

OFFICE BUILDING FOR SALE

105 NORTH MAPLE AVENUE

FALLS CHURCH, VIRGINIA



Presented by:

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TARTAN
PROPERTIES

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FALLS CHURCH, VIRGINIA

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OFFERING SUMMARY

| | |
|-----------------|-------------------------------------------|
| Sale Price: | \$2,900,000 |
| Building Size: | 6,400 SF |
| Price / SF: | \$453/SF |
| Floors: | 2 |
| Parking: | 18 reserved spaces |
| Zoning: | B-2 |
| Ceiling Height: | 10' + clear |
| Occupied: | Ground floor is currently month-to-month |
| ADA Compliant: | Elevator |
| Delivery: | Vacant possession available at settlement |

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PROPERTY OVERVIEW

Positioned in the heart of Falls Church, this property offers a rare opportunity to establish a highly visible, branded presence in one of Northern Virginia's most affluent and educated communities. With over 160,000 residents within a 3 mile radius, the surrounding area delivers a dense, established consumer base with strong purchasing power and daily foot traffic.

Zoned B-2 (Central Business District), the property supports a wide range of commercial uses by right, including office, medical, retail, personal service, and restaurant uses – offering flexibility while minimizing entitlement risk.

Households in the immediate trade area report average incomes exceeding \$170,000 reflecting a financially stable population that actively supports local services, professional firms, and community-oriented organizations.

With exceptional walkability, immediate access to restaurants and retail, and strong integration into the Falls Church business community, this location offers unmatched visibility and long-term brand positioning. Ideal for private clubs, non-profits, architecture and design firms, and professional groups seeking credibility and meaningful community presence, it places your organization at the center of sustained residential buying activity, daily neighborhood engagement, and one of the region's most desirable and growing submarkets.

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PROPERTY HIGHLIGHTS

- 2 story, free-standing building
- Illuminated sign box on building
- Full building renovation in 2014 including new elevator, electrical panels, separate metering, lighting packages, kitchens and bathrooms on both levels, ceiling insulation
- ADA accessible ramp and Elevator
- Two ADA Compliant Bathrooms and Kitchen suites on each level in property
- 2- RTU type HVAC units. One for each level
- Asphalt built- up roof
- Boiler and Hot water tank replaced in 2014
- French Drain System installed in 2014
- Inground irrigation for landscaping
- B-2 zoning allows for flexible adaptive uses. Public buildings and facilities. Business and professional, Restaurants. Private, noncommercial clubs, lodges, and recreational or community facilities



1ST FLOOR TENANT INFORMATION

- First floor office is currently leased to a month-to-month tenant.
- Tenant reimburses landlord for utilities (Gas & Electric) and Real Estate taxes above base year.
- Tenant pays for in-suite cleaning & Landlord pays for common area cleaning.

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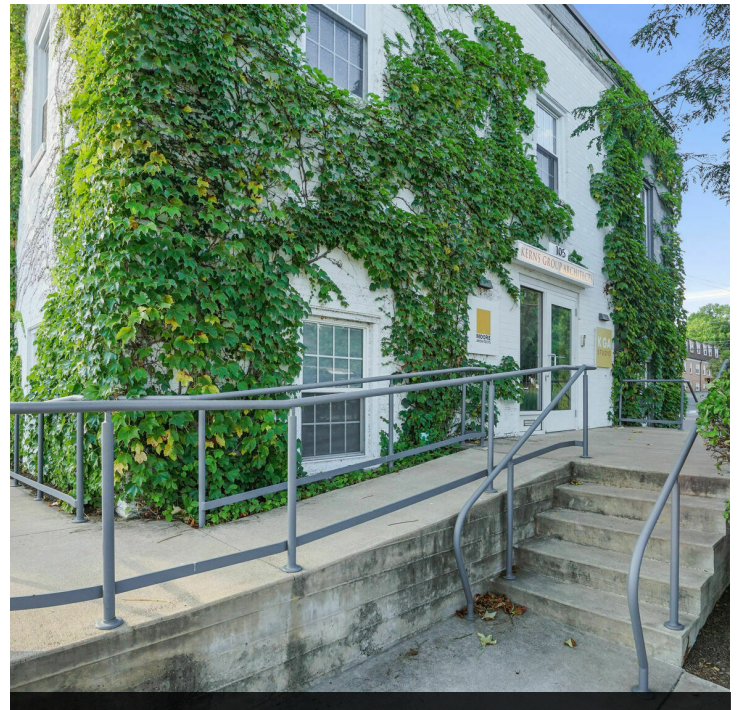
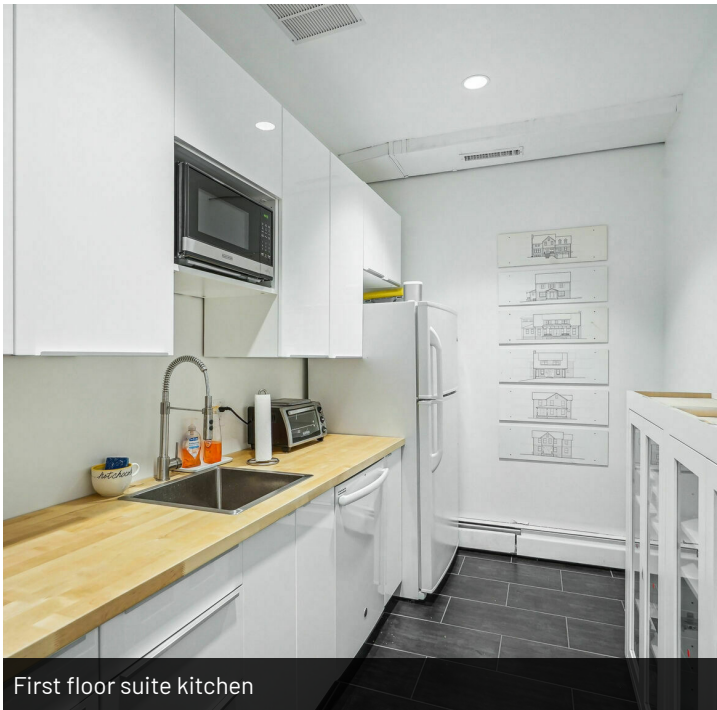
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FOR SALE
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Second floor suite



Second floor suite

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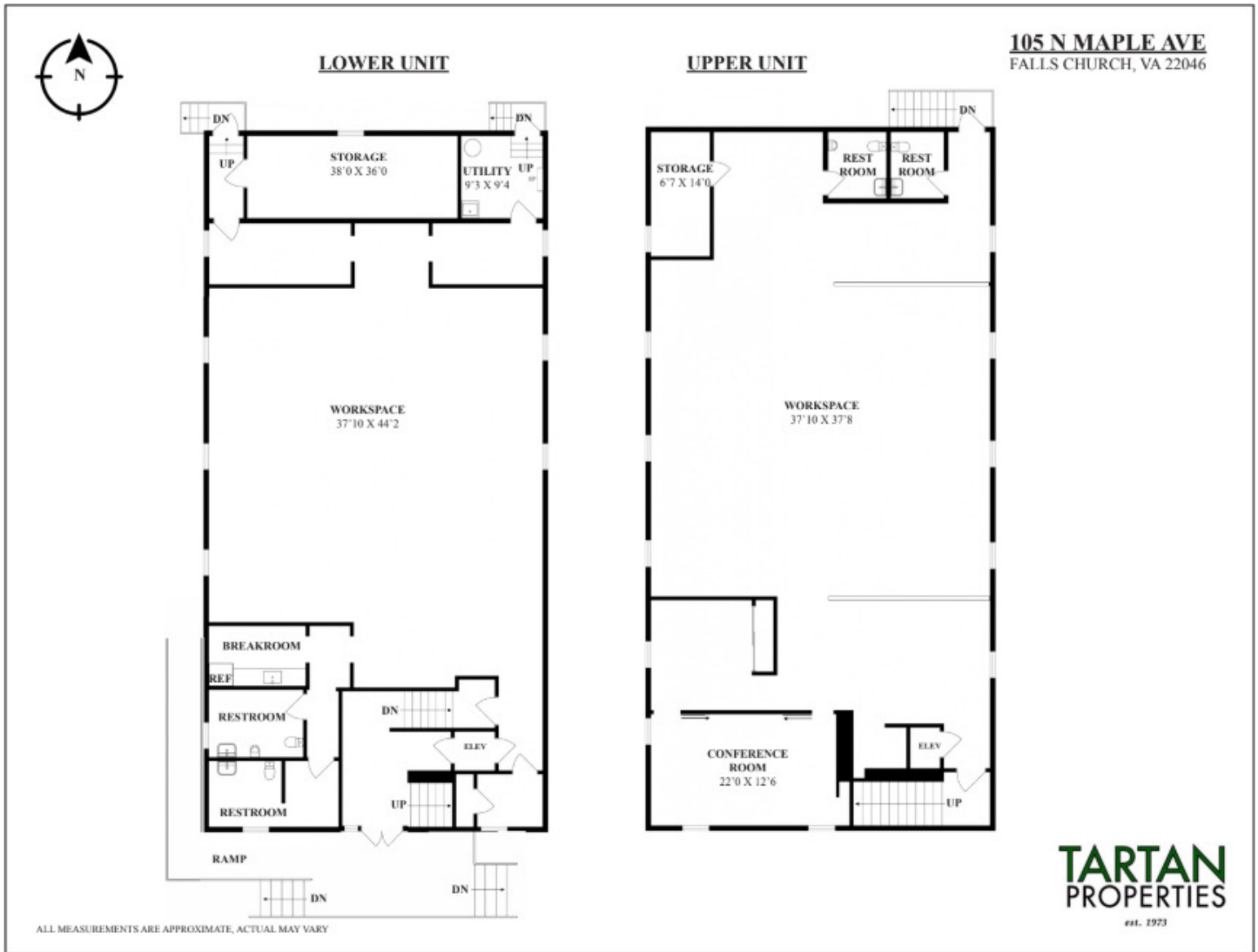


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FLOOR PLAN

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RETAIL DEVELOPMENT MAP

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ANNUAL EXPENSES SUMMARY

105 NORTH MAPLE AVENUE
2025-2026

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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 | \$21,699 |
| Storm Water Tax | \$1,004 |
| OPERATING EXPENSES | \$48,737 |

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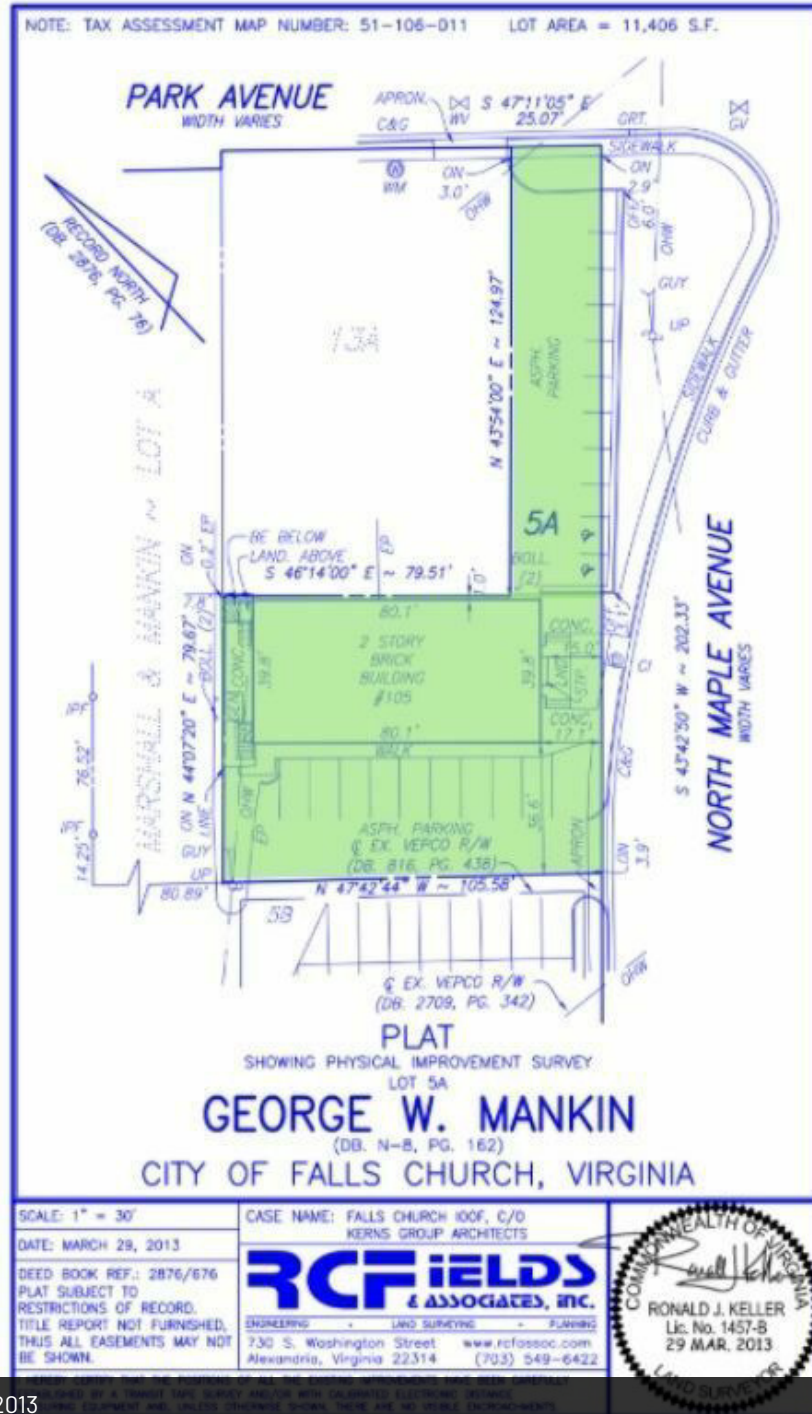


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PLAT

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Last Survey commissioned in 2013

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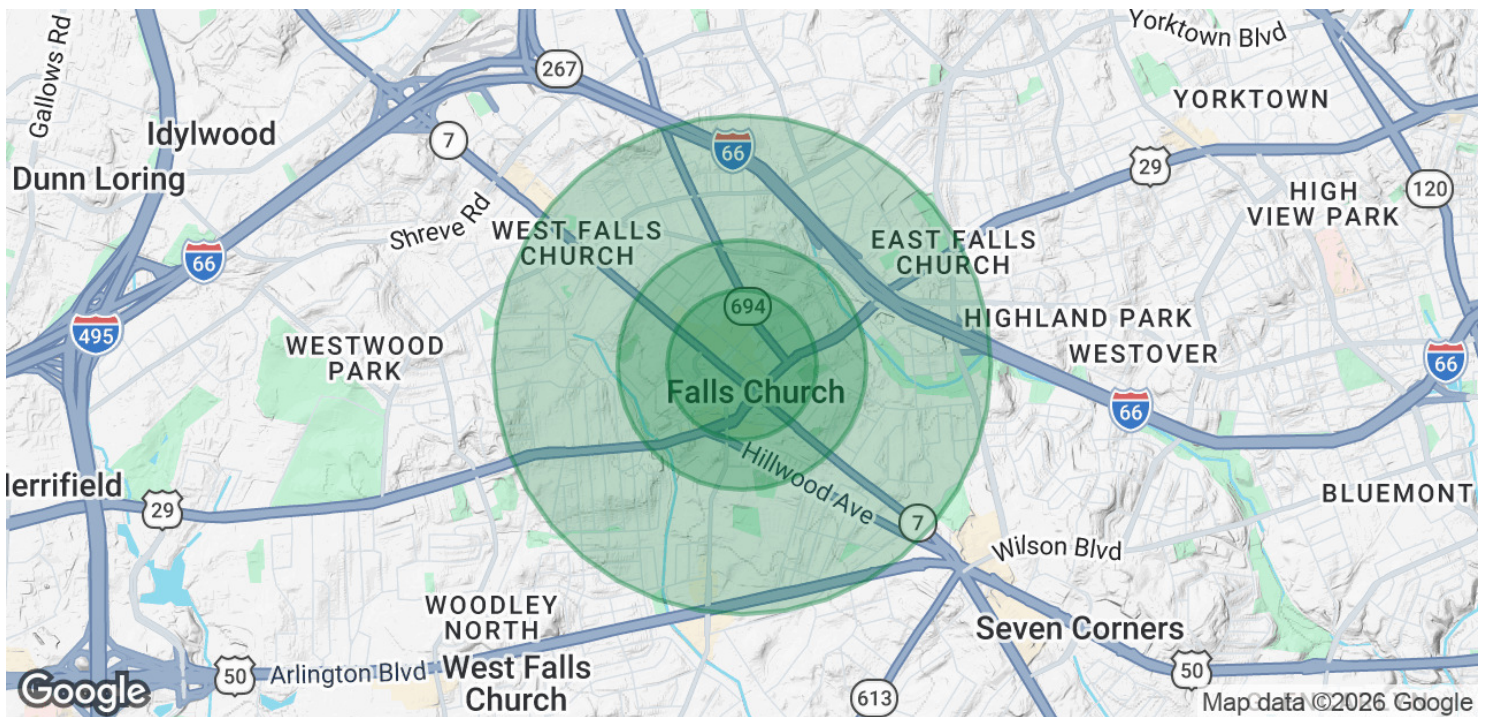


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DEMOGRAPHICS

105 NORTH MAPLE AVENUE
FALLS CHURCH, VIRGINIA

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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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