

# Single Offices 400N Washington Street

FOR LEASE

FALLS CHURCH, VA  
22046



**Dyana Snyder**

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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 100	335 SF	\$1,050 per month	Suite 100 has carpeting throughout with an open-floorplan located on the first floor of the building right off of the lobby entrance. This suite also features a private office located at the back of the suite and is perfect for client services.
Suite 103	183 SF	\$575 per month	Suite 103 has a window with private HVAC/Heating unit. This suite is located on the first floor of the building.
Suite 106	183 SF	\$575 per month	Suite 106 is a corner unit and has a window with private HVAC/Heating unit. This suite is located on the first floor of the building.



Suite 100



Suite 100- Private Office



Suite 103



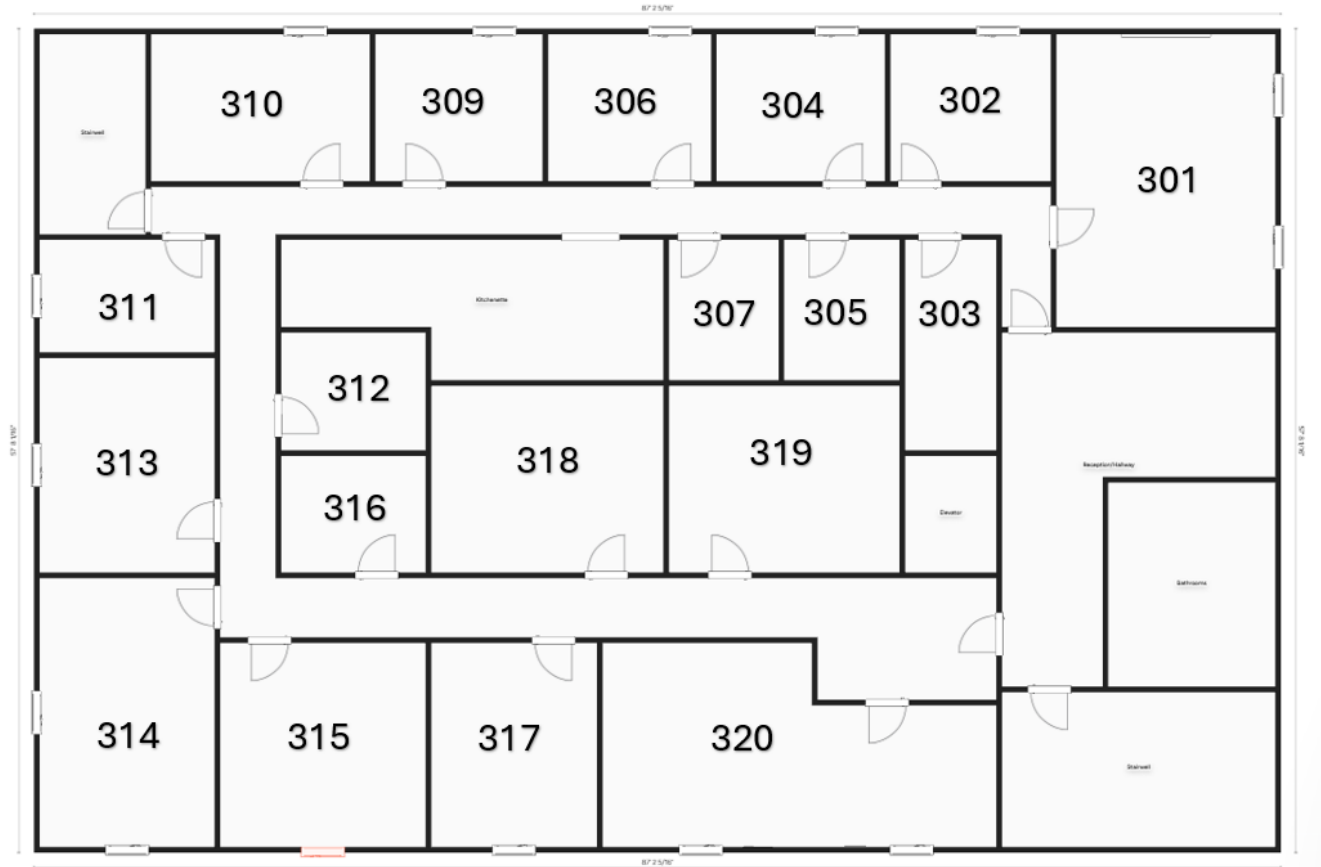
Suite 103



Suite 106



Suite 106



**AVAILABLE SPACES**

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 305	79 SF	\$550 per month	This interior suite features an open-concept layout, and tenants also enjoy access to a shared break area and kitchenette.



Kitchenette/Breakroom Area



Reception Area

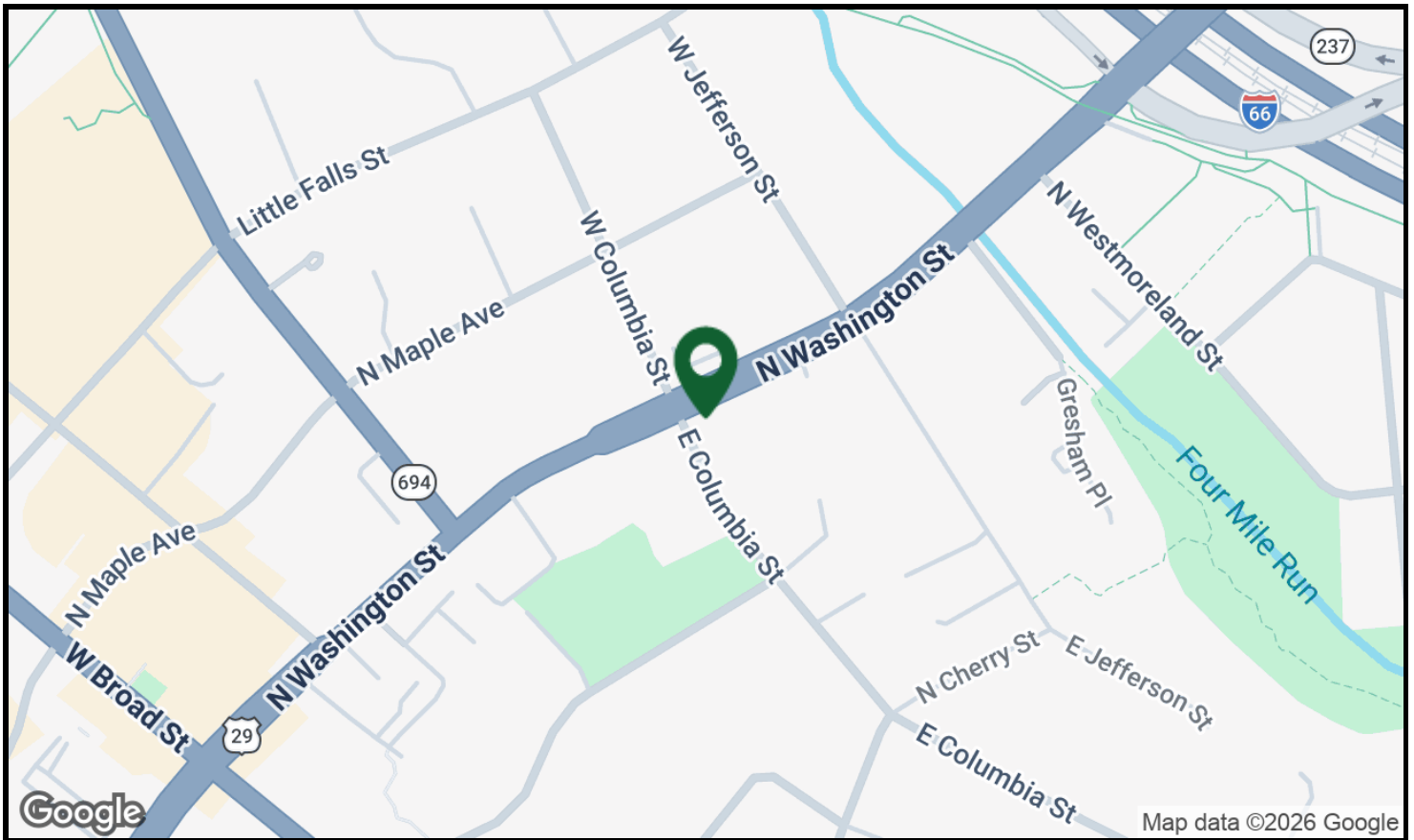
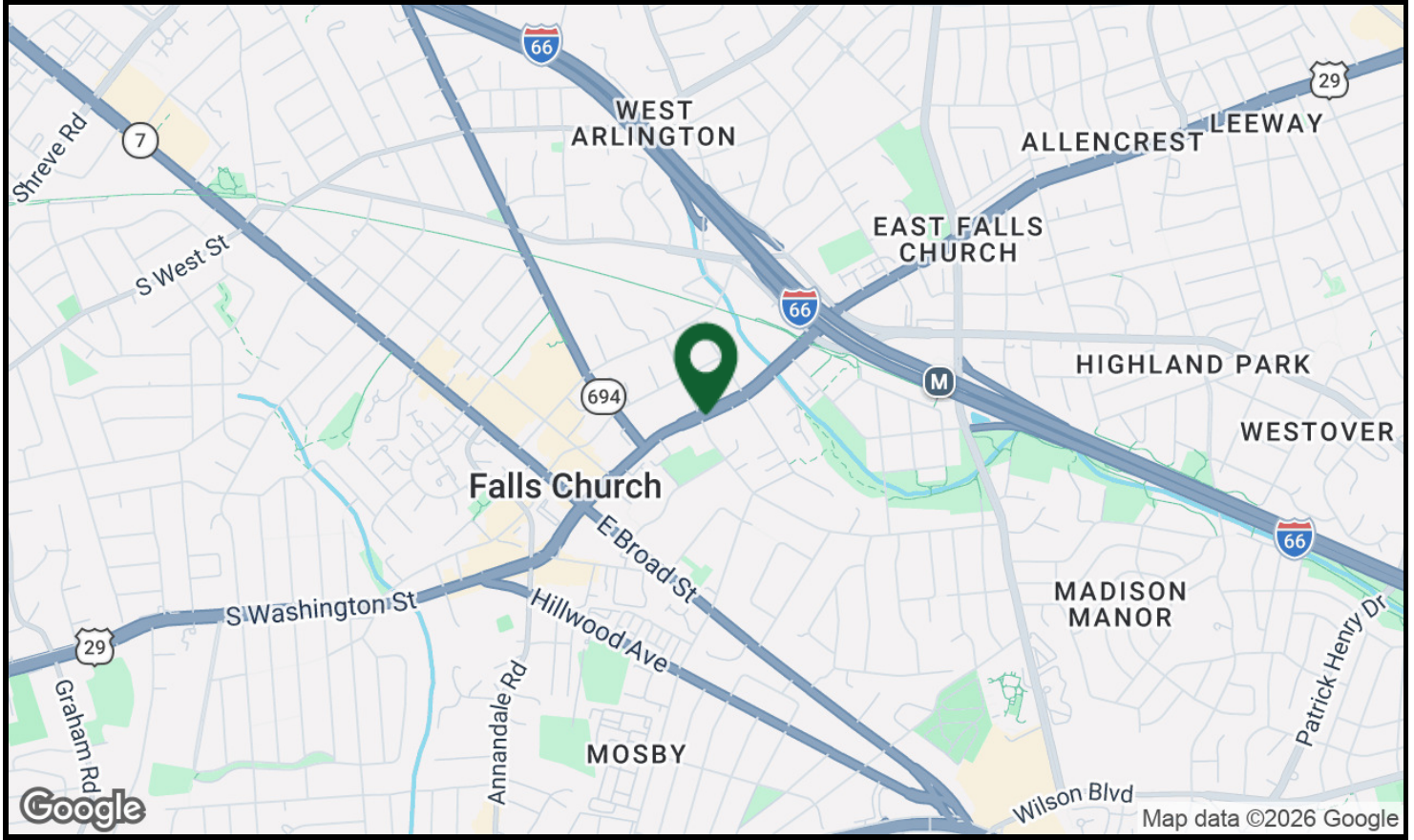


Suite 319



Suite 310





## 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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