

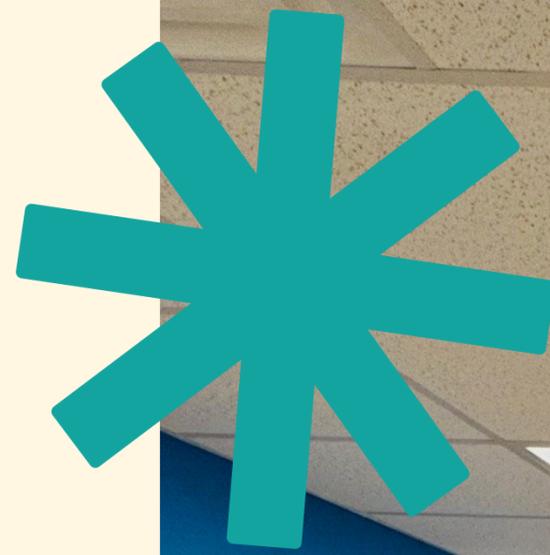
603 W Broad Street  
Falls Church VA 22046

# High-Visibility Office Space Medical / Wellness

Where Traffic, Growth, and Opportunity  
Converge. Move In. Stand Out. Scale Up.



Good Holdings LLC  
Andre Matini  
703 868 0050  
matini@live.com



☼ Turnkey Space in Falls Church

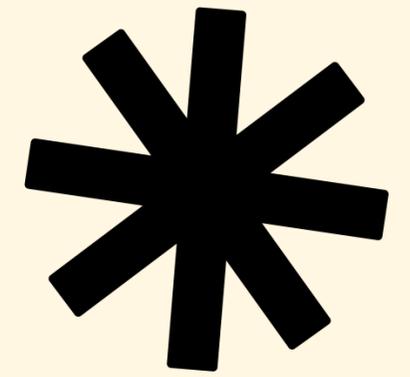
# Fully Built-Out. A Rare Opportunity in Falls Church

This is a rare turnkey opportunity in the heart of Falls Church, a fully built-out commercial space ready for immediate occupancy. Featuring a modern layout, private rooms, abundant natural light, and an ADA-compliant restrooms, it's ideal for medical, wellness, retail, or professional use. This space allows a tenant to move in and start operating without the cost and delay of construction.





 Easily Divisible



Why This Space Wins

# Key Features & Advantages

 Lower upfront costs -  
Move-in ready with a  
functional floor plan

 Flexible Multi-Room  
Configuration

 Space can be  
configured into two  
separate suites

 Second-Floor  
Suite with Elevator  
Access

Modern Office Space

Expansive Open  
Floor Plan

# Designed for Flexibility

Space features an expansive open layout filled with natural light from large surrounding windows, creating a bright and inviting environment. It can be divided into two separate suites, offering flexibility for multiple tenants or phased occupancy. This adaptable configuration makes it ideal for medical, wellness, retail, or professional office use.



Right Side Of Suite



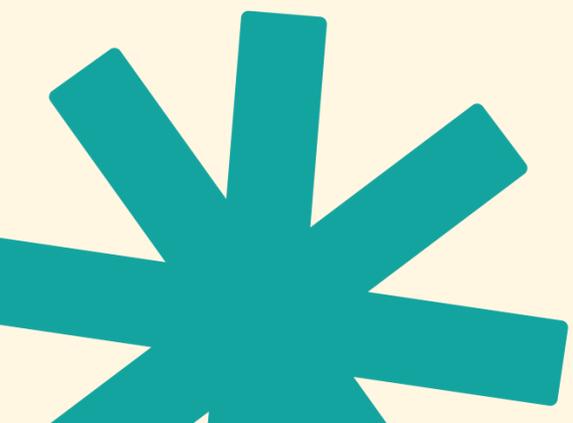
Main Suite



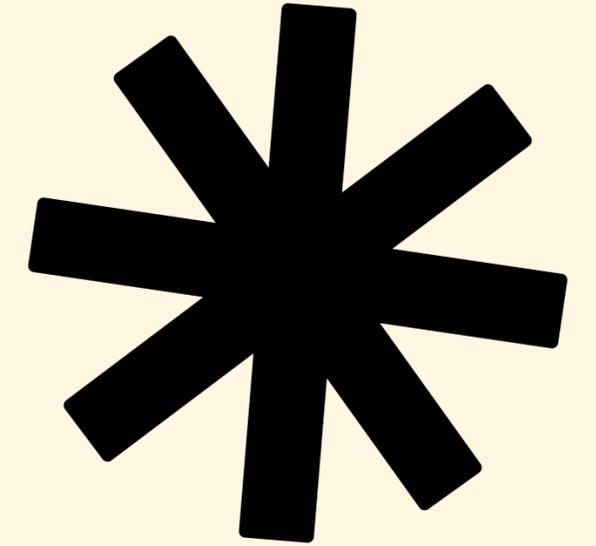
Left Side Of Suite



Left Side Of Suite



603 W Broad St Falls Church 22046



# Key Considerations

## Prime Location

### Accessibility & Parking

Second-floor location with elevator access and convenient parking for clients and staff.

### Heart of Falls Church

Situated in the center of one of Northern Virginia's most desirable markets.

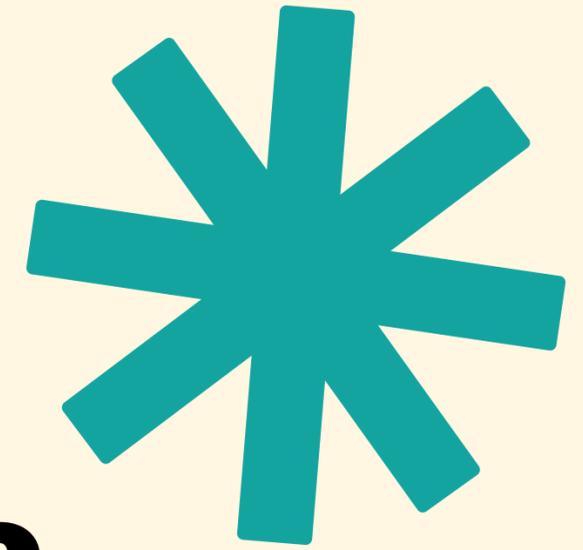
### Immediate Availability

Turnkey condition allows for quick occupancy and minimal build-out time.

### Flexible Configuration

Divisible into two suites, each with private restroom access, accommodating single or multiple tenants.

603 W Broad St Falls Church VA 22046



# Professional Interior Designed for Client Experience



**Corner Office West**



**Office w/ Bathroom**



**Corner Office East**

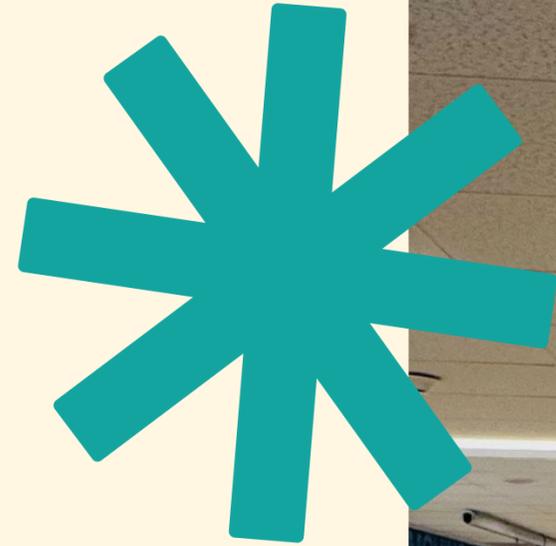


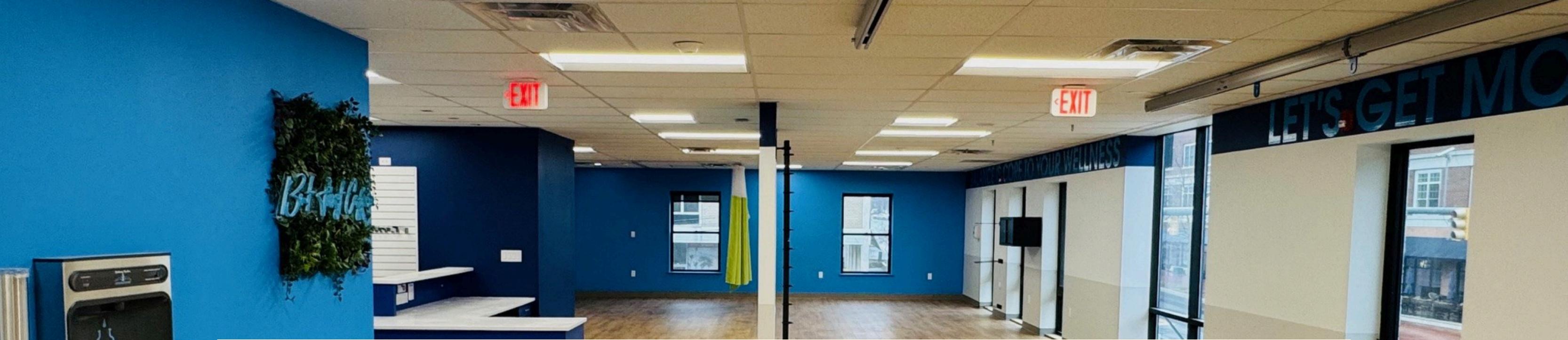
**Reception Area**

 603 W Broad St  
Falls Church VA 22046

# Schedule a Private Tour

A rare turnkey opportunity in the heart of Falls Church, designed for immediate occupancy and long-term success. Schedule a private tour today and position your business in one of Northern Virginia's most desirable commercial corridors.





📍 603 W Broad St Falls Church VA 22046

Good Holdings LLC

Ready to find your  
**ideal office space?**

Contact Us

- Andre Matini
- 703 868 0050
- [matini@live.com](mailto:matini@live.com)

