

**Your Sign Here**



## Summary

Suite:	A & B (can be leased combined or separate)
Available SF:	5,000 SF (Combined)
Suite A SF:	3,500 SF (avail 2/1/2026)
Suite B SF:	1,500 SF (avail 1/1/2026)
Lease Rate:	Contact Broker
Lease Type:	NNN (\$10.78)

## Property Highlights

- Prime Location
- Situated in the heart of Falls Church, just minutes from I-495, Route 50, and the vibrant Mosaic District
- Excellent accessibility from major commuter routes
- Located in a lively retail center with nearby restaurants, brewery, and service businesses
- 2830 A is a corner unit with two sides of storefront windows — ideal for retail, showroom, or studio use
- Fully built out as an indoor training facility — ready for fitness, sports, or wellness concepts
- Building signage available for strong brand presence C8 Zoning

## Demographics

### 2 Mile

### 5 Mile

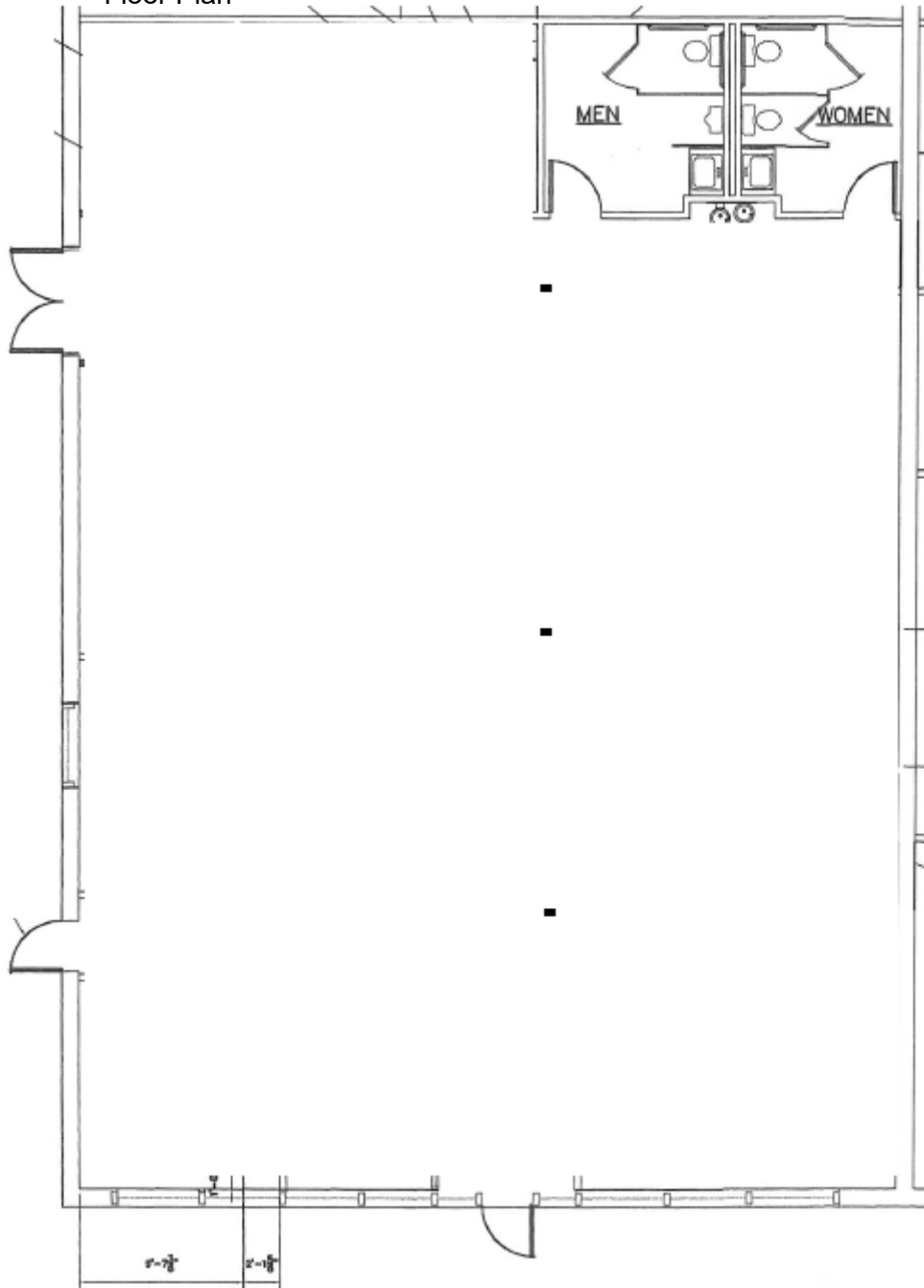
### 10 Mile

Total Households:	28,165	139,532	588,122
Total Population:	74,365	386,413	1,432,396
Average HH Income:	\$155,559	\$169,105	\$160,000

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**Oyku Hanna**  
 703.435.4007 x 109  
 ohanna@veritycommercial.com

## Floor Plan

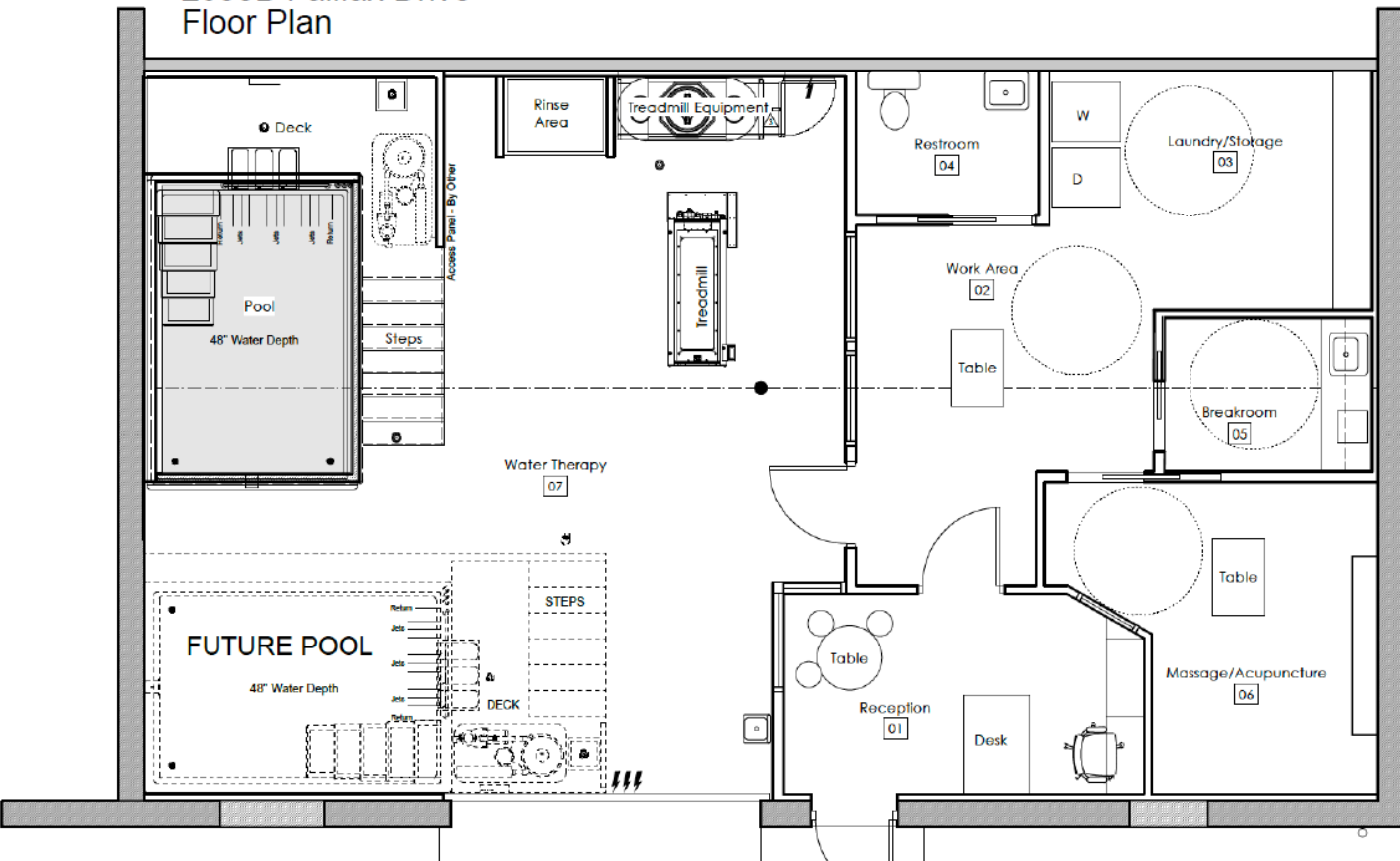
2830A Fallfax Drive  
Floor Plan

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### Floor Plan

2830B Fallfax Drive  
Floor Plan



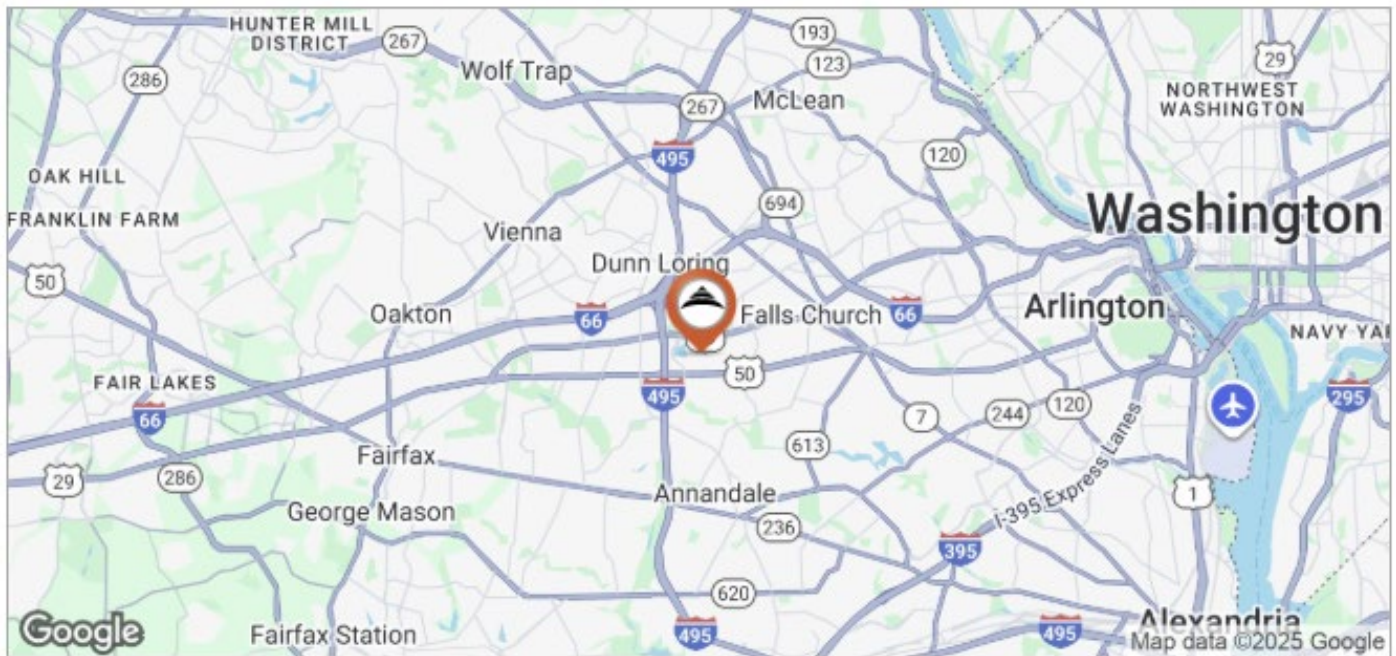
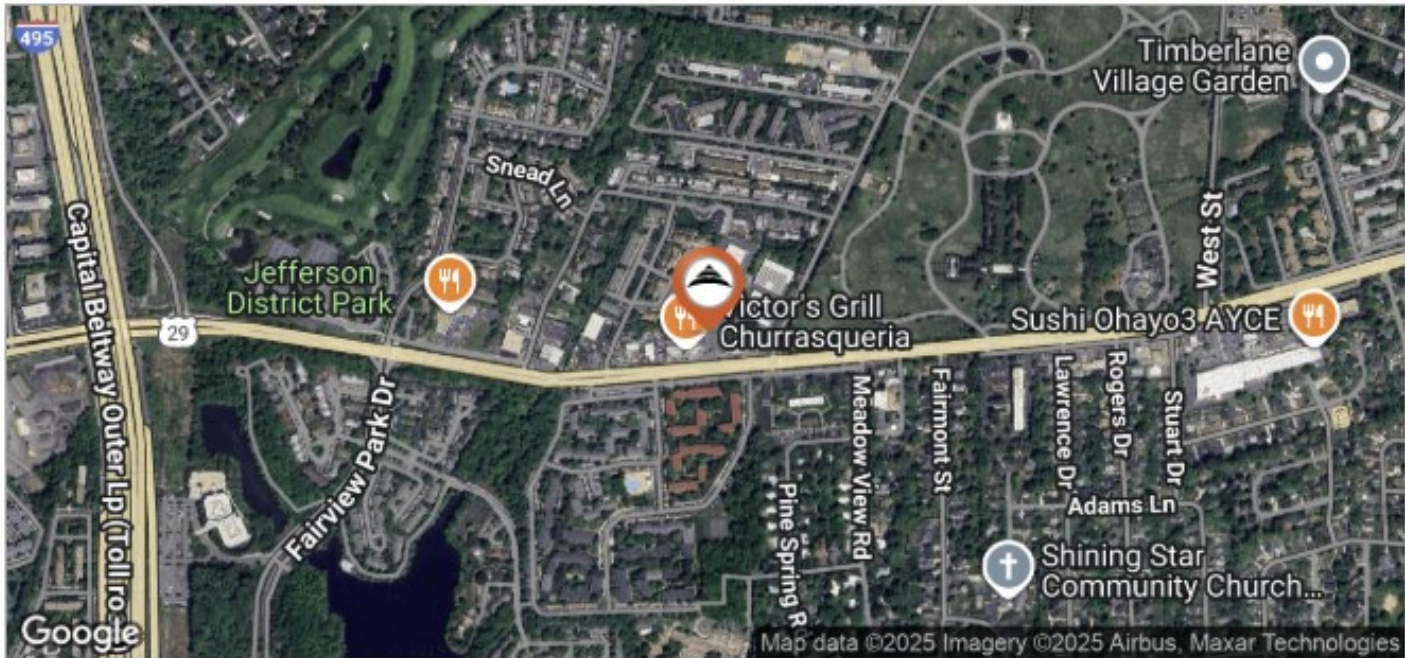
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Photos



## Maps



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