



# 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)

### 5th Floor

Suite 500 - 4,222 SF

### 2nd Floor

Suite 200 - 4,423 SF

### 6th Floor

Suite 610 - 1,833 SF (Available 3/1/25)

### 3rd Floor

Suite 300 - 5,084 SF

### 7th Floor

Suite 700 - 3,036 SF

### 4th Floor

Suite 400 - 8,850 SF

Suite 750 - 1,838 SF (Spec Suite) (Available 2/1/25)



# OFFICE FOR LEASE

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

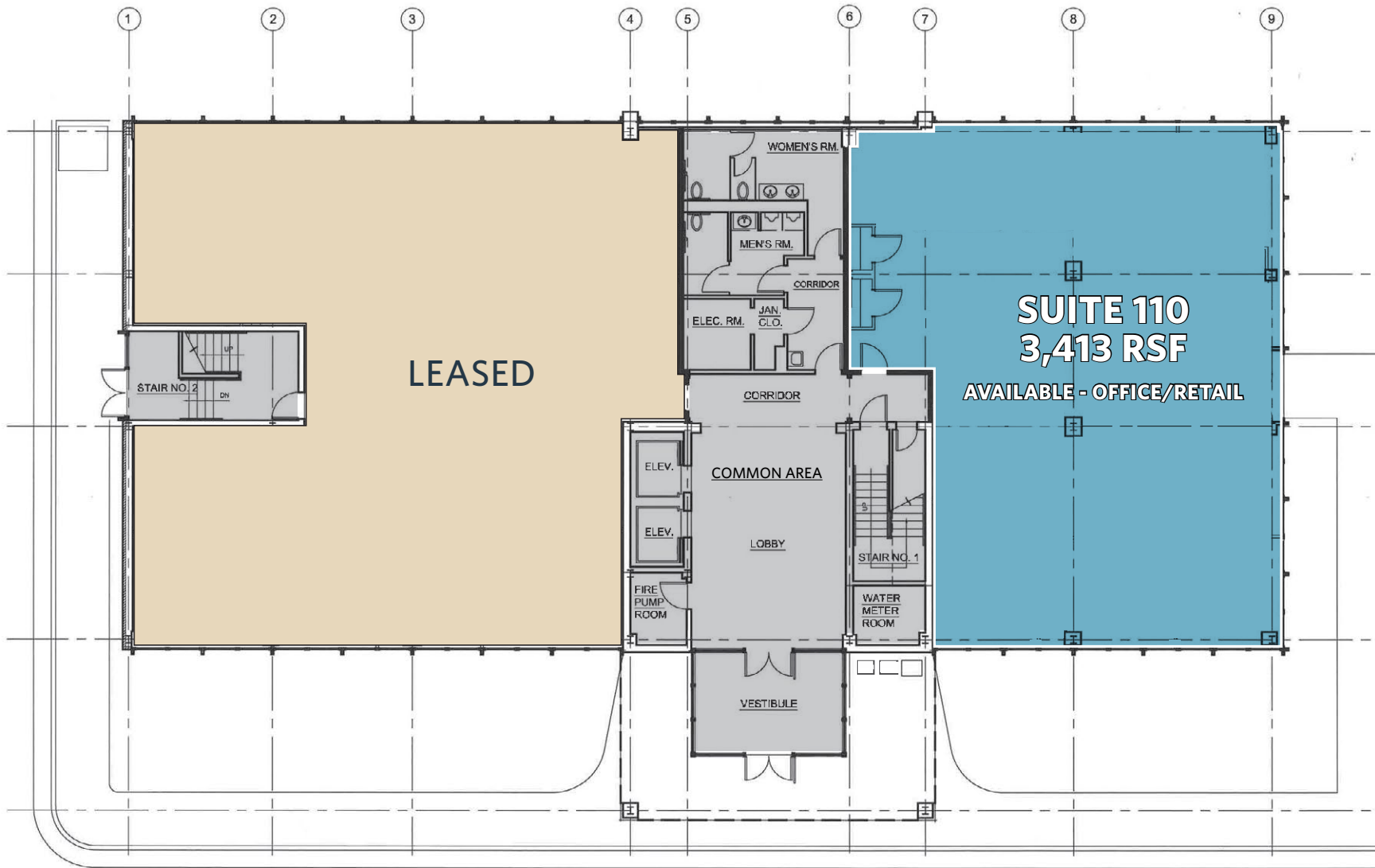
JACK REGLER  
jregler@klnb.com  
703-268-2740

OWNED & MANAGED BY



**SARANTIS PROPERTIES**  
Real Estate Development and Management

[klnb.com](http://klnb.com)



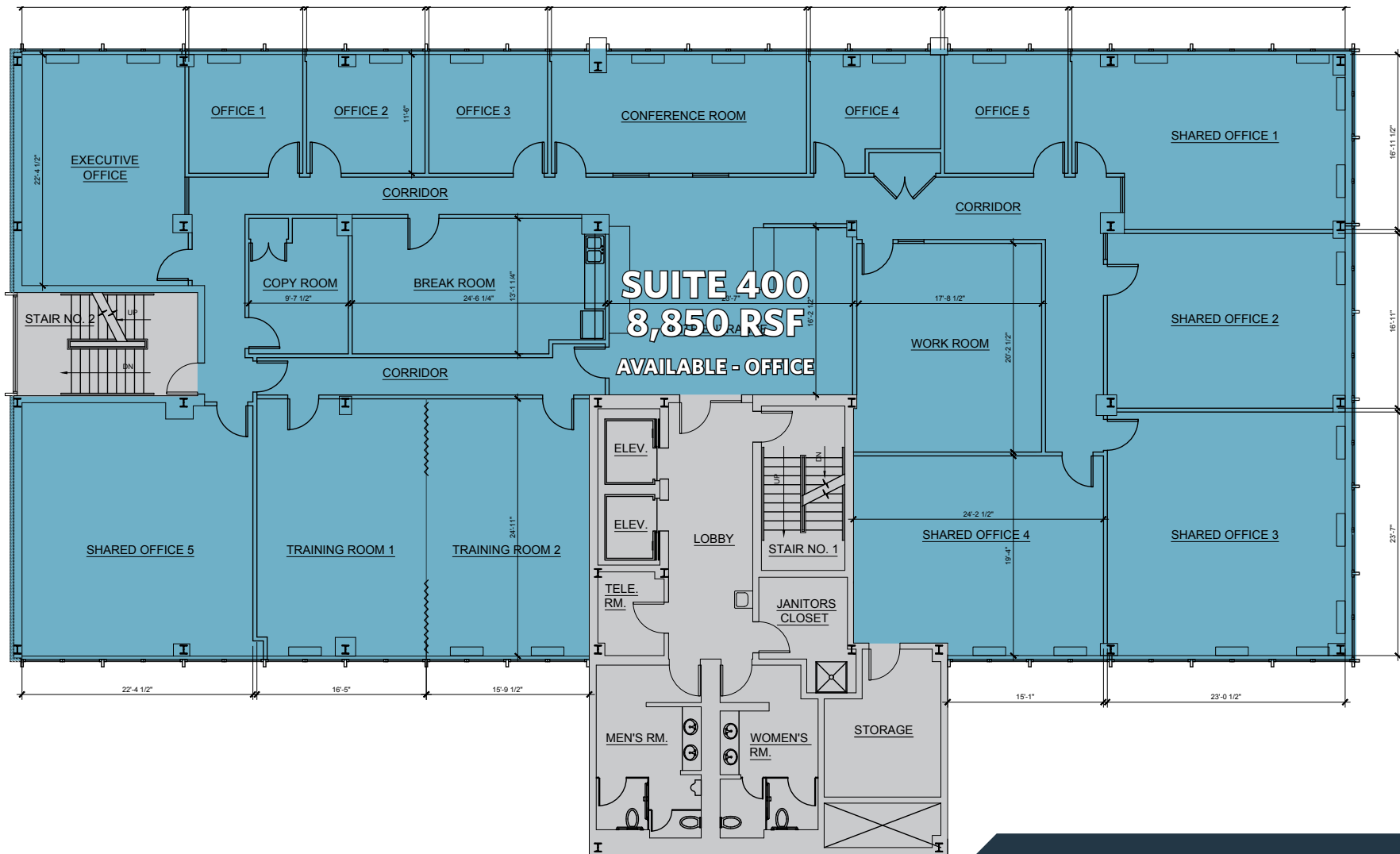
# FIRST FLOOR PLAN

## FALLS CHURCH BUSINESS CENTER

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## FOURTH FLOOR PLAN

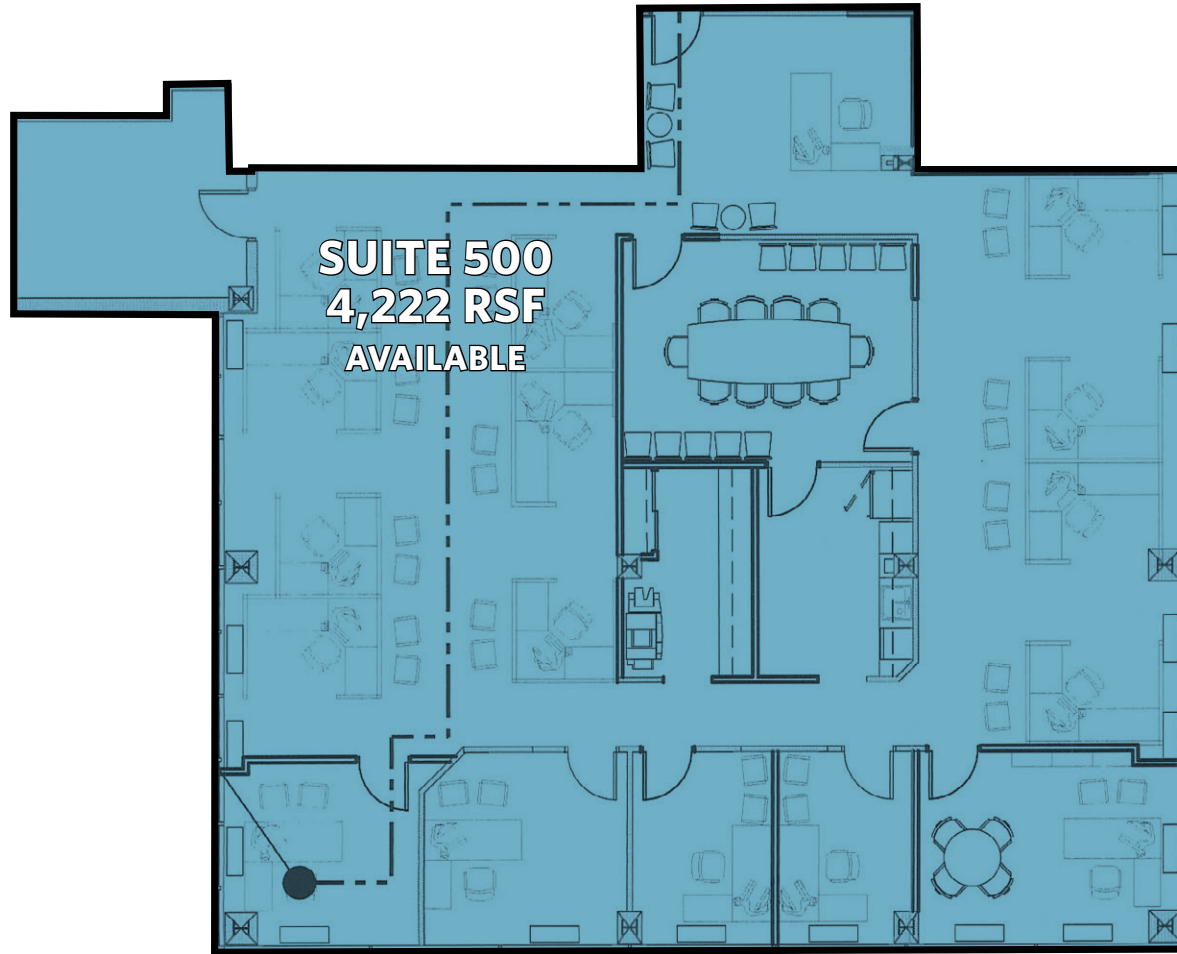
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# FURNITURE NOT INCLUDED



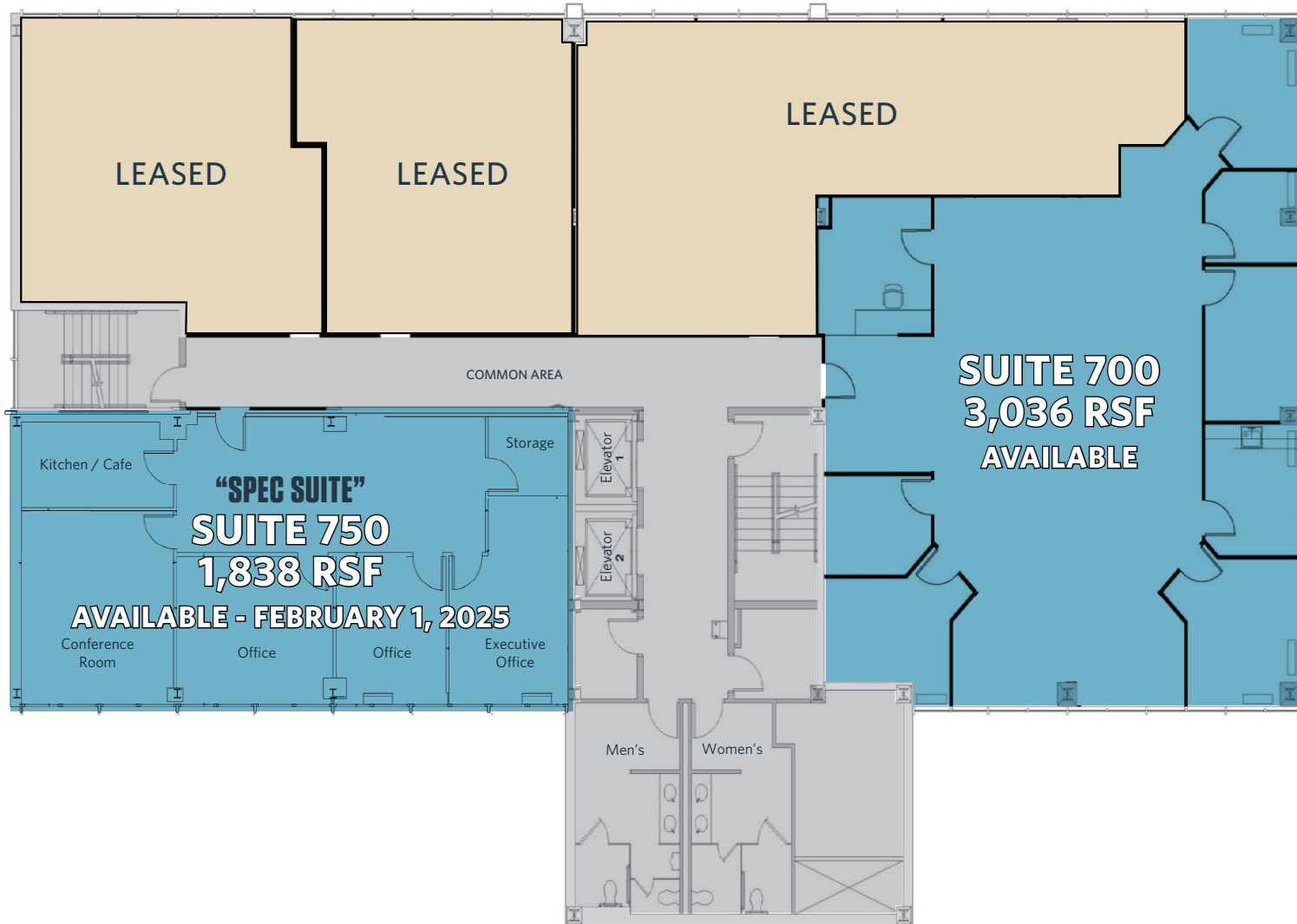
## FIFTH FLOOR PLAN

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# SEVENTH FLOOR PLAN

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STANDARD BUILDING FINISHES



ELEVATOR LOBBY



STANDARD BUILDING FINISHES



STANDARD BUILDING FINISHES

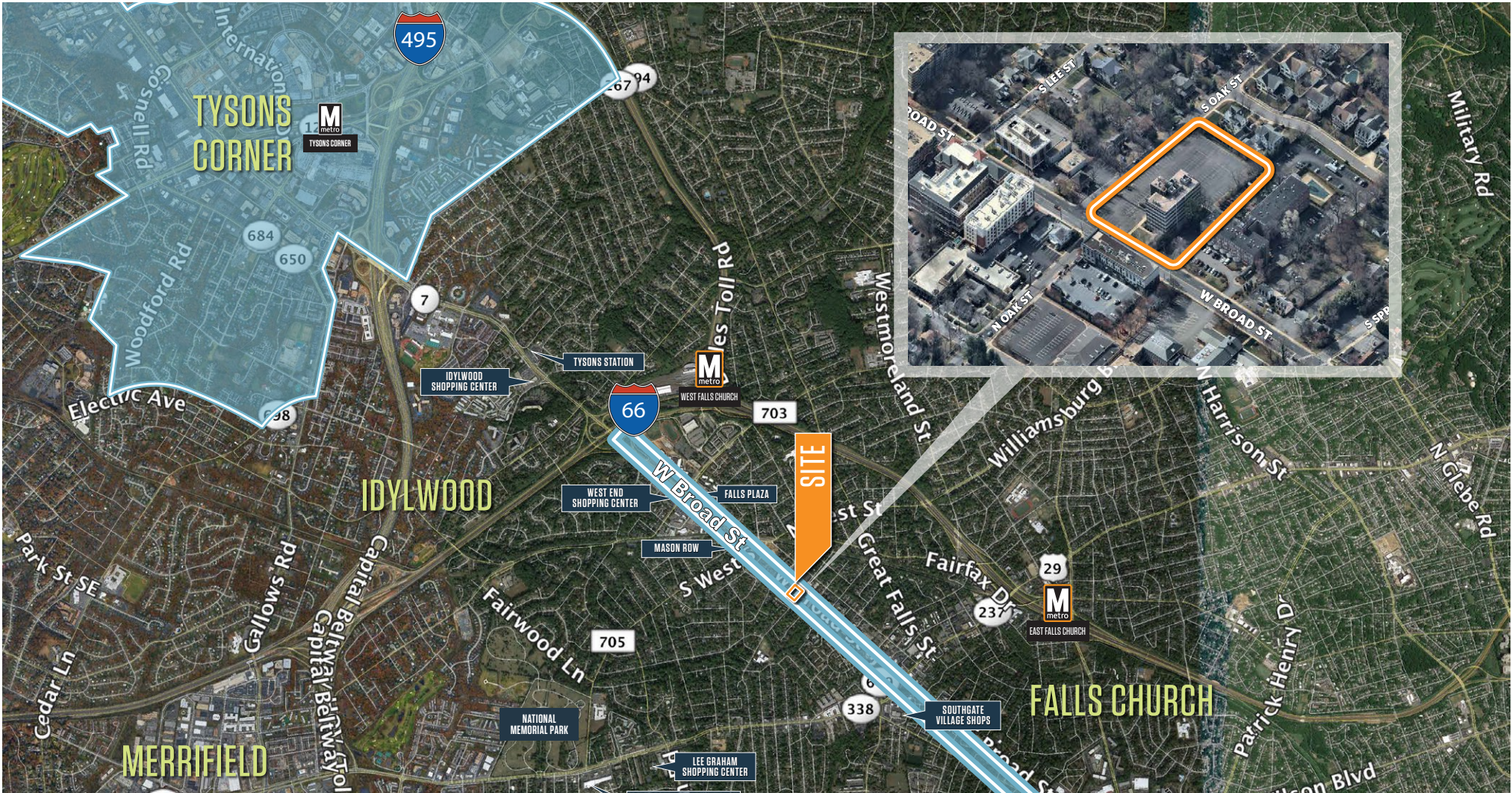
PHOTOS

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