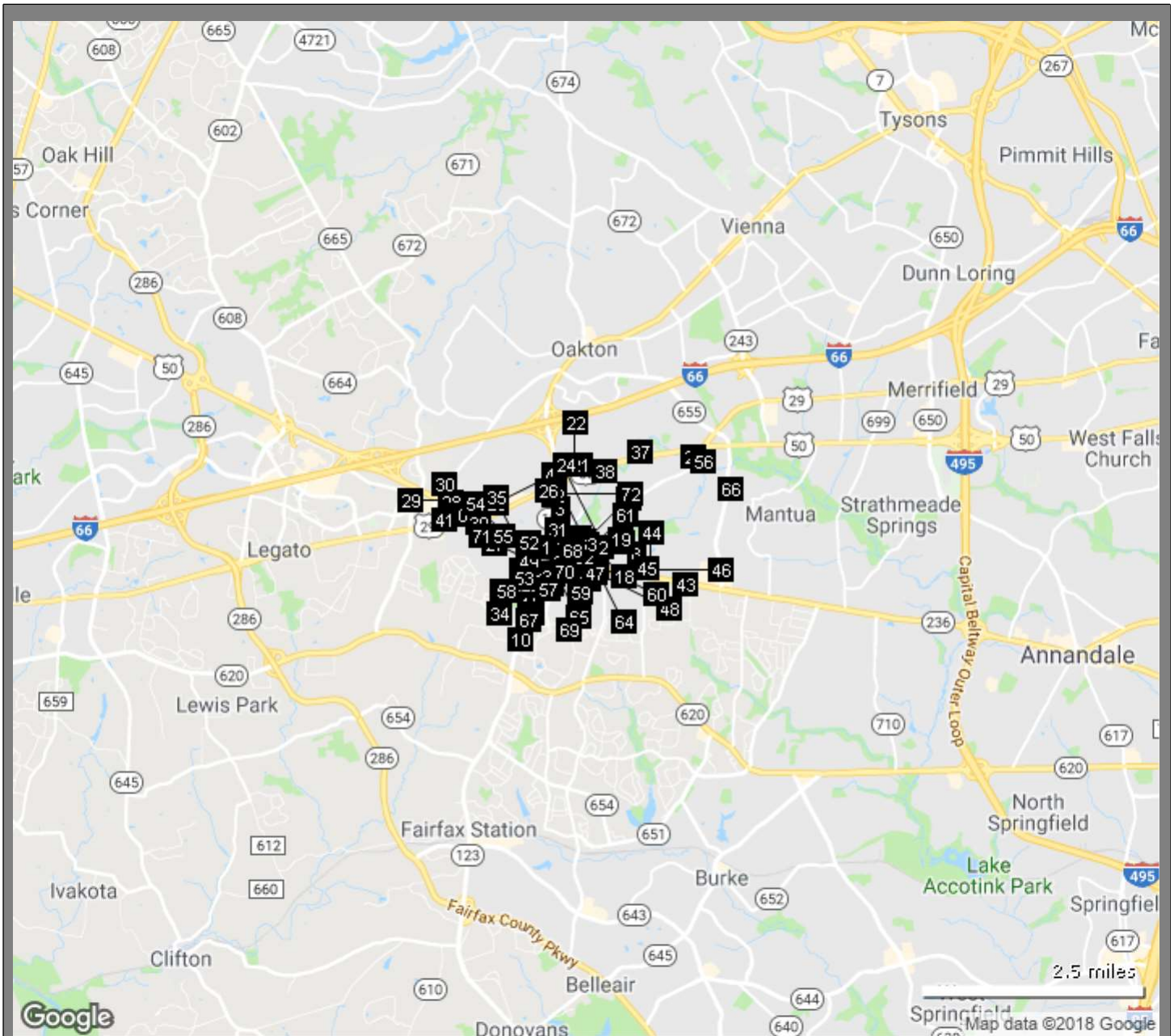


# OFFICE SPACE FOR LEASE - NOVEMBER 2018



1



**10470-10476 Armstrong St**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office**  
 Status: **Built 1986**  
 Building Size: **9,102 SF**  
 Typical Floor Size: **3,034 SF**  
 Stories: **3**  
 Expenses: **2017 Tax @ \$1.12/sf; 2011 Est Ops @ \$1.36/sf**

Space Avail: **1,047 SF**  
 Max Contig: **1,047 SF**  
 Smallest Space: **1,047 SF**  
 Rent/SF/Yr: **\$17.19**  
 % Leased: **88.5%**




Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 1,047 SF (1,047 SF)

End unit. Entire space of 3,285 SF must be leased; not divisible. Ten offices. Reception/waiting area, two bathrooms, full kitchen, lunch/breakroom, conference room. Right across the street from Fairfax City Hall in historic Old Town Fairfax. Ample, free, private parking in the rear of the building. Open and bright inside.

# OFFICE SPACE FOR LEASE - NOVEMBER 2018

<p><b>2</b></p>		<p><b>3541 Chain Bridge Rd</b>  <b>Fairfax Professional Bldg 1</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>            Status: <b>Built 1970</b>            Building Size: <b>20,000 SF</b>            Typical Floor Size: <b>10,000 SF</b>            Stories: <b>2</b>            Expenses: <b>2014 Tax @ \$1.20/sf, 2012 Est Tax @ \$1.25/sf; 2011 Ops @ \$3.75/sf, 2012 Est Ops @ \$3.75/sf</b></p>	<p>Space Avail: <b>1,600 SF</b>            Max Contig: <b>1,600 SF</b>            Smallest Space: <b>1,600 SF</b>            Rent/SF/Yr: <b>\$15.90</b>            % Leased: <b>92.0%</b></p> <p>Landlord Rep: Standard Properties, Inc. / David Psaltis (202) 244-5800 X102 -- 1,600 SF (1,600 SF)</p> <p>Property is 200 yards from the I-66 entrance/exit ramps. All suites have private entrances and individually controlled HVAC in each suite. Courtyards recently updated</p>
<p><b>3</b></p>		<p><b>3545 Chain Bridge Rd</b>  <b>Fairfax Professional Bldg 2</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>            Status: <b>Built 1973</b>            Building Size: <b>24,472 SF</b>            Typical Floor Size: <b>13,736 SF</b>            Stories: <b>2</b>            Expenses: <b>2012 Est Tax @ \$1.20/sf; 2012 Est Ops @ \$3.80/sf</b></p>	<p>Space Avail: <b>1,210 SF</b>            Max Contig: <b>1,210 SF</b>            Smallest Space: <b>1,210 SF</b>            Rent/SF/Yr: <b>\$17.90</b>            % Leased: <b>95.1%</b></p> <p>Landlord Rep: Standard Properties, Inc. / David Psaltis (202) 244-5800 X102 -- 1,210 SF (1,210 SF)</p> <p>Property is 200 yards from the I-66 entrance/exit ramps. All suites have private entrances and individually controlled HVAC in each suite. Courtyards recently updated</p>
<p><b>4</b></p>		<p><b>3554 Chain Bridge Rd</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class A Office</b>            Status: <b>Built May 1987</b>            Building Size: <b>40,532 SF</b>            Typical Floor Size: <b>11,000 SF</b>            Stories: <b>4</b>            Expenses: <b>2017 Tax @ \$1.91/sf</b></p>	<p>Space Avail: <b>932 SF</b>            Max Contig: <b>932 SF</b>            Smallest Space: <b>932 SF</b>            Rent/SF/Yr: <b>\$21.50</b>            % Leased: <b>97.7%</b></p> <p>Landlord Rep: The Lann Companies / John Napolitano (703) 934-4600 X311 -- 932 SF (932 SF)</p> <p>Attractive building with recently renovated common areas to include all new restrooms. Building conveniently situated within walking distance to restaurants and hotels and has easy access to Routes 66, 50 and 29. Bus stop in front of building to Vienna Metro station. Ample free parking. Nicely landscaped. Functional suite layouts with lots of windows and natural light. Vending Machines.</p>
<p><b>5</b></p>		<p><b>3601-3605 Chain Bridge Rd</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>            Status: <b>Built 1988</b>            Building Size: <b>14,781 SF</b>            Typical Floor Size: <b>4,927 SF</b>            Stories: <b>3</b>            Expenses: <b>2017 Tax @ \$0.18/sf</b></p>	<p>Space Avail: <b>4,000 SF</b>            Max Contig: <b>2,000 SF</b>            Smallest Space: <b>2,000 SF</b>            Rent/SF/Yr: <b>\$23.00</b>            % Leased: <b>86.5%</b></p> <p>Landlord Rep: Verity Commercial, LLC / Ellie Bechtle (703) 435-4007 X107 / Mara Conners (703) 435-4007 / Barbara Bechtle (703) 435-4007 -- 4,000 SF (2,000 SF)</p> <p>* Office condos            * Easy access to 66            * Right off Rt 50</p>




# OFFICE SPACE FOR LEASE - NOVEMBER 2018

<p><b>6</b></p>		<p><b>3613-3615 Chain Bridge Rd</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>                  Status: <b>Built 1989</b>                  Building Size: <b>9,615 SF</b>                  Typical Floor Size: <b>4,807 SF</b>                  Stories: <b>3</b>                  Expenses: <b>2017 Tax @ \$0.29/sf</b></p>	<p>Space Avail: <b>1,000 SF</b>                  Max Contig: <b>1,000 SF</b>                  Smallest Space: <b>1,000 SF</b>                  Rent/SF/Yr: <b>\$19.80</b>                  % Leased: <b>89.6%</b></p> <p>Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 1,000 SF (1,000 SF)</p> <p>This is a condo building.</p>
<p><b>7</b></p>		<p><b>3925 Chain Bridge Rd</b>  <b>Bldg D</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office/(Community Ctr)</b>                  Status: <b>Built Sep 2007</b>                  Building Size: <b>29,172 SF</b>                  Typical Floor Size: <b>7,293 SF</b>                  Stories: <b>4</b>                  Expenses: <b>2014 Tax @ \$5.27/sf, 2011 Est Tax @ \$5.14/sf; 2014 Ops @ \$5.24/sf, 2011 Est Ops @ \$4.68/sf</b></p>	<p>Space Avail: <b>700 SF</b>                  Max Contig: <b>700 SF</b>                  Smallest Space: <b>700 SF</b>                  Rent/SF/Yr: <b>Withheld</b>                  % Leased: <b>100%</b></p> <p>Landlord Rep: Kimco Realty Corporation / Kevin Allen (410) 427-4434                  Sublet Contact: CBRE / W. Carter Byrnes (703) 905-0204 -- 700 SF (700 SF)</p> <p>Located within walking distance to Fairfax County Judicial Center. Quick Access to Interstate 495, Interstate 66, Route 123, Route 50 and Route 29. Close Proximity to George Mason University and Fairfax County Government Center. Nearby Shops and Restaurants of Main Street Marketplace, Old Town Fairfax and Fairfax Corner.</p> <p><b>BUILDING FEATURES</b></p> <ul style="list-style-type: none"> <li>- Flexible Floor Plates with Large Blocks of Contiguous Space to Accommodate Buyers of All Sizes.</li> <li>- Brick and Architecturally Detailed Precast Facade.</li> <li>- Professional Lobbies.</li> <li>- All Units Accessible by Elevators.</li> <li>- 10' Finished Ceiling Height.</li> <li>- Operable Windows in Most Units.</li> <li>- Restrooms Located in Common Areas.</li> </ul>
<p><b>8</b></p>		<p><b>3976 Chain Bridge Rd</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class C Office</b>                  Status: <b>Built 1947</b>                  Building Size: <b>5,852 SF</b>                  Typical Floor Size: <b>2,926 SF</b>                  Stories: <b>2</b>                  Expenses: <b>2017 Tax @ \$2.19/sf</b></p>	<p>Space Avail: <b>2,990 SF</b>                  Max Contig: <b>1,834 SF</b>                  Smallest Space: <b>1,156 SF</b>                  Rent/SF/Yr: <b>\$17.00</b>                  % Leased: <b>48.9%</b></p> <p>Landlord Rep: Long &amp; Foster Real Estate, Inc. (Commercial Div.) / Bakh Safarov (703) 506-2850 X5747 -- 2,990 SF (1,156-1,834 SF)</p>


# OFFICE SPACE FOR LEASE - NOVEMBER 2018

<p><b>9</b></p>		<p><b>4015 Chain Bridge Rd</b>  <b>Old Town Fairfax Building</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class C Office</b>            Status: <b>Built 1960</b>            Building Size: <b>12,000 SF</b>            Typical Floor Size: <b>4,000 SF</b>            Stories: <b>3</b>            Expenses: <b>2017 Tax @ \$1.19/sf</b></p>	<p>Space Avail: <b>1,150 SF</b>            Max Contig: <b>800 SF</b>            Smallest Space: <b>350 SF</b>            Rent/SF/Yr: <b>\$25.00-\$25.50</b>            % Leased: <b>90.4%</b></p> <p>Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 1,150 SF (350-800 SF)</p> <p>Completed renovated Old Town Fairfax Building with gated parking, individual suite and private offices, full service leases starting at \$500 per month.</p>
<p><b>10</b></p>		<p><b>4023 Chain Bridge Rd</b>  <b>The Joshua Gunnell House</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Hospitality/Hotel</b>            Status: <b>Built 1800</b>            Building Size: <b>12,612 SF</b>            Land Area: <b>0.29 AC</b>            Stories: <b>4</b>            Expenses: <b>2017 Tax @ \$1.28/sf</b></p>	<p>Space Avail: <b>800 SF</b>            Max Contig: <b>450 SF</b>            Smallest Space: <b>350 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>0%</b></p> <p>Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 800 SF (350-450 SF)</p> <p>Historic Joshua Gunnell House is directly across street from The Courthouse. Now rezoned C2 and offering elegant, historic, partially furnished and authentically decorated private offices and small suites with baths and fireplaces.</p>
<p><b>11</b></p>		<p><b>4085 Chain Bridge Rd</b>  <b>Equity Bldg</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>            Status: <b>Built 1968</b>            Building Size: <b>26,000 SF</b>            Typical Floor Size: <b>5,000 SF</b>            Stories: <b>6</b>            Expenses: <b>2017 Tax @ \$2.01/sf</b></p>	<p>Space Avail: <b>2,916 SF</b>            Max Contig: <b>2,916 SF</b>            Smallest Space: <b>1,200 SF</b>            Rent/SF/Yr: <b>\$23.50</b>            % Leased: <b>88.8%</b></p> <p>Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 2,916 SF (1,200-2,916 SF)</p> <p>Located in the heart of historic Fairfax, within walking distance of many restaurants, shops and banking and across the street from the courthouse. Building access 7 days a week, 24 hours a day.</p>
<p><b>12</b></p>		<p><b>4101 Chain Bridge Rd</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>            Status: <b>Built 1960, Renov 1985</b>            Building Size: <b>12,000 SF</b>            Typical Floor Size: <b>4,000 SF</b>            Stories: <b>3</b>            Expenses: <b>2017 Tax @ \$1.76/sf, 2010 Est Tax @ \$0.81/sf; 2010 Est Ops @ \$5.20/sf</b></p>	<p>Space Avail: <b>2,500 SF</b>            Max Contig: <b>2,500 SF</b>            Smallest Space: <b>1,000 SF</b>            Rent/SF/Yr: <b>\$25.00</b>            % Leased: <b>79.2%</b></p> <p>Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 2,500 SF (1,000-2,500 SF)</p> <p>Across street from Fairfax County Judicial Center.</p>

# OFFICE SPACE FOR LEASE - NOVEMBER 2018

<p><b>13</b></p>		<p><b>4103 Chain Bridge Rd</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>            Status: <b>Built 1979</b>            Building Size: <b>44,233 SF</b>            Typical Floor Size: <b>7,503 SF</b>            Stories: <b>6</b>            Expenses: <b>2017 Tax @ \$1.50/sf</b></p>	<p>Space Avail: <b>10,636 SF</b>            Max Contig: <b>4,206 SF</b>            Smallest Space: <b>872 SF</b>            Rent/SF/Yr: <b>\$21.00-\$23.00</b>            % Leased: <b>80.3%</b></p> <p>Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 8,730 SF (872-4,206 SF)            Sublet Contact: Verity Commercial, LLC / Oyku Hanna (703) 435-4007 -- 1,906 SF (1,906 SF)</p> <p>* Situated in the heart of Fairfax across Fairfax County Courthouse, Massey Building and Judicial Complex. Prime business address for law firms, title companies and other related industries.            * Easy access via University Drive.            * Near shopping, restaurants and major thoroughfares.            * Suite B-100-Former dental office</p>
<p><b>14</b></p>		<p><b>4160 Chain Bridge Rd</b>  <b>Law Office Bldg</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class C Office</b>            Status: <b>Built 1981</b>            Building Size: <b>5,008 SF</b>            Typical Floor Size: <b>1,568 SF</b>            Stories: <b>4</b>            Expenses: <b>2000 Tax @ \$0.77/sf; 2009 Est Ops @ \$5.25/sf</b></p>	<p>Space Avail: <b>504 SF</b>            Max Contig: <b>364 SF</b>            Smallest Space: <b>140 SF</b>            Rent/SF/Yr: <b>\$25.00-\$40.00</b>            % Leased: <b>97.2%</b></p> <p>Landlord Rep: Fairfax Realty / Joe Singh (703) 766-2710 -- 504 SF (140-364 SF)</p> <p>Free-standing office building, located in the heart of Fairfax City near courthouse. Configured with 12 offices, formal reception area, conference room, library and 4 kitchenettes, plus 1/3 acre lot and private parking with 17-20 spaces. Ideal for law offices or executive office suites needing separate entrances. Building is not a true four story structure, but has a lower level, a main level, an upper level, all separated by half flights of stairs, and a finished loft area accessible by spiral staircase.</p> <p>This building has secretarial service available for an additional fee per month (i.e. If a tenant is in need of a secretary there's one is shared among the other tenants but they all pay a portion per month).</p>
<p><b>15</b></p>		<p><b>4290 Chain Bridge Rd</b>  <b>Canfield Village</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>            Status: <b>Built Oct 2015</b>            Building Size: <b>20,664 SF</b>            Typical Floor Size: <b>8,291 SF</b>            Stories: <b>3</b>            Expenses: <b>2015 Tax @ \$1.29/sf</b></p>	<p>Space Avail: <b>8,966 SF</b>            Max Contig: <b>3,121 SF</b>            Smallest Space: <b>1,255 SF</b>            Rent/SF/Yr: <b>\$35.00</b>            % Leased: <b>64.1%</b></p> <p>Landlord Rep: Long &amp; Foster Real Estate, Inc. (Commercial Div.) / Bakh Safarov (703) 506-2850 X5747 -- 8,966 SF (1,255-1,610 SF)</p>

# OFFICE SPACE FOR LEASE - NOVEMBER 2018


**16**  **10301 Democracy Ln**  
**Providence Hill Bldg 2**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office**  
 Status: **Built Sep 1985**  
 Building Size: **51,990 SF**  
 Typical Floor Size: **11,724 SF**  
 Stories: **5**  
 Expenses: **2017 Tax @ \$1.43/sf**

Space Avail: **9,628 SF**  
 Max Contig: **5,188 SF**  
 Smallest Space: **1,581 SF**  
 Rent/SF/Yr: **\$18.00**  
 % Leased: **91.5%**

Landlord Rep: Summit Commercial Real Estate, LLC / James Legat (703) 677-0101 -- 4,440 SF (1,581-2,859 SF)  
 Sublet Contact: Savills Studley / Leland M. Middleton (703) 827-6264 -- 5,188 SF (5,188 SF)

4% broker co-op.  
 Turn-key buildouts provided.  
 Suites in move-in condition, freshly painted.  
 Upscale lobby and common area finishes.  
 Professionally managed.  
 Well funded established ownership.

**17**  **10327-10341 Democracy Ln**  
**Providence Hill**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office**  
 Status: **Built 1985**  
 Building Size: **20,000 SF**  
 Typical Floor Size: **11,047 SF**  
 Stories: **2**  
 Expenses: **2012 Tax @ \$0.08/sf; 2012 Ops @ \$0.16/sf**

Space Avail: **1,332 SF**  
 Max Contig: **1,172 SF**  
 Smallest Space: **160 SF**  
 Rent/SF/Yr: **\$19.50**  
 % Leased: **94.1%**

Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 1,172 SF (1,172 SF)  
 Sublet Contact: Long & Foster Real Estate, Inc. (Commercial Div.) / Bakh Safarov (703) 506-2850 -- 160 SF (160 SF)

This is a condo building. Building located in the heart of Fairfax City, walk to courthouse plaza. Ample parking.

**18**  **10340 Democracy Ln**  
**Democracy Square Off Bldg**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office/Medical**  
 Status: **Built Apr 1982**  
 Building Size: **57,282 SF**  
 Typical Floor Size: **19,709 SF**  
 Stories: **3**  
 Expenses: **2017 Tax @ \$1.30/sf**

Space Avail: **22,674 SF**  
 Max Contig: **9,792 SF**  
 Smallest Space: **3,090 SF**  
 Rent/SF/Yr: **\$19.95**  
 % Leased: **60.4%**

Landlord Rep: R.L. Travers & Associates, Inc. / C.Guy C. Travers (703) 339-0103 -- 22,674 SF (3,090-9,792 SF)

**BUILDING FEATURES:**  
 Located between University Drive and Old Lee Highway in the heart of Fairfax City  
 Less than one mile away from Fairfax County Courthouse  
 Close proximity to shopping and restaurants

**BUILDING INFORMATION:**  
 Building automation system  
 24/7 video surveillance  
 Abundant free surface parking

# OFFICE SPACE FOR LEASE - NOVEMBER 2018

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**10353-10363 Democracy Ln**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office/Office Live/Work Unit**  
 Status: **Built 1981**  
 Building Size: **12,782 SF**  
 Typical Floor Size: **6,391 SF**  
 Stories: **2**  
 Expenses: **2017 Tax @ \$0.39/sf**

Space Avail: **992 SF**  
 Max Contig: **992 SF**  
 Smallest Space: **992 SF**  
 Rent/SF/Yr: **\$15.50**  
 % Leased: **92.2%**

Landlord Rep: Stephanie Phu / Stephanie Phu (703) 587-8989 -- 992 SF (992 SF)

Property Description: 2 OFFICE CONDOMINIUMS

Property Use Description: Office Condominium

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**10363-10383 Democracy Ln**  
**Democracy Square Business Ctr**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office**  
 Status: **Built 1982**  
 Building Size: **39,200 SF**  
 Typical Floor Size: **36,470 SF**  
 Stories: **2**  
 Expenses: **2005 Tax @ \$0.08/sf**

Space Avail: **1,000 SF**  
 Max Contig: **1,000 SF**  
 Smallest Space: **1,000 SF**  
 Rent/SF/Yr: **\$18.50**  
 % Leased: **97.5%**

Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 1,000 SF (1,000 SF)

7/98: WNJ Enterprises purchased building from Atlantic Realty Companies for an undisclosed amount.

8/95: Atlantic Realty Companies purchased building along with 10340 Democracy from Connecticut Mutual Life Insurance for \$2.8 million.

Renovation is complete of all lobbies; including new floors, light fixtures, ceilings, and wall covering.

\* One block from metro bus line

\* Adjacent to Courthouse Plaza Shopping Center

\* Ample parking

\* Signage available

# OFFICE SPACE FOR LEASE - NOVEMBER 2018

21



**10300 Eaton Pl**  
**WillowWood Plaza Bldg 1**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office**  
 Status: **Built 1988**  
 Building Size: **120,513 SF**  
 Typical Floor Size: **24,103 SF**  
 Stories: **5**  
 Expenses: **2017 Tax @ \$2.06/sf, 2012 Est Tax @ \$1.97/sf; 2012 Est Ops @ \$6.60/sf**

Space Avail: **55,648 SF**  
 Max Contig: **17,813 SF**  
 Smallest Space: **1,497 SF**  
 Rent/SF/Yr: **\$29.50**  
 % Leased: **56.3%**

Landlord Rep: Cushman & Wakefield / J.Tim J. Summers (703) 770-3429  
 Leasing Company: Cushman & Wakefield / Tim J. Summers (703) 770-3429 Scott Goldberg (703) 770-3467 Paterick Clark (703) 770-3468 -- 55,648 SF (1,497-15,562 SF)

WillowWood Plaza has won an Award as Fairfax City's "Best Commercial Project" for the last two years.

Building features include an exterior facade of horizontal bands of bronze glass alternating with red iron-spot brick and a lobby of an impressive blend of granite and glass with chrome finishes. It faces a courtyard and has dual atriums. The property offers an efficient floor-to-window ratio, balconies on 2-5th floors, and 3 high-speed electric elevators with convenient loading and freight access available through the basement level. A health club in the building is equipped with showers and locker rooms, and there are tenant storage facilities on the premises. Parking is available at a ratio of 3.5/1,000 around the perimeter of Willow Wood Plaza. 1/3 of the parking is covered, and all parking is free. A full-line delicatessen operates from 6am to 5pm. On-Site Property Management. Food trucks set up at this location.

Area amenities include a jogging trail, 2 local hotels, 15 restaurants within a one-mile radius, and the Fairfax Shopping Center. Washington, DC is less than 20 minutes away via I-66, and Tyson's Corner is only a 10-minute drive away. Reston is 15-minutes away. Washington Dulles and Reagan National Airports are both less than 25-minutes away, and this property has easy access to Interstate 66, Route 50/29, and Route 123. Located 1-mile west of the Vienna Metro Station with a private shuttle provided to Willow Wood Plaza tenants Monday through Friday.

This building was awarded an Energy Star label in 2013 and 2015 for its operating efficiency.

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**10304 Eaton Pl**  
**WillowWood Plaza Bldg 3**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class A Office**  
 Status: **Built 1998**  
 Building Size: **133,393 SF**  
 Typical Floor Size: **25,832 SF**  
 Stories: **5**  
 Expenses: **2017 Tax @ \$1.66/sf, 2012 Est Tax @ \$2.19/sf; 2012 Est Ops @ \$13.80/sf**

Space Avail: **66,771 SF**  
 Max Contig: **47,769 SF**  
 Smallest Space: **1,500 SF**  
 Rent/SF/Yr: **\$28.50**  
 % Leased: **49.9%**

Sales Company: Transwestern: Gerry Trainor (202) 775-7091  
 Transwestern: Mark Glagola (443) 285-7675  
 Landlord Rep: Cushman & Wakefield / Josh Masi (703) 847-2766 / Jeanette Ko (703) 847-2769 -- 66,771 SF (1,500-24,955 SF)

WillowWood Plaza has won an award as Fairfax City's "Best Commercial Project" for the last two years.

The park is comprised at four 5-story buildings organized around beautifully landscaped fountain courtyard.

Building features include and exterior façade of horizontal bands of bronze glass alternating with red iron-spot brick and a lobby of an impressive blend of granite and glass with chrome finishes. The property offers an efficient floor-to-window ratio, balconies on 2-5 floors and 3 high-speed electric elevators with convenient loading and freight access available through the basement level. A health club in the building is equipped with showers and locker rooms, and there are tenant storage facilities on the premises. Parking is available at a ratio 3.3/1,000 around the perimeter of WillowWood Plaza. All parking is free. A Full-line delicatessen operates from 6am to 4pm. On-site property management.

Area amenities include a jogging trail, 2 local hotels, 15 restaurants within a one-mile radius and the Fairfax Shopping Center. Washington, DC is less than 20 minutes away via I-66 and Tysons Corner is only a 10 minute drive away. Reston is 15 minutes away. Washington Dulles and Reagan National Airports are both less than 25-minutes away and this property has easy access to interstate 66, Route 50/29 and Route 123. Located 1-mile west of the Vienna Metro station with a private shuttle provided to WillowWood Plaza tenants Monday through Friday.



# OFFICE SPACE FOR LEASE - NOVEMBER 2018

23



**10306 Eaton Pl**  
**WillowWood Plaza Bldg 2**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office**  
 Status: **Built 1988**  
 Building Size: **124,358 SF**  
 Typical Floor Size: **24,872 SF**  
 Stories: **5**  
 Expenses: **2017 Tax @ \$2.04/sf, 2012 Est Tax @ \$2.02/sf; 2012 Est Ops @ \$6.60/sf**

Space Avail: **67,841 SF**  
 Max Contig: **21,458 SF**  
 Smallest Space: **1,337 SF**  
 Rent/SF/Yr: **\$29.50**  
 % Leased: **45.5%**

Landlord Rep: Cushman & Wakefield / J.Tim J. Summers (703) 770-3429  
 Leasing Company: Cushman & Wakefield / Tim J. Summers (703) 770-3429 Scott Goldberg (703) 770-3467 Paterick Clark (703) 770-3468 -- 67,841 SF (1,337-9,962 SF)

WillowWood Plaza has won an award as Fairfax City's "Best Commercial Project" for the last two years.

The park is comprised at four 5-story buildings organized around beautifully landscaped fountain courtyard.

Building features include and exterior façade of horizontal bands of bronze glass alternating with red iron-spot brick and a lobby of an impressive blend of granite and glass with chrome finishes. The property offers an efficient floor-to-window ratio, balconies on 2-5 floors and 3 high-electric elevators with convenient loading and freight access available through the basement level. A health club in the building is equipped with showers and locker rooms, and there are tenant storage facilities on the premises. Parking is available at a ratio 3.3/1,000 around the perimeter of WillowWood Plaza. All parking is free. A Full-line delicatessen operates from 6am to 4pm. On-site property management. Food trucks gather at this location.

Area amenities include a jogging trail, 2 local hotels, 15 restaurants within a one-mile radius and the Fairfax Shopping Center. Washington, DC is less than 20 minutes away via I-66 and Tysons Corner is only a 10 minute drive away. Reston is 15 minutes away. Washington Dulles and Reagan National Airports are both less than 25-minutes away and this property has easy access to interstate 66, Route 50/29 and Route 123. Located 1-mile west of the Vienna Metro station with a private shuttle provided to WillowWood Plaza tenants Monday through Friday.

This building was awarded an Energy Star label in 2013 and 2014 for its operating efficiency.

24



**10400 Eaton Pl**  
**Eaton Place**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office**  
 Status: **Built 1979**  
 Building Size: **103,173 SF**  
 Typical Floor Size: **20,635 SF**  
 Stories: **5**  
 Expenses: **2017 Tax @ \$1.08/sf**

Space Avail: **21,813 SF**  
 Max Contig: **13,640 SF**  
 Smallest Space: **1,130 SF**  
 Rent/SF/Yr: **\$19.00-\$23.00**  
 % Leased: **81.2%**

Landlord Rep: Newmark Knight Frank / Cole Spalding (703) 918-0230 / Larry FitzGerald (703) 918-0221 -- 21,813 SF (1,130-9,382 SF)

10400 Eaton Place is in a prime location in Fairfax City, VA, with immediate access to route 66 and 123 (Chain Bridge Road). The building features a renovated façade, abundant parking and an expansive window line. Recent updates include the replacement of a large canopy awning leading into the spacious lobby, as well as upgrades to the EMS system. Polinger Company became the manager in August 2015; under new management, the building now has Enhanced Vending Area, Fitness and WIFI Lounge. Move-in ready suites, ranging from 1,000SF to 9,382 SF are available.

# OFFICE SPACE FOR LEASE - NOVEMBER 2018

<p><b>25</b></p>		<p><b>9629-9709 Fairfax Blvd</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Office (Neighborhood Ctr)</b>                  Status: <b>Built 1964, Renov 1992</b>                  Building Size: <b>125,447 SF</b>                  Land Area: <b>9.14 AC</b>                  Stories: <b>2</b>                  Expenses: <b>2014 Tax @ \$0.99/sf</b></p>	<p>Space Avail: <b>13,499 SF</b>                  Max Contig: <b>7,683 SF</b>                  Smallest Space: <b>1,488 SF</b>                  Rent/SF/Yr: <b>Withheld</b>                  % Leased: <b>89.2%</b></p>
<p>Landlord Rep: Rosenthal Properties LLC / Jane Le (703) 893-5141 X117 / Nora Foley (703) 893-4733 -- 13,499 SF (1,488-7,683 SF)</p>				
<p>PROPERTY FEATURES:                  • 1,002 &amp; 2,100 SF RETAIL SPACE FOR LEASE                  • Located approximately two miles outside the Capital Beltway                  • Excellent access and visibility from Lee Highway                  • Easy access to I-66, Route 29, Route 50 and Old Lee Hwy</p>				
<p><b>26</b></p>		<p><b>10565 Fairfax Blvd</b>  <b>50/123 Office Bldg</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>                  Status: <b>Built 1987</b>                  Building Size: <b>26,910 SF</b>                  Typical Floor Size: <b>8,342 SF</b>                  Stories: <b>4</b>                  Expenses: <b>2017 Tax @ \$1.49/sf</b></p>	<p>Space Avail: <b>19,687 SF</b>                  Max Contig: <b>8,342 SF</b>                  Smallest Space: <b>1,500 SF</b>                  Rent/SF/Yr: <b>\$21.50</b>                  % Leased: <b>64.5%</b></p>
<p>Landlord Rep: AMR Commercial, LLC / K.William K. Montrose (301) 961-9696 X203 -- 19,687 SF (1,500-8,342 SF)</p>				
<p>Nice building in good location, highly visible, on Routes 29/50 with immediate access to I-66 and Route 123                  Enhanced access through Warwick Avenue                  Three restaurants within easy walking distance. Newly renovated common areas.</p>				
<p><b>27</b></p>		<p><b>11130 Fairfax Blvd</b>  <b>50/66 Office Plaza 3</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>                  Status: <b>Built 1986</b>                  Building Size: <b>31,800 SF</b>                  Typical Floor Size: <b>10,600 SF</b>                  Stories: <b>3</b>                  Expenses: <b>2017 Tax @ \$1.27/sf</b></p>	<p>Space Avail: <b>11,802 SF</b>                  Max Contig: <b>7,208 SF</b>                  Smallest Space: <b>100 SF</b>                  Rent/SF/Yr: <b>\$22.50</b>                  % Leased: <b>62.9%</b></p>
<p>Landlord Rep: Lincoln Property Company / J.Eamon J. McCrann (703) 284-5861 / Jack Redmond (703) 284-5880 / Mary Fitzgerald (703) 522-4600 -- 11,802 SF (100-3,022 SF)</p>				
<p>11/2000: Guardian Realty Management acquired 11130 and 11166 Main St. for \$13 million from Massachusetts Mutual Life Insurance Co.</p>				
<p>Building features:                  Landscaped, covered walkways                  Operable windows                  Kastle security system</p>				

# OFFICE SPACE FOR LEASE - NOVEMBER 2018

**28**



**11150 Fairfax Blvd**  
**50/66 Office Plaza 1**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office**  
 Status: **Built Sep 1983**  
 Building Size: **75,000 SF**  
 Typical Floor Size: **15,000 SF**  
 Stories: **5**  
 Expenses: **2017 Tax @ \$1.82/sf**

Space Avail: **12,062 SF**  
 Max Contig: **5,277 SF**  
 Smallest Space: **1,223 SF**  
 Rent/SF/Yr: **\$22.00-\$28.00**  
 % Leased: **83.9%**

Landlord Rep: Rosenthal Properties LLC / Nora Foley (703) 893-4733 -- 12,062 SF (1,223-3,368 SF)

Actual address is 11150 Fairfax Blvd Fairfax, Va 22030.

Public areas of this building were recently renovated.

- \* Individually-controlled HVAC plus operable windows
- \* Newly renovated corridors
- \* On-site engineering
- \* Ample covered parking
- \* Landscaped, covered walkways
- \* Kastle Security
- \* Exceptional Fair Oaks location
- \* Adjacent to I-66 and minutes from Dulles Airport

**29**



**11166 Fairfax Blvd**  
**50/66 Office Plaza 2**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office**  
 Status: **Built 1980**  
 Building Size: **92,160 SF**  
 Typical Floor Size: **15,360 SF**  
 Stories: **5**  
 Expenses: **2017 Tax @ \$1.20/sf**

Space Avail: **26,906 SF**  
 Max Contig: **31,888 SF**  
 Smallest Space: **696 SF**  
 Rent/SF/Yr: **\$22.50**  
 % Leased: **73.0%**

Landlord Rep: Lincoln Property Company / J.Eamon J. McCrann (703) 284-5861 / Jed B. Prossner (703) 284-5864 / Mary Fitzgerald (703) 522-4600 / Jack Redmond (703) 284-5880 -- 26,906 SF (696-15,980 SF)

Actual address id 11166 Fairfax Blvd Fairfax, Va 22030.

11/2000: Guardian Realty Management acquired 11130 and 11166 Main St. for \$13 million from Massachusetts Mutual Life Insurance Co.

11166 Main Street is located in the 50/66 Office Plaza in Fairfax, VA. This property is a 5-story, 70,332 SF Class-A office building that features free covered & surface parking at 3.2/1000. Built in 1980 by the Stuart H. Miller Companies this building is currently owned and managed by Guardian Realty Management, Inc. 11166 Main Street features HVAC service, a Kastle Security system, operable windows, and food service.

# OFFICE SPACE FOR LEASE - NOVEMBER 2018

**30**



**3900 Jermantown Rd**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class A Office**  
 Status: **Built Mar 1987**  
 Building Size: **53,156 SF**  
 Typical Floor Size: **14,520 SF**  
 Stories: **4**  
 Expenses: **2017 Tax @ \$2.03/sf; 2010 Ops @ \$6.52/sf**

Space Avail: **1,000 SF**  
 Max Contig: **1,000 SF**  
 Smallest Space: **135 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **100%**

Landlord Rep: The Lann Companies / John Napolitano (703) 934-4600 X311  
 Sublet Contact: The Lann Companies / John Napolitano (703) 934-4600 -- 1,000 SF (135-1,000 SF)

On site management.  
 Newly renovated ADA compliant restrooms.  
 Newly renovated main lobby.  
 20 person conference room.  
 Vending room with Micro-Market concept.  
 EV charging station.

Ample free parking  
 Beautifully landscaped  
 Private balconies  
 Direct access to route 50 and 66  
 Near Fair Oaks Mall

**31**



**10617-10619 Jones St**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office**  
 Status: **Built 1988**  
 Building Size: **33,000 SF**  
 Typical Floor Size: **11,000 SF**  
 Stories: **3**  
 Expenses: **2017 Tax @ \$0.07/sf**

Space Avail: **2,000 SF**  
 Max Contig: **1,000 SF**  
 Smallest Space: **1,000 SF**  
 Rent/SF/Yr: **\$15.60**  
 % Leased: **93.9%**

Landlord Rep: Korte Realty / Treena Rinaldi (703) 532-7704 / Mosi Shah (703) 532-7704 -- 2,000 SF (1,000 SF)

\* Walking distance to courthouse

\* Prominent and distinctive location in the heart of Fairfax City

\* Easily accessible from I-95 through Little River Turn Pike (Rt. 236), from Tysons Corner through Chain Bridge Rd. (Rt. 123), and Lee Jackson Memorial Hwy (Rt. 50).

\* Dulles International Airport is located within 15 miles and Washington DC is approximately 20 miles away

**32**







**10505 Judicial Dr**  
**Jones Street Office Bldg**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office**  
 Status: **Built 1980, Renov 1999**  
 Building Size: **34,185 SF**  
 Typical Floor Size: **12,500 SF**  
 Stories: **4**  
 Expenses: **2017 Tax @ \$1.77/sf; 2016 Ops @ \$7.25/sf**

Space Avail: **10,070 SF**  
 Max Contig: **3,395 SF**  
 Smallest Space: **700 SF**  
 Rent/SF/Yr: **\$23.00-\$27.00**  
 % Leased: **72.6%**

Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 9,370 SF (1,051-3,395 SF)  
 Sublet Contact: Long & Foster Real Estate, Inc. (Commercial Div.) / Ron Glass (703) 506-2850 Jennifer Burke (703) 506-2850 -- 700 SF (700 SF)

# OFFICE SPACE FOR LEASE - NOVEMBER 2018

33		<p><b>10509 Judicial Dr</b>  <b>PNC Bank Building</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>            Status: <b>Built 2001</b>            Building Size: <b>20,520 SF</b>            Typical Floor Size: <b>6,990 SF</b>            Stories: <b>3</b>            Expenses: <b>2017 Tax @ \$2.22/sf, 2007 Est Tax @ \$7.68/sf; 2007 Ops @ \$5.76/sf</b></p>	<p>Space Avail: <b>6,840 SF</b>            Max Contig: <b>5,103 SF</b>            Smallest Space: <b>1,737 SF</b>            Rent/SF/Yr: <b>\$25.00</b>            % Leased: <b>66.7%</b></p>
<p>Landlord Rep: National Realty Partners / O.Molly O. Buchness (703) 435-3800 -- 6,840 SF (1,737-5,103 SF)</p>				
<p>* Fairfax Court located right across the street and other professional offices surrounds this property</p>				
<p>* Located in the heart of Fairfax City and within a minute from George Mason University</p>				
<p>* Easily accessible from I 495 through Little River Turnpike (Rt.236), from Tysons Corner through Chain Bridge Rd. (Rt. 123), or Lee Jackson Memorial Hwy. (Rt. 50)</p>				
34		<p><b>10513 Judicial Dr</b>  <b>Judicial Drive 2</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>            Status: <b>Built Sep 1987</b>            Building Size: <b>25,800 SF</b>            Typical Floor Size: <b>8,500 SF</b>            Stories: <b>3</b>            Expenses: <b>2017 Tax @ \$1.97/sf</b></p>	<p>Space Avail: <b>2,124 SF</b>            Max Contig: <b>2,124 SF</b>            Smallest Space: <b>2,124 SF</b>            Rent/SF/Yr: <b>\$25.00</b>            % Leased: <b>91.8%</b></p>
<p>Landlord Rep: Questor Realty, Inc. / James Crutchfield (703) 750-9200 X109 -- 2,124 SF (2,124 SF)</p>				
35		<p><b>10521 Judicial Dr</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>            Status: <b>Built 1981</b>            Building Size: <b>30,000 SF</b>            Typical Floor Size: <b>10,000 SF</b>            Stories: <b>3</b>            Expenses: <b>2016 Tax @ \$0.50/sf; 2016 Ops @ \$0.07/sf</b></p>	<p>Space Avail: <b>6,614 SF</b>            Max Contig: <b>3,772 SF</b>            Smallest Space: <b>2,842 SF</b>            Rent/SF/Yr: <b>\$19.00</b>            % Leased: <b>90.5%</b></p>
<p>Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 2,842 SF (2,842 SF)</p>				
<p>Leasing Company: Weichert Realtors / Mike DeCarlo (703) 938-6070 -- 3,772 SF (3,772 SF)</p>				
<p>* Across from Fairfax City Judicial Center</p>				
<p>* Close proximity to George Mason University and Patriot Center</p>				
<p>* Convenient access to Routes 66, 50, 495, 236, Braddock Road and Lee Highway</p>				
36		<p><b>10615 Judicial Dr</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>            Status: <b>Built 1989</b>            Building Size: <b>8,757 SF</b>            Typical Floor Size: <b>2,919 SF</b>            Stories: <b>3</b>            Expenses: <b>2016 Tax @ \$0.15/sf</b></p>	<p>Space Avail: <b>3,000 SF</b>            Max Contig: <b>3,000 SF</b>            Smallest Space: <b>1,000 SF</b>            Rent/SF/Yr: <b>\$19.20</b>            % Leased: <b>65.7%</b></p>
<p>Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 3,000 SF (1,000-3,000 SF)</p>				

# OFFICE SPACE FOR LEASE - NOVEMBER 2018

37



**9990 Lee Hwy**  
**Sherwood Plaza**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office**  
 Status: **Built Jan 1985**  
 Building Size: **94,600 SF**  
 Typical Floor Size: **19,429 SF**  
 Stories: **5**  
 Expenses: **2017 Tax @ \$1.69/sf, 2013 Est Tax @ \$1.55/sf; 2012 Est Ops @ \$6.75/sf**

Space Avail: **9,459 SF**  
 Max Contig: **5,631 SF**  
 Smallest Space: **1,139 SF**  
 Rent/SF/Yr: **\$22.00-\$24.00**  
 % Leased: **90.0%**

Landlord Rep: Newmark Knight Frank / Jeff Tarae (703) 918-0205 -- 9,459 SF (1,139-5,631 SF)

Located in Fairfax City, Sherwood Plaza offers convenient access to I-66/Route 123 Interchange and excellent visibility from Route 50/Lee Highway. It has immediate access to Vienna Metro Station is available via Fairfax City Cue bus which stops just outside of property's entrance. It is within walking distance of restaurants, banks, and shopping with a jogging trail connecting the building to Fairfax Racquet Club. Sherwood's renovated lobby and common areas include Italian gray marble floor with polished chrome accents and hardware with complementing wall covering and carpet. Plenty of free surface parking surrounds Sherwood Plaza.

Engineer on-site. Wooded jogging path nearby.

--Walking distance to numerous restaurants, banking and amenities  
 --Upgraded landscaping

Free membership for tenants to Fairfax Racquet Club  
 Spacious inside office in a small law firm environment. Use of conference room and kitchen. Utilities and cleaning services included. Use of Wi-Fi negotiable. Flexible lease terms, available immediately.

9990 Fairfax Boulevard, Suite 540

38



**10201 Lee Hwy**  
**Gatewood Plaza**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office**  
 Status: **Built 1985**  
 Building Size: **89,598 SF**  
 Typical Floor Size: **17,920 SF**  
 Stories: **5**  
 Expenses: **2017 Tax @ \$1.78/sf**

Space Avail: **17,451 SF**  
 Max Contig: **6,276 SF**  
 Smallest Space: **1,607 SF**  
 Rent/SF/Yr: **\$23.00-\$26.00**  
 % Leased: **80.5%**

Landlord Rep: Lincoln Property Company / Doug McLearn (703) 284-5862 / Stoddie Nibley (703) 284-5884 / Jack Redmond (703) 284-5880 -- 17,451 SF (1,607-6,276 SF)

12/20/1994: Arnell Corporation purchased the building from Equitable Real Estate Investment Management Inc., for \$3.6 million. Buyer and seller represented themselves.

In the heart of Fairfax City, Gatewood Plaza offers highly efficient, economical office space. With a favorable ratio of windows to interior space, Gatewood Plaza provides an exceptional opportunity for users of all sizes of space. The finishes at Gatewood include a recently renovated lobby and common areas with flame cut granite, polymix walls, new cut pile carpet, and seven foot solid core doors with a cherry finish. Gatewood has an ideal location on Route 50 within two stop lights of the I-66/Route 123 Interchange, just four miles to the Capital Beltway and twenty minutes to downtown Washington, DC. Numerous restaurants, banks and shops are within a short walk. A Fairfax City Cue bus stop is located immediately in front of the building providing direct transportation to the Vienna Metro Station.

39



**11001 Lee Hwy**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Retail/Department Store (Neighborhood Ctr)**  
 Status: **Built 1981, Renov 1999**  
 Building Size: **75,632 SF**  
 Land Area: **7.10 AC**  
 Stories: **2**  
 Expenses: **2011 Tax @ \$1.85/sf; 2011 Est Ops @ \$2.05/sf**

Space Avail: **8,527 SF**  
 Max Contig: **8,527 SF**  
 Smallest Space: **8,527 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **88.7%**

Landlord Rep: Glazer Properties / Glazer Properties (800) 421-5327 -- 8,527 SF (8,527 SF)

Fairfax Junction Shopping Center is located at the busy Kamp Washington intersection where Route 50 and Main Street Fairfax (Route 236) cross. The office space available is on the second floor of a retail building

# OFFICE SPACE FOR LEASE - NOVEMBER 2018




40		<p><b>11094 Lee Hwy</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>            Status: <b>Built 1988</b>            Building Size: <b>15,384 SF</b>            Typical Floor Size: <b>7,692 SF</b>            Stories: <b>2</b>            Expenses: <b>2014 Tax @ \$0.08/sf, 2012 Est Tax @ \$0.15/sf; 2012 Est Ops @ \$0.20/sf</b></p>	<p>Space Avail: <b>1,000 SF</b>            Max Contig: <b>1,000 SF</b>            Smallest Space: <b>1,000 SF</b>            Rent/SF/Yr: <b>\$19.80</b>            % Leased: <b>93.5%</b></p>
<p>Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 1,000 SF (1,000 SF)</p>				
41		<p><b>11180-11194 Lee Hwy</b>  <b>Jermantown Square</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office/(Strip Ctr)</b>            Status: <b>Existing</b>            Building Size: <b>10,187 SF</b>            Typical Floor Size: <b>10,187 SF</b>            Stories: <b>1</b></p>	<p>Space Avail: <b>4,986 SF</b>            Max Contig: <b>1,262 SF</b>            Smallest Space: <b>1,211 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>63.4%</b></p>
<p>Landlord Rep: A.J. Dvoskin &amp; Associates, Inc. / Arthur Matarazzo (703) 277-3488 / Anthony Jeffrey (703) 273-9320 / JohnPaul Will (703) 273-9320 -- 4,986 SF (1,211-1,262 SF)</p>				
42		<p><b>4114-4126 Leonard Dr</b>  <b>Lawyers Row Condo</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>            Status: <b>Built 1981</b>            Building Size: <b>24,100 SF</b>            Typical Floor Size: <b>1,100 SF</b>            Stories: <b>3</b>            Expenses: <b>2017 Tax @ \$0.33/sf</b></p>	<p>Space Avail: <b>1,100 SF</b>            Max Contig: <b>1,100 SF</b>            Smallest Space: <b>1,100 SF</b>            Rent/SF/Yr: <b>\$17.45</b>            % Leased: <b>95.4%</b></p>
<p>Landlord Rep: Questor Realty, Inc. / James Crutchfield (703) 750-9200 X109 -- 1,100 SF (1,100 SF)</p>				
43		<p><b>9668-9683 Main St</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>            Status: <b>Built 1989</b>            Building Size: <b>12,000 SF</b>            Typical Floor Size: <b>4,000 SF</b>            Stories: <b>3</b>            Expenses: <b>2012 Est Tax @ \$0.75/sf; 2012 Est Ops @ \$0.30/sf</b></p>	<p>Space Avail: <b>1,000 SF</b>            Max Contig: <b>1,000 SF</b>            Smallest Space: <b>1,000 SF</b>            Rent/SF/Yr: <b>\$19.80</b>            % Leased: <b>91.7%</b></p>
<p>Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 1,000 SF (1,000 SF)</p>				
<p>Woodson Square includes six condominium buildings.</p>				
44		<p><b>9840 Main St</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class C Office</b>            Status: <b>Built 1978</b>            Building Size: <b>4,000 SF</b>            Typical Floor Size: <b>2,000 SF</b>            Stories: <b>2</b></p>	<p>Space Avail: <b>577 SF</b>            Max Contig: <b>577 SF</b>            Smallest Space: <b>577 SF</b>            Rent/SF/Yr: <b>\$19.00</b>            % Leased: <b>85.6%</b></p>
<p>Landlord Rep: Verity Commercial, LLC / Oyku Hanna (703) 435-4007 X109 -- 577 SF (577 SF)</p>				

# OFFICE SPACE FOR LEASE - NOVEMBER 2018

<p><b>45</b></p>		<p><b>9900 Main St</b>  <b>Fairfax Square</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>                  Status: <b>Built Jan 1982</b>                  Building Size: <b>61,211 SF</b>                  Typical Floor Size: <b>12,242 SF</b>                  Stories: <b>5</b>                  Expenses: <b>2017 Tax @ \$0.94/sf, 2010 Est Tax @ \$0.49/sf; 2010 Est Ops @ \$4.51/sf</b></p>	<p>Space Avail: <b>13,705 SF</b>                  Max Contig: <b>13,705 SF</b>                  Smallest Space: <b>1,200 SF</b>                  Rent/SF/Yr: <b>\$22.00</b>                  % Leased: <b>100%</b></p>
<p>Landlord Rep: Verity Commercial, LLC / Oyku Hanna (703) 435-4007 X109 -- 13,705 SF (1,200-13,705 SF)</p>				
<p>Located on Route 236 (Main Street), 9900 Fairfax Square and the adjoining Professional Center are equidistant between I-495 and I-66, making this Fairfax City's most enviable address. This stone and glass building offers a remarkable work environment: to get away from the day's pressures, step through sliding glass doors onto your balcony for a breath of fresh air and a view of the peaceful ponds. Or, walk over the footbridge to enjoy lunch in one of the gazebos next to the ponds.</p>				
<p>Abundant free parking is available, plus reserved spaces are available in the garage. CUE bus service to metro is available. Tenants enjoy individually controlled heating and air conditioning, Japanese gardens, fountains, deli, florist and numerous retail shops within the Center. This building received the BOMA-AOBA Building of the Year Award for 1992-1993 for buildings under 100,000 sf and has been recently renovated on all floors.</p>				
<p><b>46</b></p>		<p><b>9926 Main St</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class C Office</b>                  Status: <b>Existing</b>                  Building Size: <b>2,400 SF</b>                  Typical Floor Size: <b>1,200 SF</b>                  Stories: <b>2</b>                  Expenses: <b>2010 Est Tax @ \$12.50/sf; 2010 Est Ops @ \$5.00/sf</b></p>	<p>Space Avail: <b>1,200 SF</b>                  Max Contig: <b>1,200 SF</b>                  Smallest Space: <b>1,200 SF</b>                  Rent/SF/Yr: <b>\$19.00</b>                  % Leased: <b>50.0%</b></p>
<p>Landlord Rep: Verity Commercial, LLC / Oyku Hanna (703) 435-4007 X109 -- 1,200 SF (1,200 SF)</p>				
<p><b>47</b></p>		<p><b>10195-10195 Main St</b>  <b>Fairfax Towne Office Park</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>units K-T</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>                  Status: <b>Built 1985</b>                  Building Size: <b>6,448 SF</b>                  Typical Floor Size: <b>3,000 SF</b>                  Stories: <b>2</b>                  Expenses: <b>2012 Tax @ \$0.44/sf, 2012 Est Tax @ \$0.48/sf; 2011 Ops @ \$0.41/sf, 2012 Est Ops @ \$0.40/sf</b></p>	<p>Space Avail: <b>2,178 SF</b>                  Max Contig: <b>1,089 SF</b>                  Smallest Space: <b>1,089 SF</b>                  Rent/SF/Yr: <b>\$19.50</b>                  % Leased: <b>66.2%</b></p>
<p>Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 2,178 SF (1,089 SF)</p>				
<p>Located near historic Fairfax City with convenient access to Interstates 66, 495, and 395. Attractive colonial architecture, nicely landscaped.</p>				



# OFFICE SPACE FOR LEASE - NOVEMBER 2018

<p><b>48</b></p>		<p><b>10201 Main St</b>  <b>Fairfax School Office Building</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>                  Status: <b>Built 1987</b>                  Building Size: <b>46,000 SF</b>                  Typical Floor Size: <b>16,600 SF</b>                  Stories: <b>3</b>                  Expenses: <b>2017 Tax @ \$1.58/sf, 2012 Est Tax @ \$1.47/sf; 2012 Est Ops @ \$1.50/sf</b></p>	<p>Space Avail: <b>1,300 SF</b>                  Max Contig: <b>1,300 SF</b>                  Smallest Space: <b>700 SF</b>                  Rent/SF/Yr: <b>\$16.00</b>                  % Leased: <b>100%</b></p>
<p>Landlord Rep: RJL Associates / Campbell Lewis (540) 454-2255 -- 1,300 SF (700-1,300 SF)</p>				
<p>Located about five miles outside the Capital Beltway and the Vienna Metro is Fairfax's original schoolhouse, built in 1873. Now home to the Fairfax Museum and Visitors Center, the office complex, aka The Olde School Property, is a natural draw for both tourists and residents in the heart of Northern Virginia. The visitor center provides general visitor information, including lodging, restaurants, transportation and historic and natural attractions and special events in and around the city. The museum produces special exhibitions on city history, provides educational outreach to school and youth groups and offers walking tours of Old Town Fairfax and the city's historic buildings.</p>				
<p>Mature landscaping and trees line the brick-paved paths that weave between the buildings at the historic property. Each office suite is now being offered with custom renovation options including new carpet, paint and, in some units, new layout and wall restructuring to fit the needs of your staff and production. Zoning: C-1 Limited (no personal services i.e. massage therapy, etc)                  Offered as is, at one of the lowest rental rates in Northern Virginia, this light-filled office space will be custom suited, depending on needs of new tenant. In a quiet neighborhood, a spacious parking lot, nearby parks, a warm and inviting marble floored foyer lobby with elevator and handicapped access, this is a one of a kind office complex catering to positive energy in the workplace. Companies are in business to offer products or services that generate a profit. There is an exchange of energy flowing from employees to a company and back to employees in a constant cycle. Keeping this energy flowing smoothly is what generates higher productivity, higher morale, healthier working environments, happier employees and higher profits.</p>				
<p><b>49</b></p>		<p><b>10381 Main St</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>                  Status: <b>Built 1892, Renov 1984</b>                  Building Size: <b>4,950 SF</b>                  Land Area: -                  Stories: <b>4</b>                  Expenses: <b>2014 Tax @ \$4.20/sf</b></p>	<p>Space Avail: <b>1,260 SF</b>                  Max Contig: <b>1,260 SF</b>                  Smallest Space: <b>1,260 SF</b>                  Rent/SF/Yr: <b>Withheld</b>                  % Leased: <b>74.6%</b></p>
<p>Landlord Rep: VHM Corporation / Marilyn Livingston (703) 264-3326 -- 1,260 SF (1,260 SF)</p>				
<p><b>50</b></p>		<p><b>10555 Main St</b>  <b>The Fairfax Bldg</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>                  Status: <b>Built 1974, Renov 1998</b>                  Building Size: <b>46,000 SF</b>                  Typical Floor Size: <b>7,792 SF</b>                  Stories: <b>6</b>                  Expenses: <b>2017 Tax @ \$2.74/sf; 2006 Ops @ \$8.45/sf</b></p>	<p>Space Avail: <b>15,167 SF</b>                  Max Contig: <b>7,792 SF</b>                  Smallest Space: <b>2,000 SF</b>                  Rent/SF/Yr: <b>\$24.00-\$27.00</b>                  % Leased: <b>94.8%</b></p>
<p>Landlord Rep: Avison Young / J. Joseph J. Pilch (703) 760-9047                  Leasing Company: Avison Young / Joseph J. Pilch (703) 760-9047 James Palmer (703) 288-2700 -- 15,167 SF (2,000-7,792 SF)</p>				
<p>Recent common area renovations</p>				

# OFFICE SPACE FOR LEASE - NOVEMBER 2018

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**10560 Main St**  
**Mosby Tower**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office**  
 Status: **Built 1965, Renov 2004**  
 Building Size: **113,088 SF**  
 Typical Floor Size: **18,631 SF**  
 Stories: **7**  
 Expenses: **2017 Tax @ \$1.63/sf**

Space Avail: **3,305 SF**  
 Max Contig: **930 SF**  
 Smallest Space: **300 SF**  
 Rent/SF/Yr: **\$21.00-\$24.00**  
 % Leased: **98.4%**

Landlord Rep: Brisk Property Management / K.Phillip K. Naithram (703) 334-5623 / Jason Lee (703) 273-8191 -- 2,955 SF (318-930 SF)  
 Sublet Contact: Brisk Property Management / Jason Lee (703) 273-8191 -- 350 SF (300-350 SF)

**Property Information**

Mosby Tower's combination of prime office space, excellent on-site amenities, and tremendous visibility make it one of the most desirable and recognizable business locations in Fairfax City. The building units are tailored to meet the needs of small and growing companies. On-site amenities include a conference center, storage units, deli, hair salon, nail salon, high speed internet and cable available, USPS/Courier drop-off station, UPS and FedEx stations, free surface parking, and a CUE bus stop. Since 2003, the ownership has performed numerous improvements to optimize the efficiency and appearance of the property including a new HVAC plant, resurfaced parking lot, refurbished lobby, and newly-finished office suites. In addition, a new roof was installed in 2001 and extensive interior and exterior upgrades were performed in 1999. Property substantially renovated in 2004.

This building was awarded an Energy Star label in 2008 for its operating efficiency.

52



**10640 Main St**  
**Railroad Square**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office/Medical**  
 Status: **Built 1985**  
 Building Size: **18,000 SF**  
 Typical Floor Size: **6,000 SF**  
 Stories: **3**  
 Expenses: **2017 Tax @ \$0.89/sf**

Space Avail: **2,800 SF**  
 Max Contig: **1,400 SF**  
 Smallest Space: **1,400 SF**  
 Rent/SF/Yr: **\$18.00**  
 % Leased: **100%**

Landlord Rep: Summit Commercial Real Estate, LLC / James Legat (703) 677-0101 -- 2,800 SF (1,400 SF)

53



**10680 Main St**  
**Mainland Bldg**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office**  
 Status: **Built Sep 1988**  
 Building Size: **57,652 SF**  
 Typical Floor Size: **19,217 SF**  
 Stories: **3**  
 Expenses: **2017 Tax @ \$1.62/sf, 2011 Est Tax @ \$1.87/sf; 2011 Est Ops @ \$6.27/sf**

Space Avail: **37,155 SF**  
 Max Contig: **20,701 SF**  
 Smallest Space: **551 SF**  
 Rent/SF/Yr: **\$16.50-\$19.95**  
 % Leased: **40.7%**

Landlord Rep: Broad Street Realty / Bill Feller (301) 828-1206 -- 37,155 SF (551-20,701 SF)

# OFFICE SPACE FOR LEASE - NOVEMBER 2018

54



**10721 Main St**  
**Fairfax Medical Center**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office/Medical**  
 Status: **Built 1959, Renov 2007**  
 Building Size: **57,621 SF**  
 Typical Floor Size: **14,405 SF**  
 Stories: **4**  
 Expenses: **2017 Tax @ \$2.52/sf; 2009 Ops @ \$2.49/sf**

Space Avail: **5,572 SF**  
 Max Contig: **2,790 SF**  
 Smallest Space: **1,090 SF**  
 Rent/SF/Yr: **\$23.00-\$25.50**  
 % Leased: **90.3%**

Landlord Rep: Summit Commercial Real Estate, LLC / James Legat (703) 677-0101 -- 5,572 SF (1,090-2,790 SF)

- Suitable for Medical or Office
- Comprises 2 buildings connected by an enclosed central ADA access lobby
- Major building renovation done in 2007; Suite renovations are continuing
- Excellent visibility
- Signage available for larger users
- Next to the Fairfax Surgical Center and Fairfax Nursing Home
- Equidistant to 2 Inova Hospitals
- Building 2 is efficiently separately metered
- Corner offices available
- Efficient layout can be designed for endless possibilities; create your own office; divide space as you wish
- Parking garage on-site
- Green features
- On-Site Maintenance, Management & Engineering

55



**10805 Main St**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office/Medical**  
 Status: **Built 1985, Renov Nov 2015**  
 Building Size: **9,600 SF**  
 Typical Floor Size: **4,800 SF**  
 Stories: **2**  
 Expenses: **2017 Tax @ \$0.35/sf, 2013 Est Tax @ \$0.38/sf; 2013 Est Ops @ \$0.25/sf**

Space Avail: **1,200 SF**  
 Max Contig: **1,200 SF**  
 Smallest Space: **1,200 SF**  
 Rent/SF/Yr: **\$23.00**  
 % Leased: **87.5%**

Landlord Rep: Conley Real Estate LLC / John Manganello (703) 625-9159 -- 1,200 SF (1,200 SF)

56



**3251 Old Lee Hwy**  
**Fairfax Circle Bldg**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office**  
 Status: **Built 1971, Renov Aug 2013**  
 Building Size: **100,000 SF**  
 Typical Floor Size: **20,040 SF**  
 Stories: **5**  
 Expenses: **2017 Tax @ \$1.76/sf; 2011 Ops @ \$6.10/sf**

Space Avail: **60,250 SF**  
 Max Contig: **40,216 SF**  
 Smallest Space: **1,391 SF**  
 Rent/SF/Yr: **\$24.50**  
 % Leased: **39.8%**

Landlord Rep: Cushman & Wakefield / C. David C. Scully (703) 770-3408  
 Leasing Company: Cushman & Wakefield / David C. Scully (703) 770-3408 -- 60,250 SF (1,391-20,108 SF)

Located just off Fairfax Circle in the City of Fairfax 3251 Old Lee Highway is a completely renovated class A 100,000 square foot office building featuring the following:

Public Bus Stop in Front of Building, Restaurants/Shopping within walking distance, Next to public Walking/Bike Trail, Beautiful Lobby and Common Corridors, Shower Facilities on First Floor, Ample Free Parking with Overflow Capability, Large Back Up Generator on site, Electric Vehicle Charging Stations, all Tenant Suites to be Newly Built to Suit.



Currently in the market for upscale eating establishment to occupy first floor space.

# OFFICE SPACE FOR LEASE - NOVEMBER 2018


57		<p><b>3911 Old Lee Hwy</b>  <b>Bldg 4</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>            Status: <b>Built 1989</b>            Building Size: <b>13,000 SF</b>            Typical Floor Size: <b>13,000 SF</b>            Stories: <b>1</b>            Expenses: <b>2017 Tax @ \$0.22/sf</b></p>	<p>Space Avail: <b>1,150 SF</b>            Max Contig: <b>1,150 SF</b>            Smallest Space: <b>1,150 SF</b>            Rent/SF/Yr: <b>\$20.35</b>            % Leased: <b>91.2%</b></p>
<p>Landlord Rep: Questor Realty, Inc. / James Crutchfield (703) 750-9200 X109 -- 1,150 SF (1,150 SF)</p>				
58		<p><b>3913 Old Lee Hwy</b>  <b>Bldg 3</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office/Medical</b>            Status: <b>Built 1989</b>            Building Size: <b>13,000 SF</b>            Typical Floor Size: <b>3,880 SF</b>            Stories: <b>3</b>            Expenses: <b>2017 Tax @ \$0.23/sf</b></p>	<p>Space Avail: <b>4,600 SF</b>            Max Contig: <b>3,450 SF</b>            Smallest Space: <b>1,150 SF</b>            Rent/SF/Yr: <b>\$20.35-\$22.61</b>            % Leased: <b>64.6%</b></p>
<p>Landlord Rep: Coppermine Realty / Debbie Baxter (800) 210-3073 -- 3,450 SF (3,450 SF)            Leasing Company: Long &amp; Foster Realtors / Faye Navab (703) 437-3800 -- 1,150 SF (1,150 SF)</p>				
<p>Office condos.</p>				
59		<p><b>3915 Old Lee Hwy</b>  <b>Bldg 2</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>            Status: <b>Built 1990</b>            Building Size: <b>30,000 SF</b>            Typical Floor Size: <b>10,000 SF</b>            Stories: <b>3</b>            Expenses: <b>2017 Tax @ \$0.10/sf</b></p>	<p>Space Avail: <b>2,300 SF</b>            Max Contig: <b>2,300 SF</b>            Smallest Space: <b>1,150 SF</b>            Rent/SF/Yr: <b>\$19.75-\$22.00</b>            % Leased: <b>92.3%</b></p>
<p>Landlord Rep: Goetz, Loehner, Shields &amp; Mittmann, Inc. / Chris Goetz (703) 331-3142 -- 2,300 SF (1,150-2,300 SF)</p>				
60		<p><b>3917 Old Lee Hwy</b>  <b>Bldg 1</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>            Status: <b>Built 1989</b>            Building Size: <b>30,000 SF</b>            Typical Floor Size: <b>10,000 SF</b>            Stories: <b>3</b>            Expenses: <b>2017 Tax @ \$0.10/sf</b></p>	<p>Space Avail: <b>1,150 SF</b>            Max Contig: <b>1,150 SF</b>            Smallest Space: <b>1,150 SF</b>            Rent/SF/Yr: <b>\$19.00</b>            % Leased: <b>100%</b></p>
<p>Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 1,150 SF (1,150 SF)</p>				



# OFFICE SPACE FOR LEASE - NOVEMBER 2018

<p><b>64</b></p>		<p><b>3875-3891 Plaza Dr</b> <b>Old Lee Plaza Bldg 3</b> <b>Fairfax, VA 22030</b> <b>Fairfax City County</b> <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office/Medical</b> Status: <b>Built 1981</b> Building Size: <b>6,000 SF</b> Typical Floor Size: <b>3,000 SF</b> Stories: <b>2</b> Expenses: <b>2016 Tax @ \$0.76/sf</b></p>	<p>Space Avail: <b>5,193 SF</b> Max Contig: <b>1,875 SF</b> Smallest Space: <b>1,659 SF</b> Rent/SF/Yr: <b>\$15.36</b> % Leased: <b>68.8%</b></p> <p>Landlord Rep: Arlington Realty, Inc. / M.Aaron M. Seekford (703) 836-6116 / Alex Logsdon (703) 625-3099 -- 1,875 SF (1,875 SF) Leasing Company: Livewell Realty / Jennie Park (703) 830-6222 -- 3,318 SF (1,659 SF)</p>
<p><b>65</b></p>		<p><b>3905 Railroad Ave</b> <b>Fairfax, VA 22030</b> <b>Fairfax City County</b> <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b> Status: <b>Built 1988</b> Building Size: <b>25,000 SF</b> Typical Floor Size: <b>12,500 SF</b> Stories: <b>2</b> Expenses: <b>2017 Tax @ \$0.03/sf</b></p>	<p>Space Avail: <b>4,100 SF</b> Max Contig: <b>3,000 SF</b> Smallest Space: <b>1,100 SF</b> Rent/SF/Yr: <b>\$18.00</b> % Leased: <b>83.6%</b></p> <p>Landlord Rep: Questor Realty, Inc. / James Crutchfield (703) 750-9200 X109 -- 1,100 SF (1,100 SF) Leasing Company: Gittleson Zuppas Commercial Realty, Inc. / Adrian Dominguez (301) 961-1941 Andrew Papantoniou (301) 961-1941 -- 3,000 SF (3,000 SF)</p> <p>Underground parking.</p>
<p><b>66</b></p>		<p><b>9495 Silver King Ct</b> <b>Building 1</b> <b>Fairfax, VA 22031</b> <b>Fairfax City County</b> <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class C Office</b> Status: <b>Existing</b> Building Size: <b>9,171 SF</b> Typical Floor Size: <b>4,585 SF</b> Stories: <b>2</b> Expenses: <b>2016 Tax @ \$0.36/sf</b></p>	<p>Space Avail: <b>1,200 SF</b> Max Contig: <b>1,200 SF</b> Smallest Space: <b>1,200 SF</b> Rent/SF/Yr: <b>\$18.00</b> % Leased: <b>86.9%</b></p> <p>Landlord Rep: R.J.L. Associates / Campbell Lewis (540) 454-2255 -- 1,200 SF (1,200 SF)</p>
<p><b>67</b></p>		<p><b>3900 University Dr</b> <b>Chess Foster Bldg</b> <b>Fairfax, VA 22030</b> <b>Fairfax City County</b> <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b> Status: <b>Built 1977</b> Building Size: <b>15,000 SF</b> Typical Floor Size: <b>5,000 SF</b> Stories: <b>3</b> Expenses: <b>2017 Tax @ \$1.97/sf</b></p>	<p>Space Avail: <b>4,439 SF</b> Max Contig: <b>2,425 SF</b> Smallest Space: <b>940 SF</b> Rent/SF/Yr: <b>\$22.00-\$23.70</b> % Leased: <b>70.4%</b></p> <p>Landlord Rep: Foster Management / Dina Tuft (703) 385-8900 Leasing Company: Foster Management Inc. / Dina Tuft (703) 385-8900 -- 4,439 SF (940-2,425 SF)</p> <p>APN #: 57-2-02-00-166-A</p>

# OFFICE SPACE FOR LEASE - NOVEMBER 2018

<p><b>68</b></p>		<p><b>3921-3951 University Dr</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class C Office</b>                  Status: <b>Built 1972</b>                  Building Size: <b>15,203 SF</b>                  Typical Floor Size: <b>15,203 SF</b>                  Stories: <b>1</b>                  Expenses: <b>2010 Tax @ \$0.27/sf</b></p>	<p>Space Avail: <b>5,276 SF</b>                  Max Contig: <b>2,638 SF</b>                  Smallest Space: <b>2,638 SF</b>                  Rent/SF/Yr: <b>\$18.50</b>                  % Leased: <b>100%</b></p> <p>Landlord Rep: Questor Realty, Inc. / James Crutchfield (703) 750-9200 X109 -- 5,276 SF (2,638 SF)</p>
<p><b>69</b></p>		<p><b>3975 University Dr</b>  <b>Foster Bldg</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>                  Status: <b>Built 1986</b>                  Building Size: <b>52,168 SF</b>                  Typical Floor Size: <b>15,000 SF</b>                  Stories: <b>4</b>                  Expenses: <b>2017 Tax @ \$2.35/sf</b></p>	<p>Space Avail: <b>9,984 SF</b>                  Max Contig: <b>6,259 SF</b>                  Smallest Space: <b>902 SF</b>                  Rent/SF/Yr: <b>\$24.70</b>                  % Leased: <b>92.9%</b></p> <p>Landlord Rep: Foster Management / Dina Tuft (703) 385-8900                  Leasing Company: Foster Management Inc. / Dina Tuft (703) 385-8900 -- 9,984 SF (902-6,259 SF)</p> <p>Individual HVAC.</p>
<p><b>70</b></p>		<p><b>4041 University Dr</b>  <b>Judge Paul Brown Bldg</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Class B Office</b>                  Status: <b>Built 1972</b>                  Building Size: <b>35,000 SF</b>                  Typical Floor Size: <b>5,861 SF</b>                  Stories: <b>5</b>                  Expenses: <b>2017 Tax @ \$1.63/sf</b></p>	<p>Space Avail: <b>18,182 SF</b>                  Max Contig: <b>6,362 SF</b>                  Smallest Space: <b>672 SF</b>                  Rent/SF/Yr: <b>\$22.00-\$27.00</b>                  % Leased: <b>67.5%</b></p> <p>Landlord Rep: The Oseth Group / Kent Rosenberger (240) 404-8256 -- 18,182 SF (672-6,362 SF)</p> <p>8/99: Falls Church Development Corp. purchased the building from Falls Church Development Partners.</p>

# OFFICE SPACE FOR LEASE - NOVEMBER 2018

**71**



**4084 University Dr**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class B Office**  
 Status: **Built 1973, Renov 1988**  
 Building Size: **33,220 SF**  
 Typical Floor Size: **16,610 SF**  
 Stories: **2**  
 Expenses: **2017 Tax @ \$2.02/sf; 2009 Combined Est Tax/Ops @ \$8.49/sf**

Space Avail: **2,130 SF**  
 Max Contig: **2,130 SF**  
 Smallest Space: **2,130 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **100%**

Landlord Rep: Iron Ox Real Estate / B.Robert B. Rust (703) 389-2156  
 Sublet Contact: Barrett Industries Comm R/E Div. / Kathleen Hoxie (703) 625-6269 -- 2,130 SF (2,130 SF)

- \* Prime location city of Fairfax
- \* Walk to Judicial Center
- \* Numerous restaurants and amenities are within walking distance
- \* Shops & professional uses of Old Town Fairfax
- \* Convenient access to Routes 66, 50, 236, Lee Hwy, & Beltway
- \* Luxurious lobbies
- \* Cue bus stop in front
- \* Adams Design Group designed renovation

**72**



**10520 Warwick Ave**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class C Office**  
 Status: **Built 1986**  
 Building Size: **6,000 SF**  
 Typical Floor Size: **1,165 SF**  
 Stories: **3**  
 Expenses: **2017 Tax @ \$0.65/sf**

Space Avail: **1,800 SF**  
 Max Contig: **1,567 SF**  
 Smallest Space: **233 SF**  
 Rent/SF/Yr: **\$19.95-\$23.18**  
 % Leased: **70.0%**

Landlord Rep: K&M Commercial Real Estate / Kayvan Mehrbakhsh (703) 734-2822 -- 1,800 SF (233-1,567 SF)