

OFFICE BUILDING FOR SALE

105 NORTH MAPLE AVENUE

FALLS CHURCH, VIRGINIA



Presented by:

Mike Porterfield

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Fatimah McGarrell

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TARTAN
PROPERTIES

OFFICE BUILDING FOR SALE

105 NORTH MAPLE AVENUE
FALLS CHURCH, VIRGINIA

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OFFERING SUMMARY

Sale Price:	\$3,450,000
Building Size:	6,400 SF
Price / SF:	\$539.06
Floors:	2
Parking:	18 reserved spaces
Zoning:	B-2
Ceiling Height:	10' + clear
Current Income	
1st floor :	\$10,000 /mo
1st floor	Lease expires: 11/1/24
2nd floor:	Vacant

PROPERTY OVERVIEW

Nestled in the vibrant heart of the Falls Church business district, this standout 6,400 SF free standing building features spacious interiors with 10 ft + ceilings and ample natural light. Its modern facade and commanding presence along with dedicated parking offers unparalleled visibility and accessibility for clients and staff alike. Moreover, the flexible zoning of this property opens the door to a variety of uses, allowing potential investors to tailor the space to their specific business model. Whether you're looking to expand your portfolio or establish a commanding business presence, this property is more than just a building—it's a foundation for success in the thriving, dynamic market of Falls Church. Don't miss out on this rare opportunity to own a piece of prime commercial real estate.

[VIEW VIDEO](#)

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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



TENANT INFORMATION

- The 1st-floor office space is currently leased. The tenant has expressed interest in renewing their lease. The current lease does not provide for an extension.
- Lease expires November 1, 2024
- Monthly rent from first floor tenant is \$10,000 NNN
- 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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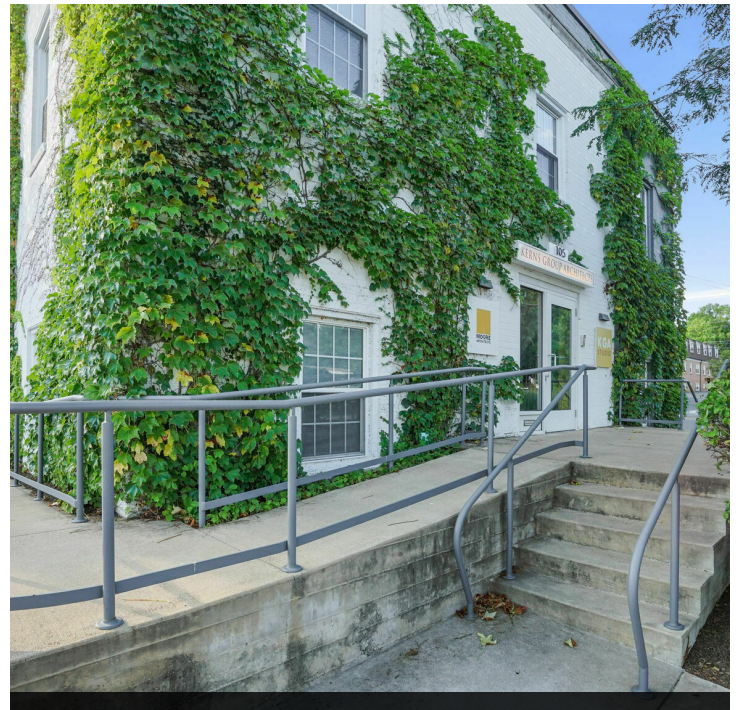
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Second floor suite



Second floor suite

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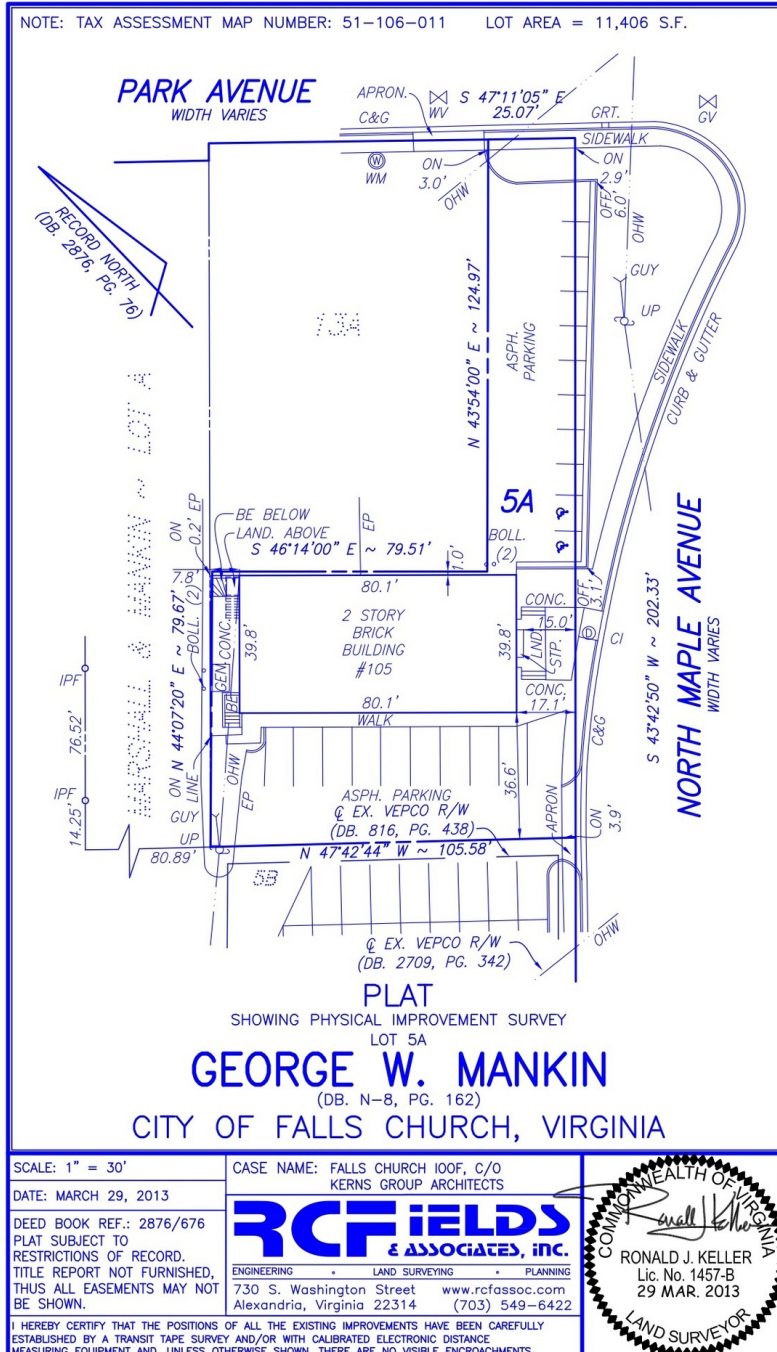


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PLAT

105 NORTH MAPLE AVENUE
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Last Survey commissioned in 2013

13-27

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ANNUAL OPERATING EXPENSES

105 NORTH MAPLE AVENUE

2023-2024

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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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LOCAL RETAIL

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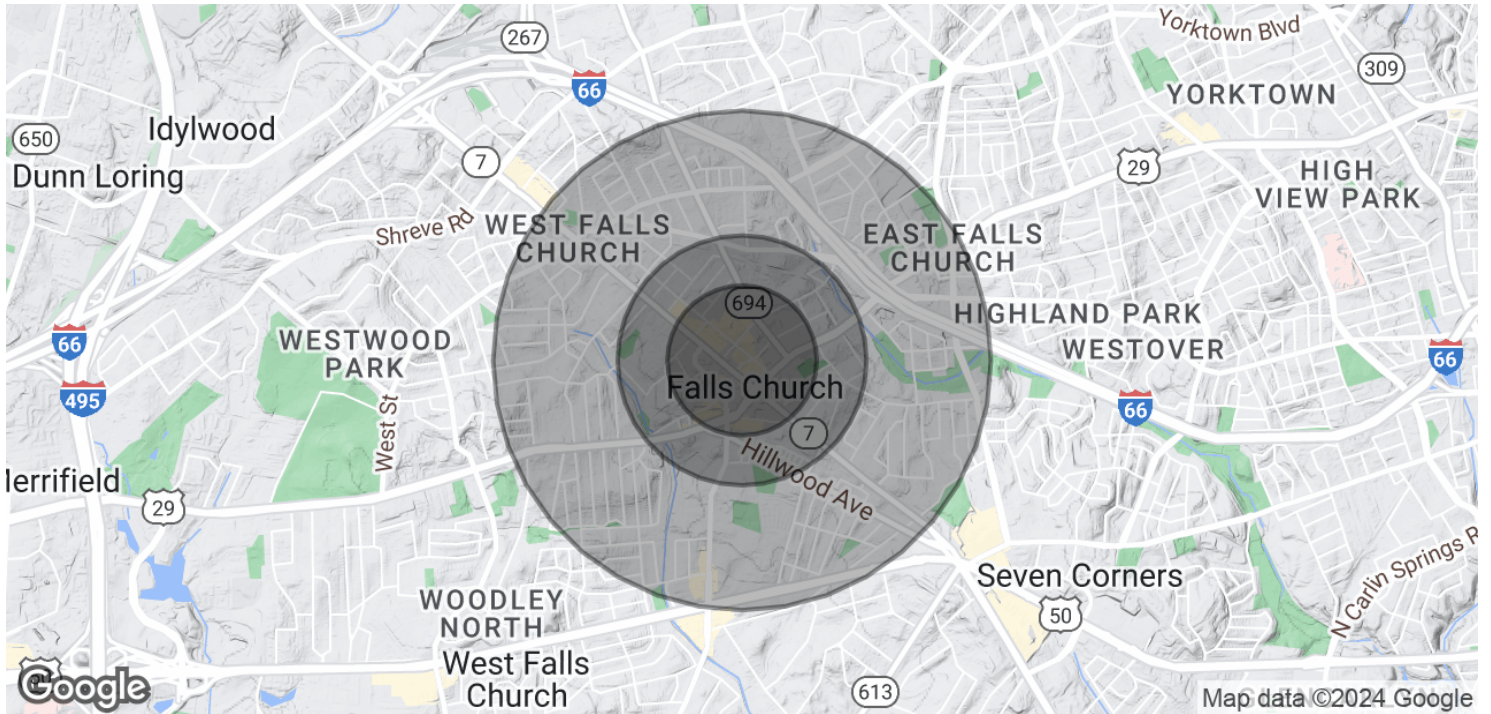
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DEMOGRAPHICS

105 NORTH MAPLE AVENUE
FALLS CHURCH, VIRGINIA



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
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

	0.3 MILES	0.5 MILES	1 MILE
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 MARKETED BY:



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