

Single Offices 400N Washington Street

FOR LEASE

FALLS CHURCH, VA
22046



Dyana Snyder

Director, Property Management & Leasing

703.323.3900

leasing@ryansdev.com



PROPERTY DESCRIPTION

Offering 1-5 year terms, Full Service with Wi-Fi and Janitorial Services provided.

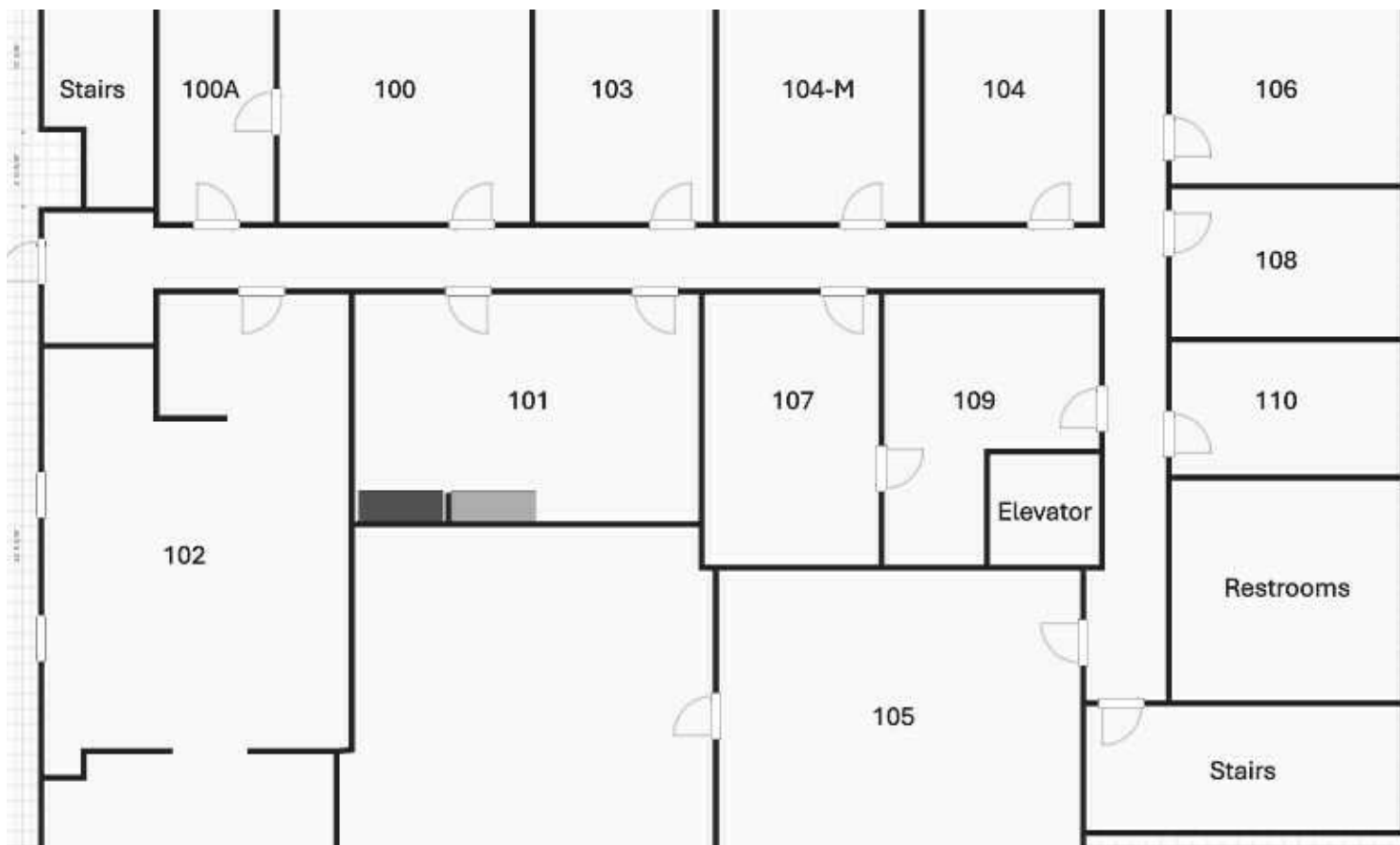
LOCATION DESCRIPTION

Highly-visible property consisting of three floors with various-sized and configured move-in ready suites, perfect for a wide range of businesses. The property's location along North Washington Street provides a convenient and desirable locale that is only a 15 minute walk from two Metro lines (Orange and Silver) East Falls Church Station, 84/87 walk score/bike score and just minutes away from Tysons/495/Capital beltway, I-66, Dulles Toll Road, Route 7, and Route 50 providing immediate connectivity to the Washington DC region.

Tenant-Rep up to 4% commissions

PROPERTY HIGHLIGHTS

- Renovated common areas
- High-speed Internet
- After-hours controlled building access
- Free internet/wifi
- On-site parking
- Individual HVAC units in each windowed suite
- Utilities included
- Janitorial included Mon-Friday
- Month to Month leases available for smaller units

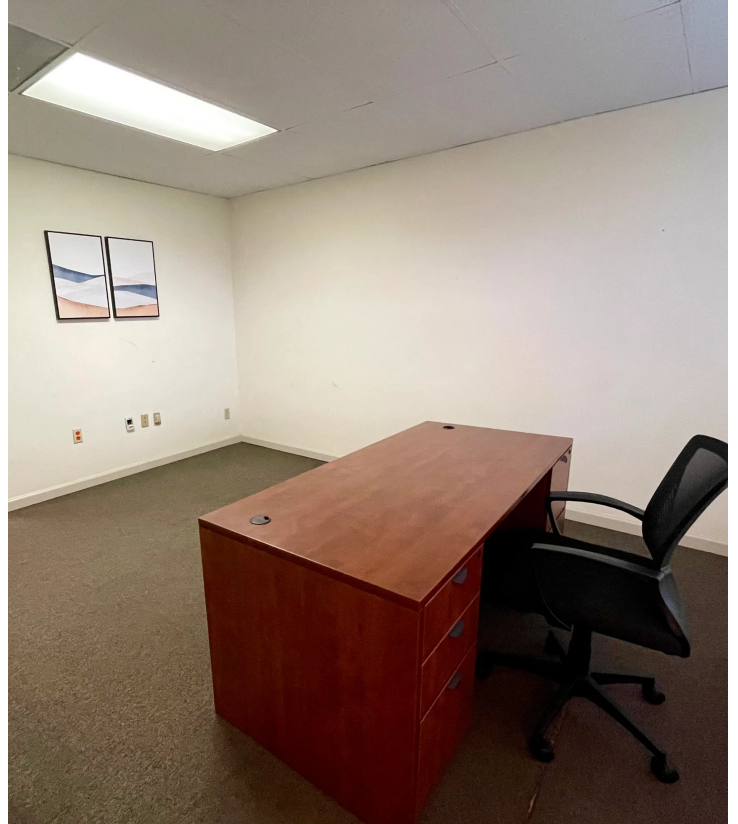


AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 100	335 SF	\$1,050 per month	Located in the heart of Falls Church, Suite 100 offers a polished, move-in ready workspace ideal for therapy practices, counseling services, or administrative offices. This first-floor suite provides direct entry access — a seamless experience for clients and staff alike. The suite features two distinct office spaces: a spacious open office and a private windowed office, each with independent hallway access and connected by an interior door — offering exceptional flexibility for a variety of operational configurations. Individually controlled HVAC ensures personalized comfort throughout the day. Positioned in one of Northern Virginia's most sought-after business corridors, this suite delivers both accessibility and a professional presence your clients will notice.
Suite 106	183 SF	\$575 per month	Suite 106 is thoughtfully suited for therapists, counselors, and wellness professionals seeking a discreet, accessible location in Falls Church, VA. With first-floor entry, clients arrive with ease — no elevators, no long hallways. A private windowed office fills the space with natural light, fostering a comfortable and calming environment. Individually controlled HVAC keeps the suite at your preferred temperature, session after session. Centrally located and move-in ready, this suite lets you focus on what matters most.



Suite 106



Suite 106



Suite 100 Private Office



Suite 100 Main Office



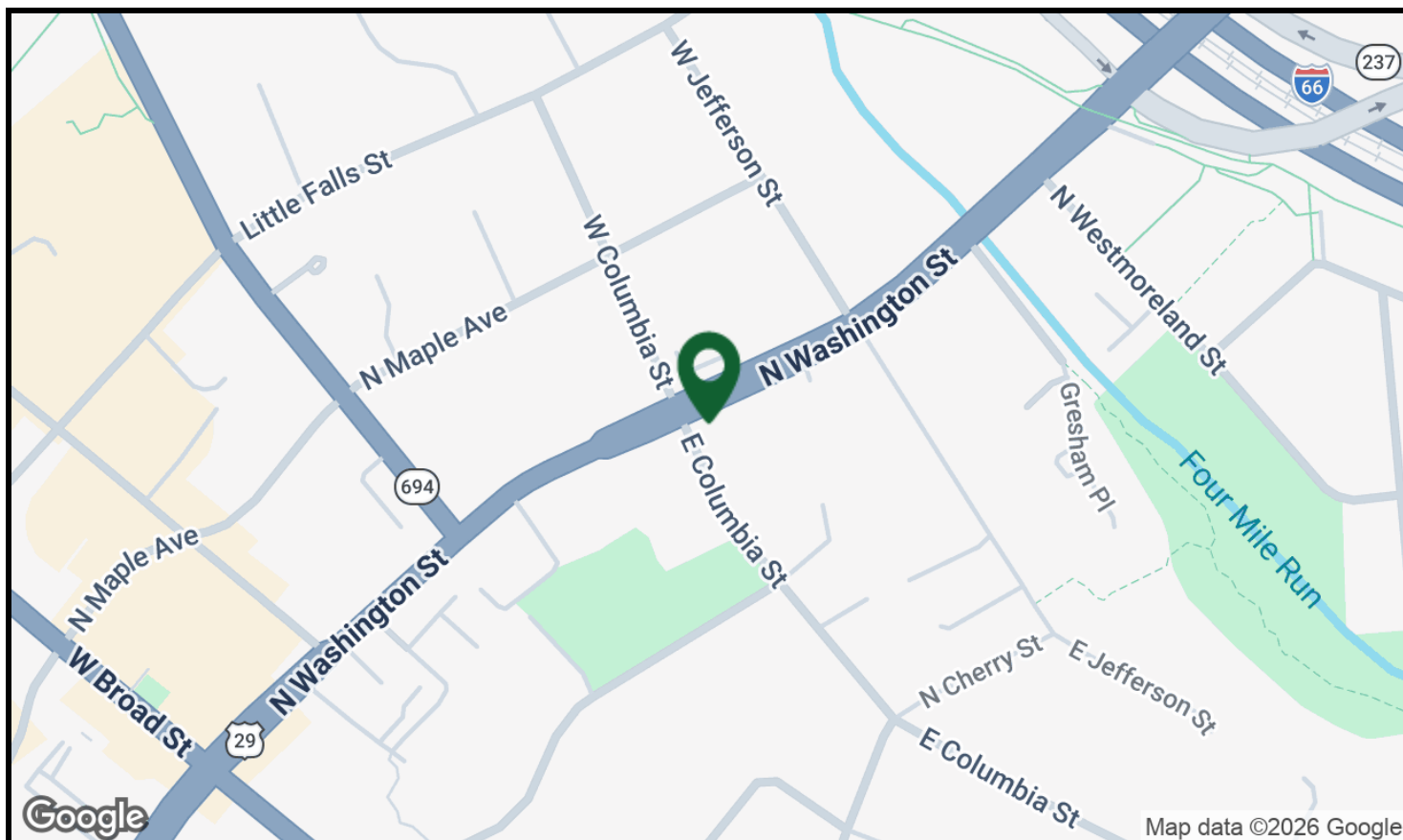
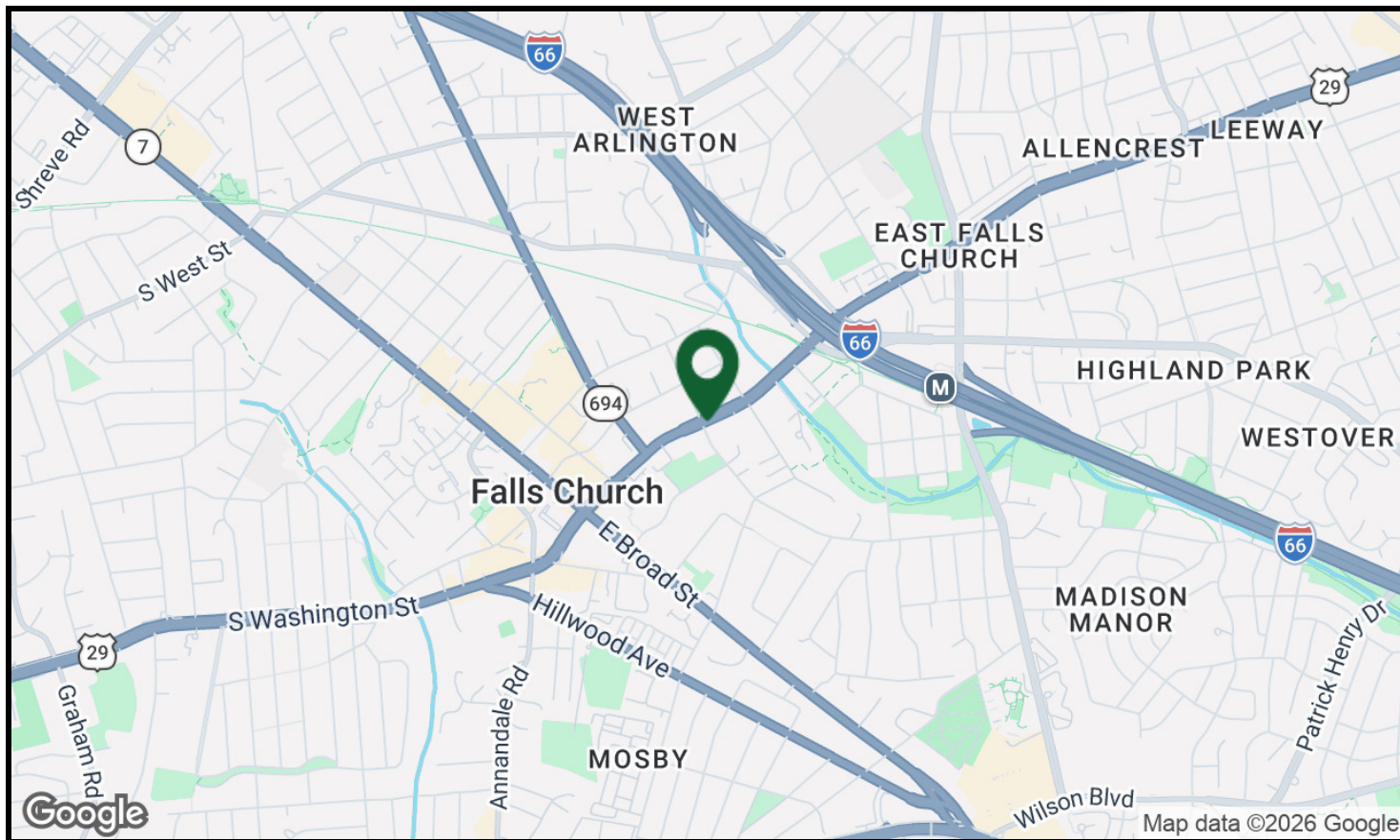
LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	12 months
Total Space:	118 SF	Lease Rate:	\$625 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 306	118 SF	Full Service	\$625 per month	Spacious windowed suite with individual HVAC controls and window. Suite has newer carpeting and will be move in ready including a complimentary desk, chair and bookcase for all your office needs! 3rd floor suites share a common waiting area and kitchenette included in your rent!





ABOUT RYAN STUART DEVELOPMENT

Headquartered in Falls Church, Virginia, Ryan Stuart Development invests in and develops commercial real estate throughout the Washington, D.C. region. Leveraging our entrepreneurial spirit and extensive market knowledge, we acquire and partner on long-term, value-add opportunities. As a local, privately-held company, Ryan Stuart Development embraces an entrepreneurial and flexible approach that makes it easy to do business with us.

At Ryan Stuart Development, we pride ourselves on having a team of highly specialized professionals with extensive experience in the commercial real estate industry. Our experts are dedicated to helping our clients achieve their goals and objectives by providing them with the knowledge, resources, and support they need to succeed.

We understand that investing in commercial real estate can be a challenging and complex process, which is why we are committed to assisting our clients every step of the way.

SPECIALIZED APPROACH

As a Tenant with Ryan Stuart Development, you will have access to a dedicated Property Management and Maintenance Team that can assist with all your leasing and maintenance needs.

We have partnerships with local-area vendors that specialize in alterations, repairs and replacement needs if you prefer to have a hassle-free experience, we are just a call or text away!

Tenant Portal Access

We have partnered with Yardi Breeze to allow Tenants a hassle-free experience with 24/7 access to submitting maintenance requests, sending secured messages, checking balances and setting up automatic online payments and viewing and electronically signing applicant and leasing documents.

From start to finish, let Ryan Stuart Development assist in your leasing needs with our dedicated industry professionals!



Dyana Snyder

Director of Property
Management & Leasing

DSnyder@RyanSDev.com

571-531-5247



Damaris Rodriguez

Assistant Property
Manager

DRodriguez@RyanSDev.com

571-562-1794



Tony Winger

Leasing Associate

TWinger@RyanSDev.com

703-300-2664