



CITY OF FALLS CHURCH

AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of October 6, 2022

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

826 SF OFFICE - SECOND FLOOR - \$1,750 plus modified gross, \$25.42 PSF modified gross - 77 free surface parking spaces, minutes to metro, Rt. 50, I-66 and Tyson's.

Contact: Kathy Killion, 703-873-5719, KKillion@Inf.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.

1,651 SF OFFICE SPACE, second floor, negotiable 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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101 W BROAD STREET

George Mason Square

Land size: 116,810 SF Zoned: B2

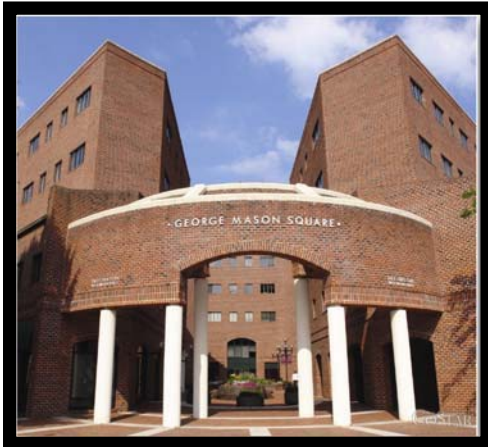
2,440 SF OFFICE/RETAIL FOR LEASE – Negotiable lease rate and term; floor, Suite 100

1,965 SF OFFICE FOR LEASE – Negotiable lease rate and term, Suite 120

6,662 SF OFFICE FOR LEASE – Negotiable lease rate and term, Suite 200, call Drew Richardson (202)595-1686

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



103 W BROAD STREET

George Mason Square – Zoned B-2

848 – 5,180 SF OFFICE – 3 spaces; two on third floor (848 & 996 SF), and one on 5th floor (5,180 SF) all \$31.50 PSF FS.

Terms negotiable.

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





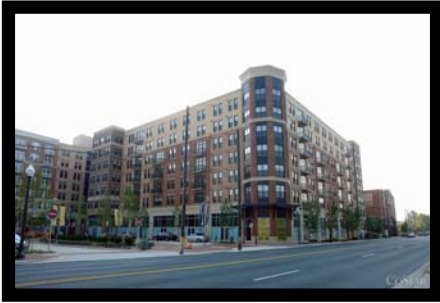
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444 W BROAD STREET

The Spectrum

Land size: 96,853 SF, Zoned: B1

1,501 SF Retail space - Suite C, lease rate not listed, Solace Outpost next door ...

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

688 SF OFFICE, 3rd floor, Suite 304; 1-5 year lease, \$24.50 PSF full service, \$1,405 per month. Available 4/2023

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





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502 W BROAD STREET

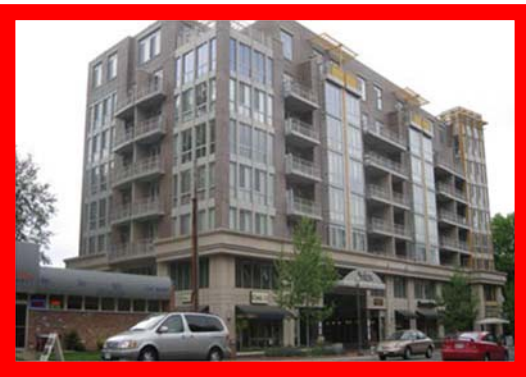
The Broadway, Land size: 15,000 SF, Zoned B-1

1,450 SF GROUND FLOOR RETAIL, \$30 PSF/\$3,625 per month plus NNN

1,511 SF GROUND FLOOR RETAIL- \$37 PSF/\$\$4,659 per month plus NNN

This retail space is a component of a mixed-use project comprised of 80 luxurious condominiums with extensive amenities above. 15,000 total 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

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

Contact: Craig Cheney, KLN B Retail, 703-268-2705, ccheney@klnb.com or

For sale – Unit 100, 2,750 SF, \$1.25 million, built out as Dr. office, Contact - Sarah Paul, sarah.paul@lnf.com or 571-286-1041





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701 W BROAD STREET

Handmacher Building

Land size: 13,332 SF Zoned: B1

(All leases full service)

1,181 SF OFFICE – 2nd floor, Suite 201, \$18.30 PSF; \$2,369 per month

450 SF OFFICE – 2nd floor, Suite 202, \$20 PSF; \$750 per month

200 SF OFFICE – 2nd floor, Suite 211, lease rate info withheld

345 SF OFFICE – 2nd floor, Suite 212, \$598 per month

1,000 SF OFFICE – 2nd floor, Suite 214, terms negotiable

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



800 W BROAD STREET

“The Flower Building”

Land size: 10,000 SF, Zoned: B1

1,669 SF OFFICE SPACE FOR SALE OR LEASE – second floor, Suite 209, \$31.50 PSF to lease per month/\$4,381 or for sale for \$684,290.

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 OR

FOR SALE UNIT 102 – 5,767 SF for \$5.2 million, **Contact:** B.J. Feller, bfeller@stanjohnson.com, 773-727-4285





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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 OFFICE Suite 200, \$24.50 PSF, \$9,020.20 per month

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

5,084 SF OFFICE – third floor, Suite 300

8,850 SF OFFICE Suite 400, \$25 PSF; \$18,437 per month

4,222 SF OFFICE Suite 500, \$2,350 PSF; \$8,268 per month

4,480 SF OFFICE – 6th floor, Suite 600, \$23.50 PSF; \$8,774 per month

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

Full service rent between \$22.50 - \$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,



907 W BROAD STREET

Former Lederer's Sound

Land size: .13 acres, Zoned: B1

1,433 SF RETAIL, 2 level building, \$40 PSF plus utilities; \$4,777 per month.

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





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930 W. BROAD **FOUNDERS ROW – NEW PROJECT!!!** **W. BROAD AND WEST STREET**

Land size: 4+ acres, Zoned: B1

1,000 – 8,000 SF RETAIL FOR LEASE – Negotiable lease rate and terms Marketing brochure here: [Marketing Brochure\Flyer - W Broad St.pdf \(csgpimgs.com\)](#), project has abundant outdoor seating, 10,000 SF outdoor plaza with a fountain and 394 residential units above the retail.

Contact: Chris Wilkinson, 301-657-7321, CWILKINSON@JBGSMITH.COM.



1049-1083 W. BROAD STREET

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

1,349 SF RETAIL 1063 W. Broad
2,178 SF RETAIL 1069B W. Broad

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





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1104 – 1230 W. BROAD STREET

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

2,228 SF RETAIL- \$52 PSF, \$9,654.66 mo. NNN,

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

Contact: Rich Abruscato, (301) 998-8188, rabruscato@federalrealty.com, Federal Realty Investment Trust



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





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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!



130-150 LITTLE FALLS STREET

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

Zoning = OD-MCA City Hall

FOR SALE OR FOR LEASE, \$4 million to buy 13,330 SF building

385 SF OFFICE space, 1st floor, \$23.58 PSF \$757 mo.

Contact: Steve Anderson, slareac@msn.com, 571-565-3483





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200 LITTLE FALLS STREET

Little Falls Building, 22,937 SF lot

Zoning = OD-MCA City Hall

310 SF OFFICE FOR LEASE space, Suite 302A, \$27 PSF, includes utilities, Corner office with beautiful view of City Hall. \$698 per month

Contact: Vince Dougherty - 703-850-9282

1,000 SF OFFICE FOR LEASE 4th floor, Suite 407., \$27 PSF modified gross, \$2,000 month

Contact: Ken Matzkin, 703-528-2288



410 S. MAPLE AVENUE

Zoned: B-1

1,794 SF RETAIL Suite 2, (former antiques/gift store) \$35 PSF, NNN, \$5,241.25 plus NNN

Contact: Matt Skalet, 202-420-7775, KLNb, mksalet@klnb.com or kstein@klnb.com, brochure available.





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455 S. MAPLE AVENUE

Zoned: B-1

NEW RETAIL SPACE FOR LEASE

3,139 SF Suite 2 next to Code Ninjas, Lease rate and term negotiable

Contact: John Henise 301-434-3040, jhenise@duffieinc.com



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





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105 N. VIRGINIA AVENUE

Land size: 15,300 SF, Zoned: B1

420 SF OFFICE space, 3rd floor/Suite 307, \$24.50 SF/full service, \$858 Rent/month.

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



137 N WASHINGTON STREET

Lee Square Office Condominium

1,900 SF OFFICE. First floor, \$23 modified gross, \$3,462 /month+ Private entrance, private bathrooms with shower, furniture/internet/phone can be made available.

Contact: Todd McManus, Edge, (703) 334-5622, (571) 216-0267, tmcmanus@edgecre.com





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252 N. WASHINGTON STREET

Zoned B-1

8 CO-WORKING OFFICE SPACES ranging from **140 SF to 590 SF**— **First floor** co-working spaces are furnished, have access to conference space and a staffed reception desk. Rent is \$900 - \$1150 per month depending on unit. **Second floor** offices are either \$1,200 or \$1,500 per month, have work stations, reception desk and access to coffee bars and conference rooms on first floor. Lease term negotiable and rent covers all but phone.

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



300 N WASHINGTON STREET

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

7,903 SF OFFICE, 2nd Floor (available 3/23)

150-700 SF OFFICE, 3rd Floor

Lease rate and term negotiable. Seconds from the intersection of Routes 29 and 7 in downtown Falls Church. Seven minutes from Washington and minutes from Mclean, Tysons. Adequate plumbing for dentist office and medical use. Kitchenette, free parking. Floor plan available.

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





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400 N WASHINGTON STREET

Land size: 28,360 SF, Zoned: T1

443 SF OFFICE, Second Floor, \$36.00 SF/Full Service, \$1,329 rent/month

1,542 SF OFFICE, Second Floor, 35.00 SF/Full Service, \$4,497.50 rent/month

5,402 SF OFFICE, Third Floor, \$35.00 SF/Modified Gross, \$15,756 rent/month

Each office with own HVAC unit. Signage is available. Walk to Metro. Common areas renovated in 2007. Walk to shops. Good parking. Great visibility and access within walking distance of East Falls Church metro.

Contact: David Muller, 703-323-3900, dmuller@ryanstuartdev.com



450 N. WASHINGTON STREET

Northgate

Land size: 112,764 SF, Zoned: T2

1,846 SF RETAIL – 1st floor, Suite J, lease rate and term negotiable. Hair salon space.

1,066 SF OFFICE– 3rd floor, Suite 300D, \$30 PSF/\$2,665 Mo. + modified gross

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





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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



510 N. WASHINGTON STREET

Falls Church Gateway

Land size: 112,764 SF, Zoned: T2

2,775 SF OFFICE – 3rd floor, Suite 300. \$24 PSF full service, \$5,550 month.

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 - \$28 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

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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180 S. WASHINGTON STREET

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

4,500 – 6,900 SF OFFICE – First floor,

2,000-6,920 SF OFFICE – second floor, \$24.50 PSF full service

Property is on the corner of South Washington Street and West Annandale Road. Parking is accessible from both streets and building is adjacent to a small park.

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



308-312 S. WASHINGTON STREET

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

RETAIL/RESTAURANT SPACE:

1,486 SE, Suite 310A, \$45 PSF NNN, \$5,572.50 per mo. NNN

Contact: Alex Willner, KLNB, 703-268-2718, awillner@klnb.com



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



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580 S. WASHINGTON STREET **TARGET IS IN THIS BUILDING!**

Zoned: B-1

NEW RETAIL SPACE FOR LEASE
3,139 SF Suite 2

Lease rate and term negotiable

Contact: John Henise, 301-434-3040, jhenise@duffiecompanies.com



900 S WASHINGTON STREET

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

OFFICE SPACE FOR LEASE:

Six spaces ranging from 400 -3.500 SF OFFICE

(All of the above are full service leases, \$14/\$15 PSF full service, 1-3 year lease terms)

Contact: Kostas Alexakis, 571-212-5538, laveryhank@gmail.com





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6751 – 6795 WILSON BOULEVARD

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



8,000 SF inline anchor space with large window line - high ceiling, bathroom, kitchen and rear loading - Unique 2-levels storage with auto conveyor belt -Central location w/landmark Clock Tower

8,000 SF RETAIL First floor, \$55 PSF rent/\$36,666.66 per month NNN

Contact: Eileen Xu Weithers, 703-302-1895, eileenxu@arcginc.com



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