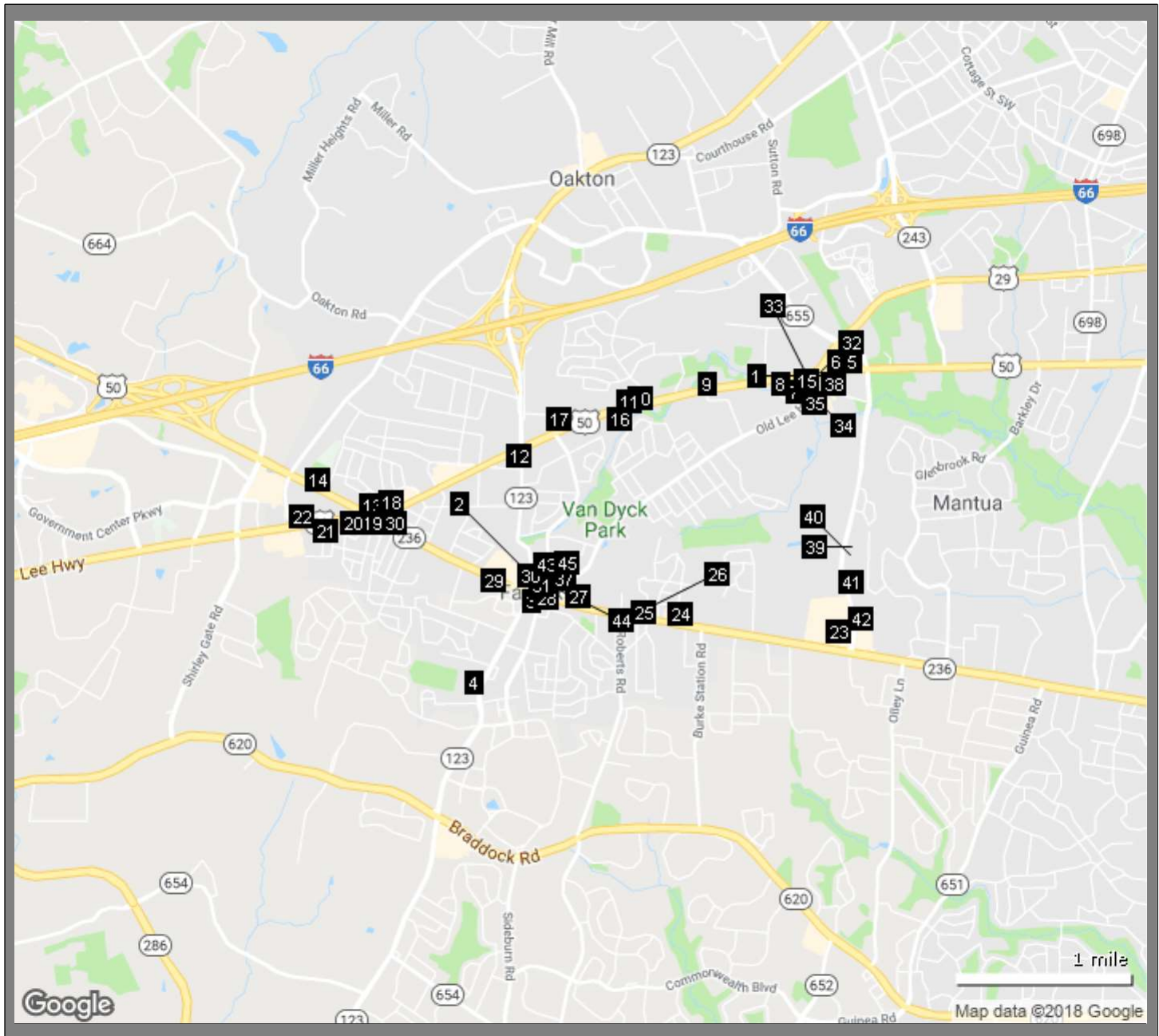


# RETAIL SPACE FOR LEASE - NOVEMBER 2018



1







**9547 Arlington Blvd**  
**Fairfax, VA 22031**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Retail/Freestanding**  
 Status: **Built 2009**  
 Building Size: **13,800 SF**  
 Land Area: **1.38 AC**  
 Stories: **2**  
 Expenses: **2015 Tax @ \$1.71/sf; 2012 Combined Est Tax/Ops @ \$5.00/sf**




Space Avail: **4,000 SF**  
 Max Contig: **4,000 SF**  
 Smallest Space: **2,000 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **71.0%**

Landlord Rep: GSC Real Estate / Jim Jiral (703) 847-7200 X106 -- 4,000 SF (2,000-4,000 SF)

## RETAIL SPACE FOR LEASE - NOVEMBER 2018

<p><b>2</b></p>		<p><b>3955 Chain Bridge Rd</b> <b>Bldg C</b> <b>Fairfax, VA 22030</b> <b>Fairfax City County</b> <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Office</b> Status: <b>Built Aug 2007</b> Building Size: <b>21,677 SF</b> Land Area: <b>0.50 AC</b> Stories: <b>2</b> Expenses: <b>2014 Tax @ \$4.91/sf, 2011 Est Tax @ \$4.78/sf; 2014 Ops @ \$4.88/sf, 2011 Est Ops @ \$4.40/sf</b></p>	<p>Space Avail: <b>4,518 SF</b> Max Contig: <b>4,518 SF</b> Smallest Space: <b>4,518 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>79.2%</b></p>
<p>Landlord Rep: Next Realty Mid-Atlantic, LLC / Andrew Rose (703) 442-8837 Leasing Company: Kimco Realty Corporation / Kevin Allen (410) 427-4434 -- 4,518 SF (4,518 SF)</p>				
<p>"Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice."</p>				
<p>Project includes: -91,000 Square Feet of Class A Office Condominiums -53,000 Square Feet of Ground Floor Retail Shops, Sidewalk Cafes and Restaurants. -Large Central Plaza for Relaxation and Outdoor Dining. -Structured Parking with Two Floors Reserved for Office-Only. -Direct Access From Garage to Two Office Buildings. -Wide Brick Sidewalks, Attractive Landscaping and Gas Street Lamps.</p>				
<p><b>3</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>4</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>				
<p><b>5</b></p>		<p><b>9444-9500 Fairfax Blvd</b> <b>Scout on the Circle Building 1</b> <b>Fairfax, VA 22031</b> <b>Fairfax City County</b> <b>Fairfax MF Submarket</b></p>	<p>Building Type: <b>Class A Multi-Family/Apartments</b> Status: <b>Under Construction, delivers Nov 2019</b> Building Size: <b>300,000 SF</b> Land Area: <b>-</b> Stories: <b>6</b></p>	<p>Space Avail: <b>16,648 SF</b> Max Contig: <b>5,207 SF</b> Smallest Space: <b>1,308 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>0%</b></p>
<p>Landlord Rep: Combined Properties, Inc. / Andrew Iszard (202) 736-2827 -- 16,648 SF (1,308-5,207 SF)</p>				

# RETAIL SPACE FOR LEASE - NOVEMBER 2018

<p><b>6</b></p>		<p><b>9444-9500 Fairfax Blvd</b>  <b>Scout on the Circle - Building 2</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Fairfax MF Submarket</b></p>	<p>Building Type: <b>Class A Multi-Family/Apartments</b>                  Status: <b>Under Construction, delivers Jan 2020</b>                  Building Size: <b>270,000 SF</b>                  Land Area: -                  Stories: <b>6</b></p>	<p>Space Avail: <b>12,553 SF</b>                  Max Contig: <b>4,093 SF</b>                  Smallest Space: <b>1,582 SF</b>                  Rent/SF/Yr: <b>Withheld</b>                  % Leased: <b>0%</b></p> <p>Landlord Rep: Combined Properties, Inc. / Andrew Iszard (202) 736-2827 -- 12,553 SF (1,582-4,093 SF)</p> <p>The bed-bath mix, unit count and sizes are estimated with management.</p>
<p><b>7</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>8</b></p>		<p><b>9715 Fairfax Blvd</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Restaurant</b>                  Status: <b>Built 1954, Renov Jul 2018</b>                  Building Size: <b>14,000 SF</b>                  Land Area: <b>1.08 AC</b>                  Stories: <b>1</b>                  Expenses: <b>2017 Tax @ \$2.69/sf; 2011 Ops @ \$2.75/sf</b></p>	<p>Space Avail: <b>9,000 SF</b>                  Max Contig: <b>1,800 SF</b>                  Smallest Space: <b>1,800 SF</b>                  Rent/SF/Yr: <b>\$45.00</b>                  % Leased: <b>35.7%</b></p> <p>Landlord Rep: Verity Commercial, LLC / Oyku Hanna (703) 435-4007 X109 -- 9,000 SF (1,800 SF)</p> <p>High Identity Frontage on Redeveloping Fairfax Blvd! Excellent renovation or redevelopment opportunity! This property has historically been used mainly as a restaurant space, but has the potential for lots of different usages with great frontage on Fairfax Boulevard. Fairfax City will be cooperative with potential alternatives from renovation to re-development per recent meetings.</p> <p>The total building area is approximately 14,000 sf, with a main floor footprint of approximately 8,400 sf, which includes a 1000 sf area in the front that could be used for a coffee shop, deli, nail salon, hair salon, etc. Also included within the main level is an existing 2,000 sq. ft. bar area.</p> <p>Very generous parking of 85 existing spaces.</p> <p>LL space consists of approximately 4,600 sf (former banquet room) that can be used as before as a banquet or added dining room seating on the lower level or separate tenant area with separate outside entrance. 2nd floor has approx. 1000 sf of office space.</p> <p>Lots of uses possible under the C-2 zoning max height 60 feet, up to 5 stories above grade with max FAR 0.50 = approx. 23,500 sf</p> <p>Frontage of approximately 120ft on busy Fairfax Boulevard. Highly identifiable site next to Patriot Harley Davidson (one of the largest Harley Davidson dealership's in the country). Major mixed use redevelopment by Combined Properties 1/4th mile to the East. "Scout on the Circle" project Features. 400 Class-A Apartment Units; 28,000 SF of Small Shop Retail; 54,000 SF Grocer. New Advanced Auto location redevelopment diagonally across Fairfax Blvd.</p>

# RETAIL SPACE FOR LEASE - NOVEMBER 2018





9		<p><b>9940 Fairfax Blvd</b>  <b>Fairfax Boulevard Crossing</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Restaurant</b>            Status: <b>Existing</b>            Building Size: <b>6,700 SF</b>            Land Area: <b>1.10 AC</b>            Stories: <b>1</b>            Expenses: <b>2017 Tax @ \$7.41/sf, 2013 Est Tax @ \$3.43/sf</b></p>	<p>Space Avail: <b>2,253 SF</b>            Max Contig: <b>2,253 SF</b>            Smallest Space: <b>2,253 SF</b>            Rent/SF/Yr: <b>\$50.00</b>            % Leased: <b>66.4%</b></p>
<p>Landlord Rep: KLNB / Craig Cheney (703) 268-2705 -- 2,253 SF (2,253 SF)</p>				
10		<p><b>10120 Fairfax Blvd</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>Proposed, breaks ground Apr 2019</b>            Building Size: <b>5,000 SF</b>            Land Area: <b>-</b>            Stories: <b>1</b>            Expenses: <b>2014 Tax @ \$12.91/sf, 2012 Est Tax @ \$4.42/sf; 2012 Est Ops @ \$3.54/sf</b></p>	<p>Space Avail: <b>5,000 SF</b>            Max Contig: <b>5,000 SF</b>            Smallest Space: <b>2,000 SF</b>            Rent/SF/Yr: <b>\$52.00</b>            % Leased: <b>0%</b></p>
<p>Landlord Rep: KLNB / Craig Cheney (703) 268-2705 -- 5,000 SF (2,000-5,000 SF)</p>				
11		<p><b>10160 Fairfax Blvd</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Storefront (Strip Ctr)</b>            Status: <b>Built Jul 2012</b>            Building Size: <b>14,787 SF</b>            Land Area: <b>-</b>            Stories: <b>1</b>            Expenses: <b>2012 Est Tax @ \$4.86/sf; 2012 Est Ops @ \$3.89/sf</b></p>	<p>Space Avail: <b>2,837 SF</b>            Max Contig: <b>2,837 SF</b>            Smallest Space: <b>1,402 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>90.3%</b></p>
<p>Landlord Rep: Rosenthal Properties LLC / Nora Foley (703) 893-4733 / Jane Le (703) 893-5141 -- 2,837 SF (1,402-1,435 SF)</p>				
12		<p><b>10521 Fairfax Blvd</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Drug Store</b>            Status: <b>Existing</b>            Building Size: <b>8,638 SF</b>            Land Area: <b>1.05 AC</b>            Stories: <b>1</b>            Expenses: <b>2017 Tax @ \$5.20/sf</b></p>	<p>Space Avail: <b>8,638 SF</b>            Max Contig: <b>8,638 SF</b>            Smallest Space: <b>8,638 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>100%</b></p>
<p>Landlord Rep: JLL / J.Andrew J. Corno (202) 719-6137 / Thomas L. Jackman (202) 719-5000 / Arris Noble (202) 719-5632 -- 8,638 SF (8,638 SF)</p>				

# RETAIL SPACE FOR LEASE - NOVEMBER 2018





<p><b>13</b></p>		<p><b>10980 Fairfax Blvd</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Drug Store</b>                  Status: <b>Existing</b>                  Building Size: <b>14,820 SF</b>                  Land Area: -                  Stories: <b>1</b></p>	<p>Space Avail: <b>14,820 SF</b>                  Max Contig: <b>14,820 SF</b>                  Smallest Space: <b>14,820 SF</b>                  Rent/SF/Yr: <b>Withheld</b>                  % Leased: <b>100%</b></p>
<p>Landlord Rep: GSC Real Estate / M.Bill M. Giuliano (703) 847-7200 X102                  Sublet Contact: Next Realty Mid-Atlantic, LLC / Andrew S. Tkach (703) 442-8843 -- 14,820 SF (14,820 SF)</p>				
<p>The APN for this property is 57-1-02-00-041</p>				
<p><b>14</b></p>		<p><b>11150 Fairfax Blvd</b>  <b>50/66 Office Plaza 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 Sep 1983</b>                  Building Size: <b>75,000 SF</b>                  Typical Floor Size: <b>15,000 SF</b>                  Stories: <b>5</b>                  Expenses: <b>2017 Tax @ \$1.82/sf</b></p>	<p>Space Avail: <b>12,062 SF</b>                  Max Contig: <b>5,277 SF</b>                  Smallest Space: <b>1,223 SF</b>                  Rent/SF/Yr: <b>\$22.00-\$28.00</b>                  % Leased: <b>83.9%</b></p>
<p>Landlord Rep: Rosenthal Properties LLC / Nora Foley (703) 893-4733 -- 12,062 SF (1,223-3,368 SF)</p>				
<p>Actual address is 11150 Fairfax Blvd Fairfax, Va 22030.</p>				
<p>Public areas of this building were recently renovated.</p>				
<ul style="list-style-type: none"> <li>* Individually-controlled HVAC plus operable windows</li> <li>* Newly renovated corridors</li> <li>* On-site engineering</li> <li>* Ample covered parking</li> <li>* Landscaped, covered walkways</li> <li>* Kastle Security</li> <li>* Exceptional Fair Oaks location</li> <li>* Adjacent to I-66 and minutes from Dulles Airport</li> </ul>				
<p><b>15</b></p>		<p><b>9617-9625 Lee Hwy</b>  <b>Fairfax Boulevard Center</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding (Strip Ctr)</b>                  Status: <b>Built Nov 2011</b>                  Building Size: <b>18,000 SF</b>                  Land Area: <b>2 AC</b>                  Stories: <b>1</b>                  Expenses: <b>2013 Est Tax @ \$1.36/sf; 2013 Est Ops @ \$3.64/sf</b></p>	<p>Space Avail: <b>1,560 SF</b>                  Max Contig: <b>1,560 SF</b>                  Smallest Space: <b>1,560 SF</b>                  Rent/SF/Yr: <b>Withheld</b>                  % Leased: <b>100%</b></p>
<p>Landlord Rep: Rosenthal Properties LLC / Nora Foley (703) 893-4733 / Billy Orlove (703) 893-5141 / Jane Le (703) 893-5141 -- 1,560 SF (1,560 SF)</p>				







# RETAIL SPACE FOR LEASE - NOVEMBER 2018

<p><b>16</b></p>		<p><b>10201 Lee Hwy</b>  <b>Gatewood Plaza</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 1985</b>            Building Size: <b>89,598 SF</b>            Typical Floor Size: <b>17,920 SF</b>            Stories: <b>5</b>            Expenses: <b>2017 Tax @ \$1.78/sf</b></p>	<p>Space Avail: <b>17,451 SF</b>            Max Contig: <b>6,276 SF</b>            Smallest Space: <b>1,607 SF</b>            Rent/SF/Yr: <b>\$23.00-\$26.00</b>            % Leased: <b>80.5%</b></p>
<p>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)</p>				
<p>12/20/1994: Arnell Corporation purchased the building from Equitable Real Estate Investment Management Inc., for \$3.6 million. Buyer and seller represented themselves.</p>				
<p>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.</p>				
<p><b>17</b></p>		<p><b>10332-10392 Lee Hwy</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail</b>            Status: <b>Built 1952</b>            Building Size: <b>66,347 SF</b>            Land Area: <b>6 AC</b>            Stories: <b>1</b></p>	<p>Space Avail: <b>28,505 SF</b>            Max Contig: <b>7,924 SF</b>            Smallest Space: <b>75 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>75.6%</b></p>
<p>Landlord Rep: Regency Centers / April Laney (703) 442-4337 -- 28,505 SF (75-7,924 SF)</p>				
<p><a href="http://www.regencycenters.com/properties/property_brochure.php?id=60223">http://www.regencycenters.com/properties/property_brochure.php?id=60223</a></p>				
<p><b>18</b></p>		<p><b>10940 Lee Hwy</b>  <b>Fairfax Marketplace</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail</b>            Status: <b>Built Jan 2008</b>            Building Size: <b>18,860 SF</b>            Land Area: <b>2.81 AC</b>            Stories: <b>1</b>            Expenses: <b>2011 Tax @ \$6.00/sf, 2012 Est Tax @ \$6.00/sf; 2011 Ops @ \$4.00/sf, 2012 Est Ops @ \$4.00/sf</b></p>	<p>Space Avail: <b>2,450 SF</b>            Max Contig: <b>2,450 SF</b>            Smallest Space: <b>2,450 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>87.0%</b></p>
<p>Landlord Rep: Rosenthal Properties LLC / Nora Foley (703) 893-4733 / Nicola Carleton (703) 893-5141 -- 2,450 SF (2,450 SF)</p>				
<p><b>19</b></p>		<p><b>11001 Lee Hwy</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Department Store (Neighborhood Ctr)</b>            Status: <b>Built 1981, Renov 1999</b>            Building Size: <b>75,632 SF</b>            Land Area: <b>7.10 AC</b>            Stories: <b>2</b>            Expenses: <b>2011 Tax @ \$1.85/sf; 2011 Est Ops @ \$2.05/sf</b></p>	<p>Space Avail: <b>8,527 SF</b>            Max Contig: <b>8,527 SF</b>            Smallest Space: <b>8,527 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>88.7%</b></p>
<p>Landlord Rep: Glazer Properties / Glazer Properties (800) 421-5327 -- 8,527 SF (8,527 SF)</p>				
<p>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</p>				

## RETAIL SPACE FOR LEASE - NOVEMBER 2018



20		<p><b>11011-11041 Lee Hwy</b>  <b>Westfair Center</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Storefront (Strip Ctr)</b>            Status: <b>Built 1980</b>            Building Size: <b>27,300 SF</b>            Land Area: <b>2.36 AC</b>            Stories: <b>1</b>            Expenses: <b>2017 Tax @ \$3.35/sf, 2011 Est Tax @ \$2.40/sf; 2011 Est Ops @ \$2.57/sf</b></p>	<p>Space Avail: <b>7,800 SF</b>            Max Contig: <b>3,600 SF</b>            Smallest Space: <b>1,800 SF</b>            Rent/SF/Yr: <b>\$18.00-\$40.00</b>            % Leased: <b>71.4%</b></p>
<p>Landlord Rep: Newmark Knight Frank / T.Edward T. Goldmeier, CRX, CLS (410) 625-4202 -- 6,000 SF (1,800-2,400 SF)            Leasing Company: Bob Myrick / Bob Myrick (410) 365-9924 -- 1,800 SF (1,800 SF)</p>				
21		<p><b>11123-11139 Lee Hwy</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding (Strip Ctr)</b>            Status: <b>Built 1988</b>            Building Size: <b>26,826 SF</b>            Land Area: <b>1.83 AC</b>            Stories: <b>2</b>            Expenses: <b>2017 Tax @ \$3.11/sf, 2012 Est Tax @ \$2.64/sf; 2012 Est Ops @ \$2.36/sf</b></p>	<p>Space Avail: <b>5,000 SF</b>            Max Contig: <b>5,000 SF</b>            Smallest Space: <b>5,000 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>81.4%</b></p>
<p>Landlord Rep: Capitol Commercial Realty / A.Joseph A. Caputo (301) 947-6901 -- 5,000 SF (5,000 SF)</p>				
22		<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. Dwozkin &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>				
23		<p><b>9570 Main St</b>  <b>Turnpike Shopping Center</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/(Neighborhood Ctr)</b>            Status: <b>Built 1967, Renov 1986</b>            Building Size: <b>107,968 SF</b>            Land Area: <b>9.84 AC</b>            Stories: <b>1</b></p>	<p>Space Avail: <b>12,019 SF</b>            Max Contig: <b>4,000 SF</b>            Smallest Space: <b>2,119 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>97.8%</b></p>
<p>Landlord Rep: Combined Properties, Inc. / Maddie Netter (202) 293-4500 -- 12,019 SF (2,119-4,000 SF)</p>				
<p>"Located at the intersection of Little River Turnpike (Route 236) and Pickett Road (Route 655), in the heart of Fairfax, Virginia. This center and the adjacent Pickett Shopping Center, are community centers that enjoy high traffic volumes, excellent access, visibility and established site recognition in the marketplace. A supermarket expansion is planned for this center." - Combined Properties, Inc</p>				

# RETAIL SPACE FOR LEASE - NOVEMBER 2018

<p><b>24</b></p>		<p><b>9960-10018 Main St</b>  <b>Main Street Center</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>                  Status: <b>Built 1965</b>                  Building Size: <b>50,000 SF</b>                  Land Area: <b>3.50 AC</b>                  Stories: <b>1</b>                  Expenses: <b>2017 Tax @ \$1.28/sf, 2012 Est Tax @ \$3.00/sf; 2012 Est Ops @ \$3.00/sf</b></p>	<p>Space Avail: <b>2,400 SF</b>                  Max Contig: <b>2,400 SF</b>                  Smallest Space: <b>2,400 SF</b>                  Rent/SF/Yr: <b>\$30.00</b>                  % Leased: <b>95.2%</b></p> <p>Landlord Rep: Adler Financial / David Mescall (703) 591-0345 X123 -- 2,400 SF (2,400 SF)</p>
<p><b>25</b></p>		<p><b>10090 Main St</b>  <b>Fairfax Medical Art Building</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 1964</b>                  Building Size: <b>14,500 SF</b>                  Typical Floor Size: <b>4,833 SF</b>                  Stories: <b>3</b>                  Expenses: <b>2016 Tax @ \$0.97/sf; 2010 Ops @ \$5.74/sf, 2008 Est Ops @ \$6.28/sf</b></p>	<p>Space Avail: <b>6,500 SF</b>                  Max Contig: <b>2,500 SF</b>                  Smallest Space: <b>2,000 SF</b>                  Rent/SF/Yr: <b>\$24.00-\$28.00</b>                  % Leased: <b>55.2%</b></p> <p>Landlord Rep: J. Gal, LLC / Joseph Gal (703) 606-0264 -- 6,500 SF (2,000-2,500 SF)</p> <p>Huge Colonial Style Office Building in the Heart of Fairfax with different sizes of office spaces. Located on Main St in Fairfax - very close to Fairfax County Judicial Center and Old town.</p> <p>Not a medical facility. That is just the name. It is an office building.</p>
<p><b>26</b></p>		<p><b>10100 Main St</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Bank</b>                  Status: <b>Built 2006</b>                  Building Size: <b>3,650 SF</b>                  Land Area: <b>0.89 AC</b>                  Stories: <b>1</b>                  Expenses: <b>2017 Tax @ \$5.41/sf</b></p>	<p>Space Avail: <b>3,640 SF</b>                  Max Contig: <b>3,640 SF</b>                  Smallest Space: <b>3,640 SF</b>                  Rent/SF/Yr: <b>\$35.00</b>                  % Leased: <b>0.3%</b></p> <p>Sales Company: Fortney Fine Properties: Peter Mechlin (703) 371-8419                  Landlord Rep: Fortney Fine Properties / Peter Mechlin (703) 371-8419 -- 3,640 SF (3,640 SF)</p>
<p><b>27</b></p>		<p><b>10296-10320 Main St</b>  <b>Main Street Marketplace</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding (Neighborhood Ctr)</b>                  Status: <b>Built 1962</b>                  Building Size: <b>78,388 SF</b>                  Land Area: <b>7.17 AC</b>                  Stories: <b>2</b>                  Expenses: <b>2010 Tax @ \$3.37/sf, 2012 Est Tax @ \$3.37/sf; 2010 Ops @ \$2.50/sf, 2012 Est Ops @ \$2.50/sf</b></p>	<p>Space Avail: <b>5,300 SF</b>                  Max Contig: <b>2,800 SF</b>                  Smallest Space: <b>2,500 SF</b>                  Rent/SF/Yr: <b>Withheld</b>                  % Leased: <b>100%</b></p> <p>Landlord Rep: Next Realty Mid-Atlantic, LLC / Andrew Rose (703) 442-8837 / Taylor Hayes (703) 442-8827 -- 5,300 SF (2,500-2,800 SF)</p>







# RETAIL SPACE FOR LEASE - NOVEMBER 2018

28		<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>				
29		<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>				
30		<p><b>10900 Main St</b>  <b>Weber Tire Company</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Auto Repair</b>                  Status: <b>Built 1940</b>                  Building Size: <b>9,840 SF</b>                  Land Area: <b>0.33 AC</b>                  Stories: <b>2</b>                  Expenses: <b>2017 Tax @ \$0.91/sf</b></p>	<p>Space Avail: <b>9,840 SF</b>                  Max Contig: <b>9,840 SF</b>                  Smallest Space: <b>4,920 SF</b>                  Rent/SF/Yr: <b>\$17.78-\$35.00</b>                  % Leased: <b>100%</b></p>
<p>Landlord Rep: Long &amp; Foster Real Estate, Inc. (Commercial Div.) / Maryan Smith (703) 506-2850 -- 9,840 SF (4,920 SF)</p>				
<p>Property Description: GARAGE/AUTO REPAIR</p>				



## RETAIL SPACE FOR LEASE - NOVEMBER 2018

31		<p><b>10427 North St</b>  <b>Webb 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 Dec 2007</b>            Building Size: <b>20,462 SF</b>            Typical Floor Size: <b>8,155 SF</b>            Stories: <b>2</b>            Expenses: <b>2014 Tax @ \$5.12/sf; 2014 Ops @ \$5.09/sf</b></p>	<p>Space Avail: <b>7,504 SF</b>            Max Contig: <b>4,855 SF</b>            Smallest Space: <b>2,649 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>63.3%</b></p>
<p>Landlord Rep: Kimco Realty Corporation / Kevin Allen (410) 427-4434 -- 7,504 SF (2,649-4,855 SF)</p>				
<p>"Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice."</p>				
<p>Project includes:</p>				
<ul style="list-style-type: none"> <li>-91,000 Square Feet of Class A Office</li> <li>-53,000 Square Feet of Ground Floor Retail Shops, Sidewalk Cafes and Restaurants.</li> <li>-Large Central Plaza for Relaxation and Outdoor Dining.</li> <li>-Structured Parking with Two Floors Reserved for Office-Only.</li> <li>-Direct Access From Garage to Two Office Buildings.</li> <li>-Wide Brick Sidewalks, Attractive Landscaping and Gas Street Lamps.</li> </ul>				
32		<p><b>3220 Old Lee Hwy</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Office</b>            Status: <b>Built 1968</b>            Building Size: <b>3,459 SF</b>            Land Area: <b>0.18 AC</b>            Stories: <b>1</b>            Expenses: <b>2017 Tax @ \$2.22/sf</b></p>	<p>Space Avail: <b>3,459 SF</b>            Max Contig: <b>3,459 SF</b>            Smallest Space: <b>3,459 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>0%</b></p>
<p>Sales Company: Divaris Real Estate, Inc.: Robert Gray (571) 550-9042, Joseph Farina (571) 620-5142 X401            Landlord Rep: Divaris Real Estate, Inc. / Joseph Farina (571) 620-5142 X401 / Robert Gray (571) 550-9042 -- 3,459 SF (3,459 SF)</p>				
33		<p><b>3226 Old Lee Hwy</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail</b>            Status: <b>Built 1959</b>            Building Size: <b>2,400 SF</b>            Land Area: <b>0.11 AC</b>            Stories: <b>1</b>            Expenses: <b>2017 Tax @ \$3.08/sf</b></p>	<p>Space Avail: <b>2,400 SF</b>            Max Contig: <b>2,400 SF</b>            Smallest Space: <b>2,400 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>0%</b></p>
<p>Landlord Rep: Divaris Real Estate, Inc. / Joseph Farina (571) 620-5142 X401 -- 2,400 SF (2,400 SF)</p>				
34		<p><b>3250 Old Lee Hwy</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/(Neighborhood Ctr)</b>            Status: <b>Existing</b>            Building Size: <b>34,213 SF</b>            Land Area: <b>1.65 AC</b>            Stories: <b>1</b>            Expenses: <b>2017 Tax @ \$1.94/sf</b></p>	<p>Space Avail: <b>34,213 SF</b>            Max Contig: <b>34,213 SF</b>            Smallest Space: <b>10,000 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>0%</b></p>
<p>Landlord Rep: Divaris Real Estate, Inc. / Joseph Farina (571) 620-5142 X401 -- 34,213 SF (10,000-34,213 SF)</p>				





# RETAIL SPACE FOR LEASE - NOVEMBER 2018

<p><b>35</b></p>		<p><b>3251 Old Lee Hwy</b>  <b>Fairfax Circle 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 1971, Renov Aug 2013</b>            Building Size: <b>100,000 SF</b>            Typical Floor Size: <b>20,040 SF</b>            Stories: <b>5</b>            Expenses: <b>2017 Tax @ \$1.76/sf; 2011 Ops @ \$6.10/sf</b></p>	<p>Space Avail: <b>60,250 SF</b>            Max Contig: <b>40,216 SF</b>            Smallest Space: <b>1,391 SF</b>            Rent/SF/Yr: <b>\$24.50</b>            % Leased: <b>39.8%</b></p>
<p>Landlord Rep: Cushman &amp; Wakefield / C.David C. Scully (703) 770-3408            Leasing Company: Cushman &amp; Wakefield / David C. Scully (703) 770-3408 -- 60,250 SF (1,391-20,108 SF)</p> <p>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:</p> <p>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.</p> <p>Currently in the market for upscale eating establishment to occupy first floor space.</p>				
<p><b>36</b></p>		<p><b>3922 Old Lee Hwy</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Restaurant</b>            Status: <b>Built 1979</b>            Building Size: <b>5,131 SF</b>            Land Area: <b>1.61 AC</b>            Stories: <b>1</b>            Expenses: <b>2017 Tax @ \$7.93/sf</b></p>	<p>Space Avail: <b>5,131 SF</b>            Max Contig: <b>5,131 SF</b>            Smallest Space: <b>5,131 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>100%</b></p>
<p>Landlord Rep: Combined Properties, Inc. Andrew Iszard (202) 736-2827 -- 5,131 SF (5,131 SF)</p>				
<p><b>37</b></p>		<p><b>3924 Old Lee Hwy</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Fast Food</b>            Status: <b>Built 1974</b>            Building Size: <b>3,559 SF</b>            Land Area: <b>-</b>            Stories: <b>1</b></p>	<p>Space Avail: <b>3,559 SF</b>            Max Contig: <b>3,559 SF</b>            Smallest Space: <b>3,559 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>100%</b></p>
<p>Landlord Rep: Combined Properties, Inc. / Andrew Iszard (202) 736-2827 -- 3,559 SF (3,559 SF)</p>				
<p>APN: 57 2 20 003 A</p>				
<p><b>38</b></p>		<p><b>3210-3242 Old Pickett Rd</b>  <b>Strykers Square</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail</b>            Status: <b>Built 1973, Renov 2015</b>            Building Size: <b>24,000 SF</b>            Land Area: <b>2.20 AC</b>            Stories: <b>1</b>            Expenses: <b>2017 Tax @ \$2.32/sf, 2011 Est Tax @ \$2.40/sf; 2011 Est Ops @ \$1.41/sf</b></p>	<p>Space Avail: <b>1,500 SF</b>            Max Contig: <b>1,500 SF</b>            Smallest Space: <b>1,500 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>100%</b></p>
<p>Landlord Rep: Bernstein Management Group Inc / Darren Bernstein (703) 204-2000 -- 1,500 SF (1,500 SF)</p>				

## RETAIL SPACE FOR LEASE - NOVEMBER 2018

<p><b>39</b></p>		<p><b>3729-3739 Pickett Rd</b>  <b>W &amp; N North Bldg</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Chantilly/Fairfax Ind Submarket</b></p>	<p>Building Type: <b>Class C Industrial</b>            Status: <b>Built 1970</b>            Building Size: <b>24,071 SF</b>            Land Area: <b>1.33 AC</b>            Stories: <b>2</b>            Expenses: <b>2017 Tax @ \$1.81/sf</b></p>	<p>Space Avail: <b>7,249 SF</b>            Max Contig: <b>2,940 SF</b>            Smallest Space: <b>1,409 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>69.9%</b></p>
<p>Landlord Rep: Rosenthal Properties LLC / Jane Le (703) 893-5141 X117 / Billy Orlove (703) 893-5141 / Nora Foley (703) 893-4733 -- 7,249 SF (1,409-2,940 SF)</p>				
<p>* Bay size ranges from 1,600 - 4,600 sf</p>				
<p>* Gas and electric heating.</p>				
<p><b>40</b></p>		<p><b>3759-3769 Pickett Rd</b>  <b>W &amp; N South Bldg</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Chantilly/Fairfax Ind Submarket</b></p>	<p>Building Type: <b>Class C Industrial</b>            Status: <b>Built 1970</b>            Building Size: <b>25,692 SF</b>            Land Area: <b>1.33 AC</b>            Stories: <b>2</b>            Expenses: <b>2017 Tax @ \$1.81/sf, 2012 Est Tax @ \$2.31/sf; 2011 Ops @ \$1.35/sf, 2012 Est Ops @ \$1.35/sf</b></p>	<p>Space Avail: <b>4,004 SF</b>            Max Contig: <b>2,004 SF</b>            Smallest Space: <b>2,000 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>84.4%</b></p>
<p>Landlord Rep: Rosenthal Properties LLC / Jane Le (703) 893-5141 X117 -- 4,004 SF (2,000-2,004 SF)</p>				
<p>* Bay sizes range from 1,600 - 4,600 sf</p>				
<p><b>41</b></p>		<p><b>3847 Pickett Rd</b>  <b>Erasmus Hall</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Chantilly/Fairfax Ind Submarket</b></p>	<p>Building Type: <b>Class B Industrial</b>            Status: <b>Built 1970</b>            Building Size: <b>17,757 SF</b>            Land Area: <b>2.37 AC</b>            Stories: <b>1</b>            Expenses: <b>2017 Tax @ \$1.86/sf</b></p>	<p>Space Avail: <b>17,757 SF</b>            Max Contig: <b>17,757 SF</b>            Smallest Space: <b>17,757 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>100%</b></p>
<p>Landlord Rep: Rosenthal Properties LLC / Jane Le (703) 893-5141 X117 / Billy Orlove (703) 893-5141 -- 17,757 SF (17,757 SF)</p>				
<p>Sublet Contact: Donohoe Real Estate Services / Chuck Matincheck (703) 525-4857 Bryan Gray (703) 525-6035 Charlie Matincheck (703) 276-4837 -- 17,757 SF (17,757 SF)</p>				
<p>9/94: Building sold to Texaco Refining &amp; Marketing for \$2,600,000. The seller was LSB Pickett. L.P. (Advanced Property, Inc.).</p>				

# RETAIL SPACE FOR LEASE - NOVEMBER 2018

<p><b>42</b></p>		<p><b>3900 Pickett Rd</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Storefront</b>                  Status: <b>Built 1969</b>                  Building Size: <b>8,740 SF</b>                  Land Area: <b>0.99 AC</b>                  Stories: <b>1</b>                  Expenses: <b>2017 Tax @ \$2.95/sf, 2012 Est Tax @ \$2.00/sf; 2011 Ops @ \$2.75/sf, 2012 Est Ops @ \$2.75/sf</b></p>	<p>Space Avail: <b>2,000 SF</b>                  Max Contig: <b>2,000 SF</b>                  Smallest Space: <b>2,000 SF</b>                  Rent/SF/Yr: <b>\$35.00</b>                  % Leased: <b>100%</b></p>
<p>Landlord Rep: Mar-West Realty Partners / B.Mark B. Schall (703) 893-4840 -- 2,000 SF (2,000 SF)</p>				
<p><b>PARKING:</b>                  Composition    Open(Tandem)    Covered(Tandem)    Total    Condition                  Asphalt:    4(0)    0(0)    4    Average                  Gravel/Dirt:    15(0)    0(0)    15    Not Available</p>				
<p>Property Description: WAREHOUSE/OFFICE BUILDING</p>				
<p><b>43</b></p>		<p><b>3910 University Dr</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Office</b>                  Status: <b>Built 1964</b>                  Building Size: <b>6,400 SF</b>                  Land Area: <b>0.54 AC</b>                  Stories: <b>1</b>                  Expenses: <b>2018 Tax @ \$3.13/sf, 2012 Est Tax @ \$2.66/sf; 2009 Est Ops @ \$0.39/sf</b></p>	<p>Space Avail: <b>1,740 SF</b>                  Max Contig: <b>1,740 SF</b>                  Smallest Space: <b>1,740 SF</b>                  Rent/SF/Yr: <b>\$24.00</b>                  % Leased: <b>72.8%</b></p>
<p>Landlord Rep: Spring Hill Real Estate / Hourieh Raissian (703) 898-8190 -- 1,740 SF (1,740 SF)</p>				
<p><b>44</b></p>		<p><b>3950 University Dr</b>  <b>Bldg A/B</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 Sep 2007</b>                  Building Size: <b>93,426 SF</b>                  Typical Floor Size: <b>23,715 SF</b>                  Stories: <b>3</b>                  Expenses: <b>2014 Tax @ \$4.15/sf; 2014 Ops @ \$4.12/sf</b></p>	<p>Space Avail: <b>1,988 SF</b>                  Max Contig: <b>1,988 SF</b>                  Smallest Space: <b>1,988 SF</b>                  Rent/SF/Yr: <b>Withheld</b>                  % Leased: <b>97.9%</b></p>
<p>Landlord Rep: Kimco Realty Corporation / Kevin Allen (410) 427-4434 -- 1,988 SF (1,988 SF)</p>				
<p>"Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice."</p>				
<p><b>45</b></p>		<p><b>10308-10384 Willard Way</b>  <b>Courthouse Plaza</b>  <b>Fairfax, VA 22030</b>  <b>Fairfax City County</b>  <b>Fairfax City Submarket</b></p>	<p>Building Type: <b>Retail</b>                  Status: <b>Built 1978</b>                  Building Size: <b>83,600 SF</b>                  Land Area: <b>8.73 AC</b>                  Stories: <b>1</b>                  Expenses: <b>2017 Tax @ \$2.34/sf</b></p>	<p>Space Avail: <b>8,500 SF</b>                  Max Contig: <b>2,500 SF</b>                  Smallest Space: <b>1,500 SF</b>                  Rent/SF/Yr: <b>Withheld</b>                  % Leased: <b>100%</b></p>
<p>Landlord Rep: Combined Properties, Inc. / Andrew Iszard (202) 736-2827 -- 8,500 SF (1,500-2,500 SF)</p>				
<p>December 2005: Property sold to Courthouse Subsidiary LLC. See comp FXC-25978-01-0620.</p>				
<p>PID 57-2-20-004-D, 3525</p>				