



CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of September 29, 2020

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



101 E. ANNANDALE ROAD

Land size: 39,965, Zoned OD-B-3 Split

1,700 - 4,800 SF OFFICE - SECOND FLOOR - \$3,741 - \$10,000 per mo./\$25 PSF full service - 77 free surface parking spaces, minutes to metro, Rt. 50, I-66 and Tyson's. Space is built out and ready for move-in.

Contact: Kathy Killion, 703-873-5719, KKillion@lnf.com, Long and Foster Commercial



307 ANNANDALE ROAD

Zoned B-3

1,743 SF OFFICE SPACE, first floor, \$23 PSF full service. \$3,340.75 per month, 3 year term.

1,254 SF OFFICE SPACE, second floor, \$21 PSF full service. \$2,194.50 per month, negotiable term.

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





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131 E BROAD STREET

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

3 spaces from 331 – 4,839 SF OFFICE SPACE

\$26 PSF full service; 1 – 2 year leases.

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



101 W BROAD STREET

George Mason Square

Land size: 116,810 SF Zoned: B2

790 SF OFFICE FOR LEASE – Negotiable lease rate and term; 5th floor, Suite 530, available in March

1,436 SF OFFICE FOR LEASE – Negotiable lease rate and term; 5th floor, Suite 520, available in April

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: Todd McManus, EDGE Commercial real estate, 703-334-5622, #622, tmcmanus@edgecre.com





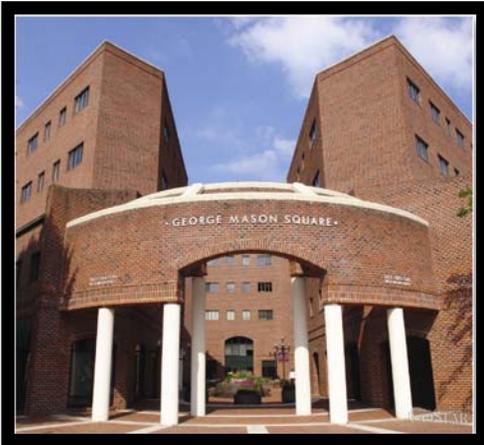
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103 W BROAD STREET *George Mason Square – Zoned B-2*

1,530 SF OFFICE – Suite 250, vacant

848 – 4,591 SF OFFICE – Third floor, Suite 300

Rates and terms negotiable.

Contact: Todd McManus, EDGE Commercial real estate, 703-334-5622, #622, tmcmanus@edgecre.com



402 W BROAD STREET *The Read Building – Zoned B-2*

5,000 – 10,541 COMMERCIAL – Second floor, former fitness use types

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





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444 W BROAD STREET

The Spectrum

Land size: 96,853 SF, Zoned: B1

1,882 SF Retail space - Suite C, \$45 PSF NNN, \$7,057.50 + NNN per month, New Solace Outpost to open nearby in April/May

Contact: David Smith, 301-652-2303 or Conrad Calcagno, 301-652-2303 X 2), Dsmith@woodmont2.com



450 W BROAD STREET

Land size: 25,948 SF Zoned: B1

1,058 SF OFFICE, 2nd floor, Suite 202 , \$2,160 rent/month

926 SF OFFICE, 2nd floor, Suite 216 , \$1,891 rent/month

251 SF OFFICE, 3rd floor, Suite 315 , \$1,057.58 rent/month

1,415 SF OFFICE, 4th floor, Suite 400, \$28 PSF \$3,301.66 rent/month, Avail 5/2020

2,120 SF OFFICE, 4th floor, Suite 421, \$28 PSF, \$4,946.66, rent/month, Avail 5/2020

All leases \$24.50 PSF except on 4th floor and 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





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502 W BROAD STREET

The Broadway, Land size: 15,000 SF, Zoned B-1

3,150 and 1,450 SF GROUND FLOOR RETAIL spaces

Combined spaces formerly Locker Room restaurant/bar. Lease rate and terms negotiable on both. This retail space is a component of a mixed-use project comprised of 80 luxurious condominiums with extensive amenities above 15,000 SF of retail space built in 2003. 232' frontage on W. Broad Street.

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



513 W BROAD STREET

The Byron

Zoned: B1

2,610 SF RESTAURANT/RETAIL FOR LEASE, \$50 PSF (\$10,875) + \$11.51 NNN (\$2,503.42) per month, Negotiable lease term, Outdoor dining area.

1,136 RETAIL FOR LEASE, Negotiable lease rate and term.

Contact: Craig Cheney, KLN B Retail, 703-2682705, ccheney@klnb.com





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01 W BROAD STREET *Handmacher Building*

Land size: 13,332 SF Zoned: B1
(All leases full service)

200-642 SF OFFICE – 2nd floor, Suite 203

1000 SF OFFICE – 2nd floor, Suite 213

345 SF OFFICE – 3rd floor, Suite 314, Negotiable

500 SF OFFICE – 3rd floor, Suite 307, Negotiable

150 SF OFFICE – 3rd floor, Suite 309, Negotiable

150 SF OFFICE – 3rd floor, Suite 309, Negotiable

345 SF OFFICE – 3rd floor, Suite 314, Negotiable

1,198 SF OFFICE – 4th floor, Suite 402, \$17.50 PSF, \$1,747 mo

105 SF OFFICE – 4th floor, Suite 402-1, Negotiable

165 SF OFFICE – 4th floor, Suite 402-2, Negotiable

349 SF OFFICE – 4th floor, Suite 402-3, Negotiable

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



800 W BROAD STREET *“The Flower Building”*

Land size: 10,000 SF, Zoned: B1

1,800 SF RETAIL SPACE FOR LEASE – first floor, Suites 101 & 99, \$32.50 PSF (\$4,875 NNN to lease per month).

1,669 SF OFFICE SPACE FOR SALE OR LEASE – second floor, Suite 209, \$31.50 PSF to lease per month or \$410 PSF to purchase= \$684,290)

994 SF OFFICE SPACE FOR SALE OR LEASE – second floor, Suite 210, \$407,540 to purchase; \$2,609 mo. To lease

2,700 SF OFFICE SPACE FOR SALE OR LEASE Suite 303, Negotiable lease rate; asking sale price not disclosed.

Lease terms for above 1-7 years; LEED’s Gold certified building; first floor of building includes U.S. Post Office, Flippin Pizza, Sfizi Café and other commercial tenants.

Contact: Joe Wetzel (703) 356-1542, jwetzel@jeffersonone.com; Marina Boyer, 703-356-8800 mboyer@jeffersonone.com





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803 W. BROAD STREET

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

3,413 SF RETAIL Suite 110, ground floor, \$28 PSF \$7,963.66 +NNN

4,423 SF Suite 200, \$24.50 PSF, \$9,020.20 per month

1,919 SF Suite 210, \$23.50 PSF, \$3,758 per month

5,084 SF – third floor, Suite 300

1,855 SF – Suite 320

4,222 SF Suite 500

8,868 SF – 6th floor, Suite 600

3,036 SF Suite 700, \$25 PSF FS, \$6,325 per month

1,838 SF Suite 750, \$25 PSF FS, \$3,829.16

Full service rent between \$22 - \$25 PSF includes all utilities, janitorial services, maintenance, operating expenses and taxes. Owner-managed, easy access to I-66/495. Negotiable lease term

Contact: Marc Tasker, 703-932-2073, mtasker@klnb.com, NAI/KLNB



1049-1083 W. BROAD STREET

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

4,000 SF RETAIL former Party Store, \$35 PSF NNN (\$11,666 mo.); add'l - 4,000 SF basement storage space available @ \$18 PSF NNN - 1049 W. Broad - \$6,000 Mo.

1,849 SF RETAIL 1053 W. Broad

3,350 SF RETAIL 1065 W. Broad

1,116 SF RETAIL 1069B W. Broad

910 SF RETAIL 1071 W. Broad





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1049-1083 W. BROAD STREET continued ...

1,063 SF RETAIL 1073B W. Broad Street

800 SF RETAIL 1075 W. Broad Street

575 SF OFFICE 2nd floor. Suite 210

885 SF OFFICE 2nd floor. Suite 217

960 SF OFFICE 2nd floor. Suite 218

750 SF OFFICE 2nd floor. Suite 222

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: Pamela Taylor, Woodmont Properties, 301-652-2302, ptaylor@woodmont.us or David Smith (301) 652-2303



1208 – 1230 W. BROAD STREET

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

2,972 SF RETAIL – Suite 11, former Massage Envy

1,318 SF RETAIL – Suite 6

2,815 SF RETAIL – Suite 9

5,693 SF. RETAIL – Suite 7, former Olympia Gym located behind the shopping center and below Jhoon Rhee space.

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

Contact: Emily Gagliardi, (301) 998-8158, egagliardi@federalrealty.com, Federal Realty Investment Trust





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150-156 HILLWOOD AVENUE

Land Size: 9,697 SF, Zoned B-3

2,200 SF OFFICE space on 2nd floor, Suite 152 Rear, \$16.50 NNN (\$3,025), 5 year lease

Contact: Kathy Coakley (301) 657-2525 ext. 17 kcoakley@greenhillcompanies.com



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!





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130-150 LITTLE FALLS STREET

Little Falls Building, 22,937 SF (.53 acres lot)

Zoning = OD-MCA City Hall

FOR SALE OR FOR LEASE

520 SF OFFICE space, 1st floor, \$23.03 PSF \$997.96 mo.

340 SF OFFICE space, 2nd floor, \$23.03 PSF \$623.33 mo.

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

For Sale for \$4.5 million

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



431 PARK AVENUE – East Building

The Offices on Park Avenue

Land size: 3,998, Zoned: T1

3,604 SF OFFICE Third floor, \$24 PSF plus electric (\$3025 month+), 3 year lease term

3,864 SF 4th Floor, \$753,400, (\$195 PSF)

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





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711 PARK AVENUE

Land size: 8,750 SF, Zoned: T1

2,387 SF OFFICE SPACE, 1st floor, \$23 SF/full service, \$4,575 per month.

Stand alone building that formerly served as an attorney's office.

Contact: John Sabo, Berkshire Hathaway, johnsabo@mrisc.com, 703-216-8222



455 S. MAPLE AVENUE

Zoned: B-1

NEW RETAIL SPACE FOR LEASE

3,139 SF Suite 2

Lease rate and term negotiable

Susan Bourgeois, Rappaport, 571-382-1288, sbourgeois@rappaportco.com

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





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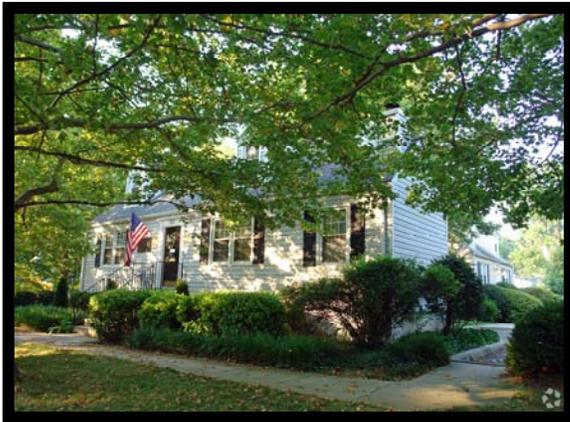


207 PARK AVENUE

Land size: 16,022 Zoned: B-2

310-1585 SF OFFICE space, \$24.00 SF Full Service (\$620 - \$3,170 per month), lower level with natural light, newly renovated restrooms and common areas. 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 Harris Teeter, many restaurants, shops, State Theatre and City Hall. Approximate 15 minute walk to metro or 5 minutes by bus. Professional and responsive building management on site. Plenty of parking.

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



711 PARK AVENUE

Land size: 8,750 SF, Zoned: T1

2,387 SF OFFICE space with an upper and lower level, \$25 SF/modified gross (tenant pays utilities, janitorial and dumpster. \$4,973 Rent/month – waiting room, conference room, two private offices and bathroom

Stand alone building that formerly served as an attorney’s office.

Contact: John Sabo, Berkshire Hathaway, johnsabo@mrisc.com, 703-216-8222





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201 PARK WASHINGTON COURT

Land size: 21,714 SF, Zoned: T1

140-420 SF OFFICE First floor, Negotiable lease rate and term.

500 SF OFFICE First floor, Negotiable lease rate and term

1,500 SF OFFICE Second floor, Negotiable lease rate and term

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

754 SF OFFICE space, 2nd floor, \$24.50 SF/full service, \$1,539 Rent/month

971 SF OFFICE space, 3rd floor, \$24.50 SF/full service, \$1,982 Rent/month.

A brochure for this building is available by e-mailing contact(s) below:

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





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100 N. WASHINGTON STREET

Land size: 44,219 SF, Zoned: B2



- 597 SF OFFICE** - \$19.00 SF full service, \$945.25 mo., Suite 201
- 778 SF OFFICE** - \$22.00 SF full service, \$1,426 mo., Suite 202/204
- 878 SF OFFICE** - \$23.00 SF full service, \$1,683 mo., Suite 211
- 436 SF OFFICE** - \$19.00 PSF full service, \$690 mo., Ste 222
- 690 SF OFFICE** - \$19 PSF full service, Ste 223, \$1,093 mo.
- 680 SF OFFICE** - \$23 PSF full service, Ste 226, \$1,303 mo.
- 714 SF OFFICE** - \$23 PSF full service, Ste 228, \$1,369 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
- 320 SF OFFICE** - \$22.50 PSF full service, \$600 mo., Ste 313
- 1,470 SF OFFICE** - \$23 PSF full service, \$2,818 mo., Ste 402
- 839 SF OFFICE** - \$22 PSF full service, \$1,539 mo., Ste 400

Includes all utilities. Corner of Rt. 7 and 29; close to I-495, 66, and 50. Lots of parking. Near restaurants and shopping. 1 -2 year lease terms.

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

125 N. WASHINGTON STREET

Zoned - B-2



1,100 – 2,200 SF OFFICE FOR LEASE - \$26.50 – Utilities and U & ch thru March 2023. Private parking lot plus free public parking nearby. Easy access to I-66, Rt. 7, Rt. 50, the Beltway and East Falls Church Metro. 10 minutes to DC and Tysons.

Contact: Kathy Killion (703) 201-2436 – cell, Long & Foster Commercial





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252 N. WASHINGTON STREET

Zoned B-1

FURNISHED FIRST FLOOR OFFICES FOR LEASE – 200 SF OFFICE

Tenant pays phone. HIGH END SPACES. All spaces have reception space. All spaces have access to conference space by appointment. Lease term negotiable, lease rate includes access to receptionist, conference room, kitchenette, copy machine, completely furnished and ample parking

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



321 N. WASHINGTON STREET

Land size: 15,530 SF, Zoned: T1

FOR SALE - \$3 million, 2,276 SF OFFICE, 15,530 SF T-1 zoned land

Contact: Dr. Gallimore/owner, 703-237-9514





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450 N. WASHINGTON STREET

Northgate

Land size: 112,764 SF, Zoned: T2

1,519 SF RETAIL – 1st floor, Suite J, lease rate and term negotiable. Hair salon space.

1,519 SF RETAIL – 1st floor, Suite K, lease rate and term negotiable.

1,643 SF OFFICE/MED – 4th floor, Suite 400

Contact: Josh Nolan, 561-404-7036, 954-270-2984 (cell) JNolan@morguard.com



500 N. WASHINGTON STREET

Falls Church Gateway

Land size: 112,764 SF, Zoned: T2

2,876 SF OFFICE - Second floor, \$24 PSF full service/\$5,752 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





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520 N. WASHINGTON STREET

Falls Church Gateway

Land size: 112,764 SF, Zoned: T2

4,690 SF OFFICE – Third floor, \$24 PSF full service/\$9,380 per month, 3-5 year lease terms.

4,932 SF OFFICE – 4th floor, \$24 PSF full service/\$9,864 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



150 S. WASHINGTON STREET

Land size: 45,433 SF, Zoned: B2

OFFICE SPACE for lease; all full service leases at \$26 - \$27.50 PSF, mostly 5-10 year leases

2,661 SF, 1st floor, \$26-\$27.50/TBD, negotiable term

1,185 SF, 2nd floor, \$2,568-\$2,716 Mo. Suite 200

1,850 SF, 2nd floor, \$4,008 - \$4,240 Mo. Suite 202

2,367 SF, 2nd floor, \$5,129 - \$5,424 Mo., Suite 204

6,215 SF, 5th floor, \$13,465 - \$14,242.70Mo., Suite 500

1,496 SF, 5th floor, \$3,241 - \$ 3,428 Mo., Suite 501

Contact: Todd McManus, EDGE Commercial real estate, 703-334-5622, #622, tmcmanus@edgecre.com

2,661 SF – first floor sublet, 3-5 year lease, lease rate negotiable. **Contact:** Dimitri Georgelakos, KLNB, 703-268-2710, dimitri@klnb.com





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308-312 S. WASHINGTON STREET

Land Size: 34,199 SF, Zoned B-2

RETAIL/RESTAURANT SPACE:

2,400 SF, Suite 308, \$45 PSF NNN

1,200 SF, Suite 312B, \$42 PSF NNN, 5 year term, Suite 312B

2,747 SF, Suite 336, \$45 PSF NNN

Contact: Alex Willner, KLNb, 703-268-2718, awillner@klnb.com, Rong He – 915-355-8875 or Allen Tang 915-355-8875



442 S WASHINGTON STREET

Land size: 16,431, Zoned: B-2

1,485 SF RETAIL space, Negotiable lease term, \$40 PSF = \$4,950 + NNN per month

Former spa/nails space

Contact: Theodore Vakrinos, 703-768-6666





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580 S. WASHINGTON STREET

TARGET IS NOW OPEN IN THIS BUILDING!

Zoned: B-1

NEW RETAIL SPACE FOR LEASE

3,139 SF Suite 2

Lease rate and term negotiable

Contact: Susan Bourgeois, Rappaport, 571-382-1288, sbourgeois@rappaportco.com

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



900 S WASHINGTON STREET

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

OFFICE SPACE FOR LEASE:

Six spaces ranging from 250 -1,200 SF OFFICE

(All of the above are full service leases, \$14 PSF full service, 1-3 year lease terms)

Contact: Kostas Alexakis, 571-212-5538





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6751 – 6795 WILSON BOULEVARD



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

30,000 SF RETAIL Suite 6763-R3; Lower level of Edén Center. One entrance to space is at grade from the back and also an entrance from parking lot in front of center. Full Kitchen, refrigeration units and bathrooms. Negotiable lease rate and term

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

