

Single Offices 400N Washington Street

FOR LEASE

FALLS CHURCH, VA
22046



Dyana Snyder

Director, Property Management & Leasing

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PROPERTY DESCRIPTION

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

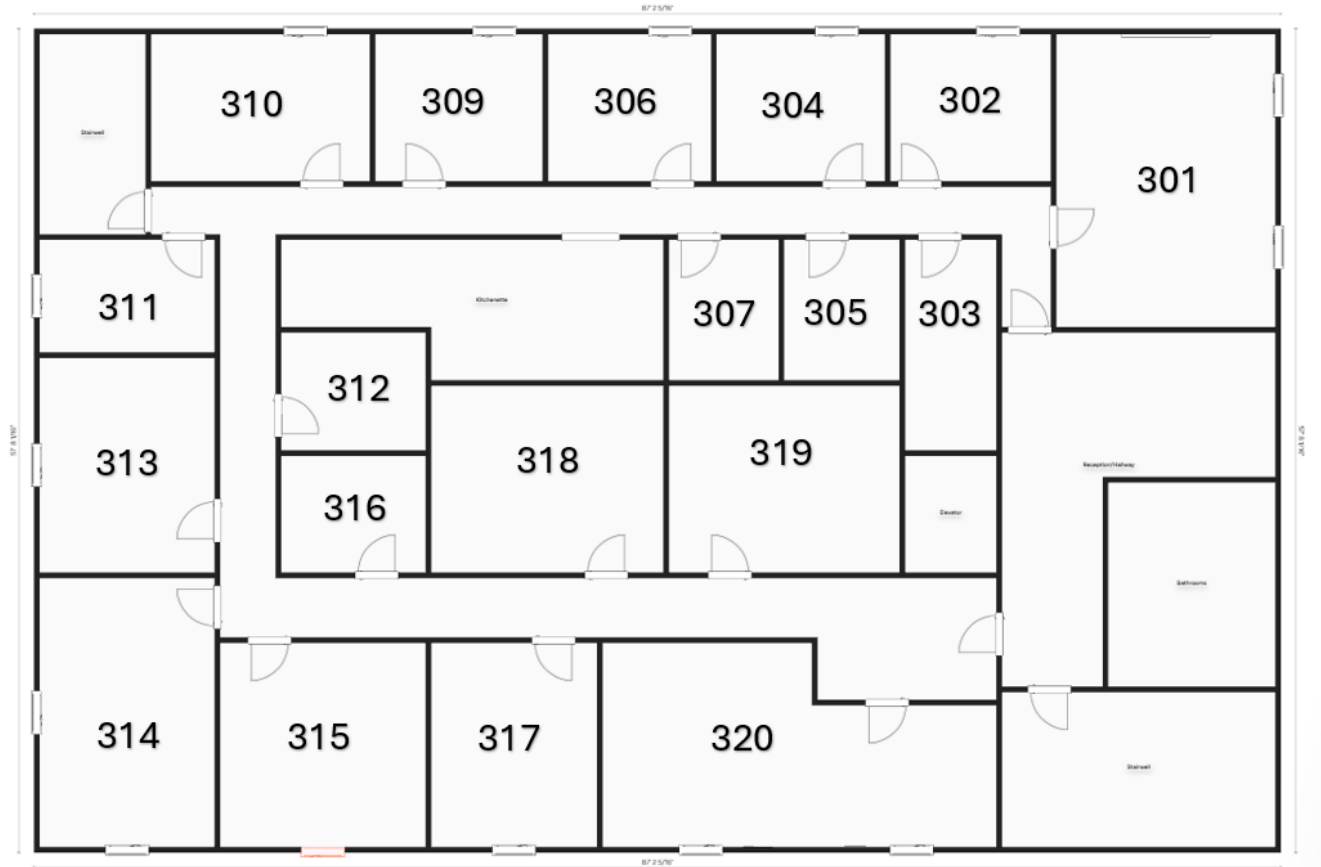
LOCATION DESCRIPTION

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 310	153 SF	\$850 per month	This windowed suite features its own HVAC unit for personalized temperature control, a fresh coat of paint and includes a wall mounted TV perfect for conference calls or for clients usage. Tenants also have access to a shared break area and kitchenette.
Suite 319	210 SF	\$715 per month	This interior space features 2 large desks and filing cabinet which is perfect for a 2 person work station. Tenants also enjoy access to a shared break area and kitchenette.



Kitchenette/Breakroom Area



Reception Area



Suite 319

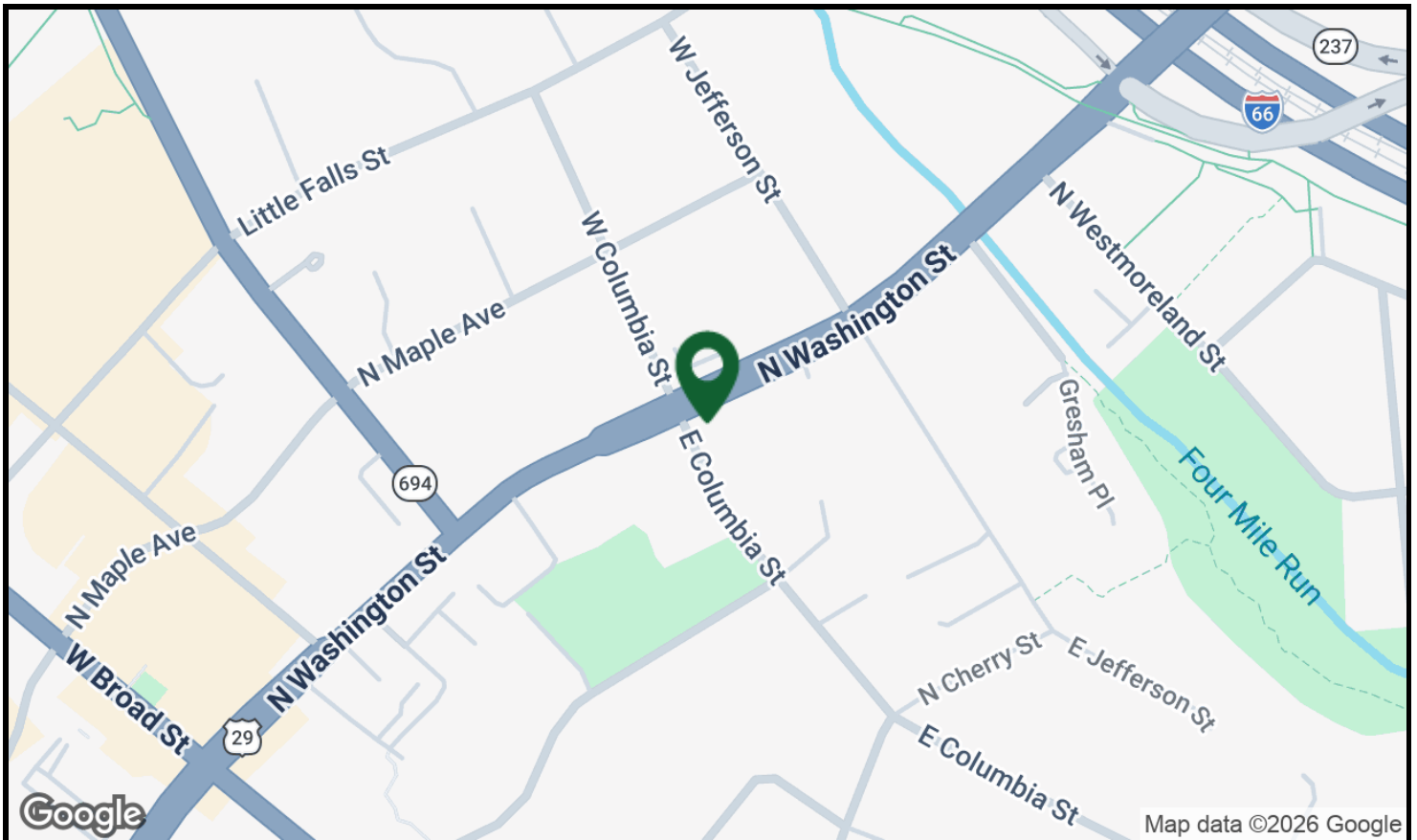
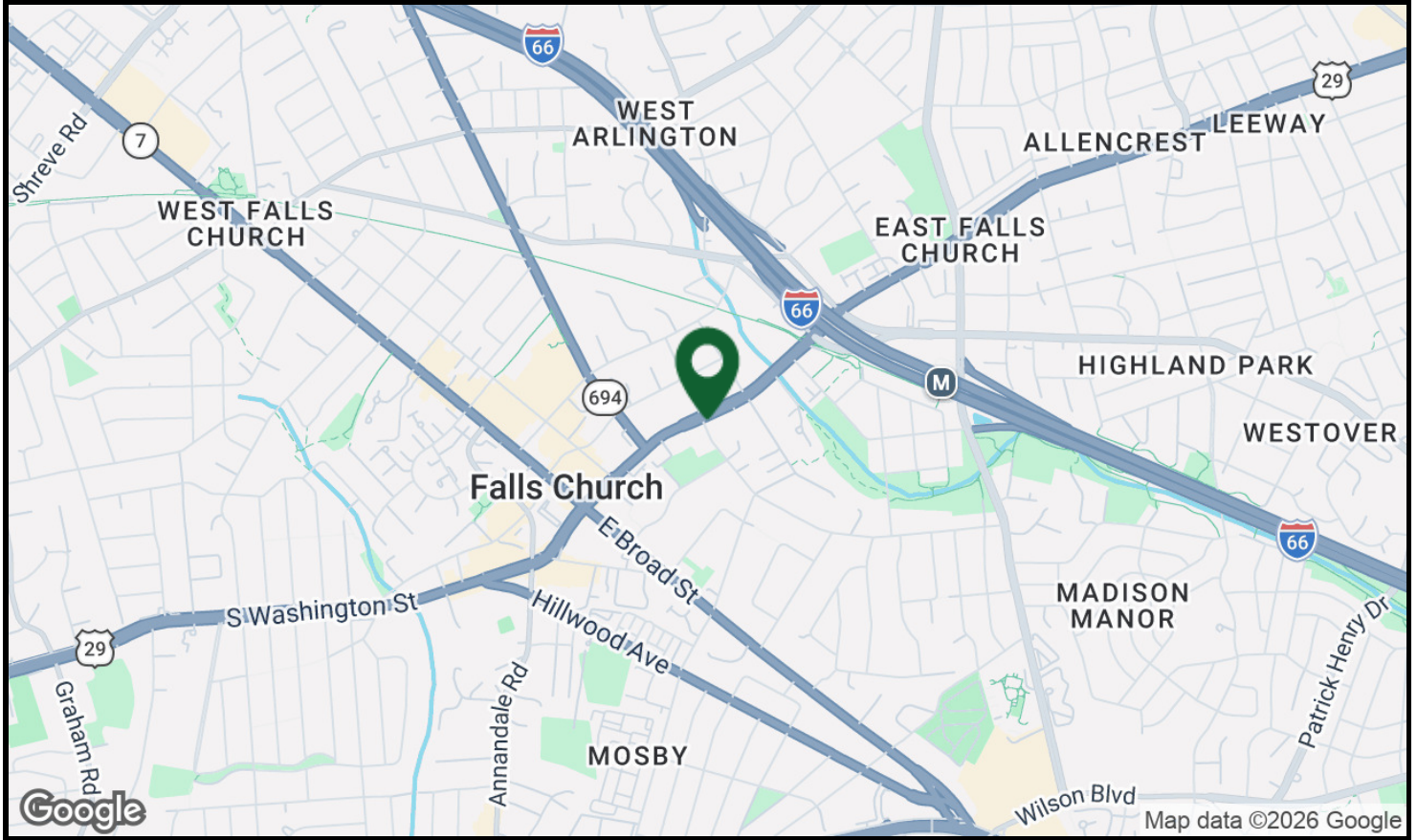


Suite 310



400N Washington Street
Building Directory

First Floor 100/100A 24/7 MedTransport-24/7 101 Automatic Fire 102 Total Appliance Solutions 103 Shuttle Transport 104 Sports Beer Tap Bar Second Floor 203 Movie Culture Service 208A Lee Executive Agency 211 RHEFANO / NIAIE / KNOXEN 212 Construction & Insurance Planning 213 RHEFANO.COM	First Floor - Continued 304A D-ALBERTS Retailing 305 COSI 307 Malls/Docks/Wright 308 Tech Media LLC 309 ACO Services 310 B&B-USA Second Floor - Continued 303 Peterson Music Group 304 Picking Windows 307 Well Body Collective 308 RHEFANO.COM 309 Shinto Public Health
Third Floor 301 Momentum Wellness, PLLC 302 Home Homey HealthCare LLC 304 Nurses For Care 305 Dark End Group LLC 307 Home Heart Care LLC 309 ADD Executive Home Services 311 James Sexton, PhD PhD.	Third Floor - Continued 313 Value Home 314 Rebecca B. Peterson Ph.D 315 Beyond Home Care 316 Biogen Inspections 318 MIND 319 The Law Office of Michelle Pressé, PLLC



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!



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