



**694 SF**  
**\$265,000**  
(\$381.84 psf)



# OFFERING SUMMARY

313 Park Ave, Suite 203 represents an opportunity to own a small office condominium in a handicap accessible building right in the heart of sought-after downtown Falls Church. Current layout includes 4 private office rooms, a kitchenette, a private restroom, and a reception area. Ample parking. Right off of Rt 7; minutes from Metro, I-495, I-66. Ready to move in.

## HIGHLIGHTS:

- Address: 313 Park Ave, Suite 203 | Falls Church, VA 22043
- Unit Size: 694 SF
- Tax Parcel: 0392 22 0009 (Falls Church)
- Zoning: Office
- Year Built: 1979
- Condo Fees: \$680 / month
- RE Taxes: \$754 / month (2024)
- Floor Plan: Reception area, four private office rooms, kitchenette, and private restroom. One private office is large enough for a conference room.
- Access: Plenty of free surface parking; handicap accessible
- Condition: Vacant; Move-in ready

## DEMOGRAPHICS: (3 mile radius)



\$145,009  
Median Household  
Income

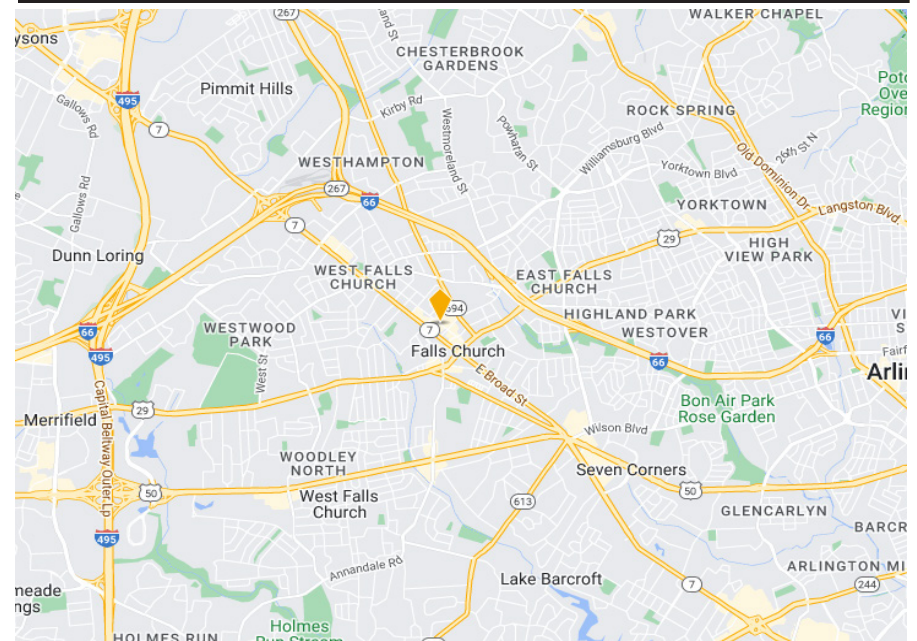
163,845  
Population



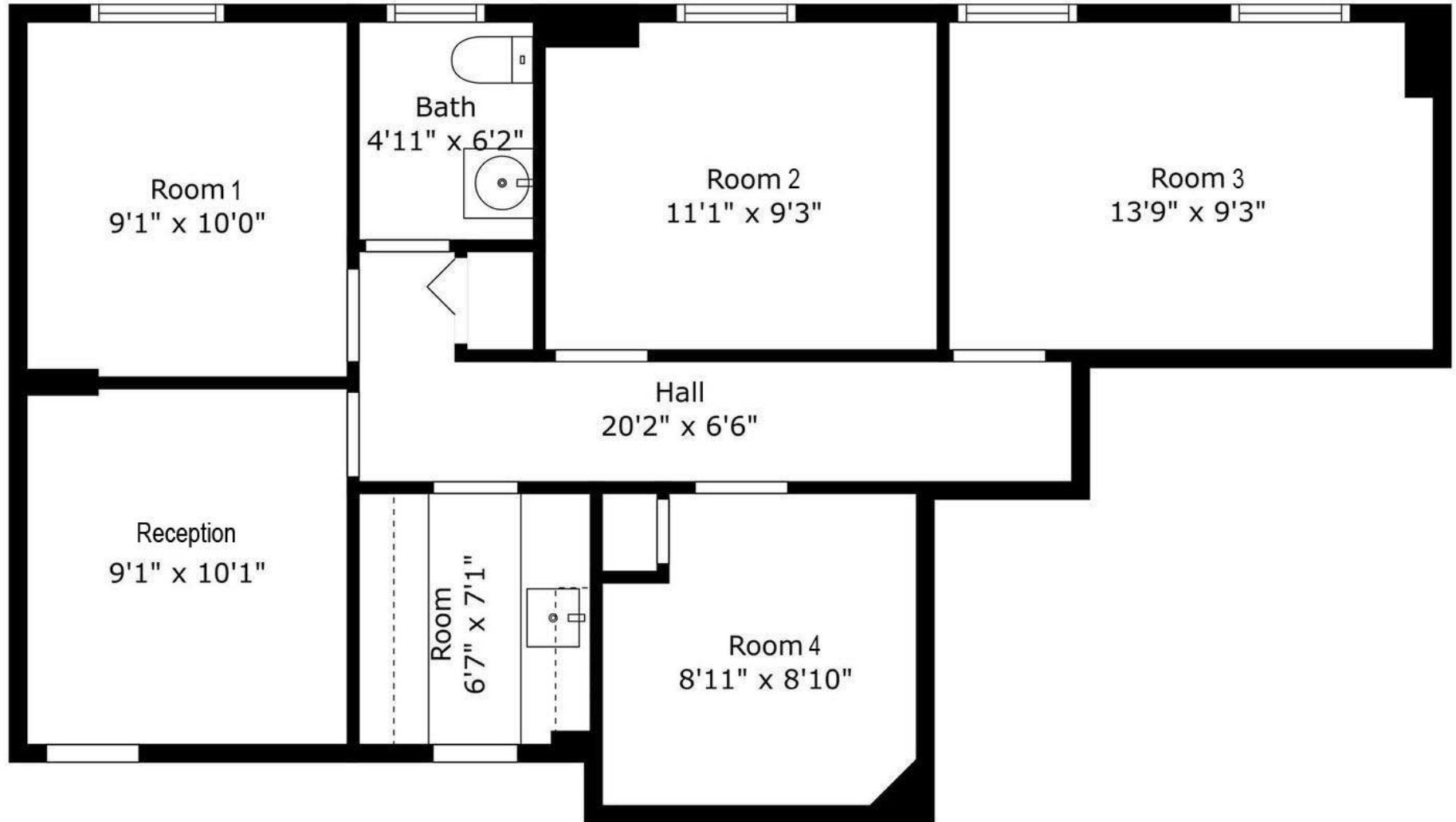
61,490  
Daytime Employees



Handicap Accessible  
Ample Parking  
In the heart of Falls Church



# FLOOR PLAN - SUITE 203 | 694 SF



# PHOTOS



Elevator Lobby



Reception



Office Room 1



Private Restroom



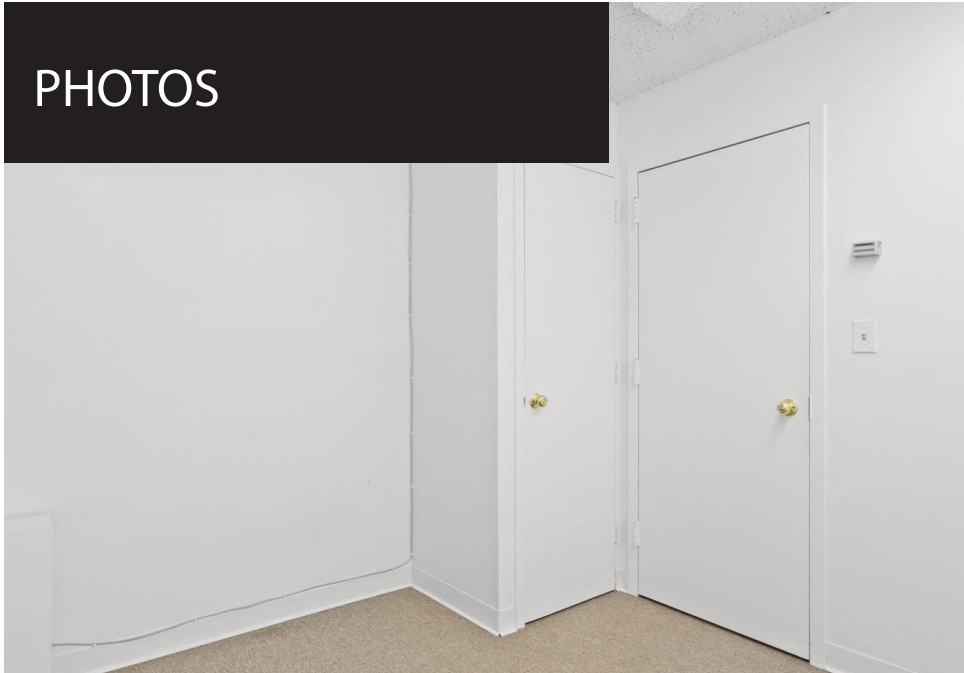
Office Room 2



Office Room 3



# PHOTOS



Room 4



Kitchenette



Downtown Falls Church Location

