3170 Campbell Dr

Fairfax, VA 22031
Fairfax City County

Building Type: Class C Industrial
Building Status: Built 1971
Building Size: 12,960 SF
Land Area: 0.38 AC
Stories: 2

Space Avail: 9,720 SF
Max Contig: 6,480 SF
Smallest Space: 3,240 SF
Rent/SF/Yr: $16.00/nnn

Expenses: 2019 Tax @ $2.03/sf
Parked: 24 Surface Spaces are available; Ratio of 1.85/1,000 SF
For Sale: Not For Sale

Landlord Rep: RE/MAX Distinctive Real Estate, Inc. / Michael Marcey (703) 821-1840 -- 9,720 SF
(3,240-6,480 SF)

3925 Chain Bridge Rd - Bldg D - Old Town Plaza

Fairfax, VA 22030
Fairfax City County

Building Type: Class B Office
Building Status: Built 2007
Building Size: 29,172 SF
Typical Floor Size: 7,293 SF
Stories: 4

Space Avail: 4,593 SF
Max Contig: 2,893 SF
Smallest Space: 100 SF
Rent/SF/Yr: Withheld
% Leased: 100%

Expenses: 2014 Tax @ $5.27/sf, 2011 Est Tax @ $5.14/sf; 2014 Ops @ $5.24/sf, 2011 Est Ops @ $4.68/sf
Parked: 138 Covered Spaces are available; Ratio of 6.66/1,000 SF
For Sale: Not For Sale

Landlord Rep: Kimco Realty Corporation / Kevin Allen (410) 427-4434
Sublet Contact: CBRE / W. Carter Byrnes (703) 905-0204 -- 700 SF (700 SF)
JLL / Greg Ferrante (202) 719-5000 -- 2,893 SF (2,893 SF)
National Utility Contractors Association / Doug Carlson (703) 358-9300 -- 1,000 SF (100-1,000 SF)

Building Notes:
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.

BUILDING FEATURES
- Flexible Floor Plates with Large Blocks of Contiguous Space to Accommodate Buyers of All Sizes.
- Brick and Architecturally Detailed Precast Facade.
- Professional Lobbies.
- All Units Accessible by Elevators.
- 10’ Finished Ceiling Height.
- Operable Windows in Most Units.
- Restrooms Located in Common Areas.
### 4290 Chain Bridge Rd - Canfield Village

| Fairfax, VA 22030 | Building Type: Class B Office | Space Avail: 8,867 SF |
| Fairfax City County | Building Status: Built 2015 | Max Contig: 1,550 SF |
| Building Size: 20,664 SF | Smallest Space: 1,255 SF |
| Typical Floor Size: 8,291 SF | Rent/SF/Yr: $19.50 - $20.00 |
| Stories: 3 | % Leased: 71.9% |

Expenses: 2015 Tax @ $1.29/sf
Parking: 76 Surface Spaces are available; Ratio of 3.67/1,000 SF
For Sale: This property has one 1,511 condo for sale.

### 9450 Fairfax Blvd - Scout on the Circle

| Fairfax, VA 22031 | Building Type: Class A Multi-Family/Apartments | Space Avail: 26,452 SF |
| Fairfax City County | Building Status: Built May 2020 | Max Contig: 5,201 SF |
| Building Size: 497,000 SF | Smallest Space: 1,582 SF |
| Land Area: 8.24 AC | Rent/SF/Yr: Withheld |
| Stories: 6 | % Leased: 0% |
| For Sale: Not For Sale |

Landlord Rep: Combined Properties, Inc. / Andrew Iszard (202) 736-2827
Leasing Company: H & R Retail, Inc. / Sebastian P. Restifo (240) 482-3602 Austin Hersh (240) 482-3613 Bradley Buslik (240) 482-3609 -- 26,452 SF (1,582-5,201 SF)

Building Notes: The bed-bath mix, unit counts are accurate and sizes are estimated based on market standards. The actual models and unit mix are still to be determined

### 9629-9709 Fairfax Blvd - Fairfax Circle Shopping Center - Fairfax Circle Center

| Fairfax, VA 22031 | Building Type: Retail/Storefront Retail/Office (Neighborhood Ctr) | Space Avail: 17,684 SF |
| Fairfax City County | Building Status: Built 1964, Renov 1992 | Max Contig: 9,178 SF |
| Building Size: 125,447 SF | Smallest Space: 1,074 SF |
| Land Area: 9.14 AC | Rent/SF/Yr: Withheld |
| Stories: 2 | % Leased: 91.8% |

Expenses: 2014 Tax @ $0.99/sf
Parking: 650 Surface Spaces are available; Ratio of 5.18/1,000 SF
For Sale: Not For Sale

Landlord Rep: Rosenthal Properties LLC / Jane Le (703) 893-5141 / Nicola Carleton (703) 893-5141 / Nora Foley (703) 893-4733 -- 17,684 SF (1,074-9,178 SF)
9715 Fairfax Blvd

**Fairfax, VA 22031**

**Building Type:** Retail/Restaurant  
**Space Avail:** 14,000 SF  
**Building Status:** Built 1954, Renov Jul 2018  
**Max Contig:** 14,000 SF  
**Building Size:** 14,000 SF  
**Land Area:** 1.08 AC  
**Stories:** 1  
**Rent/SF/Yr:** $45.00  
**% Leased:** 31.1%  
**Expenses:** 2019 Tax @ $2.84/sf; 2011 Ops @ $2.75/sf  
**Parking:** 85 free Surface Spaces are available; Ratio of 3.75/1,000 SF  
**For Sale:** For Sale individually - Active; also for sale condo - active; also for sale condo - active; also for sale condo - active; also for sale condo - active

**Building Notes:**

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.

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.

Very generous parking of 85 existing spaces.

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.

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

Frontage of approximately 120ft on busy Fairfax Boulevard. Highly identifiable site next to Patriot Harley Davidson (one of the largest Harley Davidson dealerships 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.

10120 Fairfax Blvd - Boulevard Marketplace At Fairfax

**Fairfax, VA 22030**

**Building Type:** Retail/Freestanding  
**Space Avail:** 5,000 SF  
**Building Status:** Proposed  
**Max Contig:** 5,000 SF  
**Building Size:** 5,000 SF  
**Land Area:** -  
**Stories:** 1  
**Rent/SF/Yr:** $49.00/nnn  
**% Leased:** 0%  
**Expenses:** 2014 Tax @ $12.91/sf, 2012 Est Tax @ $4.42/sf; 2012 Est Ops @ $3.54/sf  
**For Sale:** Not For Sale

**Landlord Rep:** KLNB / Craig Cheney (703) 268-2705 / Alex Willner (703) 268-2718 -- 5,000 SF (5,000 SF)
<table>
<thead>
<tr>
<th>Address</th>
<th>Building Type</th>
<th>Space Avail</th>
<th>Max Contig</th>
<th>Smallest Space</th>
<th>Stories</th>
<th>% Leased</th>
<th>Expenses</th>
<th>Parking</th>
<th>Ratio of</th>
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<tbody>
<tr>
<td>10160 Fairfax Blvd - Boulevard Marketplace At Fairfax</td>
<td>Retail/Storefront</td>
<td>3,527 SF</td>
<td>2,125 SF</td>
<td>1,402 SF</td>
<td>1</td>
<td>100%</td>
<td>2018 Tax @ $0.71/sf, 2012 Est Tax @ $4.86/sf; 2012 Est Ops @ $3.89/sf</td>
<td>50 free Surface Spaces are available; Ratio of 3.38/1,000 SF</td>
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<tr>
<td>10805 Fairfax Blvd</td>
<td>Retail/Storefront</td>
<td>1,544 SF</td>
<td>952 SF</td>
<td>592 SF</td>
<td>2</td>
<td>26.9%</td>
<td></td>
<td>24 free Surface Spaces are available; Ratio of 10.00/1,000 SF</td>
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<tr>
<td>10940 Fairfax Blvd - Fairfax Marketplace</td>
<td>Retail</td>
<td>4,760 SF</td>
<td>2,450 SF</td>
<td>2,310 SF</td>
<td>1</td>
<td>72.0%</td>
<td>2011 Tax @ $6.65/sf, 2012 Est Tax @ $6.65/sf; 2011 Est Ops @ $4.44/sf</td>
<td>94 Surface Spaces are available; Ratio of 4.98/1,000 SF</td>
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</table>

Landlord Rep: Rosenthal Properties LLC / Nora Foley (703) 893-4733 / Nicola Carleton (703) 893-5141 -- 3,527 SF (1,402-2,125 SF)

Landlord Rep: CapStar Commercial Realty / Fei Wang (301) 738-7777 / John P. Lin (240) 813-2088 -- 1,544 SF (592-952 SF)

Landlord Rep: Rosenthal Properties LLC / Nora Foley (703) 893-4733 / Nicola Carleton (703) 893-5141 -- 4,760 SF (2,310-2,450 SF)
### 10955 Fairfax Blvd - Fairfax Pointe

**Address:** Fairfax, VA 22030  
**County:** Fairfax City  
**Building Type:** Retail  
**Space Avail:** 4,910 SF  
**Max Contig:** 2,406 SF  
**Building Status:** Built Dec 2010  
**Building Size:** 10,493 SF  
**Smallest Space:** 968 SF  
**Land Area:** -  
**Stories:** 1  
**% Leased:** Withheld  
**Expenses:** 2011 Tax @ $0.59/sf; 2011 Ops @ $9.42/sf  
**Parking:** 52 free Surface Spaces are available; Ratio of 4.96/1,000 SF  
**For Sale:** Not For Sale  

**Landlord Rep:** Rosenthal Properties LLC / Nora Foley (703) 893-4733 / Nicola Carleton (703) 893-5141 -- 4,910 SF (968-2,406 SF)

### 11250-11284 James Swart Cir - Fairfax Court

**Address:** Fairfax, VA 22030  
**County:** Fairfax City  
**Building Type:** Retail/Freestanding (Community Ctr)  
**Space Avail:** 9,865 SF  
**Max Contig:** 9,865 SF  
**Building Status:** Built 1992  
**Building Size:** 195,478 SF  
**Smallest Space:** 9,865 SF  
**Land Area:** 25 AC  
**Stories:** 2  
**% Leased:** Withheld  
**Expenses:** 2012 Est Tax @ $3.40/sf; 2009 Ops @ $3.66/sf, 2012 Est Ops @ $3.00/sf  
**Parking:** 1,210 Surface Spaces are available; Ratio of 4.85/1,000 SF  
**For Sale:** Not For Sale  

**Landlord Rep:** Segall Group / G.Andrew G. Segall (410) 753-3947 X105 / Jonathan Garritt (410) 753-3942 -- 9,865 SF (9,865 SF)

### 11001 Lee Hwy - Fairfax Junction - Fairfax Junction Shopping Center

**Address:** Fairfax, VA 22030  
**County:** Fairfax City  
**Building Type:** Retail/Storefront (Neighborhood Ctr)  
**Space Avail:** 2,059 SF  
**Max Contig:** 2,059 SF  
**Building Status:** Built 1981, Renov 1999  
**Building Size:** 65,338 SF  
**Smallest Space:** 2,059 SF  
**Land Area:** 5.44 AC  
**Stories:** 2  
**% Leased:** Withheld  
**Expenses:** 2011 Tax @ $2.14/sf; 2011 Est Ops @ $2.38/sf  
**Parking:** 250 free Surface Spaces are available; Ratio of 3.97/1,000 SF  
**For Sale:** Not For Sale  

**Landlord Rep:** Federal Realty Investment Trust / Richard Abruscato (301) 998-8188  
**Sublet Contact:** RealMarkets, a Century 21 New Millennium Team / Stephen Karbelk (703) 858-2770 Ryan Rauner, CCIM (703) 943-7079 -- 2,059 SF (2,059 SF)
## 11011-11041 Lee Hwy - Westfair Center

**Fairfax, VA 22030**  
**Fairfax City County**  
**Retail/Storefront**  
**Built 1981**  
**27,300 SF**  
**2.36 AC**  
**2019 Tax @ $3.72/sf, 2011 Est Tax @ $2.40/sf; 2011 Est Ops @ $2.57/sf**  
**1,800 SF**  
**% Leased: 93.4%**  
**For Sale: Not For Sale**  

**Landlord Rep:** Federal Realty Investment Trust / Richard Abruscato (301) 998-8188 -- 1,800 SF (1,800 SF)

## 11054-11075 Lee Hwy - Kamp Washington Shopping Center - Kamp Washington

**AKA 11040 Lee Hwy**  
**US Route 50 @ US Route 29**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Retail/(Neighborhood Ctr)**  
**Built 1960, Renov 1995**  
**60,657 SF**  
**6 AC**  
**2012 Tax @ $4.67/sf**  
**For Sale: Not For Sale**  

**Landlord Rep:** Regency Centers / April Laney (703) 442-4337 -- 20,425 SF (20,425 SF)

## 11123-11139 Lee Hwy - America’s Best Shopping Center

**Fairfax, VA 22030**  
**Fairfax City County**  
**Retail/Freestanding**  
**Built 1988**  
**26,826 SF**  
**1.83 AC**  
**2019 Tax @ $2.97/sf, 2012 Est Tax @ $2.64/sf; 2012 Est Ops @ $2.36/sf**  
**For Sale: Not For Sale**  

**Landlord Rep:** KLNB / Beth Sargent (703) 268-2716 / Jake Levin (202) 909-6102 -- 6,522 SF (2,522-4,000 SF)
## 11206-11218 Lee Hwy - Jermantown Square

**Location:** Fairfax, VA 22030  
**Building Type:** Retail/Freestanding  
**Space Avail:** 1,292 SF  
**Max Contig:** 1,292 SF  
**Building Status:** Built 1981  
**Building Size:** 12,151 SF  
**Land Area:** 3.50 AC  
**Stories:** 1  
**Parking:** 60 free Surface Spaces are available; Ratio of 1.72/1,000 SF  
**For Sale:** Not For Sale  

**Landlord Rep:** A.J. Dwoskin & Associates, Inc. / Arthur Matarazzo (703) 277-3488 / Anthony Jeffrey (703) 273-9320 -- 1,292 SF (1,292 SF)

## 9400-9484 Main St - Pickett Shopping Center

**Location:** AKA Route 236 and Pickett Rd  
**Building Type:** Retail/(Neighborhood Ctr)  
**Space Avail:** 8,400 SF  
**Max Contig:** 5,200 SF  
**Building Status:** Built 1967  
**Building Size:** 89,564 SF  
**Land Area:** 10.23 AC  
**Stories:** 1  
**Expenses:** 2019 Tax @ $2.39/sf; 2005 Combined Est Tax/Ops @ $4.75/sf  
**Parking:** 642 Surface Spaces are available; Ratio of 7.13/1,000 SF  
**For Sale:** Not For Sale  

**Landlord Rep:** Combined Properties, Inc. / Maddie Netter (202) 293-4500 / Andrew Iszard (202)  
736-2827 -- 8,400 SF (1,200-5,200 SF)

## 9570 Main St - Turnpike Shopping Center

**Location:** AKA 9510 Main St  
**Building Type:** Retail  
**Space Avail:** 9,005 SF  
**Max Contig:** 4,000 SF  
**Building Status:** Built 1967, Renov 1986  
**Building Size:** 92,798 SF  
**Land Area:** 9.84 AC  
**Stories:** 1  
**Parking:** 755 Surface Spaces are available; Ratio of 6.40/1,000 SF  
**For Sale:** Not For Sale  

**Landlord Rep:** Combined Properties, Inc. / Maddie Netter (202) 293-4500 / Andrew Iszard (202)  
736-2827 -- 9,005 SF (1,440-4,000 SF)

**Building Notes:** "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
Fair City Mall is a partially enclosed power center with 394,891 square feet of retail space. It features more than 50 popular retail and service destinations, including Bed Bath & Beyond, Marshalls, and Lifetime Fitness. The property is on Main Street at the intersection of Little River Turnpike and Pickett Road, just minutes away from the most visited attractions in Virginia.

Fair City Mall is located in Fairfax County, Virginia, a thriving urban county that is also the most populous jurisdiction in both Virginia and the Washington metropolitan area. Fairfax County has a dynamic economy and an increasingly diverse population. More than 28,700 businesses employing nearly 543,000 works and six Fortune 500 companies are headquartered here. It is home to more than 4,800 technology firms, ranging from high profile, publicly held companies to entrepreneurial startups.

At $107,051, the average household income of Fairfax County residents is one of the highest in the nation. The county has a well-educated citizenry; more than half of its adult residents have four-year college degrees. Campuses of three major universities (George Mason University, University of Virginia, and Virginia Tech) and the largest community college in the state (Northern Virginia Community College) are located in Fairfax County.

Fair City Mall has a prime location and accessible layout, offering a number of conveniences. Its mix of fashion apparel, home goods, and lifestyle amenities make this a popular destination for the area's residents, workers, and out-of-town visitors.

FOR LEASING INFORMATION PLEASE CALL 301/464-8844
### 9909 Main St

**Fairfax, VA 22031**  
Fairfax City County  

- Building Type: Retail/Auto Dealership  
- Building Status: Built 1985  
- Building Size: 6,996 SF  
- Land Area: 0.69 AC  
- Stories: 1  
- Expenses: 2019 Tax @ $2.90/sf  
- Parking: Ratio of 0.00/1,000 SF  
- Rent/SF/Yr: $40.00/nnn  
- % Leased: 100%

**Landlord Rep:** Shircliff Commercial / Robert Shircliff (703) 901-9935 -- 5,984 SF (5,984 SF)

**Building Notes:**

- Location Corner: SW  
- Property Description: Free Standing Retail Building

### 10296-10320 Main St - Main Street Marketplace

**AKA 10268 Main St**  
Fairfax, VA 22030  
Fairfax City County  

- Building Type: Retail/Freestanding (Neighborhood Ctr)  
- Building Status: Built 1962  
- Building Size: 78,388 SF  
- Land Area: 7.17 AC  
- Stories: 2  
- Expenses: 2010 Tax @ $3.37/sf, 2012 Est Tax @ $3.37/sf; 2010 Ops @ $2.50/sf, 2012 Est Ops @ $2.50/sf  
- Parking: 250 Surface Spaces are available; Ratio of 4.93/1,000 SF  
- For Sale: Not For Sale

**Landlord Rep:** Next Realty Mid-Atlantic, LLC / J.Andrew J. Rose (703) 442-8837 / Taylor Hayes (703) 442-8827 -- 6,254 SF (930-2,858 SF)
10426 Main St - Old Town Fairfax Building

AKA 3979-3981 Chain Bridge Rd
Fairfax, VA 22030
Fairfax City County

Building Type: Retail/Storefront
Space Avail: 8,500 SF
Rent/SF/Yr: Withheld
Max Contig: 8,500 SF
Smallest Space: 2,000 SF

Building Status: Built 1955
Building Size: 22,396 SF
Land Area: 0.32 AC
Stories: 2

% Leased: 62.1%

Expenses: 2007 Combined Tax/Ops @ $5.49/sf; 2007 Combined Est Tax/Ops @ $3.51/sf
Parking: 10 free Reserved Spaces are available; Ratio of 0.45/1,000 SF
For Sale: Not For Sale

Landlord Rep: Serafin Real Estate / Joe Serafin (703) 261-4809 -- 8,500 SF (2,000-8,500 SF)

Building Notes: Storefront Retail/Office

3226 Old Lee Hwy

Fairfax, VA 22030
Fairfax City County

Building Type: Retail
Space Avail: 2,400 SF
Rent/SF/Yr: Withheld
Max Contig: 2,400 SF
Smallest Space: 2,400 SF

Building Status: Built 1959
Building Size: 2,400 SF
Land Area: 0.11 AC
Stories: 1

% Leased: 0%

Expenses: 2019 Tax @ $3.41/sf
Parking: 12 free Surface Spaces are available; Ratio of 5.00/1,000 SF
For Sale: Not For Sale

Landlord Rep: Divaris Real Estate, Inc. / Joseph Farina (571) 620-5142 -- 2,400 SF (2,400 SF)

3250 Old Lee Hwy - Fairfax Circle Center

Fairfax, VA 22030
Fairfax City County

Building Type: Retail
Space Avail: 24,000 SF
Rent/SF/Yr: Withheld
Max Contig: 24,000 SF
Smallest Space: 10,000 SF

Building Status: Built 1996
Building Size: 34,213 SF
Land Area: 1.65 AC
Stories: 1

% Leased: 29.9%

Expenses: 2019 Tax @ $1.61/sf
Parking: 650 free Surface Spaces are available; Ratio of 10.00/1,000 SF
For Sale: For Sale - Active

Landlord Rep: Divaris Real Estate, Inc. / Joseph Farina (571) 620-5142 -- 24,000 SF (10,000-24,000 SF)
### 3922 Old Lee Hwy - Courthouse Plaza

**Fairfax, VA 22030**

- **Building Type:** Retail/Restaurant
- **Space Avail:** 5,131 SF
- **Building Status:** Built 1979
- **Max Contig:** 5,131 SF
- **Building Size:** 5,131 SF
- **Smallest Space:** 5,131 SF
- **Land Area:** 1.61 AC
- **Stories:** 1
- **Rent/SF/Yr:** Withheld
- **% Leased:** 100%
- **Expenses:** 2017 Tax @ $7.93/sf
- **Parking:** 85 free Surface Spaces available; Ratio of 9.34/1,000 SF
- **For Sale:** Not For Sale

**Landlord Rep:** Combined Properties, Inc. Andrew Iszard (202) 736-2827 -- 5,131 SF (5,131 SF)

### 3924 Old Lee Hwy - Courthouse Plaza

**Fairfax, VA 22030**

- **Building Type:** Retail/Fast Food
- **Space Avail:** 3,559 SF
- **Building Status:** Built 1974
- **Max Contig:** 3,559 SF
- **Building Size:** 3,559 SF
- **Smallest Space:** 3,559 SF
- **Land Area:** -
- **Stories:** 1
- **% Leased:** 100%
- **Parking:** 40 free Surface Spaces available; Ratio of 10.00/1,000 SF
- **For Sale:** Not For Sale

**Landlord Rep:** Combined Properties, Inc. / Andrew Iszard (202) 736-2827 -- 3,559 SF (3,559 SF)

### 3210-3242 Old Pickett Rd - Strykers Square

**Fairfax, VA 22031**

- **Building Type:** Retail/(Strip Ctr)
- **Space Avail:** 1,200 SF
- **Building Status:** Built 1973, Renov 2015
- **Max Contig:** 1,200 SF
- **Building Size:** 24,000 SF
- **Smallest Space:** 1,200 SF
- **Land Area:** 2.20 AC
- **Stories:** 1
- **Rent/SF/Yr:** $25.00/nnn
- **% Leased:** 100%
- **Expenses:** 2019 Tax @ $3.22/sf, 2011 Est Tax @ $2.40/sf; 2011 Est Ops @ $1.41/sf
- **Parking:** 172 Surface Spaces are available; Ratio of 7.20/1,000 SF
- **For Sale:** Not For Sale

**Landlord Rep:** Bernstein Management Group Inc / Darren Bernstein (703) 204-2000 -- 1,200 SF (1,200 SF)
### 3759-3769 Pickett Rd - W & N South Bldg

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<tr>
<th>Address</th>
<th>Building Type</th>
<th>Space Avail</th>
<th>Rent/SF/Yr</th>
<th>% Leased</th>
<th>Building Status</th>
<th>Max Contig</th>
<th>Smallest Space</th>
<th>Stories</th>
<th>Expenses</th>
<th>Parking</th>
<th>Building Notes</th>
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<tr>
<td>Fairfax, VA 22031</td>
<td>Class C Service</td>
<td>4,004 SF</td>
<td>Withheld</td>
<td>84.4%</td>
<td>Built 1970</td>
<td>2,004 SF</td>
<td>2,000 SF</td>
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<td>2019 Tax @ $1.71/sf, 2012 Est Tax @ $2.31/sf; 2011 Ops @ $1.35/sf, 2012 Est Ops @ $1.35/sf</td>
<td>40 free Surface Spaces are available; Ratio of 2.00/1,000 SF</td>
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<td>Retail/Storefront</td>
<td>2,000 SF</td>
<td>$32.50/nnn</td>
<td>100%</td>
<td>Built 1969</td>
<td>2,000 SF</td>
<td>2,000 SF</td>
<td>1</td>
<td>2019 Tax @ $3.25/sf, 2012 Est Tax @ $2.00/sf; 2011 Ops @ $2.75/sf, 2012 Est Ops @ $2.75/sf</td>
<td>15 Surface Spaces are available; Ratio of 1.72/1,000 SF</td>
<td>For Sale: Not For Sale</td>
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- Landlord Rep: **Rosenthal Properties LLC / Jane Le (703) 893-5141 / Billy Orlove (703) 893-5141 -- 4,004 SF (2,000-2,004 SF)**

* Bay sizes range from 1,600 - 4,600 sf

### 3900 Pickett Rd

<table>
<thead>
<tr>
<th>Address</th>
<th>Building Type</th>
<th>Space Avail</th>
<th>Rent/SF/Yr</th>
<th>% Leased</th>
<th>Building Status</th>
<th>Max Contig</th>
<th>Smallest Space</th>
<th>Stories</th>
<th>Expenses</th>
<th>Parking</th>
<th>Building Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairfax, VA 22031</td>
<td>Retail/Storefront</td>
<td>2,000 SF</td>
<td>$24.00/nnn</td>
<td>72.8%</td>
<td>Built 1969</td>
<td>2,000 SF</td>
<td>2,000 SF</td>
<td>1</td>
<td>2019 Tax @ $3.35/sf, 2012 Est Tax @ $2.66/sf; 2009 Est Ops @ $0.39/sf</td>
<td>14 free Surface Spaces are available; Ratio of 2.19/1,000 SF</td>
<td>For Sale: Not For Sale</td>
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<tr>
<td>Fairfax, VA 22031</td>
<td>Retail/Office</td>
<td>1,740 SF</td>
<td>$24.00/nnn</td>
<td>72.8%</td>
<td>Built 1964</td>
<td>1,740 SF</td>
<td>1,740 SF</td>
<td>1</td>
<td>2019 Tax @ $3.35/sf, 2012 Est Tax @ $2.66/sf; 2009 Est Ops @ $0.39/sf</td>
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- Landlord Rep: **Mar-West Realty Partners / B.Mark B. Schall (703) 893-4840 -- 2,000 SF (2,000 SF)**

### 3910 University Dr

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<th>Space Avail</th>
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<th>Building Status</th>
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<th>Parking</th>
<th>Building Notes</th>
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<tbody>
<tr>
<td>Fairfax, VA 22030</td>
<td>Retail/Storefront</td>
<td>1,740 SF</td>
<td>$24.00/nnn</td>
<td>72.8%</td>
<td>Built 1964</td>
<td>1,740 SF</td>
<td>1,740 SF</td>
<td>1</td>
<td>2019 Tax @ $3.35/sf, 2012 Est Tax @ $2.66/sf; 2009 Est Ops @ $0.39/sf</td>
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- Landlord Rep: **Spring Hill Real Estate / Hourieh Zamani (703) 898-8190 -- 1,740 SF (1,740 SF)**
**3950 University Dr - Bldg A/B - Old Town Plaza**

**AKA 10420 North St**  
**Building Type:** Class A Office  
**Building Status:** Built Sep 2007  
**Building Size:** 93,426 SF  
**Fairfax, VA 22030**  
**Typical Floor Size:** 23,715 SF  
**Fairfax City County**  
**Stories:** 3  
**Space Avail:** 1,968 SF  
**Max Contig:** 1,968 SF  
**Smallest Space:** 1,968 SF  
**Rent/SF/Yr:** Withheld  
**% Leased:** 97.9%  
**Expenses:** 2014 Tax @ $4.15/sf; 2014 Ops @ $4.12/sf  
**Parking:** 300 Covered Spaces are available; Ratio of 1.07/1,000 SF  
**For Sale:** Not For Sale

**Building Notes:**  
“Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.”

**4002-4008 University Dr - Ellicott Bldg Condominium**

**Fairfax, VA 22030**  
**Building Type:** Class C Office  
**Building Status:** Built 1910, Renov 1950  
**Building Size:** 11,100 SF  
**Fairfax City County**  
**Typical Floor Size:** 5,000 SF  
**Stories:** 2  
**Space Avail:** 4,600 SF  
**Max Contig:** 2,300 SF  
**Smallest Space:** 2,300 SF  
**Rent/SF/Yr:** $20.00  
**% Leased:** 100%  
**Expenses:** 2019 Tax @ $0.52/sf  
**For Sale:** This property has one 2,300 condo for sale.

**Building Notes:**  
Located at the SW corner of University and Main St in Historic Downtown Fairfax City. Walking distance to courthouse. Building contains a total of 7 condominium units; the units on the upper floor are office space, and the lower level is retail. Zoned C-2 Retail Commercial District. Freshly painted with new awnings.

**10308-10384 Willard Way - Courthouse Plaza**

**AKA 10350 Willard Way**  
**Building Type:** Retail/(Neighborhood Ctr)  
**Building Status:** Built 1978  
**Building Size:** 83,600 SF  
**Fairfax, VA 22030**  
**Land Area:** 8.73 AC  
**Fairfax City County**  
**Stories:** 1  
**Space Avail:** 6,000 SF  
**Max Contig:** 2,500 SF  
**Smallest Space:** 1,500 SF  
**Rent/SF/Yr:** Withheld  
**% Leased:** 100%  
**Expenses:** 2019 Tax @ $2.09/sf  
**For Sale:** Not For Sale

**Landlord Rep:** Combined Properties, Inc. / Andrew Iszard (202) 736-2827 -- 6,000 SF (1,500-2,500 SF)

**Building Notes:**  

PID 57-2-20-004-D, 3525

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8/5/2020

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