

GEORGE MASON SQUARE

101, 103 & 105 W Broad St
Falls Church, VA 22046

Office For Lease

848 - 5,180 SF



Leasing Information:
703.522.4600

Lincoln

Chris Dyson	Stoddie Nibley	Jack Redmond	Eamon McCrann
703.284.3633	703.284.5884	703.284.5880	703.284.5861
cdyson@lpc.com	snibley@lpc.com	jredmond@lpc.com	emccrann@lpc.com

1530 Wilson Boulevard
Suite 200
Arlington, VA 22209

www.lpc.com

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848 - 5,180 SF



Property Highlights

- Ideal location in the heart of Falls Church for both office and medical tenants
- 3-building campus with private courtyard
- Brand new Whole Foods caddy-corner to the project
- 3/1,000 SF in both covered and surface lots
- Small suites to full floors provide flexible size ranges for prospects
- Four Provinces located on-site with multitude of available amenities within the Little City

Availabilities

			Date Available
101 W Broad St - Suite 100	2,440 SF		Immediately
101 W Broad St - Spec Suite 201	1,106 SF		Immediately
101 W Broad St - Spec Suite 202	2,052 SF		Immediately
101 W Broad St - Suite 301	2,139 SF		June 2026
103 W Broad St - Suite 100	2,858 SF		Immediately
103 W Broad St - Suite 320	848 - 1,844 SF		Immediately
103 W Broad St - Suite 340	996 - 1,844 SF		Immediately
103 W Broad St - 5th Floor	5,180 SF		Immediately
105 W Broad St - 3rd Floor	1,352 SF		Immediately

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Property Photos



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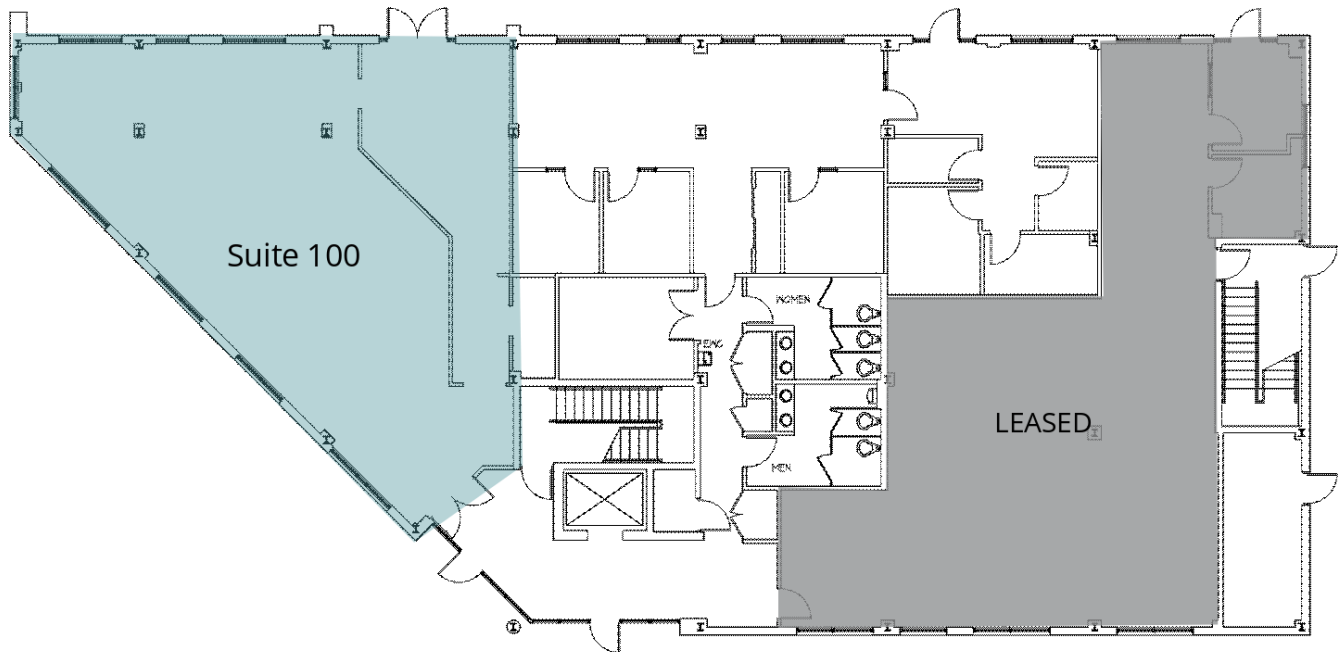
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GEORGE MASON SQUARE

101, 103 & 105 W Broad St | Falls Church, VA 22046

101 W Broad St - Suite 100

2,440 SF



Suite	Size	Description
■ 101 W Broad St - Suite 100	2,440 SF	Available immediately

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GEORGE MASON SQUARE

101, 103 & 105 W Broad St | Falls Church, VA 22046

101 W Broad St - Suite 201 and 202

1,106-2,052 SF



Suite	Size	Description
■ 101 W Broad St - Spec Suite 201	1,106 SF	Available immediately
■ 101 W Broad St - Spec Suite 202	2,052 SF	Available immediately

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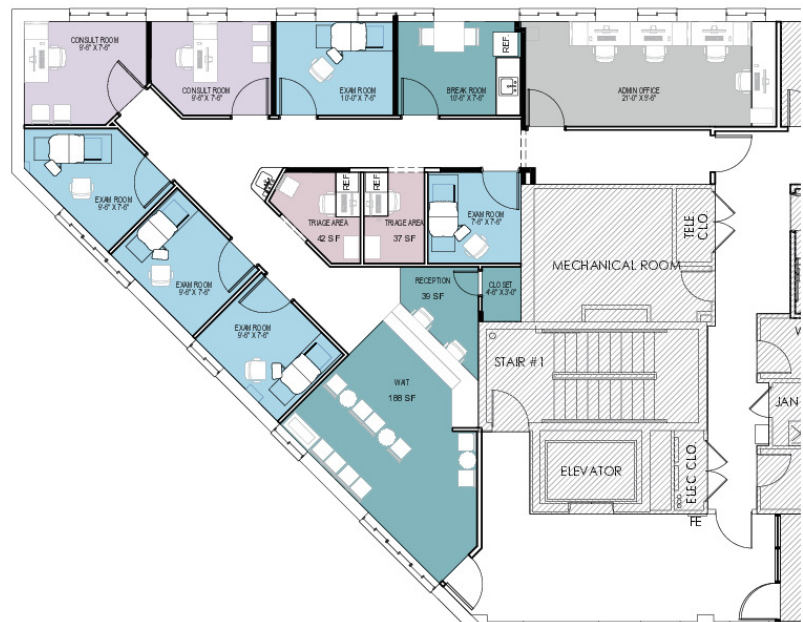
GEORGE MASON SQUARE

101, 103 & 105 W Broad St | Falls Church, VA 22046

101 W Broad St - Suite 301

2,139 SF

- Exam Rooms
- Consultation Rooms
- Triage Areas
- Common/Support Areas
- Admin Office



Suite	Size	Description
101 W Broad St - Suite 301	2,139 SF	Available June 2026

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GEORGE MASON SQUARE

101, 103 & 105 W Broad St | Falls Church, VA 22046

103 W Broad St - Suite 100

2,858 SF



Suite	Size	Description
■ 103 W Broad St - Suite 100	2,858 SF	Available immediately

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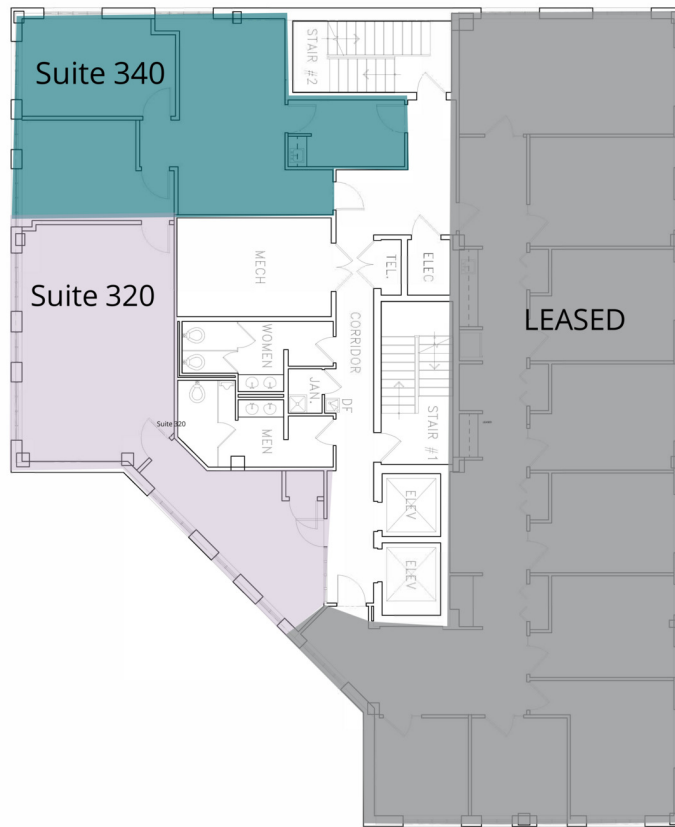
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GEORGE MASON SQUARE

101, 103 & 105 W Broad St | Falls Church, VA 22046

103 W Broad St - Suite 320 and 340

848-1,844 SF



Suite	Size	Description
■ 103 W Broad St - Suite 320	848 - 1,844 SF	Available immediately
■ 103 W Broad St - Suite 340	996 - 1,844 SF	Available immediately

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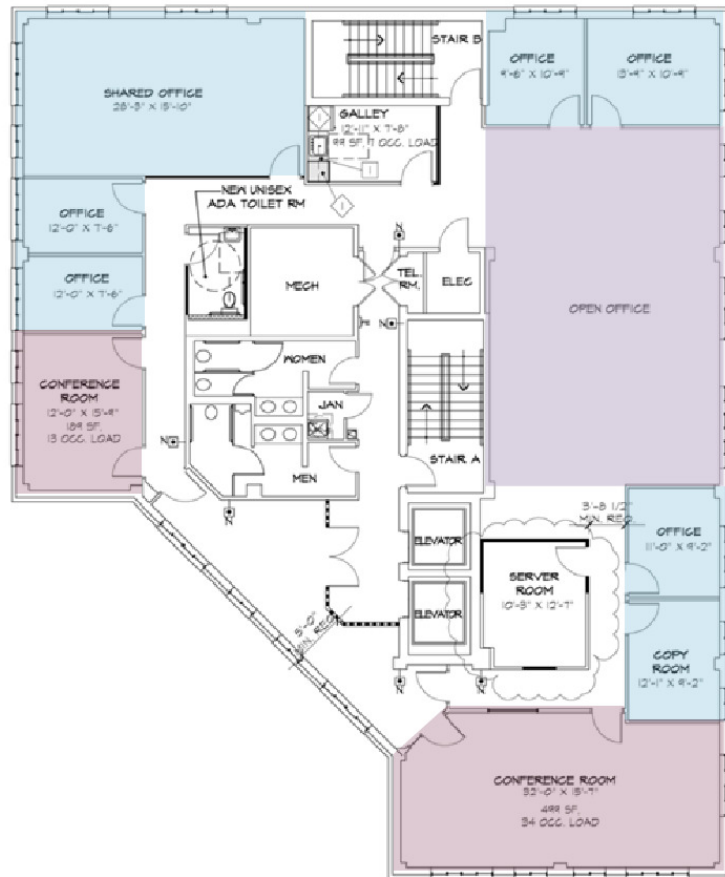
GEORGE MASON SQUARE

101, 103 & 105 W Broad St | Falls Church, VA 22046

103 W Broad St - 5th Floor

5,180 SF

- 7 Offices
- Open Work Area
- 2 Conference/Training



Suite	Size	Description
103 W Broad St - 5th Floor	5,180 SF	Available immediately

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GEORGE MASON SQUARE

101, 103 & 105 W Broad St | Falls Church, VA 22046

105 W Broad St - 3rd Floor

1,352 SF



Suite	Size	Description
■ 105 W Broad St - 3rd Floor	1,352 SF	Available immediately

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