

Executive Summary



OFFERING SUMMARY

| | |
|----------------------|------------------------|
| Available SF: | 300 SF Suite |
| | 355 SF Suite |
| Lease Rate: | \$650 for 300 SF Suite |
| | \$775 for 355 SF Suite |

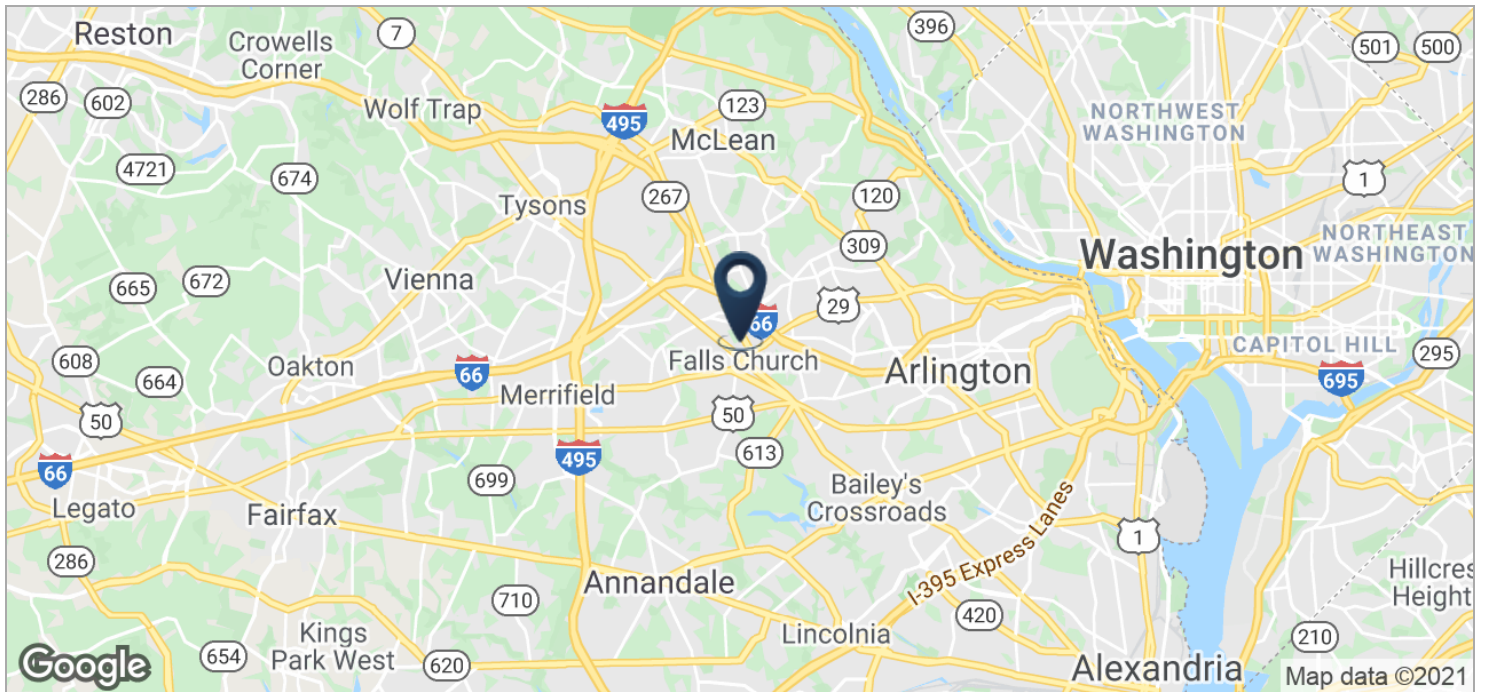
PROPERTY HIGHLIGHTS

- Brick office building with plenty of free parking
- 300 SF Ground Floor Suite Available - 2 offices and waiting area
- 355 SF Office Suite Available - wide open suite
- In the heart of downtown Falls Church City
- Minutes to restaurants, shops, parks, and City Hall
- Famous Farmers Market nearby
- New Northside Coffee Shop will open across the street soon
- Great demographics in the city
- Close to I-66 and the Beltway
- Close to metro
- Onsite management
- Well-maintained property

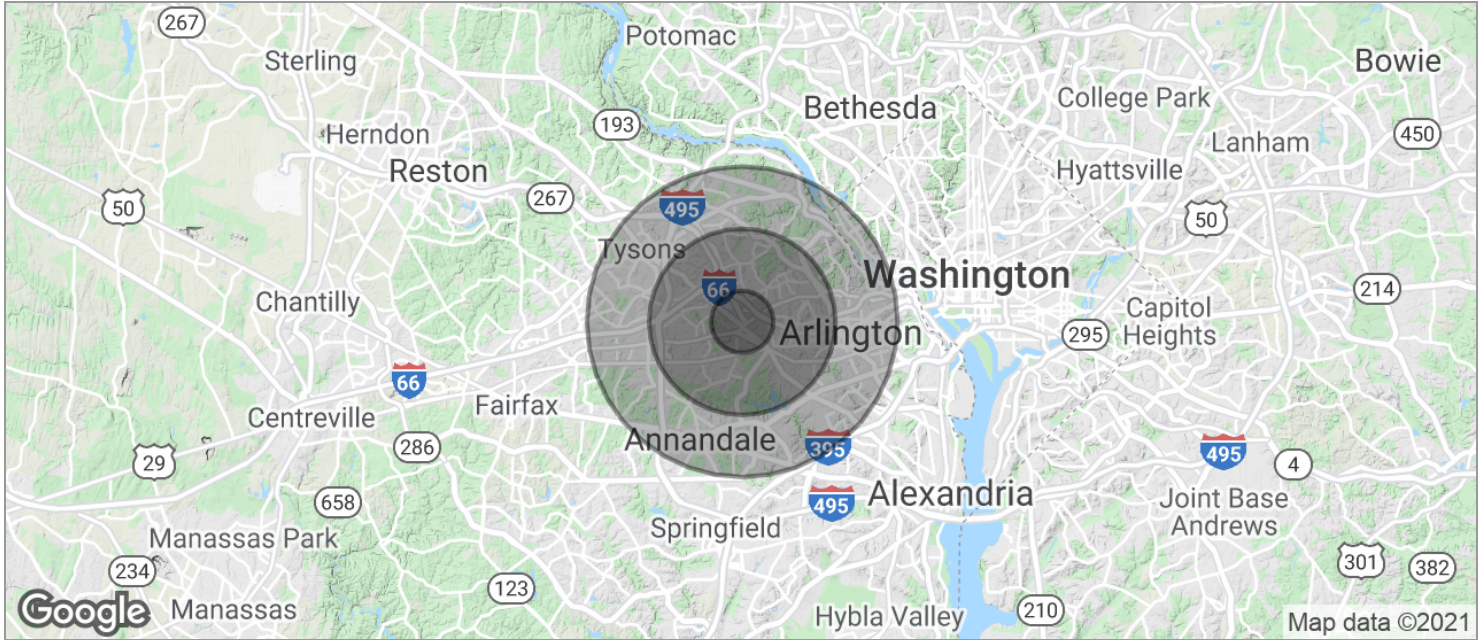
Additional Photos



Location Maps



Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 18,119 | 143,660 | 396,361 |
| MEDIAN AGE | 40.0 | 38.8 | 37.9 |
| MEDIAN AGE (MALE) | 37.8 | 37.9 | 37.2 |
| MEDIAN AGE (FEMALE) | 42.2 | 39.6 | 38.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 7,006 | 54,934 | 157,857 |
| # OF PERSONS PER HH | 2.6 | 2.6 | 2.5 |
| AVERAGE HH INCOME | \$135,948 | \$135,636 | \$129,661 |
| AVERAGE HOUSE VALUE | \$624,012 | \$614,294 | \$620,075 |

* Demographic data derived from 2010 US Census