



FALLS CHURCH BUSINESS CENTER

803 West Broad Street, Falls Church, VA 22046

PROPERTY HIGHLIGHTS:

- 59,253 SF Class "B" Office Building with Ground Floor Retail
- Office Suites Available for Lease: 1,000 - 8,850 SF
- Easy Access to I-66, I-495 and Dulles Toll Road
- Newly Renovated Elevators, Lobby and Restrooms
- Detailed Floor Plans Available Upon Request
- 148 Parking Spaces - Free Parking!
- Asking Rate (Floors 2 - 7): \$23.50 - \$25.00 psf, Full Service
- Asking Rate (Ground Floor): \$32.00 - \$36.00 psf, Full Service

AVAILABILITY:

Ground Floor

Suite 110 - 3,413 SF (Ofc/Retail)

2nd Floor

Suite 200 - 4,423 SF

Suite 210 - 1,919 SF

3rd Floor

Suite 300 - 5,084 SF

4th Floor

Suite 400 - 8,850 SF

5th Floor

Suite 500 - 4,222 SF

6th Floor

Suite 610 - 4,380 SF

7th Floor

Suite 700 - 3,036 SF



OFFICE FOR LEASE

MARC TASKER, CCIM, SIOR
mtasker@klnb.com
703-268-2735

JACK REGLER
jregler@klnb.com
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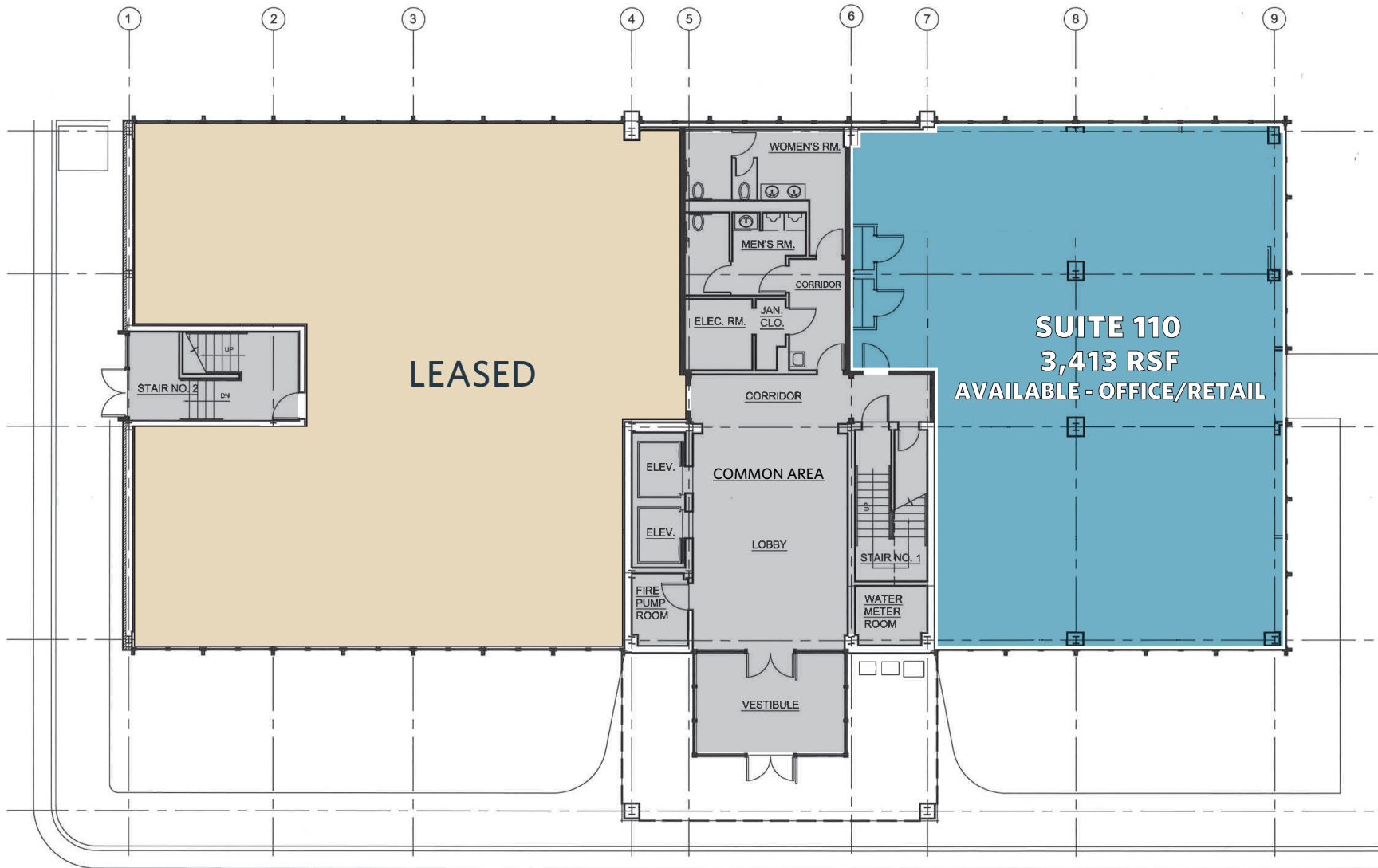
PETER ILARDO
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703-259-7050

OWNED & MANAGED BY



SARANTIS PROPERTIES
Real Estate Development and Management

klnb.com



FIRST FLOOR PLAN

FALLS CHURCH BUSINESS CENTER

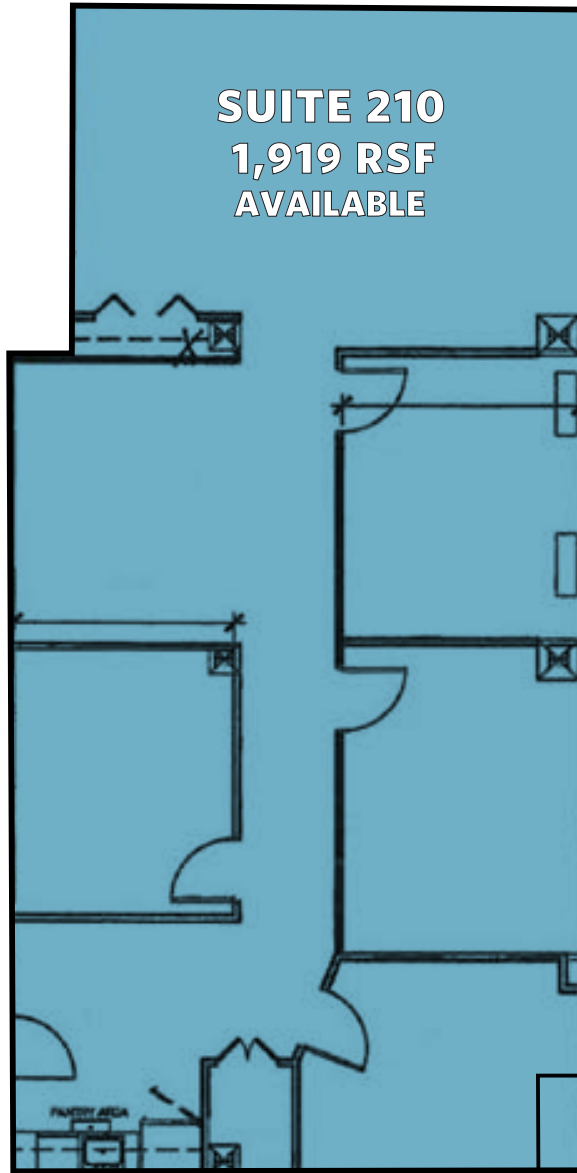
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SUITE 210
1,919 RSF
AVAILABLE



SECOND FLOOR PLAN

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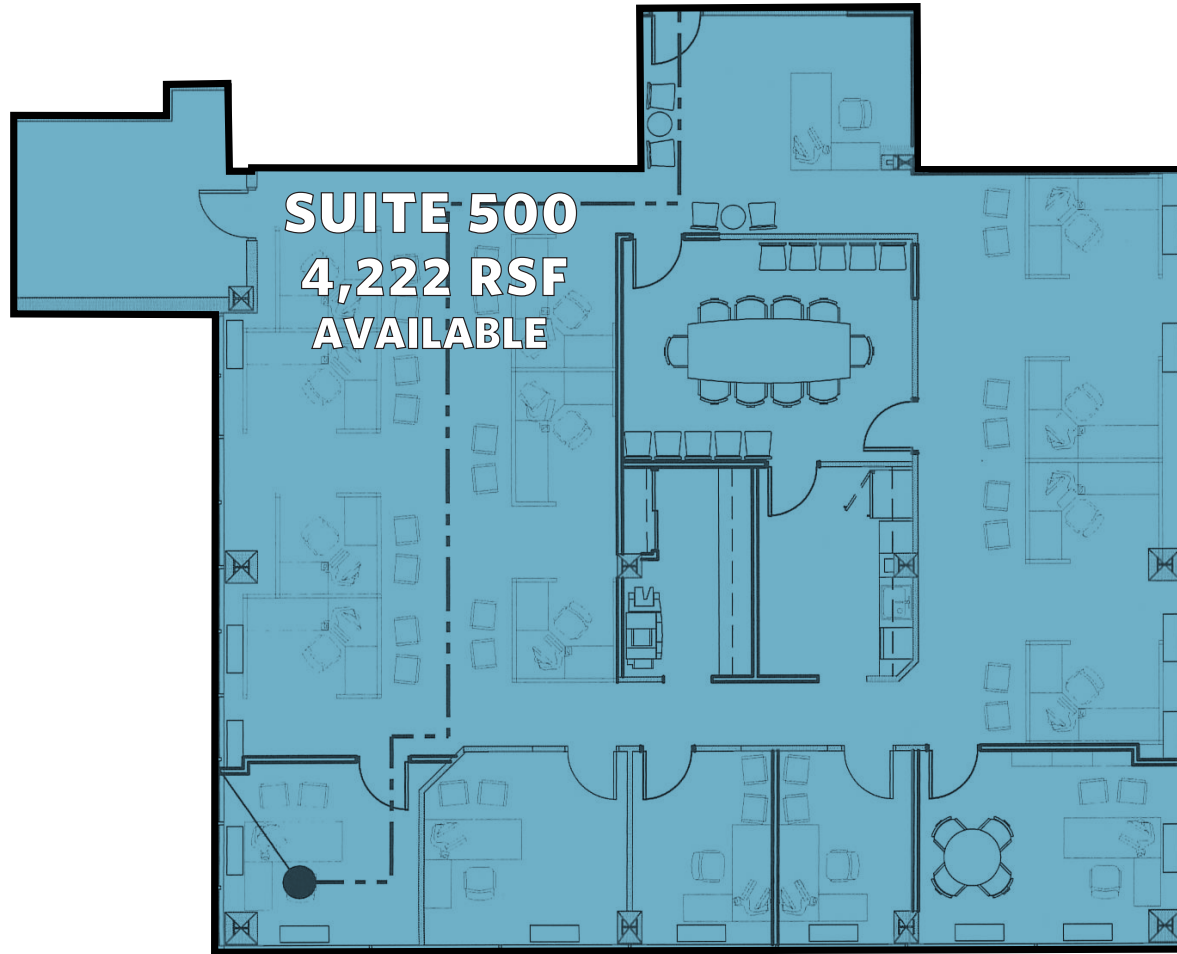
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FURNITURE NOT INCLUDED



FIFTH FLOOR PLAN

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FULL FLOOR SPACE PLAN - 8,668 RSF (HYPOTHETICAL TEST-FIT)



SPACE SUMMARY				
SPACE TYPE	PROGRAM COUNT		PROVIDED IN PLAN	
EXEC OFFICE	1	210 SF	1	255 SF
OFFICE	8	140 SF	8	130-135 SF
WORKSTATION	19	48 SF	19	48 SF
LARGE CONFERENCE	1	450 SF	1	400 SF
SMALL CONFERENCE	1	180 SF	1	200 SF
RECEPTION	1	250 SF	1	400 SF
PRINT/COPY ROOM	1	150 SF	1	165 SF
BREAKROOM/KITCHEN	1	400 SF	1	415 SF
STORAGE	1	100 SF	1	80 SF
SERVER ROOM	1	80 SF	1	150 SF
COAT	1	15 SF	1	10 SF
IT WORK ROOM	1	250 SF	1	250 SF
LAB SPACE	1	240 SF	1	215 SF

SPACE LEGEND

- CONFERENCE ROOM
- OFFICE
- STORAGE
- SUPPORT/AMENITIES
- WORKSTATION

SIXTH FLOOR PLAN

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SEVENTH FLOOR PLAN

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STANDARD BUILDING FINISHES



ELEVATOR LOBBY



STANDARD BUILDING FINISHES



STANDARD BUILDING FINISHES

PHOTOS

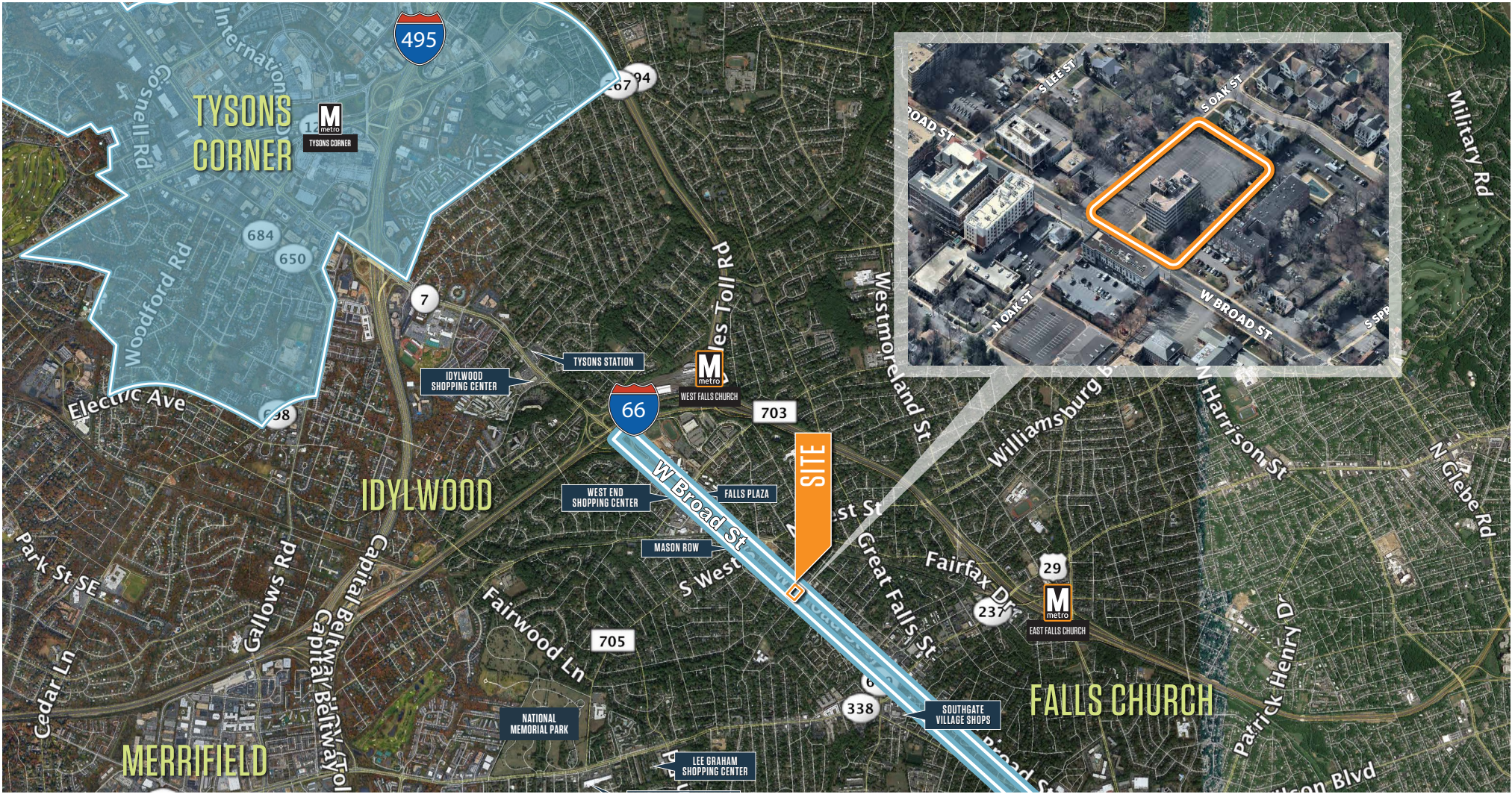
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