AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of May 20, 2019
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

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

1,244 SF RETAIL/OFFICE – FIRST floor, Suite 100

Contact: Dimitri Georgelakos, KLN, 202-270-5729, Dimitri@klnb.com
AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

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BROAD STREET Continued…

2. 1,998 SF OFFICES FOR LEASE – $4,745 per month ($28.50 PSF negotiable), 5-10 year lease, available in 30 days, third floor, 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.

3. 790 SF OFFICE FOR LEASE – Negotiable lease rate and term; 5th floor, Suite 530

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

PDF BROCHURE AVAILABLE; contact ekwitsman@fallschurchva.gov

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

1,560 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
AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA
Updated as of May 20, 2019
Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.
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246 W. BROAD STREET
Zoned B:2
1,529 SF RETAIL OR OFFICE – $27 PSF plus utilities ($3,440 per month) second floor, former Curves, entrances from Broad Street and from behind shopping centers, Surface parking, close to City Hall, Harris Teeter, lots of restaurants. 1-5 year lease.

Contact: Joel Dinkins, Winfield Group, joel.winfieldgroup@gmail.com, 703-346-0908, Charlie@ParacleteRealty.com

412 W BROAD STREET
Bedo’s
Land size: 10,000 SF; Zoned: B1
1,500 SF OFFICE- Second Floor, $26 PSF modified gross/$3,250 per month, 3 year lease.

Contact: John Jerikian, (703) 556-8600, Long & Foster, john.jerikian@longandfoster.com
AVAILABLE COMMERCIAL SPACE IN
FALLS CHURCH, VIRGINIA

Updated as of May 20, 2019
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417 W BROAD STREET
S.A.I.D. Building
Land size: 27,572 SF; Zoned: B1

890 SF RETAIL - Suite 100, $24.94 PSF full service, $1,849 per month, 1-3 year lease, restroom, dedicated heat, pay own janitorial
502 SF OFFICE Suite 203A, $20 PSF, $840 per month full service, new carpet, fresh paint, waiting area

Large, open space, with wall of windows. Lots of parking, 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

419 W BROAD STREET
Land size: 18,557 SF; Zoned: B2

3,854 SF OFFICE space, Second floor, $25 PSF full service/$8,029 per month, lease term negotiable.

Contact: Frank Dillow, Long & Foster Commercial, (703) 447-4161, francis.dillow@longandfoster.com
AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of May 20, 2019
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Listed in alphabetical order (ignoring N/S/E/W designations).

450 W BROAD STREET
Land size: 25,948 SF  Zoned: B1

1,508 SF OFFICE, 2nd floor, Suite 202 , $2,160 rent/month
345 SF OFFICE, 2nd floor, Suite 213 , $704 rent/month
926 SF OFFICE, 2nd floor, Suite 216 , $1,891 rent/month
772 SF OFFICE, 3rd floor, Suite 319, $1,576 rent/month
425 SF OFFICE, 3rd floor, Suite 350, $866 rent/month
1,515 SF OFFICE, 4th floor, Suite 400, $3,098 rent/month
1,015 SF OFFICE, 4th floor, Suite 415, $2,072 rent/month
1,158 SF OFFICE, 4th floor, Suite 418, $2,364 rent/month

All leases $24.50 PSF 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

701 W BROAD STREET
Handmacher Building
Land size: 13,332 SF Zoned: B1
(All leases full service)

1,365 SF OFFICE – 2nd floor, Suite 208, $18 PSF, $2,048 per month
180 SF OFFICE – 2nd floor, Suite 211, $30 PSF, $450 per month
180 SF OFFICE – 3rd floor, Suite 312A, $30 PSF, $450 per month
349 SF OFFICE – 4th floor, Suite 401, $41 PSF, $1,200 per month
1,093 SF OFFICE – 4th floor, Suite 402, $18.66 PSF, $1,700 per month, can be divided
150 SF OFFICE – 4th floor, Suite 402A, $40 PSF, $500 per month
165 SF OFFICE – 4th floor, Suite 403, $40 PSF, $550 per month
1,093 SF OFFICE – 4th floor, Suite 402, $18.66 PSF full service, $1700 per month

Contact: Treena Rinaldi (703) 532-7704, (703) 927-3863 – cell, treenarinaldi@aol.com
AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of May 20, 2019
Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.
Listed in alphabetical order (ignoring N/S/E/W designations).

800 W BROAD STREET
“The Flower Building”
Land size: 10,000 SF, Zoned: B1

1. **4,986 SF OFFICE SPACE FOR LEASE** (contiguous), $31.50 PSF to lease or $395 PSF to purchase ($3,896,675) LEED’s Gold certified building; first floor of building includes U.S. Post Office, Flippin Pizza, Sfizi Café and other commercial tenants. Available 6/19

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

2. **2,700 SF OFFICE FOR SALE OR LEASE**, 3rd floor, Suite 303, Lease Terms negotiable; $1,089,450 to purchase

**Contact:** Sally Wilson, Newmark Knight Frank, srwilson@ngkf.com, 202-312-5773

PDF brochures for both of these listings are available by e-mailing contact(s) above.

803 W. BROAD STREET
Land size: 76,059 SF, Zoned: B1-R1A

**4,288 SF OFFICE** – ground floor
**3,413 SF RETAIL** Suite 110, ground floor, $28 - $30 PSF FS
**4,423 SF** Suite 200
**1,919 SF** Suite 210
**1,833 SF** Suite 240, available July 2019
**1,855 and 5,084 SF** – third floor
**8,850 SF** – 4th floor
**8,693 SF** – 5th floor
**6,835 SF** – 6th floor, Suite 600
AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

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803 W. BROAD STREET Continued

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<td>3,036 SF</td>
<td>Suite 700</td>
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<td>875 SF</td>
<td>Suite 750</td>
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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

901 W. BROAD STREET

Land size: 5,970; Zoned B-1

400 SF RETAIL or OFFICE – $2,495 plus utilities per month ($71.85 PSF), 45 NNN PSF/$4,800 /$4,050/month, Prime Broad Street location, Hard corner with traffic light, across street from proposed future mixed unit development that includes a hotel, apartments, theatre and retail.

Contact: Gossett Mitchell, 703-538-5525, gphilmit@aol.com

1001 W BROAD STREET (old Falls Church Cabinetry)

Zoned B-1

FOR SALE - 11,223 SF Retail/Warehouse Space $3.9 million, (3,000 SF is retail space fronting on W. Broad Street)

Contact: Mo Haghighi, 781-254-2038, mohaghighi@charter.net
AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of May 20, 2019
Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.
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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, $40 PSF NNN ($13,333 mo.); add’l 4,000 SF basement storage space available for $18 PSF ($6,000 mo.), 1049 W. Broad
3,350 SF RETAIL 1065 W. Broad, $11,725/mo. $42 PSF+NNN
675 SF OFFICE 2nd floor. Suite 208, $22 PSF ($1,237.50 mo.)
575 SF OFFICE 2nd floor. Suite 210, $22 PSF ($1,054 mo.)
355 SF OFFICE 2nd floor. Suite 212A, $22 PSF ($651 mo.)
990 SF OFFICE 2nd floor. Suite 212, $22 PSF ($1,815 mo.)
1,130 SF OFFICE 2nd floor. Suite 216, $22 PSF ($2,071.66 mo.)

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: David Smith, Woodmont Properties, 301-652-2303, dsmith@woodmont.us

1208 – 1230 W. BROAD STREET
Falls Plaza Shopping Center – Land Size: 201,683 SF, B-1 zoned

3,757 SF RETAIL former Native Foods space
3,004 SF RETAIL Available now
1,296 SF RETAIL Available now; former restaurant 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@federalrealy.com, Federal Realty Investment Trust
AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA
Updated as of May 20, 2019
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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

108 W. JEFFERSON STREET
Land Size: 11,430; Zoned M-1

4,800 SF FLEX SPACE on two floors- $16 PSF plus utilities; $6,400 mo.

Contact: Treena Rinaldi (703) 532-7704, (703) 927-3863 – cell, treenarinaldi@aol.com
AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

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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 lot
Zoning = OD-MCA City Hall

520 SF OFFICE space, 1st floor, $23.03 PSF $997.96 mo.
463 SF OFFICE space, 2nd floor, $23.03 PSF $850 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.

Contact: Keith Brown, ckbreacs@msn.com (703) 734-0880, REACS, Inc.
AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA  
Updated as of May 20, 2019  
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  
Little Falls Building, 22,937 SF lot  
Zoning = OD-MCA City Hall  

2,000 SF OFFICE FOR LEASE space, 2nd floor, Lease rate and term not disclosed/negotiable.

Contact: Vishal Khosla, (240) 478-0102, KPI Commercial, vishal@kpirealty.com

455 S. MAPLE AVENUE  
Zoned: B-1  

NEW RETAIL SPACE FOR LEASE  
3,139 SF Suite 2  
1,614 SF Suite 4  
410 SF Suite 9  

Lease rate and term negotiable

Contact: 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.
AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

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111 PARK PLACE
Land size: 2,350 SF, Zoned: T1

300 SF OFFICE - $500 per month ($25 PSF), Full Service (except internet). Rent includes access to kitchen, patio, basement storage, utilities, secure keyless entry system and plenty of parking. Locally owned and managed. Next to Clare & Don’s Beach Shack + State Theater, walk to Harris Teether, coffee, restaurants and more. Near Routes 29, 7, 66, 50 and 495.

Contact: Erik Pelton (703) 525-8009, emp@tm4smallbiz.com

201 PARK WASHINGTON COURT
Land size: 21,714 SF, Zoned: T1

140-420 SF OFFICE - Negotiable lease rate and term.
500 SF OFFICE - First floor, $40.80 PSF plus utilities ($1700 per month), 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
AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of May 20, 2019
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Listed in alphabetical order (ignoring N/S/E/W designations).

105 N. VIRGINIA AVENUE
Land size: 15,300 SF, Zoned: B1

890 SF OFFICE space, 3rd floor/Suite 310, $24 SF/full service, $1,780 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

100 N. WASHINGTON STREET
Land size: 44,219 SF, Zoned: B2

2,100 SF OFFICE - $23.00 SF full service, $4,025, Suite 98
878 SF OFFICE - $23.00 SF full service, $1,683 mo., Suite 211
597 SF OFFICE – $19.00 PSF full service, $945 mo., Ste 201
436 SF OFFICE – Suite 222, $19 PSF FS, $690 mo.
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 – $22 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
AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

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252 N. WASHINGTON STREET
Zoned B-1

FURNISHED FIRST FLOOR OFFICES FOR LEASE –
230 SF OFFICE - $44 PSF/FS, $843 per month
250 SF OFFICE - $52.80 PSF/FS, $1,100 per month

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

300 N WASHINGTON STREET
Land size: 51,664, Zoned: T-1

200 - 700 SF OFFICE – 1st floor, Suite 102, $450 - $1000 per month, 3-10 year lease
250 SF OFFICE – 3rd floor, $600 per month, ($28.80 PSF), 3-10 year lease, available in 30 days

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

Contact: Hannah Prentice Traul, Jackson-Prentice Real Estate, (202) 841-8700/(703) 304-4343, hannah@jacksonprentice.com
AVAILABLE COMMERCIAL SPACE IN FALLOWS CHURCH, VIRGINIA

Updated as of May 20, 2019
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Listed in alphabetical order (ignoring N/S/E/W designations).

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

400 N WASHINGTON STREET
Land size: 28,360 SF, Zoned: T1

670 SF OFFICE, 1st floor, $24.50 PSF full service, $1,368 mo.
1,165 SF OFFICE 1st floor, $24.50 PSF full service, $2,379 mo.
1,440 SF OFFICE, First floor, $24.50 PSF full service, $2,940 mo.
1,200 SF OFFICE, Second floor, Suite 201, $22 PSF full service, $2,200 mo
480 SF OFFICE, Second floor, $22.50 PSF full service, $900 mo.
1,670-2,870 SF OFFICE, Second floor, $22 PSF full service, $3,062-$5,262 mo.


Contact: Kathy Killion, 703-600-9295, kkillion@lnf.com,
AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of May 20, 2019
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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

**4,668 SF OFFICE** – 4th floor. Negotiable lease rate and term.

Contact: Timothy Jacobs, 703-989-9999, Cushman and Wakefield, tim.jacobs@cushwake.com

**4,670 SF OFFICE** – 2nd floor. $24 PSF full service/$9,340 month, 3-5 year lease terms
**4,668 SF OFFICE** – 2nd floor. $24 PSF full service/$9,340 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
AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of May 20, 2019
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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.

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
2,270 SF, 3rd floor, $4,918 - $5,202 Mo., Suite 301
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, KLN, 703-268-2710, dimitri@kln.com
AVAILABLE COMMERCIAL SPACE IN FALLO ME CHURCH, VIRGINIA

Updated as of May 20, 2019
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312B S. WASHINGTON STREET
Zoned B-2

1,198 RETAIL SPACE: Available August 2018

Suite 336A = 2,080 SF – Lease rate and term negotiable; available October 2019

Contact: Allen Tang, (915) 355-8875, xingtang530@gmail.com

580 S. WASHINGTON STREET
TARGET IS NOW OPEN IN THIS BUILDING!

Zoned: B-1

NEW RETAIL SPACE FOR LEASE
3,139 SF Suite 2
1,614 SF Suite 4
410 SF Suite 9

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.
AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA
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900 S WASHINGTON STREET
Land size: 53,945, Zoned: T-1
OFFICE SPACE FOR LEASE:

300 – 12,000 SF OFFICE
(All of the above are full service leases, $14-$16 PSF and have terms of 1-3 years)

Contact: Brison Rohrbach, McEnearney Commercial, 703-683-2700, brohrbach@mcenearney.com

6751 – 6795 WILSON BOULEVARD
Eden Center – shopping center caters to the large Vietnamese community in No. Va.

9,710 SF RETAIL. Suite 6763-R3; Negotiable lease rate and term, Located in lower level of Eden Center. One entrance to the space is at grade from the back of the center, next to Planet Fitness. There is also an entrance from parking lot level in front of center with a flight of stairs down to space. Space has full kitchen, refrigeration units and bathrooms.

850 SF RETAIL $55 PSF NNN, $3,896 Mo./ Suite 14

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