



**COMMERCIAL  
DIVISION**

FOR LEASE

# 104 N Oak St

104 N OAK ST, FALLS CHURCH, VA 22046



**PRESENTED BY:**

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[www.commercialdivision.lnfre.com](http://www.commercialdivision.lnfre.com)

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## OFFERING SUMMARY

**Available SF:** 2,376 SF

**Lease Rate:** \$24.00 SF/yr (Full Service)

**Building Size:** 2,376 SF

## PROPERTY HIGHLIGHTS

- Free-standing office space in heart of Falls Church City
- The First and Second Levels (approx. 1,512 SF) are occupied but available
- The Lower Level (approx. 864 SF) is vacant and immediately available
- Full Service lease rate includes Electric and HVAC. (Tenant only pays for cable/phone/cleaning & trash)
- Zoning: Falls Church City: T-1 (Transitional)  
Currently used as law offices
- Parking: Free Private surface parking on-site in both front and rear (shared with adjoining property)
- Signage: Possibly available on Oak Street for user of entire building
- Location: Unique highly sought after neighborhood close to Metro, Route 66, I-495 and bike trail

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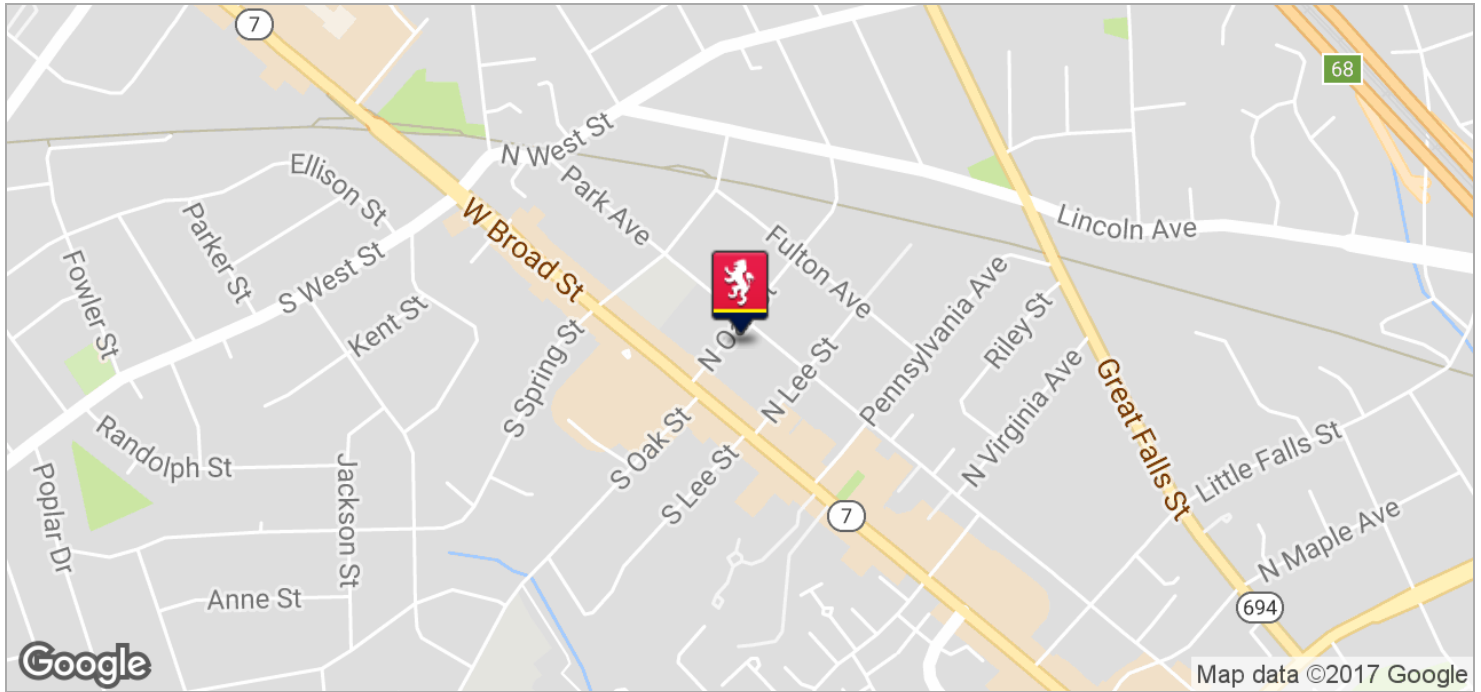


Long & Foster | 703-506-2850 | 8227 Old Courthouse Road Suite 200 | Vienna, VA 22182

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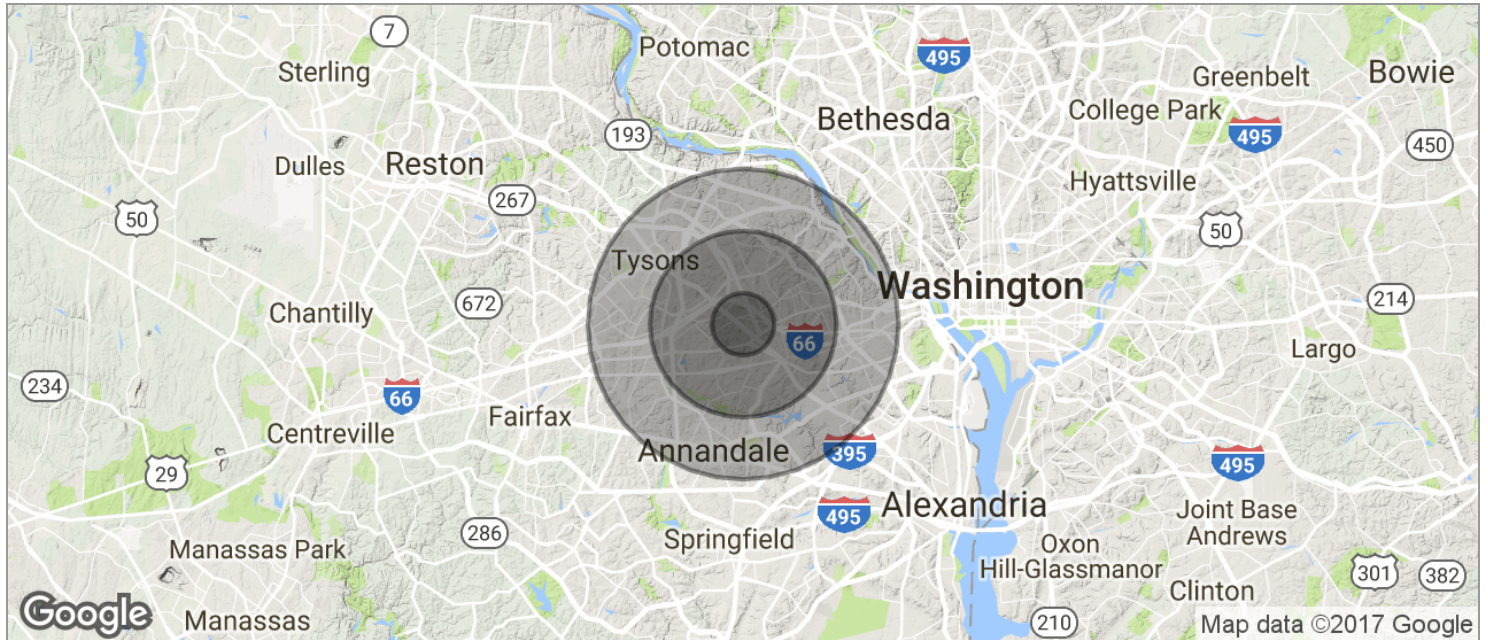
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	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
TOTAL POPULATION	16,996	141,384	363,222
MEDIAN AGE	39.4	38.6	38.3
MEDIAN AGE (MALE)	37.4	37.7	37.6
MEDIAN AGE (FEMALE)	42.0	39.4	39.0
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	6,639	54,448	142,230
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$133,995	\$135,139	\$135,895
AVERAGE HOUSE VALUE	\$625,491	\$609,158	\$633,029

\* Demographic data derived from 2010 US Census

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