

Exclusive Offering



Property Details

Property For Lease

Address: 402 W Broad Street Falls Church, Virginia 22046

Square Footage: 10,541 SF (Divisible)

Lease Rate: \$21-23 PSF NNN (\$7.50 NNN)

Year Built: 2007

Zoning: Commercial

Highlights

- ▶ Previous "Jumping Joeys" on West Broad Street for lease with fully built out locker room, showers, elevator etc.
- ▶ 5/1,000 Parking Ratio (53 Parking Spaces for Commercial Users)
- ▶ 13' clear ceiling heights
- ▶ Prominent location on West Broad Street in the heart of Falls Church City
- ▶ Ready for immediate occupancy - plug & play opportunity for various uses.
- ▶ Space can be demised with shared bathrooms.

Demographics (3 Mile Radius)

- ▶ Population: 166,807
- ▶ Households: 63,259
- ▶ Median HH Income: \$122,181
- ▶ Total Employees: 64,612
- ▶ Total Businesses: 5,452
- ▶ Walk Score: 88 (very walkable)



Aerial



Floor Plan



W Broad Street

Additional Pictures



ulsakergroup.com



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