$27.85 PSF = \$8,500 mo. plus utilities and services = \$27.85 PSF + utilities and cleaning. 10 year term. **AVAILABLE February 2017**

PDF Brochure available upon request to bwitsman@fallschurchva.gov

Contact: Hannah Prentice Traul, Jackson-Prentice Real Estate, (202) 841-8700/(703) 304-4343, hannah@jacksonprentice.com



400 N. WASHINGTON STREET

Land size: 28,360 SF, Zoned: T1

- 1,251 SF OFFICE**, First Floor, \$21 PSF/ \$2,189.25 mo.
- 340 SF OFFICE**, First Floor, \$27 PSF/ \$765 mo.
- 500 SF OFFICE**, Second Floor, \$22 PSF/\$916.66 per month
- 514 SF OFFICE**, 2nd Floor, \$22 PSF/ \$942.33 mo.
- 500 SF OFFICE**, Second Floor, \$22 PSF/\$916.66 per month
- 2,500 – 2,700 SF OFFICE**, Third Floor/Suite 301, \$18.50 SF/FS

ALL FULL SERVICE LEASES. Each office with own HVAC unit. Signage is available. Walk to Metro-Orange/silver line. Common areas renovated in 2007. Walk to shops. Good parking. Great visibility and access within walking distance of East Falls Church metro.





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners. **Listed in alphabetical order (ignoring N/S/E/W designations).**

Contact: Kathy Killion, 703-600-9295, kkillion@lnf.com



450 N. WASHINGTON STREET

Northgate

Land size: 18,374 SF, Zoned: B3

2,100 SF OFFICE space – Second floor, \$30 PSF/\$5,250 per month.

Lease term for office space is negotiable.

Contact: Christopher P. Bell, (410) 626-9607 x12, Hekemian Company, cbell@hekemian.com, Alli Oliver, 410-626-9607, alli@hekemianretail.com



500 N. WASHINGTON STREET

Falls Church Gateway

Land size: 112,764 SF, Zoned: T2

3,016 SF OFFICE – First floor, \$22 PSF full service/\$5,529 month

2,876 SF OFFICE - Second floor, \$22 PSF full service/\$5,272 month

3-5 year lease terms.

Contact: Chuck Matincheck, 703-525-4857, chuckm@donohoe.com, Bryan Gray, 703-525-6035, Bryang@donohoe.com, Kay Patterson 703-525-4864, Kayp@donohoe.com





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.

Listed in alphabetical order (ignoring N/S/E/W designations).



510 N. WASHINGTON STREET

Falls Church Gateway

Land size: 112,764 SF, Zoned: T2

4,668 SF OFFICE – 4th floor. \$22 PSF full service/\$8,558 month, 3-5 year lease terms.

Contact: Chuck Matincheck, 703-525-4857, chuckm@donohoe.com, Bryan Gray, 703-525-6035, Bryang@donohoe.com, Kay Patterson 703-525-4864, Kayp@donohoe.com



520 N. WASHINGTON STREET

Falls Church Gateway

Land size: 112,764 SF, Zoned: T2

4,690 SF OFFICE – Third floor, \$22 PSF full service/\$8,598 per month, 3-5 year lease terms.

Contact: Chuck Matincheck, 703-525-4857, chuckm@donohoe.com, Bryan Gray, 703-525-6035, Bryang@donohoe.com, Kay Patterson 703-525-4864, Kayp@donohoe.com





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.

Listed in alphabetical order (ignoring N/S/E/W designations).



150 S. WASHINGTON STREET

Land size: 45,433 SF, Zoned: B2

OFFICE SPACE for lease; all **modified gross leases** at \$25.50 PSF, 5-10 year terms:

1,943 SF, 2nd floor, \$4,128.87 Mo.

2,367 SF, 2nd floor, \$4,536.75 Mo.

3,085 SF, 3rd floor, \$6,556 Mo.

1,043 SF, 3rd floor, \$2,216 Mo.

2,191 SF, 4th floor, \$4,655.87 Mo.

2,320 SF, 4th floor, \$4,446.66 Mo.

1,496 SF, 5th floor, \$3,179 Mo.

All \$25.50 PSF full service. Furniture available in spaces on third floor and 5th floor. 5-10 year leases.

Contact: Tim Summers (703) 770-3429, Tim.Summers@cushwake.com

Office space sublet - 2,661 SF – first floor, 3-5 year lease, lease rate negotiable.

Contact: Dean Neiman, Renaud Consulting, 571-765-4431, dneiman@renaudconsulting.net



180 S. WASHINGTON STREET

Land size: 40,171 SF, Zoned B-2

1,500 - 3,366 SF OFFICE space, First floor, \$12.00 - \$23.50 PSF/Full Service. 3-10 year lease





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.
Listed in alphabetical order (ignoring N/S/E/W designations).

Contact: Kathy Killion, 703-600-9295, kkillion@lnf.com



900 S WASHINGTON STREET

Land size: 53,945, Zoned: T-1

OFFICE SPACE FOR LEASE:

- 1,050 SF** 1st floor, Suite G-12, \$14 /SF/FS, \$1,225 rent/month
- 462 SF** 1st floor, Suite G-16, \$14 SF/FS, \$539 rent/month
- 339 SF** 1st floor, Suite 114, \$14 SF/FS, \$395.50 rent/month
- 1,228 SF** 2nd floor, Ste. 208, \$14 SF/FS, \$1,432.66 rent/mo.
- 748 SF** 2nd floor, Ste. 215, \$14/SF/FS, \$872.66 rent/mo.
- 2,300 SF** 3rd floor, Ste. 306, \$14 /SF/FS, \$2,683.33 rent/month
- 700 SF** 3rd floor, Ste. 303, \$14 SF/FS, \$816.66 rent/month

(All of the above are full service leases and have terms of 1-3 years)

Contact: Kostas Alexakis, 703-891-4000, Alexis Management Group, kalexakis@public-sector.com



6751-6795 WILSON BOULEVARD -EDEN

CENTER– shopping center caters to the large Vietnamese community in No. Va.

9,700 SF RETAIL. \$15.00 SF/Modified gross/\$12,125 month. Former nightclub space with built out kitchen, bar and bathrooms. Interior open with few walls; entrance at grade in rear of Eden Center near Planet Fitness. Entrance to space also available from the main parking lot level.





CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 16, 2017

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.

Listed in alphabetical order (ignoring N/S/E/W designations).

Contact: Alan Frank, 703-204-4600, afrank@capcomprop.com



6801 WILSON BOULEVARD

Land size: 4,670 SF, Zoned M-1

FOR SALE OR FOR LEASE

FOR SALE - \$3,699,000 (\$246.60 SF)

FOR LEASE - 15,000 SF RETAIL/Veterinarian/Kennel.space

\$9.60 PSF NNN for the first two years of the lease term.

Minimum 10 year term. Full conditioned and equipped dog daycare/kennel facility complete with fenced outdoor area.

Please contact Becky Witsman at bwitsman@fallschurchva.gov for a PDF brochure about this space.

Contact: Beverly Sheffler, 703-749-9453, Bev.Sheffler@transwestern.net

