

EXCLUSIVELY PRESENTED BY VIRGINIA SMITH, BROKER
PRIME OFFICE BUILDING - FALLS CHURCH CITY
FOR SALE OR LEASE



210 Little Falls St., Falls Church VA 22046

INVESTMENT SUMMARY

Prime Office Building in the heart of downtown Falls Church City. Excellent commercial location directly across the street from Falls Church City Hall. Free-standing all brick Colonial style building with 3 levels of office space, and 4th attic level for storage / utilities. Abundant parking, in the rear lot. Currently tenant-occupied through 12/31/24. The building will convey vacant - well suited for an owner/user, tenant, or potential for redevelopment. Recent capital improvements: roof (2011), windows (2015), and the A/C compressor (2023). Entire building may be leased, or owner will consider leasing smaller spaces.

Excellent demographics with an approx. population of 484,400 within 5-mile radius. The offering presents prospective buyers, or tenants, with a rare chance to acquire, or lease, a sizable, well-located, free-standing office building in the heart of downtown Falls Church City.

LOCATION HIGHLIGHTS

- * Falls Church City is an independent city of 2.2 square miles and one of the most affluent cities/counties in the nation. The City has experienced significant growth in the last 20 years.
- * Surrounded by many redevelopment projects that have either been recently completed, are under construction, or are in planning stages.
- * Population of 484,400 (approx.) within 5-mile radius
- * 1 mile to East Falls Church Metro
- * 1.5 mile to I-66
- * 3.5 miles to Mosaic District
- * 3.5 miles to Ballston
- * 4 miles to Tysons Corner
- * 7.5 miles to Washington DC
- * 11 miles to Reagan National Airport

OFFERING SUMMARY

Price	\$3,800,000 (sale) \$15,000/mo. NNN (lease)
Land Area	20,146 SF
Building Area	7,263 SF (3 levels)* <i>* Divisible in the leasing</i>
Year Built	1963
Occupancy	Delivered vacant
Parking	26 surface spaces (rear lot)
Zoning	O-D (official design) - see attached zoning code
2024 Taxes	\$17,219
Utilities	Public water/sewer, electric, gas - on site


ARLINGTON REALTY
Family Owned Since 1984 • Serving VA, MD & DC

VIRGINIA SMITH

24 hr. Telephone: 703-850-4000

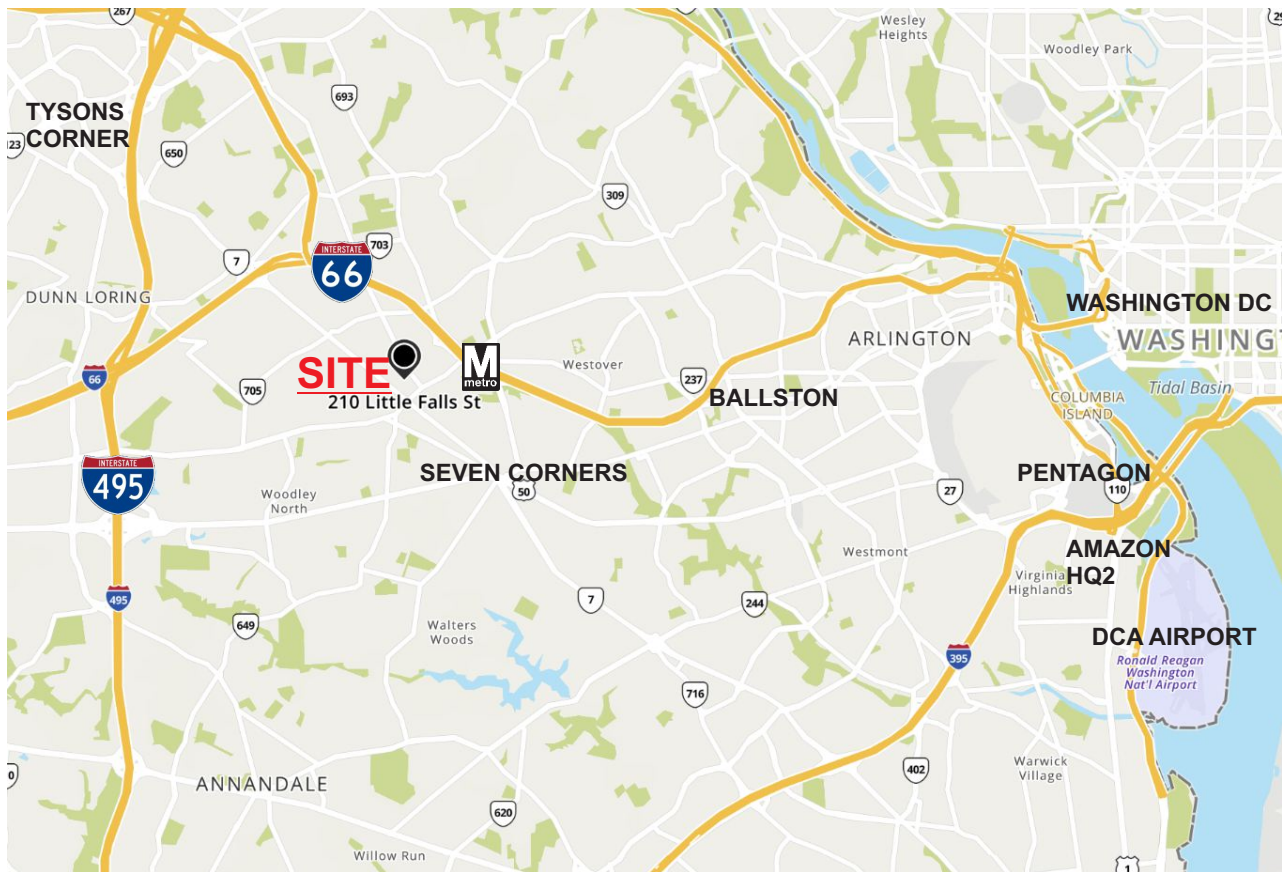
Email: arvirginiasmith@aol.com

The information contained herein is based upon sources of information that Arlington Realty, Inc. deems to be reliable, but no warranty or representation is made as to the accuracy therefore. The offering is subject to withdrawal or change of price without written or oral notice. The Seller retains the option to reject any and all offers.

Tax Map / Aerial



Map

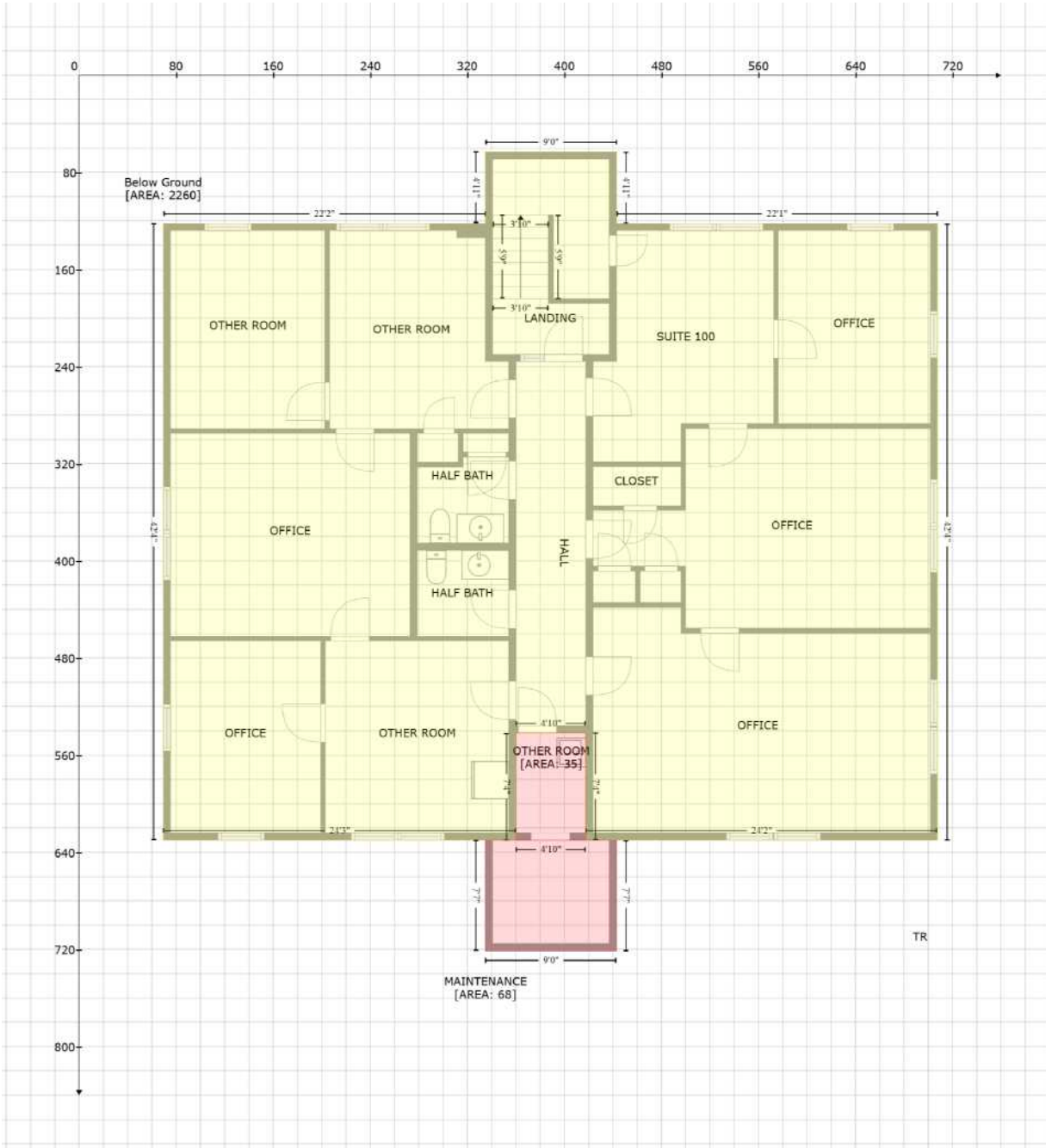


PHOTOS



210 Little Falls Street, Falls Church, Falls Church, Virginia, United States, 22046

Gross Living Area: 4784 sq. ft



Space	Area (sq. ft)	Calculation <small>Coordinate Polygon Area Algorithm using inches</small>
Below Ground (Living area)	2260	$-\left(\left(442.9 + 442.9\right) * \left(63 - 122\right) + \left(442.9 + 707.6\right) * \left(122 - 122\right) + \left(707.6 + 707.6\right) * \left(122 - 629.9\right) + \left(707.6 + 417.8\right) * \left(629.9 - 629.9\right) + \left(417.8 + 417.8\right) * \left(629.9 - 541.8\right) + \left(417.8 + 360.2\right) * \left(541.8 - 541.8\right) + \left(360.2 + 360.2\right) * \left(541.8 - 629.9\right) + \left(360.2 + 69.4\right) * \left(629.9 - 629.9\right) + \left(69.4 + 69.4\right) * \left(629.9 - 122\right) + \left(69.4 + 335\right) * \left(122 - 122\right) + \left(335 + 335\right) * \left(122 - 63\right) + \left(335 + 442.9\right) * \left(63 - 63\right)\right) * 0.5 * 0.00694$
OTHER ROOM	35	$-\left(\left(417.8 + 417.8\right) * \left(541.8 - 629.9\right) + \left(417.8 + 360.2\right) * \left(629.9 - 629.9\right) + \left(360.2 + 360.2\right) * \left(629.9 - \right.$

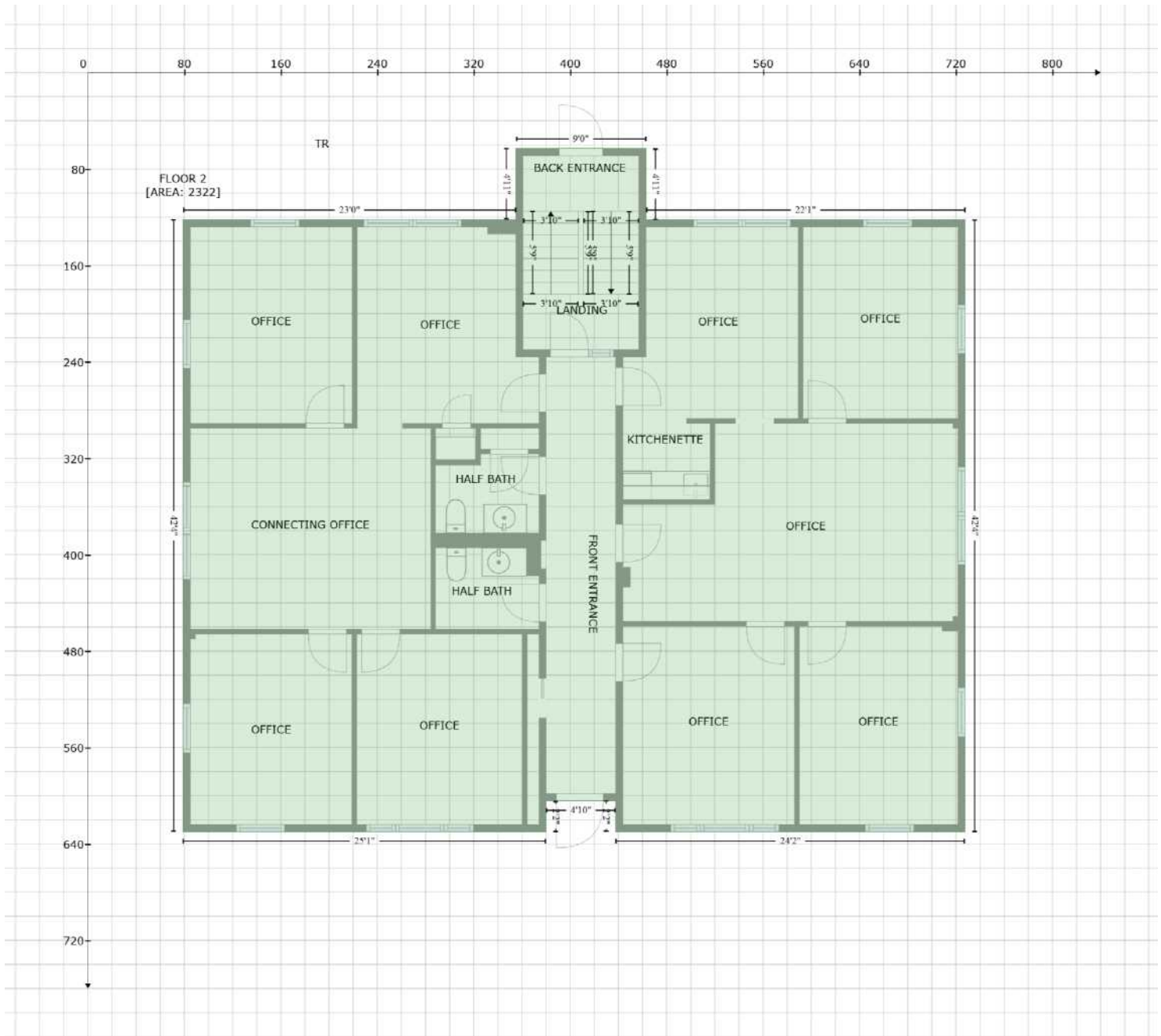
210 Little Falls Street, Falls Church, Falls Church, Virginia, United States, 22046

Gross Living Area: 4784 sq. ft

Space	Area (sq. ft)	Calculation <small>Coordinate Polygon Area Algorithm using inches</small>
(Non-living area)		$541.8 + (360.2 + 417.8) * (541.8 - 541.8) * 0.5 * 0.00694$
MAINTENANCE	68	$-((442.9 + 442.9) * (629.9 - 721.2) + (442.9 + 335) * (721.2 - 721.2) + (335 + 335) * (721.2 - 629.9) + (335 + 442.9) * (629.9 - 629.9)) * 0.5 * 0.00694$
(Non-living area)		

210 Little Falls Street, Falls Church, Falls Church, Virginia, United States, 22046

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Space

Area (sq. ft)

Calculation Coordinate Polygon Area Algorithm using inches

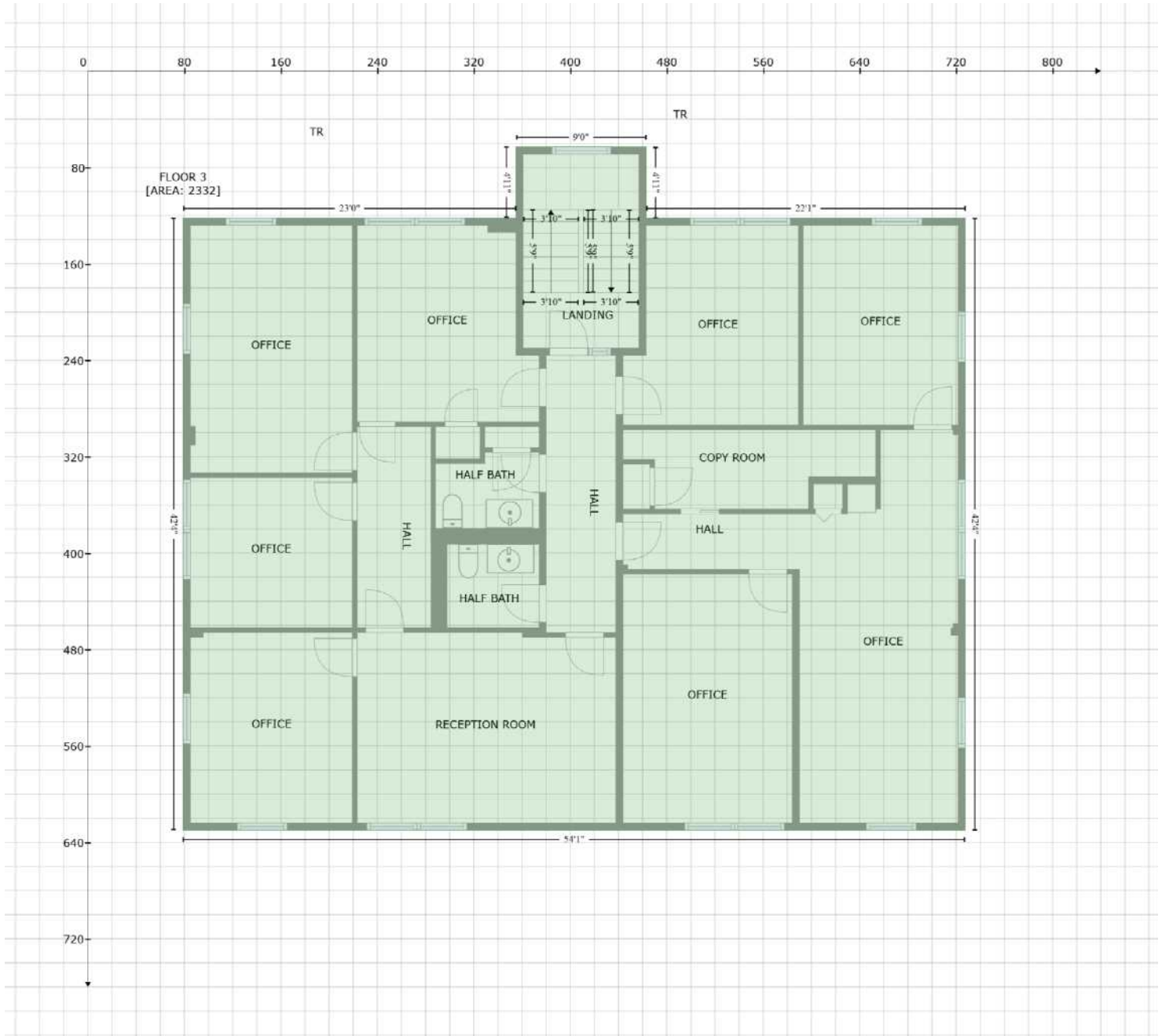
FLOOR 2
(Living area)

2322

$$-((462.9 + 462.9) * (63 - 122) + (462.9 + 727.6) * (122 - 122) + (727.6 + 727.6) * (122 - 629.9) + (727.6 + 437.8) * (629.9 - 629.9) + (437.8 + 437.8) * (629.9 - 604.3) + (437.8 + 380.2) * (604.3 - 604.3) + (380.2 + 380.2) * (604.3 - 629.9) + (380.2 + 79) * (629.9 - 629.9) + (79 + 79) * (629.9 - 122) + (79 + 355) * (122 - 122) + (355 + 355) * (122 - 63) + (355 + 462.9) * (63 - 63)) * 0.5 * 0.00694$$

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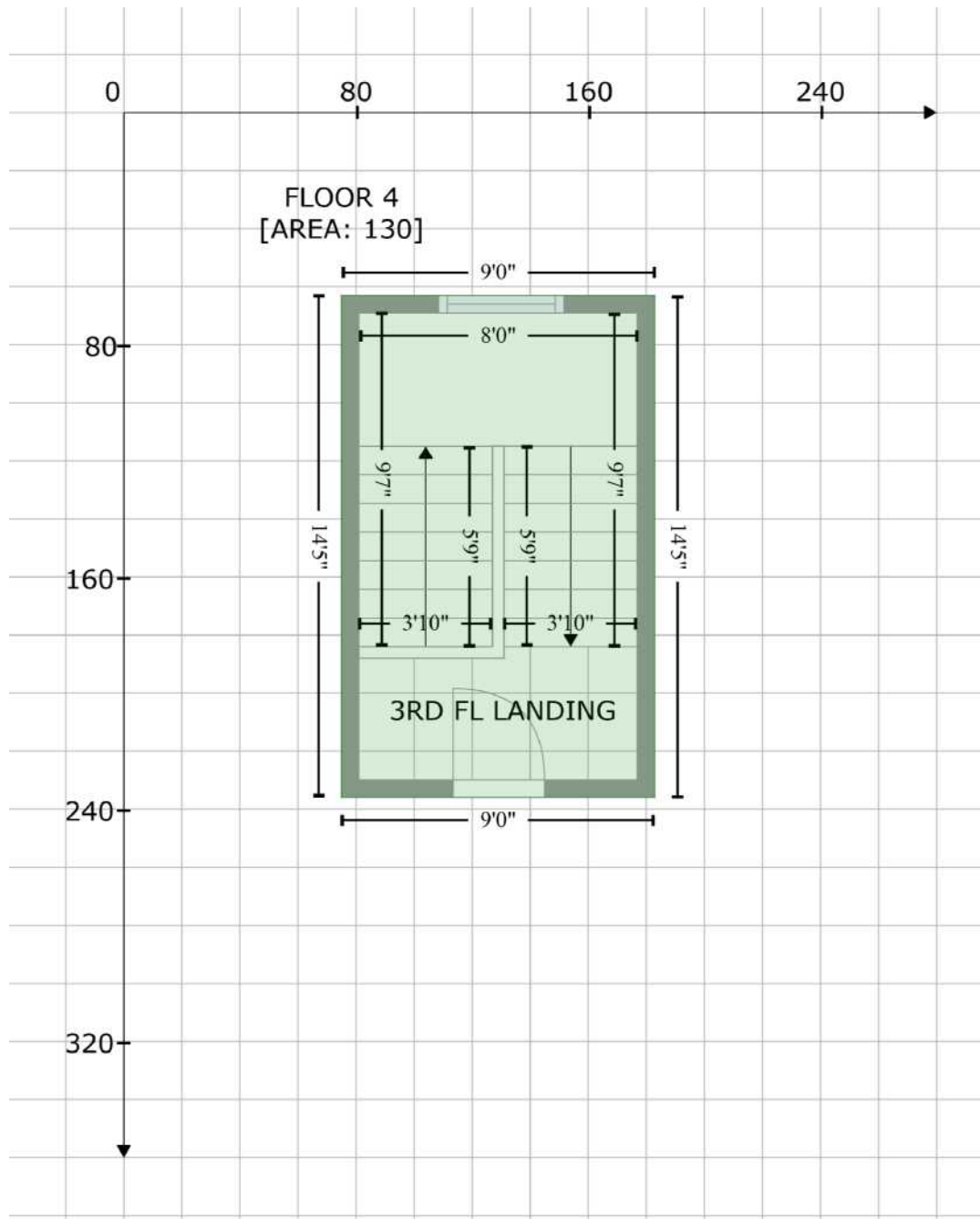
Gross Living Area: 4784 sq. ft



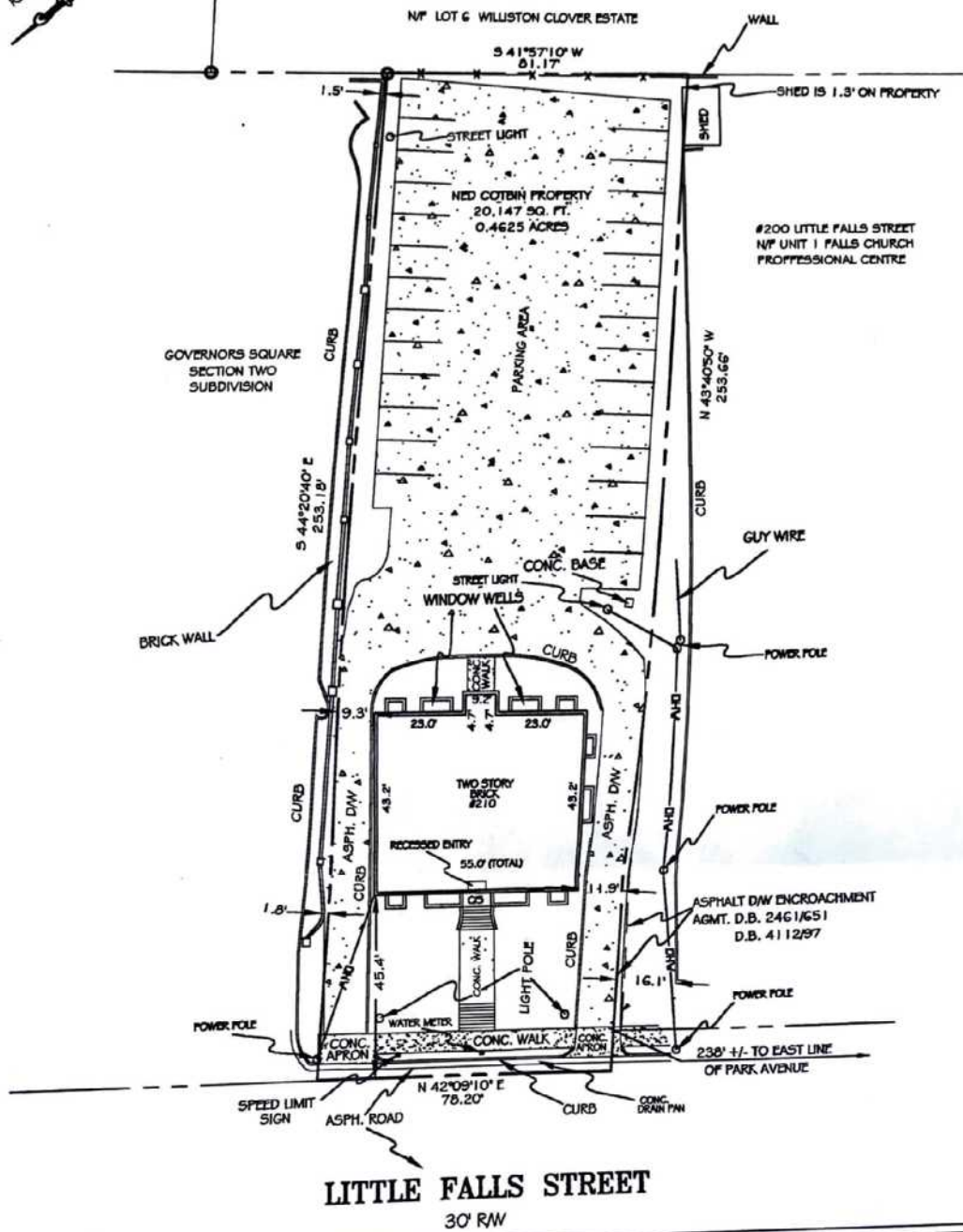
Space	Area (sq. ft)	Calculation <small>Coordinate Polygon Area Algorithm using inches</small>
FLOOR 3 (Living area)	2332	$-\left((462.9 + 462.9) * (63 - 122) + (462.9 + 727.6) * (122 - 122) + (727.6 + 727.6) * (122 - 629.9) + (727.6 + 79) * (629.9 - 629.9) + (79 + 79) * (629.9 - 122) + (79 + 355) * (122 - 122) + (355 + 355) * (122 - 63) + (355 + 462.9) * (63 - 63)\right) * 0.5 * 0.00694$

210 Little Falls Street, Falls Church, Falls Church, Virginia, United States, 22046

Gross Living Area: 4784 sq. ft



Space	Area (sq. ft)	Calculation <small>Coordinate Polygon Area Algorithm using inches</small>
FLOOR 4 (Living area)	130	$-((182.9 + 182.9) * (63 - 235.9) + (182.9 + 75) * (235.9 - 235.9) + (75 + 75) * (235.9 - 63) + (75 + 182.9) * (63 - 63)) * 0.5 * 0.00694$



LITTLE FALLS STREET
30' RW

HOUSE LOCATION SURVEY

BEING THE PROPERTY OF
NED CORBIN
 DEED BOOK 3244 PAGE 2150
 CITY OF FALLS CHURCH, VIRGINIA
 DATE: JULY 19, 2005
 SCALE: 1" = 30'
 DRAFTED BY: LSW & D.B.T.



LEGEND

- | | |
|---------------------------|---------------------|
| CW = CONC WALK | CP = CONC PATIO |
| SW = STONE WALK | RE = RECESSED ENTRY |
| WL = WOOD LANDING | CHIM = CHIMNEY |
| BL = BRICK LANDING | O.H. = OVERHANG |
| WD = WOOD DECK | B/W = BAY WINDOW |
| CS = CONC STOOP | OHW = OVERHEAD WIRE |
| MS = METAL STOOP | AW = AREA WAY |
| C/CB = COVERED CONC STOOP | ○ = MONUMENT FOUND |
| | -X- = FENCE |

NOTES

1. "NO" PROPERTY MONUMENTS SET. REFER TO TITLE 54.1-407 OF THE CODE OF VIRGINIA.
2. THIS HOUSE LOCATION SURVEY WAS PERFORMED AT THE WRITTEN REQUEST OF YOUR LEGAL AGENT AND DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS SURVEY IS NOT TO BE USED FOR THE CONSTRUCTION OF FENCES OR ANY OTHER IMPROVEMENTS.
4. THIS SURVEY WAS ESTABLISHED BY AN ELECTRONIC TOTAL STATION AND TAPE UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS.
5. NO TITLE REPORT WAS FURNISHED. ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.

SAM WHITSON LAND SURVEYING, INC.
 11170 LEE HIGHWAY SUITE C
 FAIRFAX, VIRGINIA 22030
 PHONE: (703) 352-9515 FAX: (703) 352-9516

OWNER: CORBIN
BUYER: MARTIN'S CONSTRUCTION CORP.
 W.O. # 05-3416 CLIENT #W0502352-CL

CITY OF FALLS CHURCH RECENT DEVELOPMENTS

MODERA & VERSO FOUNDERS ROW

105 & 110 FOUNDERS AVE

LEASE SPACE AVAILABLE!

- 550,000 SF Project on 4.3 acres
- Modera - 322 Apartments
- Verso - 72 Senior apartments
- Over 25,000 SF of food options
- 95K SF of commercial space
- Project by Mill Creek Residential

MODERA FALLS CHURCH

1001 W BROAD ST

LEASE SPACE AVAILABLE!

- Currently under construction
- Delivering summer 2025
- Over 25,000 SF of food options
- 22,145 SF Retail space
- 280 Apartments
- 5,000 SF of Co-working space
- Project by Mill Creek Residential

WEST FALLS

W BROAD ST & HAYCOCK RD

LEASE SPACE AVAILABLE!

- Currently under construction
- Phase 1 - Delivering in late 2024
- 10-Acre mixed-use development
- 1.2 Million SF retail, restaurants & grocer
- 200K SF Office site
- 400 Apartments
- 126 Condos
- 146 Rooms | Home2 Suites by Hilton
- The Wellness Center at West Falls
- Project by Hoffman & Associates

BROAD & WASHINGTON

111 E BROAD ST

- Currently under construction
- Delivering in late 2024
- 334 Apartments
- 6,500 SF of retail
- 54K SF Whole Foods Market
- New 5K SF community theatre
- Project by Insight Property Group



QUINN ENTERPRISES, LLC

WASHINGTON ST & S MAPLE AVE

- Construction starts spring 2025
- 10 Stories
- 11,000 SF Ground floor retail
- 5,670 SF Restaurant
- 36,500 SF Medical office
- 226 Senior Apartments

BIRCH & BROAD

1200 W BROAD ST



EDEN CENTER



 The Little City of Falls Church
<https://visitfallschurch.com>

Explore our Restaurants
<https://bit.ly/FC-Dining-Directory> 



CITY OF FALLS CHURCH

CITY OF FALLS CHURCH DEMOGRAPHIC PROFILE

Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	22,566	168,450	484,400
Average Household Income	\$227,918	\$215,450	\$194,544
Income Above \$150,000	52%	50%	47%
Median Home Value	\$876,311	\$861,639	\$849,474
Total Daytime Population	18,548	176,523	504,045
Higher Education Degree	80%	75%	74%

AVERAGE RENT PER SQUARE FOOT
(excluding newer space)
OFFICE: \$24 PSF | RETAIL \$35/36 NNN

FAR Range for Recent Projects
2.5 – 3.5 FAR

VACANCY RATES
RETAIL 3.5% | OFFICE 6.2%

SCAN QR CODE TO LEARN MORE!

For lease opportunities and information on available retail, restaurant and development locations, please contact:



CITY OF **FALLS CHURCH**



Becky Witsman | 703-248-5491 | EDO@fallschurchva.gov
choosefallschurch.org | bit.ly/cfcommercial



AIRPORTS

Reagan Washington National Airport (DCA)
7 miles (18 mins)

Washington Dulles International Airport (IAD)
15 miles (24 mins)

Baltimore/Washington International Airport (BWI)
33 miles (48 mins)

TRAIN

Union Station, Washington, DC
8 miles (24 minutes)

METRO

East Falls Church Metro (Orange & Silver Lines)
1.2 miles (5 mins)

West Falls Church Metro (Orange Line)
1.3 miles (6 mins)



Population
14,586
Land Area
2.2 SQ miles



Falls Church City Public Schools



Meridian High School
Mary Ellen Henderson Middle School
Oak Street Elementary
Mount Daniel Elementary
Jessie Thackery Preschool



DIVISION 13. - O-D, OFFICIAL DESIGN DISTRICT

Sec. 48-585. - Intent.

For the O-D, official design district, in promoting the general purposes of this division, the specific intent of this section is to produce an orderly, harmonious and appropriate development of the areas with due regard to their special characteristics and peculiar suitability for particular uses, so that no building can be placed or built without considering its total effect on the whole design.

(Code 1973, § 81-52; Code 1982, § 38-27; Ord. No. 1127, 12-9-1985; Ord. No. 1130, 1-27-1986; Ord. No. 1131, 3-10-1986; Ord. No. 1142, 6-23-1986; Ord. No. 1531, 12-11-1995; Ord. No. 1536, 2-26-1996; Ord. No. 1541, 3-26-1996; Ord. No. 1557, 10-15-1996; Ord. No. 1561, 12-9-1996)

Sec. 48-586. - Principal uses permitted by right.

The following uses for the O-D, official design district shall be permitted as specified in the projected land use plan, as adopted by the council and planning commission in accordance with article II, division 4 of this chapter:

- (1) Municipal center area.
 - a. One-family dwellings.
 - b. Public buildings.
 - c. Public parks, playgrounds and community centers.
 - d. Professional office buildings, provided that the floor area of the building at the ground floor level may be designated for and devoted to any retail use permitted by right in the B-1 district, subject to the conditions set forth in section 48-488(2).
 - e. Hotels and motels when located within 200 feet of a primary state highway.
 - f. Any principal use permitted in the B-1 district when located within 200 feet of a primary state highway.
 - g. Any other use designated by an official design for all or any part of the district, approved by the planning commission and the council in accordance with the provisions of article II, division IV of this chapter.
- (2) Historic area.
 - a. Any principal use permitted in the T-1 district.
 - b. Any principal use permitted in the B-2 district.

(Code 1973, § 81-52; Code 1982, § 38-27(a); Ord. No. 1127, 12-9-1985; Ord. No. 1130, 1-27-1986; Ord. No. 1131, 3-10-1986; Ord. No. 1142, 6-23-1986; Ord. No. 1531, 12-11-1995; Ord. No. 1536, 2-26-1996; Ord. No. 1541, 3-26-1996; Ord. No. 1557, 10-15-1996; Ord. No. 1561, 12-9-1996)

Sec. 48-587. - Conditional uses permitted by special use permit.

Conditional uses permitted by special permit in the O-D, official design district are as follows:

- (1) Outdoor uses, as permitted and regulated in section 48-454(1).
- (2) Laundry or dry cleaning establishment, other than a depot or self-service laundry, subject to the same conditions imposed under section 48-454(6).
- (3) Satellite television antenna or ground-mounted conventional television or radio antenna, as permitted and regulated in article V, division 9 of this chapter.
- (4) Temporary shelters, with the following restrictions:
 - a. Shelters may operate only on nights between November 1 and March 31.
 - b. All persons admitted to shelters must be referred by the intake staff of a licensed county shelter.
 - c. No persons can be admitted to shelters after 9:00 p.m., unless accompanied by a member of the staff of a county shelter or a public human services agency or by a local law enforcement officer; every person in a shelter must leave by 8:00 a.m.
 - d. Transportation by van or other similar means that is sufficient for all persons admitted must be provided both to and from the shelters.
 - e. A total of no more than 30 homeless persons may be serviced by all shelters in the city on any single night.
 - f. No persons who are under the influence of alcohol or drugs can be allowed in the shelters.
 - g. All health, safety and fire codes must be complied with.
 - h. Any standards applicable to county shelters with regard to staff/client ratio, level of staff training, procedures for monitoring clients while at the shelter, and resources available for cases of emergency shall also apply as a minimum standard to every shelter in the city.

(Code 1973, § 81-52; Code 1982, § 38-27(b); Ord. No. 1127, 12-9-1985; Ord. No. 1130, 1-27-1986; Ord. No. 1131, 3-10-1986; Ord. No. 1142, 6-23-1986; Ord. No. 1531, 12-11-1995; Ord. No. 1536, 2-26-1996; Ord. No. 1541, 3-26-1996; Ord. No. 1557, 10-15-1996; Ord. No. 1561, 12-9-1996)

Sec. 48-588. - Conditions applying to permitted uses.

Conditions applying to permitted uses in the O-D, official design district are as follows:

- (1) In any part of an O-D district no building permit or occupancy permit shall be issued, unless the building plans and site plan for a specific land parcel involved are prepared by a registered architect.
- (2) The applicant shall apply and confer at the initial and preliminary stages with the planning commission in order to provide use, architecture and site planning that is correlated with the objectives of architecture and land uses in the O-D district.
- (3) In any office building or group of office buildings, the floor area at the ground floor level may be designated for and devoted to retail uses, subject to the conditions set forth in section 48-488(2).

(Code 1973, § 81-52; Code 1982, § 38-27(c); Ord. No. 1127, 12-9-1985; Ord. No. 1130, 1-27-1986; Ord. No. 1131, 3-10-1986; Ord. No. 1142, 6-23-1986; Ord. No. 1531, 12-11-1995; Ord. No. 1536, 2-26-1996; Ord. No. 1541, 3-26-1996; Ord. No. 1557, 10-15-1996; Ord. No. 1561, 12-9-1996)

Sec. 48-589. - Accessory uses permitted.

Accessory uses permitted in the O-D, official design district are as follows:

- (1) Accessory structures and uses customarily incidental to a permitted principal use on the same lot therewith, including those permitted in the R-1A district and such others as may be incidental to any other use permitted in this district.
- (2) Outdoor dining when extending a permitted principal indoor food sales or food service use. For additional supplementary regulations, including approval requirements, see sections 48-1219 through 48-1221.

(Code 1973, § 81-52; Code 1982, § 38-27(d); Ord. No. 1127, 12-9-1985; Ord. No. 1130, 1-27-1986; Ord. No. 1131, 3-10-1986; Ord. No. 1142, 6-23-1986; Ord. No. 1531, 12-11-1995; Ord. No. 1536, 2-26-1996; Ord. No. 1541, 3-26-1996; Ord. No. 1557, 10-15-1996; Ord. No. 1561, 12-9-1996; Ord. No. 2059, 3-27-2023)

Secs. 48-590—48-611. - Reserved.

CONFIDENTIALITY & CONDITIONS

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Arlington Realty, Inc. and it should not be made available to any other person or entity without the written consent of Arlington Realty, Inc.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Arlington Realty, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Arlington Realty, Inc. has not verified, and will not verify, any of the information contained herein, nor has Arlington Realty, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



Virginia Smith

24-hr Phone: 703-850-4000

Email: arviriniasmith@aol.com

Website: viriniasmith.com

- Licensed in VA, MD & DC
- Residential & Commercial Sales
- Million Dollar Sales Club, Life Award
- Top Producer, Life Award
- NVAR Top Producer, 1984 - present



ARLINGTON REALTY, INC.
701 23rd St. S.
Arlington, VA 22202-2491