

OFFICE BUILDING FOR SALE

105 NORTH MAPLE AVENUE

FALLS CHURCH, VIRGINIA



Presented by:

Mike Porterfield
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TARTAN
PROPERTIES

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OFFERING SUMMARY

Sale Price:	\$3,200,000
Building Size:	6,400 SF
Number of Units:	2
Price / SF:	\$500/SF
Floors:	2
Parking:	18 reserved spaces
Zoning:	B-2
Ceiling Height:	10' + clear
Occupied:	Ground floor is currently month-to-month

TAKE VIRTUAL TOUR

PROPERTY OVERVIEW

Nestled in the vibrant heart of the Falls Church business district, 105 N. Maple Avenue is a standout 6,400 SF free-standing building offering exceptional visibility and accessibility. With spacious interiors featuring 10 ft+ ceilings, abundant natural light, and a modern facade, this property is designed to make an immediate impact. Dedicated on-site parking further enhances convenience for both clients and staff.

What sets this property apart is its prime location—immediately surrounded by a growing number of residential developments, including 410 S. Maple Ave (230 units), 301 W. Broad St (285 units), and 455 at Tinner Hill (266 units). This high-density residential base drives foot traffic and creates a built-in customer base for any business.

Additionally, 105 N. Maple is just steps away from popular recreational amenities such as breweries, restaurants, and cafes. Notable destinations include Northside Social, a beloved local gathering spot, and nearby shopping and entertainment at The Falls, which boasts 30,000 SF of retail space. Whether you're envisioning a retail storefront, office, or service-based business, the flexible zoning of this property allows for a variety of potential uses.

Positioned at the center of a dynamic, thriving community, 105 N. Maple offers a rare opportunity to establish or expand your business in one of Falls Church's most desirable locations.

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PROPERTY HIGHLIGHTS

- Currently set up as separately tenanted spaces on each floor
- Windows surrounding 3 sides of the building
- ADA accessible ramp and Elevator
- French Drain System installed in 2014
- 2- RTU type HVAC units. One for each level
- Asphalt built- up roof
- Boiler and Hot water tank replaced in 2014
- 2 story, free-standing building
- Full building renovation in 2014 including new elevator, electrical panels, separate metering, lighting packages, kitchens and bathrooms on both levels, ceiling insulation
- The building is not sprinklered
- Illuminated sign box on building
- Cameras for security system in place
- Kitchens in both suites
- Inground irrigation for landscaping



1ST FLOOR TENANT INFORMATION

- The 1st-floor office space is currently leased.
- Tenant is currently month-to-month.
- Tenant reimburses landlord for utilities.
- Tenant reimburses landlord for real estate taxes above base year.
- Tenant pays for in-suite cleaning. Landlord pays for common area cleaning.
- B-2 zoning allows for flexible adaptive uses. (1)Public buildings and facilities. (2)Hotels, motels. (3)Business and professional offices. (4)Clinics. (5)Offices for medical, dental and optical laboratories and offices for operations devoted exclusively to scientific research. (6)Restaurants. (7)Inns, bed and breakfasts. (8)Private, noncommercial clubs, lodges, and recreational or community facilities.

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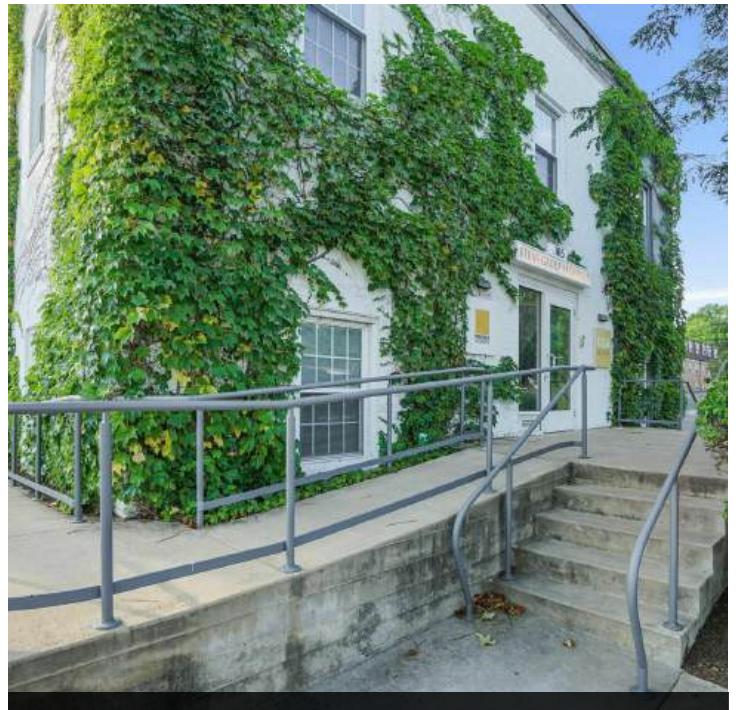


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FOR SALE

105 NORTH MAPLE AVENUE
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Second floor suite



Second floor suite

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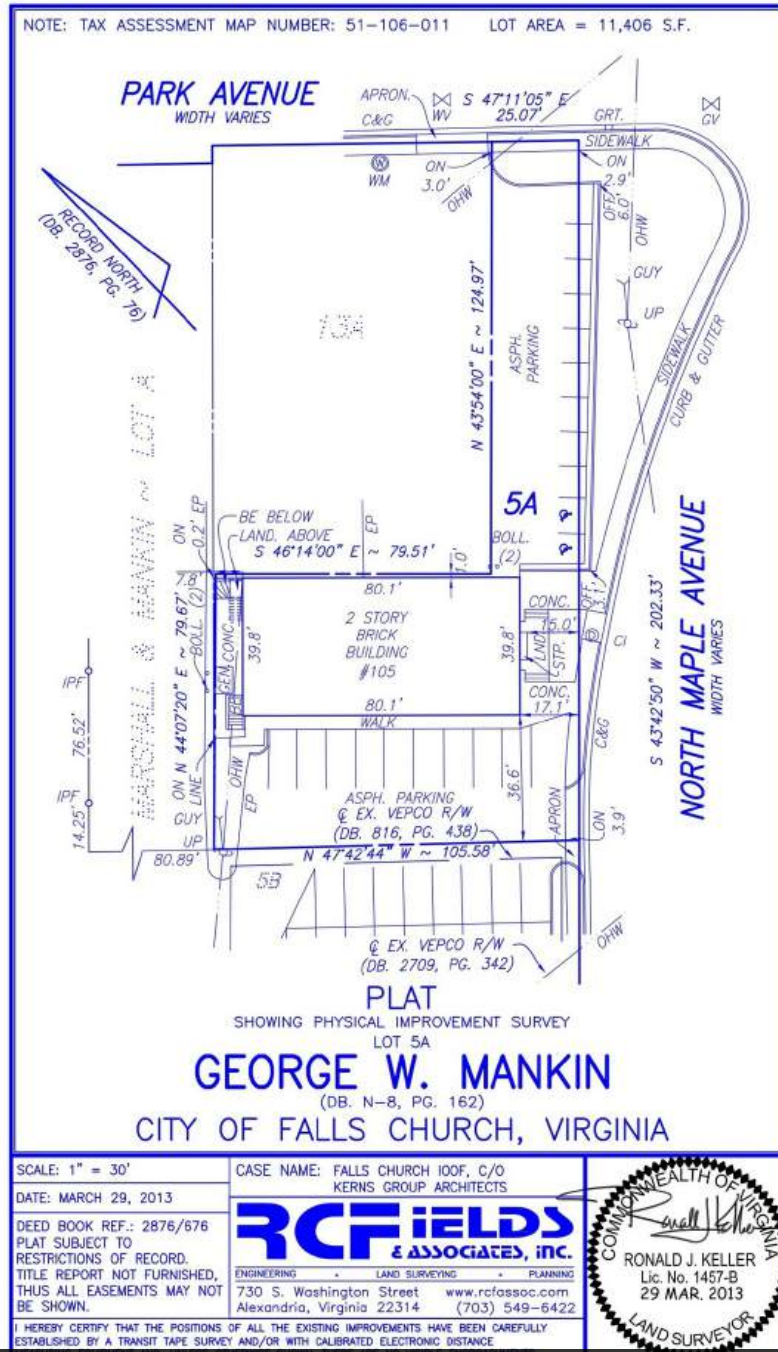


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PLAT

105 NORTH MAPLE AVENUE
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Last Survey commissioned in 2013

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ANNUAL OPERATING EXPENSES

105 NORTH MAPLE AVENUE
2023-2024



EXPENSES SUMMARY

Electric	\$4,332
Water	\$1,164
Gas	\$2,088
Cleaning	\$3,800
Landscape maintenance (trimming, mulching, general clean up)	\$1,150
Property Insurance	\$3,500
General Maintenance (HVAC, electric, roof, snow removal, irrigation system)	\$10,000
Real Estate Taxes	\$11,686
Utility Reimbursement	\$375

OPERATING EXPENSES	\$38,095
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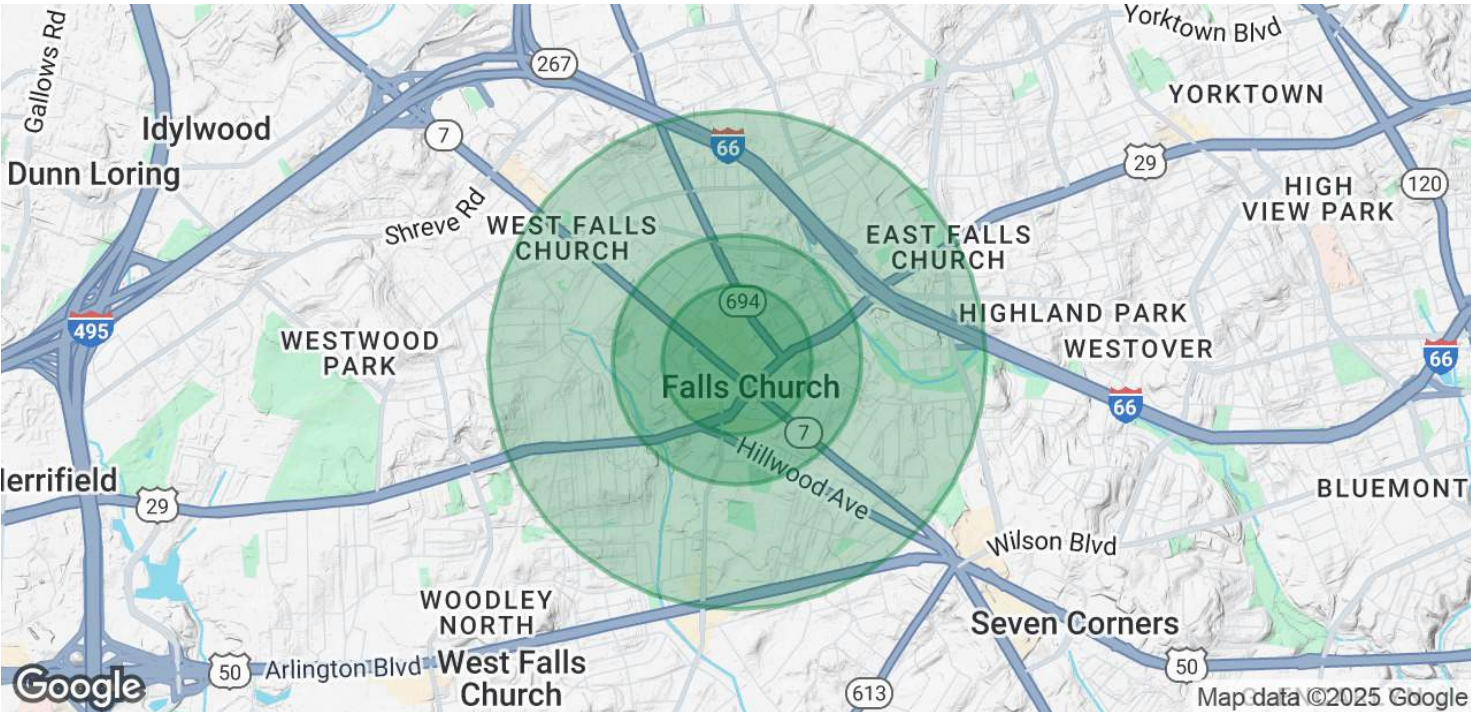
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	1,498	6,786	22,925
Average Age	42	42	40
Average Age (Male)	40	40	39
Average Age (Female)	43	43	41
HOUSEHOLDS & INCOME			
Total Households	654	2,830	8,579
# of Persons per HH	2.3	2.4	2.7
Average HH Income	\$228,497	\$225,718	\$235,882
Average House Value	\$974,801	\$1,020,149	\$1,036,041

Demographics data derived from AlphaMap

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EXCLUSIVELY MARKETING BY:



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