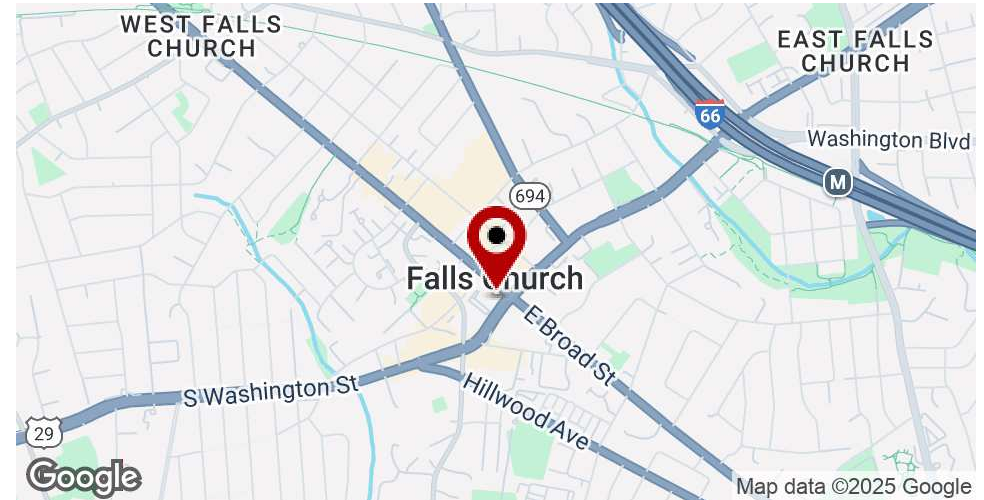


OFFICE FOR LEASE

GEORGE MASON SQUARE

101 W Broad St, Falls Church, VA 22046



PROPERTY DESCRIPTION

Sublet space available, approx 1200 SF, with 5 private offices located on 3rd floor by elevator. Lease term through March 2027. Includes utils. Garage Parking, close to retail, across from new Whole Foods.

PROPERTY HIGHLIGHTS

- Sublet, approx 1200 SF
- 5 Private Offices, 3rd floor
- Term through March 2027
- Great location surrounded by retail, across from new Whole Food
- Garage Parking available

OFFERING SUMMARY

Lease Rate: \$2,700.00 / month (Full Service)
Available SF: 1,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	561	2,852	8,487
Total Population	1,326	6,952	22,597
Average HH Income	\$231,629	\$218,227	\$227,840

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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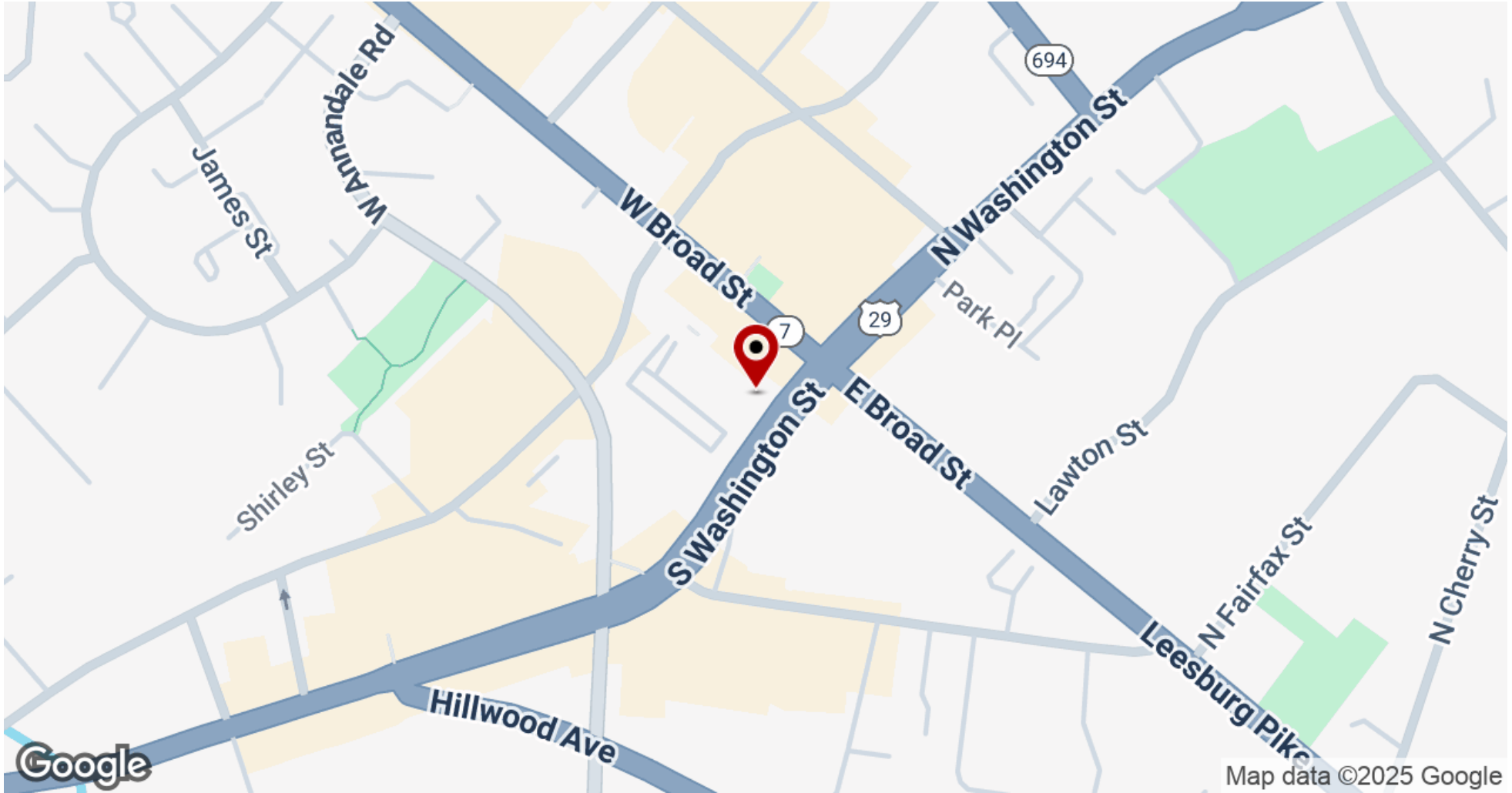
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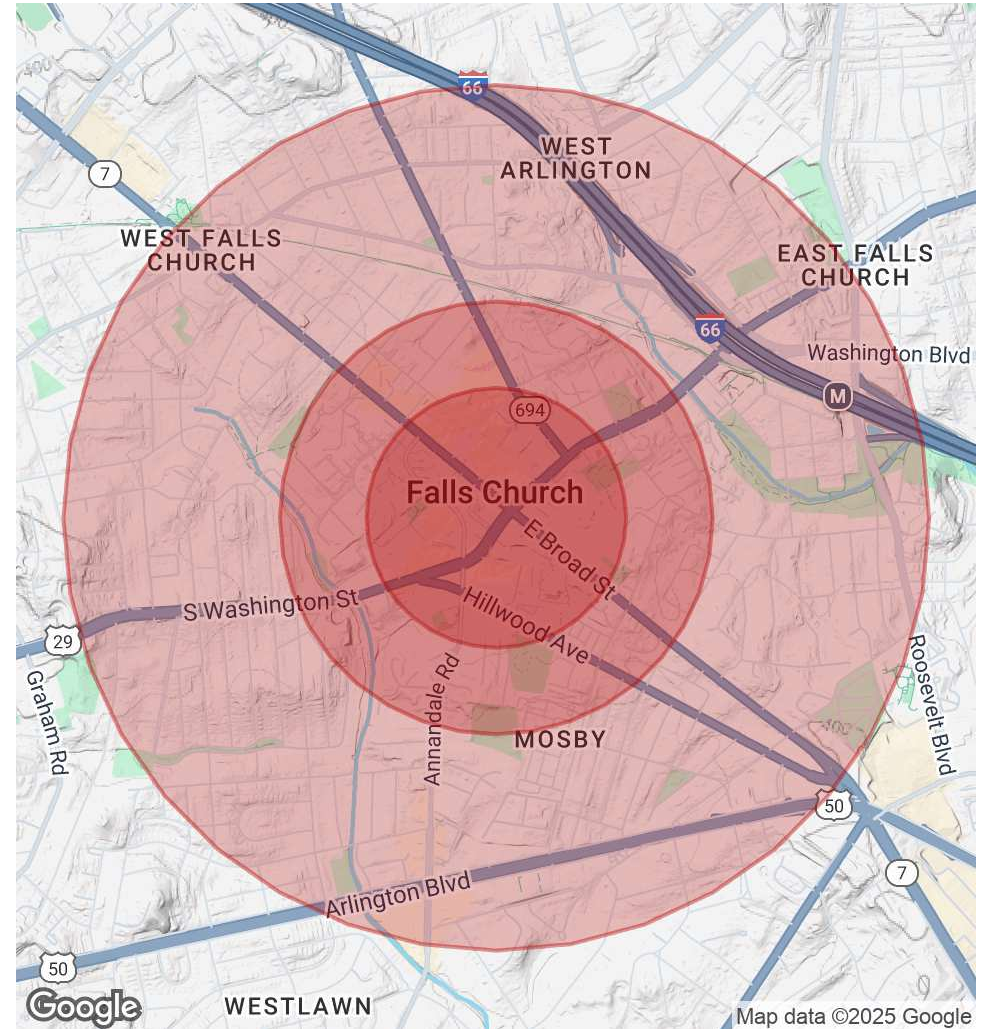
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,326	6,952	22,597
Average Age	40	41	40
Average Age (Male)	38	39	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	561	2,852	8,487
# of Persons per HH	2.4	2.4	2.7
Average HH Income	\$231,629	\$218,227	\$227,840
Average House Value	\$1,068,587	\$1,007,137	\$1,012,536

Demographics data derived from AlphaMap



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