

GREAT VISIBILITY AND GREAT WINDOW LINE



**OFFERING SUMMARY**

Lease Rate: \$19.50 SF/yr 1st year  
 \$21.00 SF/yr 2nd year  
 \$22.00 SF/yr 3rd year  
 (above rates are plus cleaning & utilities)

Suite Amenities: Elevator; kitchen, sidelights

Available SF: Approx. 1,800 SF

**PROPERTY OVERVIEW**

Great windowline and beautiful modern finishes in the approx. 1,800 SF office suite. Move-in ready! Windows galore. Modern kitchen in the suite.

**PROPERTY HIGHLIGHTS**

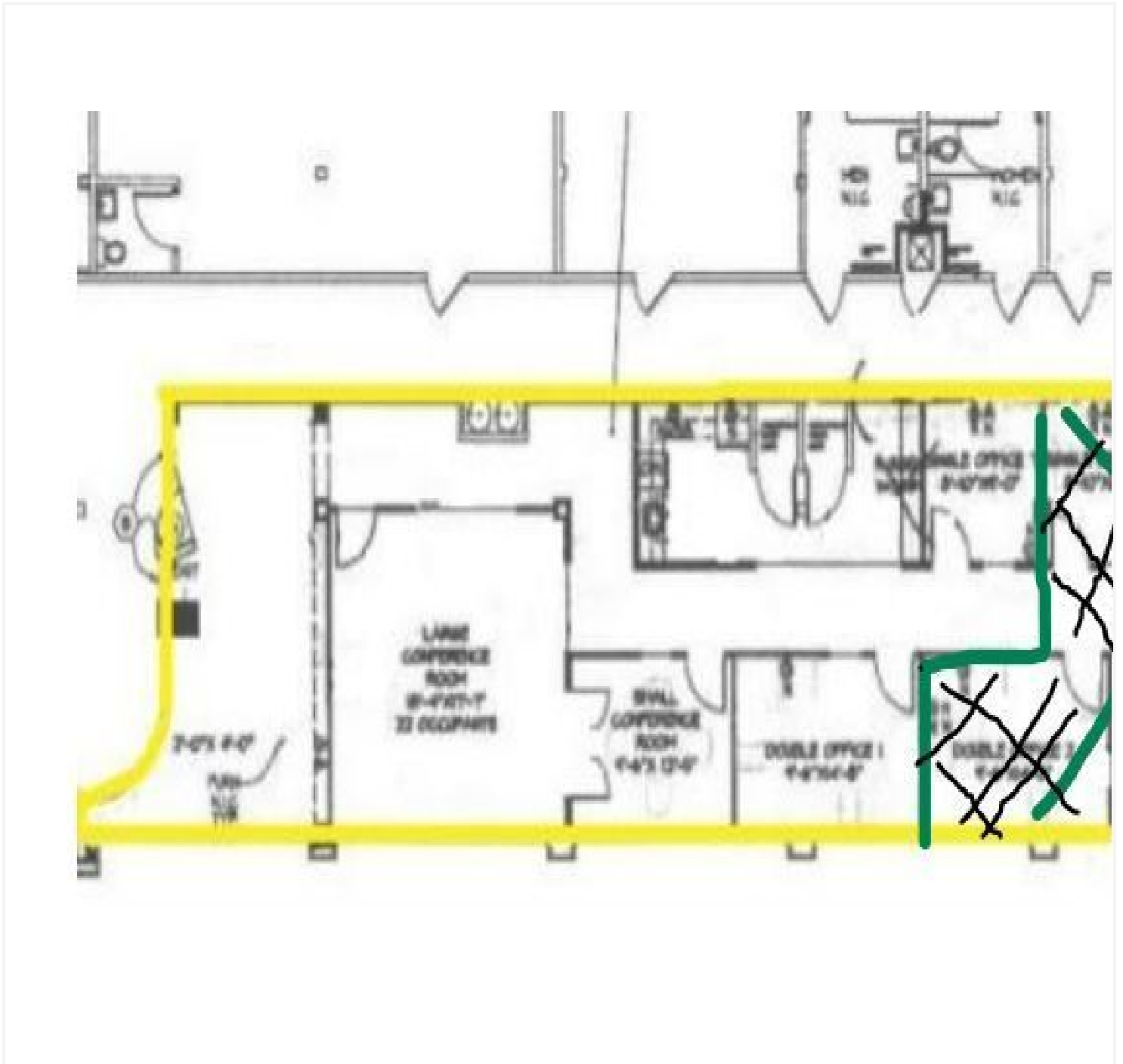
- Great signage opportunity
- Visible from Lee Highway & Annandale Road (traffic count exceed 20,000 cars per day)
- Beautiful finishes in the approx. 1,800 SF office suite - sidelights for offices
- Mix of offices and open space
- Elevator access and glass door entry to suite
- In the heart of Falls Church City
- Great amenities nearby including Dunkin Donuts, future Whole Foods, Aldi's and many other shops and restaurants.
- Easy access to Rt. 7, Rt. 29, I-66, Rt. 50 and metro less than 2 miles away

Additional Photos

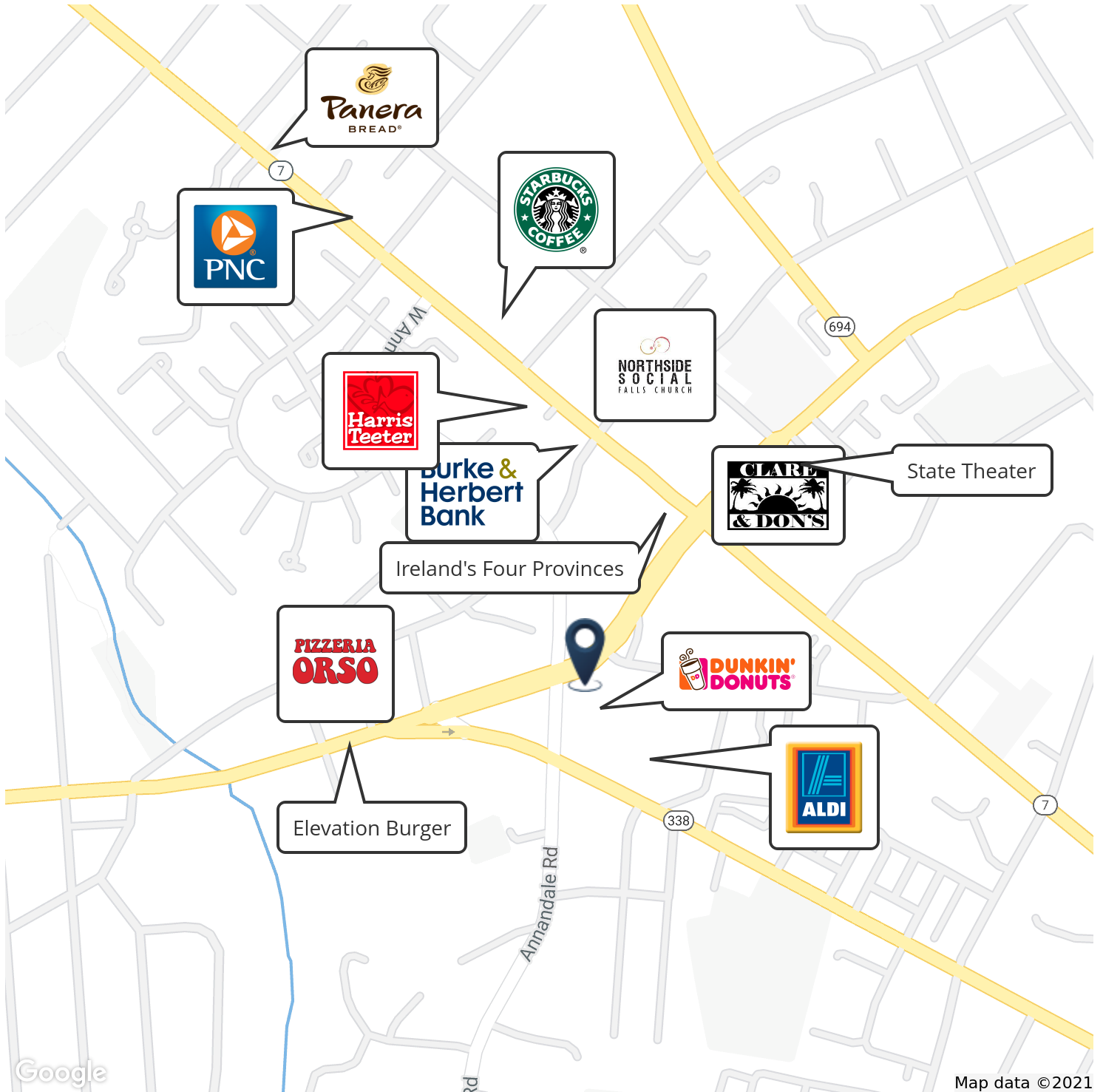




Floor Plan



Location Map



**Panera**  
BREAD®

**PNC**

**STARBUCKS**  
COFFEE®

**NORTHSIDE**  
SOCIAL  
FALLS CHURCH

**Harris**  
Teeter

**Burke &**  
**Herbert**  
Bank

**CLARE**  
& DON'S

State Theater

Ireland's Four Provinces

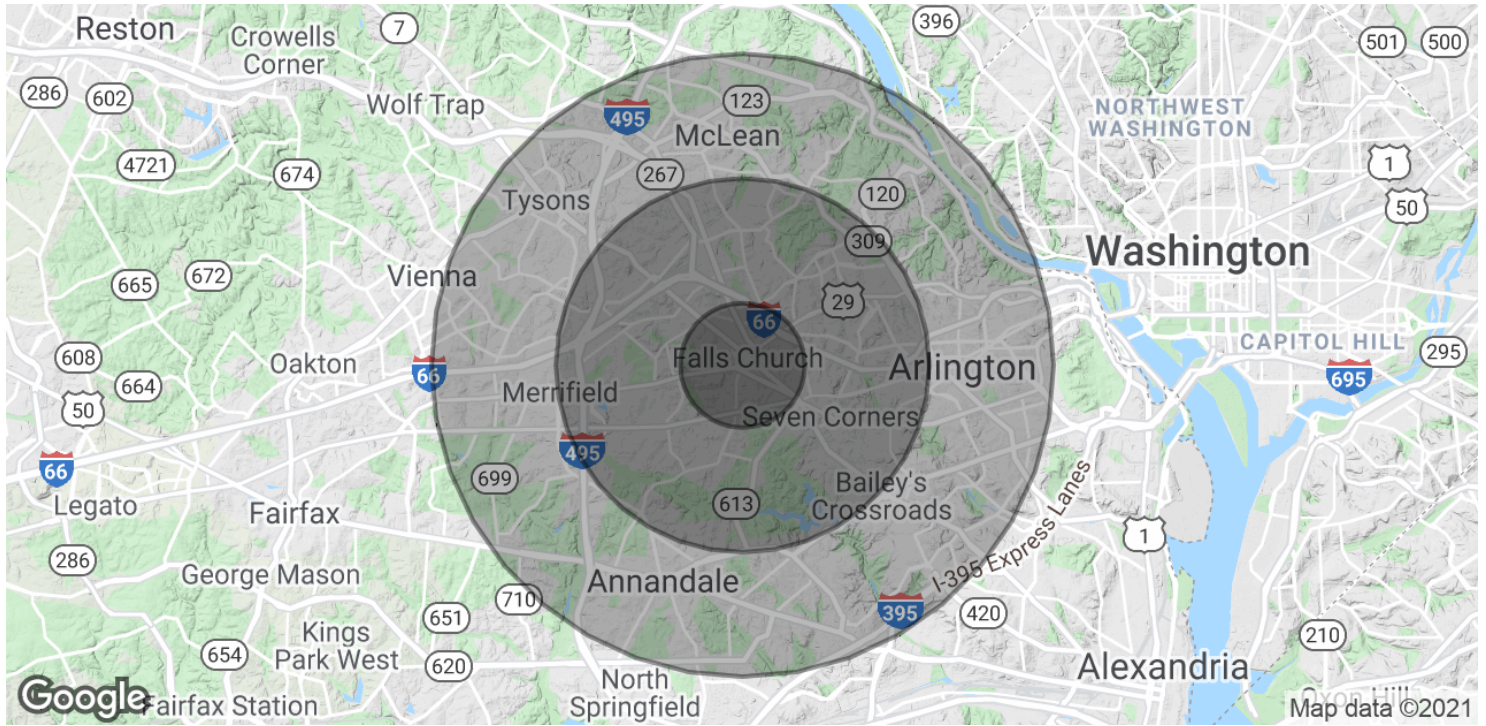
**PIZZERIA**  
**ORSO**

**DUNKIN'**  
**DONUTS**

Elevation Burger

**ALDI**

Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	18,535	143,872	411,550
Average age	39.7	38.8	37.7
Average age (Male)	37.9	37.9	37.1
Average age (Female)	41.3	39.5	38.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	7,027	55,070	163,721
# of persons per HH	2.6	2.6	2.5
Average HH income	\$127,151	\$132,730	\$126,399
Average house value	\$598,584	\$604,176	\$606,362

\* Demographic data derived from 2010 US Census