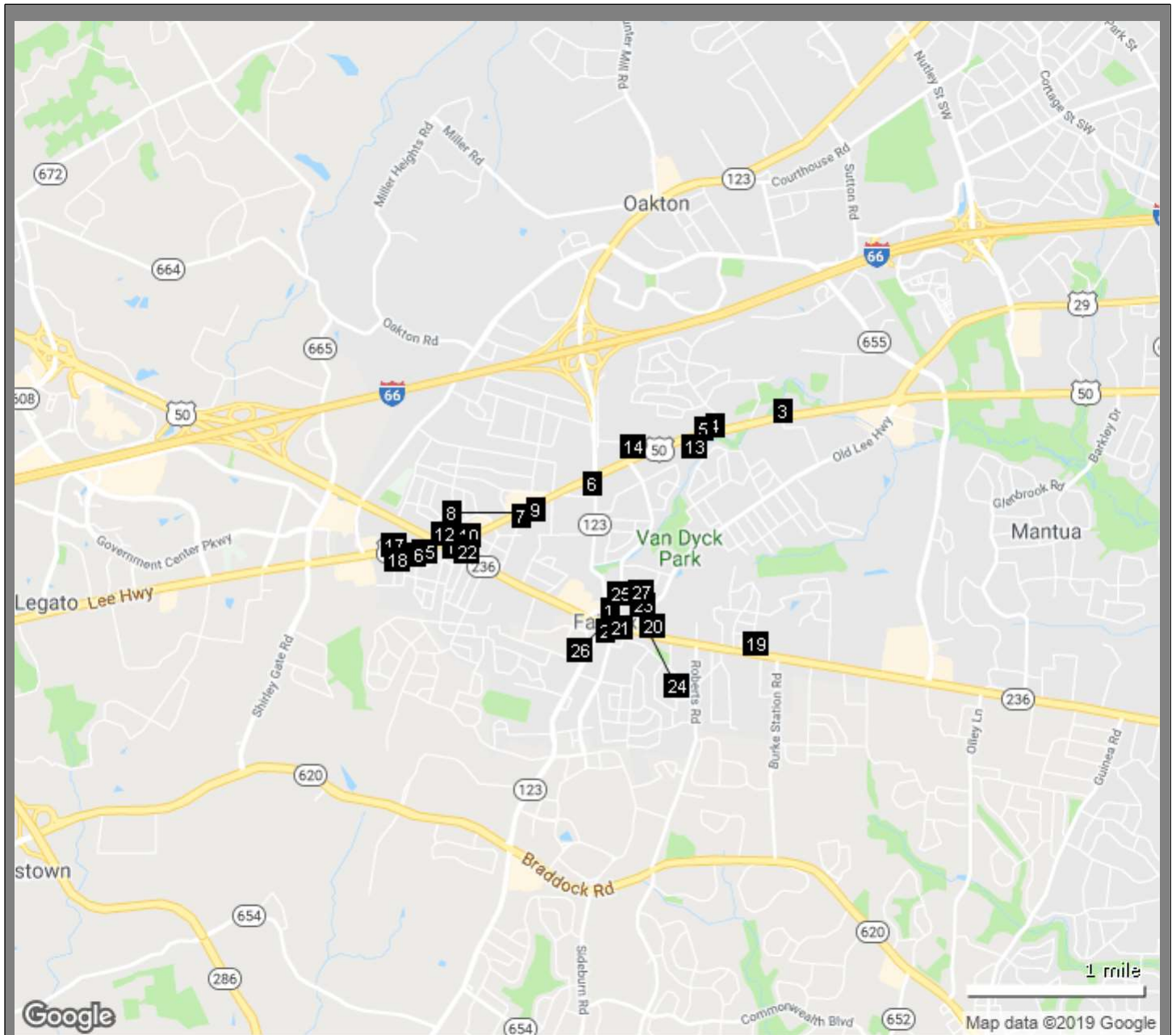






# RETAIL SPACES FOR LEASE - FEBRUARY 2019







# RETAIL SPACES FOR LEASE - FEBRUARY 2019

<p><b>1</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 (Community Ctr)</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> For Sale: <b>Not For Sale</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>2</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 1834</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> For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>375 SF</b> Max Contig: <b>375 SF</b> Smallest Space: <b>375 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 -- 375 SF (375 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>3</b></p>		<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> For Sale: <b>Not For Sale</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>Withheld</b> % Leased: <b>66.4%</b></p>
<p>Landlord Rep: KLNB / Craig Cheney (703) 268-2705 -- 2,253 SF (2,253 SF)</p>				
<p><b>4</b></p>		<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> For Sale: <b>Not For Sale</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>0%</b></p>
<p>Landlord Rep: KLNB / Craig Cheney (703) 268-2705 -- 5,000 SF (5,000 SF)</p>				

# RETAIL SPACES FOR LEASE - FEBRUARY 2019





<p><b>5</b></p>		<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</b>            Status: <b>Built Jul 2012</b>            Building Size: <b>14,787 SF</b>            Land Area: -            Stories: <b>1</b>            Expenses: <b>2012 Est Tax @ \$4.86/sf; 2012 Est Ops @ \$3.89/sf</b>            For Sale: <b>Not For Sale</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>				
<p><b>6</b></p>		<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>            For Sale: <b>Not For Sale</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>				
<p><b>7</b></p>		<p><b>10675 Fairfax Blvd</b>  <b>Building II</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>Proposed</b>            Building Size: <b>10,000 SF</b>            Land Area: <b>18 AC</b>            Stories: <b>1</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>10,000 SF</b>            Max Contig: <b>10,000 SF</b>            Smallest Space: <b>10,000 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>0%</b></p>
<p>Landlord Rep: Rappaport / Susan Bourgeois (571) 382-1288 / Patrick O'Meara (571) 382-1218 -- 10,000 SF (10,000 SF)</p>				
<p><b>8</b></p>		<p><b>10675 Fairfax Blvd</b>  <b>Building I</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>Proposed</b>            Building Size: <b>12,000 SF</b>            Land Area: <b>18 AC</b>            Stories: <b>2</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>12,000 SF</b>            Max Contig: <b>12,000 SF</b>            Smallest Space: <b>4,000 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>0%</b></p>
<p>Landlord Rep: Rappaport / Susan Bourgeois (571) 382-1288 / Patrick O'Meara (571) 382-1218 -- 12,000 SF (4,000 SF)</p>				

# RETAIL SPACES FOR LEASE - FEBRUARY 2019


<p><b>9</b></p>		<p><b>10675 Fairfax Blvd</b>  <b>Building III</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>Proposed</b>            Building Size: <b>10,000 SF</b>            Land Area: <b>18 AC</b>            Stories: <b>1</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>10,000 SF</b>            Max Contig: <b>10,000 SF</b>            Smallest Space: <b>10,000 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>0%</b></p>
<p>Landlord Rep: Rappaport / Susan Bourgeois (571) 382-1288 / Patrick O'Meara (571) 382-1218 -- 10,000 SF (10,000 SF)</p>				
<p><b>10</b></p>		<p><b>10940 Fairfax Blvd</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/(Strip Ctr)</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>            For Sale: <b>Not For Sale</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>11</b></p>		<p><b>10955 Fairfax Blvd</b>  <b>Fairfax Pointe</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 Dec 2010</b>            Building Size: <b>10,500 SF</b>            Land Area: <b>-</b>            Stories: <b>1</b>            Expenses: <b>2011 Tax @ \$0.59/sf; 2011 Ops @ \$9.41/sf</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>968 SF</b>            Max Contig: <b>968 SF</b>            Smallest Space: <b>968 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>100%</b></p>
<p>Landlord Rep: Rosenthal Properties LLC / Nora Foley (703) 893-4733 / Nicola Carleton (703) 893-5141 -- 968 SF (968 SF)</p>				
<p><b>12</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: <b>-</b>            Stories: <b>1</b>            For Sale: <b>Not For Sale</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>				

The APN for this property is 57-1-02-00-041


## RETAIL SPACES FOR LEASE - FEBRUARY 2019

13		<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>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>21,859 SF</b>            Max Contig: <b>6,276 SF</b>            Smallest Space: <b>1,607 SF</b>            Rent/SF/Yr: <b>\$22.00-\$25.00</b>            % Leased: <b>78.5%</b></p>
<p>Landlord Rep: Lincoln Property Company / Doug McLearn (703) 284-5862 / Stoddie Nibley (703) 284-5884 / Jack Redmond (703) 284-5880 -- 21,859 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>				
14		<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/(Neighborhood Ctr)</b>            Status: <b>Built 1952</b>            Building Size: <b>66,347 SF</b>            Land Area: <b>6 AC</b>            Stories: <b>1</b>            For Sale: <b>Not For Sale</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>				
15		<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 (Neighborhood 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>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>5,400 SF</b>            Max Contig: <b>3,600 SF</b>            Smallest Space: <b>1,800 SF</b>            Rent/SF/Yr: <b>\$40.00</b>            % Leased: <b>80.2%</b></p>
<p>Landlord Rep: Newmark Knight Frank / T.Edward T. Goldmeier, CRX, CLS (410) 625-4202 -- 5,400 SF (1,800-3,600 SF)</p>				
16		<p><b>11051-11053 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/Freestanding</b>            Status: <b>Built 1987</b>            Building Size: <b>20,925 SF</b>            Land Area: <b>1.71 AC</b>            Stories: <b>1</b>            Expenses: <b>2017 Tax @ \$3.11/sf, 2011 Est Tax @ \$1.43/sf; 2011 Est Ops @ \$3.75/sf</b>            For Sale: <b>Not For Sale</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>\$40.00</b>            % Leased: <b>88.5%</b></p>
<p>Landlord Rep: Newmark Knight Frank / T.Edward T. Goldmeier, CRX, CLS (410) 625-4202 -- 2,400 SF (2,400 SF)</p>				


# RETAIL SPACES FOR LEASE - FEBRUARY 2019

17		<p>11110-11118 Lee Hwy  <b>Hilltop Shopping Center</b>                      Fairfax, VA 22030                      Fairfax City County                      Fairfax City Submarket</p>	<p>Building Type: <b>Retail/Freestanding (Strip Ctr)</b>                      Status: <b>Built 1961</b>                      Building Size: <b>12,661 SF</b>                      Land Area: <b>0.47 AC</b>                      Stories: <b>1</b>                      Expenses: <b>2017 Tax @ \$4.10/sf, 2012 Est Tax @ \$0.49/sf; 2012 Est Ops @ \$3.51/sf</b>                      For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>1,484 SF</b>                      Max Contig: <b>1,484 SF</b>                      Smallest Space: <b>1,123 SF</b>                      Rent/SF/Yr: <b>\$30.00-\$35.00</b>                      % Leased: <b>88.3%</b></p>
Landlord Rep: Capitol Commercial Realty / A.Joseph A. Caputo (301) 947-6901 -- 1,484 SF (1,123-1,484 SF)				
18		<p>11123-11139 Lee Hwy                      Fairfax, VA 22030                      Fairfax City County                      Fairfax City Submarket</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>                      For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>5,600 SF</b>                      Max Contig: <b>5,600 SF</b>                      Smallest Space: <b>1,850 SF</b>                      Rent/SF/Yr: <b>\$25.00-\$30.00</b>                      % Leased: <b>79.1%</b></p>
Landlord Rep: Capitol Commercial Realty / A.Joseph A. Caputo (301) 947-6901 -- 5,600 SF (1,850-5,600 SF)				
19		<p>9960-10018 Main St  <b>Main Street Center</b>                      Fairfax, VA 22031                      Fairfax City County                      Fairfax City Submarket</p>	<p>Building Type: <b>Retail/Freestanding (Neighborhood Ctr)</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>                      For Sale: <b>Not For Sale</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>
Landlord Rep: Adler Financial Group / David Mescall (703) 591-0345 X123 -- 2,400 SF (2,400 SF)				
20		<p>10296-10320 Main St  <b>Main Street Marketplace</b>                      Fairfax, VA 22030                      Fairfax City County                      Fairfax City Submarket</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>                      For Sale: <b>Not For Sale</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>
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)				
21		<p>10381 Main St                      Fairfax, VA 22030                      Fairfax City County                      Fairfax City Submarket</p>	<p>Building Type: <b>Retail/Freestanding</b>                      Status: <b>Built 1892, Renov 1984</b>                      Building Size: <b>4,950 SF</b>                      Land Area: <b>-</b>                      Stories: <b>4</b>                      Expenses: <b>2014 Tax @ \$4.20/sf</b>                      For Sale: <b>Not For Sale</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>
Landlord Rep: VHM Corporation / Marilyn Livingston (703) 264-3326 -- 1,260 SF (1,260 SF)				

## RETAIL SPACES FOR LEASE - FEBRUARY 2019

<p><b>22</b></p>		<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; 2017 Ops @ \$2.46/sf</b>            For Sale: <b>Not For Sale</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>0%</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>				
<p><b>23</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>            For Sale: <b>Not For Sale</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>24</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>            For Sale: <b>Not For Sale</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>25</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>            For Sale: <b>Not For Sale</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>				

## RETAIL SPACES FOR LEASE - FEBRUARY 2019


**26**  **3950 University Dr**  
**Bldg A/B**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Class A Office/(Community Ctr)**  
 Status: **Built Sep 2007**  
 Building Size: **93,426 SF**  
 Typical Floor Size: **23,715 SF**  
 Stories: **3**  
 Expenses: **2014 Tax @ \$4.15/sf; 2014 Ops @ \$4.12/sf**  
 For Sale: **Not For Sale**

Space Avail: **1,988 SF**  
 Max Contig: **1,988 SF**  
 Smallest Space: **1,988 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **97.9%**

Landlord Rep: Kimco Realty Corporation / Kevin Allen (410) 427-4434 -- 1,988 SF (1,988 SF)

"Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice."

**27**  **10308-10384 Willard Way**  
**Courthouse Plaza**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**

Building Type: **Retail/(Neighborhood Ctr)**  
 Status: **Built 1978**  
 Building Size: **83,600 SF**  
 Land Area: **8.73 AC**  
 Stories: **1**  
 Expenses: **2017 Tax @ \$2.34/sf**  
 For Sale: **Not For Sale**

Space Avail: **8,500 SF**  
 Max Contig: **2,500 SF**  
 Smallest Space: **1,500 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **100%**

Landlord Rep: Combined Properties, Inc. / Andrew Iszard (202) 736-2827 -- 8,500 SF (1,500-2,500 SF)

December 2005: Property sold to Courthouse Subsidiary LLC. See comp FXC-25978-01-0620.

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