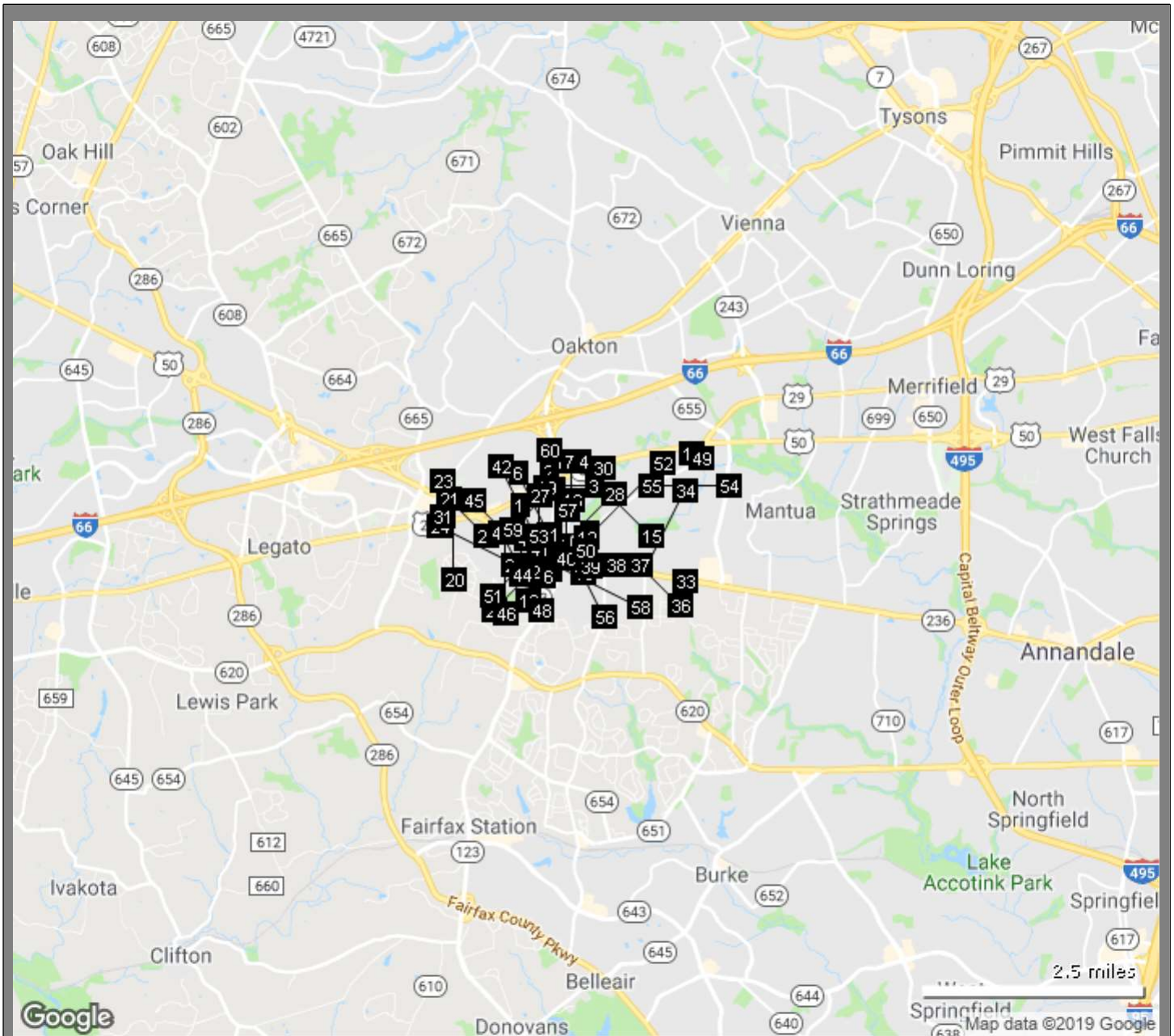


OFFICE SPACE FOR LEASE - MAY 2019



1



3545 Chain Bridge Rd
Fairfax Professional Bldg 2
Fairfax, VA 22030
Fairfax City County
Fairfax City Submarket




Building Type: **Class B Office**
 Status: **Built 1973**
 Building Size: **24,472 SF**
 Typical Floor Size: **13,736 SF**
 Stories: **2**
 Expenses: **2012 Est Tax @ \$1.20/sf; 2012 Est Ops @ \$3.80/sf**
 For Sale: **Not For Sale**

Space Avail: **1,210 SF**
 Max Contig: **1,210 SF**
 Smallest Space: **1,210 SF**
 Rent/SF/Yr: **\$17.90**
 % Leased: **95.1%**

Landlord Rep: Standard Properties, Inc. / David Psaltis (202) 244-5800 X102 -- 1,210 SF (1,210 SF)

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

OFFICE SPACE FOR LEASE - MAY 2019

<p>2</p>		<p>3554 Chain Bridge Rd Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class A Office Status: Built May 1987 Building Size: 40,532 SF Typical Floor Size: 11,000 SF Stories: 4 Expenses: 2017 Tax @ \$1.91/sf For Sale: Not For Sale</p>	<p>Space Avail: 2,070 SF Max Contig: 2,070 SF Smallest Space: 2,070 SF Rent/SF/Yr: \$21.50 % Leased: 100%</p>
<p>Landlord Rep: The Lann Companies / John Napolitano (703) 934-4600 X311 -- 2,070 SF (2,070 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>3</p>		<p>3601-3605 Chain Bridge Rd Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1988 Building Size: 14,781 SF Typical Floor Size: 4,927 SF Stories: 3 Expenses: 2017 Tax @ \$0.18/sf For Sale: Not For Sale</p>	<p>Space Avail: 931 SF Max Contig: 931 SF Smallest Space: 931 SF Rent/SF/Yr: \$29.00 % Leased: 93.7%</p>
<p>Landlord Rep: Commercial Condominium Management Company / Kris Motz (703) 448-6900 -- 931 SF (931 SF)</p>				
<p>* Office condos</p>				
<p>* Easy access to 66</p>				
<p>* Right off Rt 50</p>				
<p>4</p>		<p>3607-3611 Chain Bridge Rd Fairfax, VA 22030 Fairfax City County Fairfax Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1986 Building Size: 14,059 SF Typical Floor Size: 5,000 SF Stories: 3 Expenses: 2017 Tax @ \$0.20/sf; 2011 Ops @ \$0.24/sf For Sale: Not For Sale</p>	<p>Space Avail: 1,000 SF Max Contig: 1,000 SF Smallest Space: 1,000 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
<p>Landlord Rep: <i>Company information unavailable at this time</i></p>				
<p>Sublet Contact: Long & Foster Real Estate, Inc. (Commercial Div.) / Bakh Safarov (703) 506-2850 -- 1,000 SF (1,000 SF)</p>				




OFFICE SPACE FOR LEASE - MAY 2019

<p>5</p>		<p>3925 Chain Bridge Rd Bldg D Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office/(Community Ctr) Status: Built Sep 2007 Building Size: 29,172 SF Typical Floor Size: 7,293 SF Stories: 4 Expenses: 2014 Tax @ \$5.27/sf, 2011 Est Tax @ \$5.14/sf; 2014 Ops @ \$5.24/sf, 2011 Est Ops @ \$4.68/sf For Sale: Not For Sale</p>	<p>Space Avail: 700 SF Max Contig: 700 SF Smallest Space: 700 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
<p>Landlord Rep: <i>Kimco Realty Corporation / Kevin Allen (410) 427-4434</i></p>				
<p>Sublet Contact: <i>CBRE / W. Carter Byrnes (703) 905-0204 -- 700 SF (700 SF)</i></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>BUILDING FEATURES</p>				
<ul style="list-style-type: none"> - 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. 				
<p>6</p>		<p>3976 Chain Bridge Rd Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class C Office Status: Built 1947 Building Size: 5,852 SF Typical Floor Size: 2,926 SF Stories: 2 Expenses: 2017 Tax @ \$2.19/sf For Sale: Not For Sale</p>	<p>Space Avail: 2,990 SF Max Contig: 1,834 SF Smallest Space: 1,156 SF Rent/SF/Yr: \$17.00 % Leased: 48.9%</p>
<p>Landlord Rep: <i>Long & Foster Real Estate, Inc. (Commercial Div.) / Bakh Safarov (703) 506-2850 X5747 -- 2,990 SF (1,156-1,834 SF)</i></p>				
<p>7</p>		<p>4085 Chain Bridge Rd Equity Bldg Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1968 Building Size: 26,000 SF Typical Floor Size: 5,000 SF Stories: 6 Expenses: 2017 Tax @ \$2.01/sf For Sale: Not For Sale</p>	<p>Space Avail: 2,916 SF Max Contig: 2,916 SF Smallest Space: 2,916 SF Rent/SF/Yr: \$23.00 % Leased: 88.8%</p>
<p>Landlord Rep: <i>Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 2,916 SF (2,916 SF)</i></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>				

OFFICE SPACE FOR LEASE - MAY 2019

<p>8</p>		<p>4101 Chain Bridge Rd Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1960, Renov 1985 Building Size: 12,000 SF Typical Floor Size: 4,000 SF Stories: 3 Expenses: 2017 Tax @ \$1.76/sf, 2010 Est Tax @ \$0.81/sf; 2010 Est Ops @ \$5.20/sf For Sale: Not For Sale</p>	<p>Space Avail: 2,546 SF Max Contig: 2,546 SF Smallest Space: 2,546 SF Rent/SF/Yr: \$25.00 % Leased: 78.8%</p>
<p>Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 2,546 SF (2,546 SF)</p> <p>Across street from Fairfax County Judicial Center.</p>				
<p>9</p>		<p>4103 Chain Bridge Rd Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1979 Building Size: 44,233 SF Typical Floor Size: 7,503 SF Stories: 6 Expenses: 2017 Tax @ \$1.50/sf For Sale: Not For Sale</p>	<p>Space Avail: 1,906 SF Max Contig: 1,906 SF Smallest Space: 1,906 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
<p>Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104</p> <p>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.</p> <p>* Easy access via University Drive.</p> <p>* Near shopping, restaurants and major thoroughfares.</p> <p>* Suite B-100-Former dental office</p>				
<p>10</p>		<p>4290 Chain Bridge Rd Canfield Village Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built Oct 2015 Building Size: 20,664 SF Typical Floor Size: 8,291 SF Stories: 3 Expenses: 2015 Tax @ \$1.29/sf For Sale: This property has one 1,511 condo for sale.</p>	<p>Space Avail: 7,356 SF Max Contig: 1,550 SF Smallest Space: 1,255 SF Rent/SF/Yr: \$19.50-\$22.50 % Leased: 71.9%</p>
<p>Landlord Rep: Long & Foster Real Estate, Inc. (Commercial Div.) / Bakh Safarov (703) 506-2850 X5747 -- 7,356 SF (1,255-1,550 SF)</p>				

OFFICE SPACE FOR LEASE - MAY 2019

<p>11</p>		<p>10301 Democracy Ln Providence Hill Bldg 2 Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>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 For Sale: Not For Sale</p>	<p>Space Avail: 7,279 SF Max Contig: 2,859 SF Smallest Space: 1,581 SF Rent/SF/Yr: \$18.00 % Leased: 86.0%</p>
<p>Landlord Rep: Summit Commercial Real Estate, LLC / James Legat (703) 677-0101 / Audrey Wallace (703) 544-9947 -- 7,279 SF (1,581-2,859 SF)</p> <p>4% broker co-op.</p> <p>Turn-key buildouts provided.</p> <p>Suites in move-in condition, freshly painted.</p> <p>Upscale lobby and common area finishes.</p> <p>Professionally managed.</p> <p>Well funded established ownership.</p>				
<p>12</p>		<p>10327-10341 Democracy Ln Providence Hill Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office/Loft/Creative Space 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 For Sale: This property has one 1,172 condo for sale.</p>	<p>Space Avail: 3,554 SF Max Contig: 1,172 SF Smallest Space: 160 SF Rent/SF/Yr: \$19.50-\$21.71 % Leased: 83.0%</p>
<p>Landlord Rep: KW Commercial - Keller Williams Capital Properties / Cornell Dayne (202) 630-4561 -- 1,050 SF (1,050 SF)</p> <p>Leasing Company: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 -- 2,344 SF (1,172 SF)</p> <p>Sublet Contact: Long & Foster Real Estate, Inc. (Commercial Div.) / Bakh Safarov (703) 506-2850 -- 160 SF (160 SF)</p> <p>This is a condo building. Building located in the heart of Fairfax City, walk to courthouse plaza. Ample parking.</p>				
<p>13</p>		<p>10340 Democracy Ln Democracy Square Off Bldg Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>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 For Sale: Not For Sale</p>	<p>Space Avail: 14,440 SF Max Contig: 6,245 SF Smallest Space: 1,950 SF Rent/SF/Yr: \$19.95 % Leased: 74.8%</p>
<p>Landlord Rep: R.L. Travers & Associates, Inc. / C.Guy C. Travers (703) 339-0103 -- 14,440 SF (1,950-6,245 SF)</p> <p>BUILDING FEATURES:</p> <p>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</p> <p>BUILDING INFORMATION:</p> <p>Building automation system 24/7 video surveillance Abundant free surface parking</p>				

OFFICE SPACE FOR LEASE - MAY 2019

14



10300 Eaton Pl
WillowWood Plaza Bldg I
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**
 For Sale: **Not For Sale**

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.

15



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**
 For Sale: **Not For Sale**

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

Landlord Rep: Cushman & Wakefield / Josh Masi (703) 847-2766 / Jeanette Ko (703) 847-2769 / Will Thomas (703) 770-3417 -- 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-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 - MAY 2019

16



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**
 For Sale: **Not For Sale**

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.

17



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**
 For Sale: **Not For Sale**

Space Avail: **28,135 SF**
 Max Contig: **13,640 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/Yr: **\$19.00-\$23.50**
 % Leased: **81.2%**

Landlord Rep: Newmark Knight Frank / Cole Spalding (703) 918-0230 / Larry FitzGerald (703) 918-0221 -- 28,135 SF (1,500-9,382 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 - MAY 2019

<p>18</p>		<p>9629-9709 Fairfax Blvd Fairfax, VA 22031 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/Storefront Retail/Office (Neighborhood Ctr) Status: Built 1964, Renov 1992 Building Size: 125,447 SF Land Area: 9.14 AC Stories: 2 Expenses: 2014 Tax @ \$0.99/sf For Sale: Not For Sale</p>	<p>Space Avail: 10,065 SF Max Contig: 7,683 SF Smallest Space: 894 SF Rent/SF/Yr: Withheld % Leased: 92.0%</p>
<p>Landlord Rep: Rosenthal Properties LLC / Jane Le (703) 893-5141 X117 / Nora Foley (703) 893-4733 -- 10,065 SF (894-5,469 SF)</p>				
<p>PROPERTY FEATURES: • 1,002 & 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>19</p>		<p>10565 Fairfax Blvd 50/123 Office Bldg Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1986 Building Size: 26,910 SF Typical Floor Size: 8,342 SF Stories: 4 Expenses: 2017 Tax @ \$1.49/sf For Sale: Not For Sale</p>	<p>Space Avail: 18,229 SF Max Contig: 8,618 SF Smallest Space: 1,500 SF Rent/SF/Yr: \$21.50 % Leased: 69.9%</p>
<p>Landlord Rep: AMR Commercial, LLC / K.William K. Montrose (301) 961-9696 X203 / Christian Funicelli (301) 961-9696 -- 18,229 SF (1,500-8,618 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>20</p>		<p>11130 Fairfax Blvd 50/66 Office Plaza 3 Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1986 Building Size: 31,800 SF Typical Floor Size: 10,600 SF Stories: 3 Expenses: 2017 Tax @ \$1.27/sf For Sale: Not For Sale</p>	<p>Space Avail: 11,280 SF Max Contig: 7,208 SF Smallest Space: 100 SF Rent/SF/Yr: \$19.50-\$22.50 % Leased: 76.7%</p>
<p>Landlord Rep: Lincoln Property Company / J.Eamon J. McCrann (703) 284-5861 / Jack Redmond (703) 284-5880 -- 11,280 SF (100-3,022 SF)</p>				
<p>Building features: Landscaped, covered walkways Operable windows Kastle security system</p>				

OFFICE SPACE FOR LEASE - MAY 2019

21



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**
 For Sale: **Not For Sale**

Space Avail: **14,706 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 / Billy Orlove (703) 893-5141 -- 14,706 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

22



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**
 For Sale: **Not For Sale**

Space Avail: **26,279 SF**
 Max Contig: **31,888 SF**
 Smallest Space: **696 SF**
 Rent/SF/Yr: **\$19.50-\$22.50**
 % Leased: **71.5%**

Landlord Rep: Lincoln Property Company / J.Eamon J. McCrann (703) 284-5861 / Jed B. Prossner (703) 284-5864 / Jack Redmond (703) 284-5880 -- 26,279 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 - MAY 2019

23



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**
 For Sale: **Not For Sale**

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

24



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

Building Type: **Class B Office/Medical**
 Status: **Built 1988**
 Building Size: **33,000 SF**
 Typical Floor Size: **11,000 SF**
 Stories: **3**
 Expenses: **2017 Tax @ \$0.07/sf**
 For Sale: **This property has one 1,000 condo for sale.**

Space Avail: **2,000 SF**
 Max Contig: **1,000 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/Yr: **\$14.40**
 % 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

OFFICE SPACE FOR LEASE - MAY 2019

25		<p>10625-10627 Jones St Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1988 Building Size: 13,096 SF Typical Floor Size: 4,365 SF Stories: 3 Expenses: 2010 Tax @ \$0.24/sf; 2016 Ops @ \$0.20/sf For Sale: This property has one 1,000 condo for sale.</p>	<p>Space Avail: 2,000 SF Max Contig: 1,000 SF Smallest Space: 1,000 SF Rent/SF/Yr: \$22.00 % Leased: 84.7%</p>
<p>Landlord Rep: Long & Foster Real Estate, Inc. (Commercial Div.) / Kinder Saund (703) 873-5750 -- 2,000 SF (1,000 SF)</p> <p>Office Complex and Building generally in good well-kept condition Location is in the heart of Fairfax City. This is a condo building, each unit individually owned. Close proximity to George Mason University and Patriot Center Convenient access to Routes 66, 50, 495, 236, Braddock Road and Lee Highway</p>				
26		<p>10505 Judicial Dr Jones Street Office Bldg Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office/Medical 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 For Sale: Not For Sale</p>	<p>Space Avail: 12,266 SF Max Contig: 3,395 SF Smallest Space: 1,062 SF Rent/SF/Yr: \$25.00-\$27.00 % Leased: 100%</p>
<p>Landlord Rep: Summit Commercial Real Estate, LLC / James Legat (703) 677-0101 / Audrey Wallace (703) 544-9947 -- 12,266 SF (1,062-3,395 SF)</p>				
27		<p>10509 Judicial Dr PNC Bank Building Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 2001 Building Size: 20,520 SF Typical Floor Size: 6,990 SF Stories: 3 Expenses: 2017 Tax @ \$2.22/sf, 2007 Est Tax @ \$7.68/sf; 2007 Ops @ \$5.76/sf For Sale: Not For Sale</p>	<p>Space Avail: 5,103 SF Max Contig: 5,103 SF Smallest Space: 1,737 SF Rent/SF/Yr: \$25.00 % Leased: 75.1%</p>
<p>Landlord Rep: National Realty Partners / O.Molly O. Buchness (703) 435-3800 -- 5,103 SF (1,737-5,103 SF)</p> <p>* Fairfax Court located right across the street and other professional offices surrounds this property * Located in the heart of Fairfax City and within a minute from George Mason University * 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>				
28		<p>10513 Judicial Dr Judicial Drive 2 Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built Sep 1987 Building Size: 25,800 SF Typical Floor Size: 8,500 SF Stories: 3 Expenses: 2017 Tax @ \$1.97/sf For Sale: Not For Sale</p>	<p>Space Avail: 2,124 SF Max Contig: 2,124 SF Smallest Space: 2,124 SF Rent/SF/Yr: \$25.00 % Leased: 91.8%</p>
<p>Landlord Rep: Questor Realty, Inc. / James Crutchfield (703) 750-9200 X109 -- 2,124 SF (2,124 SF)</p>				

OFFICE SPACE FOR LEASE - MAY 2019

29 


10521 Judicial Dr
Fairfax, VA 22030
Fairfax City County
Fairfax City Submarket

Building Type: **Class B Office**
 Status: **Built 1981**
 Building Size: **30,000 SF**
 Typical Floor Size: **10,000 SF**
 Stories: **3**
 Expenses: **2016 Tax @ \$0.50/sf; 2016 Ops @ \$0.07/sf**
 For Sale: **This property has 2 condos that are for sale. The size of the for sale condos range from 1,240 SF to 2,842 SF.**

Space Avail: **12,987 SF**
 Max Contig: **3,772 SF**
 Smallest Space: **168 SF**
 Rent/SF/Yr: **\$18.00-\$35.00**
 % Leased: **86.0%**

Landlord Rep: Weichert Realtors / Mike DeCarlo (703) 938-6070 -- 9,445 SF (661-3,772 SF)
 Leasing Company: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 -- 2,842 SF (2,842 SF)
 National Realty Partners / Molly O. Buchness (703) 435-3800 -- 700 SF (168-700 SF)

* Across from Fairfax City Judicial Center
 * Close proximity to George Mason University and Patriot Center
 * Convenient access to Routes 66, 50, 495, 236, Braddock Road and Lee Highway

30 

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**
 For Sale: **Not For Sale**

Space Avail: **21,935 SF**
 Max Contig: **6,276 SF**
 Smallest Space: **1,607 SF**
 Rent/SF/Yr: **\$22.00-\$25.00**
 % Leased: **80.5%**

Landlord Rep: Lincoln Property Company / Doug McLearn (703) 284-5862 / Stoddie Nibley (703) 284-5884 / Jack Redmond (703) 284-5880 -- 21,935 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.

31 





11180-11194 Lee Hwy
Jermantown Square
Fairfax, VA 22030
Fairfax City County
Fairfax City Submarket

Building Type: **Class B Office/(Strip Ctr)**
 Status: **Existing**
 Building Size: **10,187 SF**
 Typical Floor Size: **10,187 SF**
 Stories: **1**
 For Sale: **Not For Sale**




Space Avail: **2,515 SF**
 Max Contig: **1,262 SF**
 Smallest Space: **1,253 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **87.7%**

Landlord Rep: A.J. Dvoskin & Associates, Inc. / Arthur Matarazzo (703) 277-3488 / Anthony Jeffrey (703) 273-9320 -- 2,515 SF (1,253-1,262 SF)

OFFICE SPACE FOR LEASE - MAY 2019

<p>32</p>		<p>4114-4126 Leonard Dr Lawyers Row Condo Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1981 Building Size: 24,100 SF Typical Floor Size: 1,100 SF Stories: 3 Expenses: 2017 Tax @ \$0.33/sf For Sale: Not For Sale</p>	<p>Space Avail: 1,100 SF Max Contig: 1,100 SF Smallest Space: 1,100 SF Rent/SF/Yr: \$17.45 % Leased: 95.4%</p>
<p>Landlord Rep: Questor Realty, Inc. / James Crutchfield (703) 750-9200 X109 -- 1,100 SF (1,100 SF)</p>				
<p>33</p>		<p>9673-9677 Main St Fairfax, VA 22031 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Existing Building Size: 15,472 SF Typical Floor Size: 5,157 SF Stories: 3 Expenses: 2017 Tax @ \$0.17/sf For Sale: This property has 3 condos that are for sale. The size of the for sale condos range from 883 SF to 1,000 SF.</p>	<p>Space Avail: 3,883 SF Max Contig: 1,000 SF Smallest Space: 883 SF Rent/SF/Yr: \$19.00 % Leased: 87.1%</p>
<p>Landlord Rep: Metropolitan Real Estate Services LLC / Steve Plott (703) 451-3232 X306 / Kevin P. Adams (703) 451-3232 / Nathan Adams (703) 451-3232 -- 3,883 SF (883-1,000 SF)</p>				
<p>34</p>		<p>9858-9882 Main St Fairfax, VA 22031 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1978 Building Size: 8,481 SF Typical Floor Size: 4,241 SF Stories: 2 Expenses: 2010 Est Tax @ \$4.24/sf; 2010 Est Ops @ \$3.54/sf For Sale: Not For Sale</p>	<p>Space Avail: 3,600 SF Max Contig: 2,932 SF Smallest Space: 668 SF Rent/SF/Yr: \$22.00 % Leased: 57.6%</p>
<p>Landlord Rep: Verity Commercial, LLC / Ken Traenkle (703) 435-4007 X102 / Oyku Hanna (703) 435-4007 -- 3,600 SF (668-2,932 SF)</p>				
<p>35</p>		<p>9900 Main St Fairfax Square Fairfax, VA 22031 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built Jan 1982 Building Size: 61,211 SF Typical Floor Size: 12,242 SF Stories: 5 Expenses: 2017 Tax @ \$0.94/sf, 2010 Est Tax @ \$0.49/sf; 2010 Est Ops @ \$4.51/sf For Sale: Not For Sale</p>	<p>Space Avail: 13,705 SF Max Contig: 13,705 SF Smallest Space: 1,200 SF Rent/SF/Yr: \$22.00 % Leased: 77.6%</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>				

OFFICE SPACE FOR LEASE - MAY 2019

<p>36</p>		<p>9926 Main St Fairfax, VA 22031 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class C Office Status: Existing Building Size: 2,400 SF Typical Floor Size: 1,200 SF Stories: 2 Expenses: 2010 Est Tax @ \$12.50/sf; 2010 Est Ops @ \$5.00/sf For Sale: Not For Sale</p>	<p>Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/Yr: \$19.00 % Leased: 50.0%</p>
<p>Landlord Rep: Verity Commercial, LLC / Oyku Hanna (703) 435-4007 X109 -- 1,200 SF (1,200 SF)</p>				
<p>37</p>		<p>9940 Main St Fairfax Square Fairfax, VA 22031 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class C Office Status: Built 1982 Building Size: 5,000 SF Typical Floor Size: 2,500 SF Stories: 2 Expenses: 2010 Est Tax @ \$6.00/sf; 2010 Est Ops @ \$2.40/sf For Sale: Not For Sale</p>	<p>Space Avail: 631 SF Max Contig: 631 SF Smallest Space: 631 SF Rent/SF/Yr: \$19.00 % Leased: 87.4%</p>
<p>Landlord Rep: Verity Commercial, LLC / Oyku Hanna (703) 435-4007 X109 -- 631 SF (631 SF)</p>				
<p>38</p>		<p>10090 Main St Fairfax Medical Art Building Fairfax, VA 22031 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1964 Building Size: 14,500 SF Typical Floor Size: 4,833 SF Stories: 3 Expenses: 2016 Tax @ \$0.97/sf; 2010 Ops @ \$5.74/sf, 2008 Est Ops @ \$6.28/sf For Sale: Not For Sale</p>	<p>Space Avail: 6,500 SF Max Contig: 2,500 SF Smallest Space: 2,000 SF Rent/SF/Yr: \$24.00-\$28.00 % Leased: 55.2%</p>
<p>Landlord Rep: J. Gal, LLC / Joseph Gal (703) 606-0264 -- 6,500 SF (2,000-2,500 SF)</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.

Not a medical facility. That is just the name. It is an office building.

OFFICE SPACE FOR LEASE - MAY 2019

39



10201 Main St
Fairfax School Office Building
Fairfax, VA 22030
Fairfax City County
Fairfax City Submarket

Building Type: **Class B Office**
 Status: **Built 1987**
 Building Size: **46,000 SF**
 Typical Floor Size: **16,600 SF**
 Stories: **3**
 Expenses: **2017 Tax @ \$1.58/sf, 2012 Est Tax @ \$1.47/sf; 2012 Est Ops @ \$1.50/sf**
 For Sale: **Not For Sale**

Space Avail: **1,300 SF**
 Max Contig: **1,300 SF**
 Smallest Space: **700 SF**
 Rent/SF/Yr: **\$16.00**
 % Leased: **100%**

Landlord Rep: RJL Associates / Campbell Lewis (540) 454-2255 -- 1,300 SF (700-1,300 SF)

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.

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.

40



10381 Main St
Fairfax, VA 22030
Fairfax City County
Fairfax City Submarket

Building Type: **Retail/Freestanding**
 Status: **Built 1892, Renov 1984**
 Building Size: **4,950 SF**
 Land Area: -
 Stories: **4**
 Expenses: **2014 Tax @ \$4.20/sf**
 For Sale: **Not For Sale**

Space Avail: **1,260 SF**
 Max Contig: **1,260 SF**
 Smallest Space: **1,260 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **74.6%**

Landlord Rep: VHM Corporation / Marilyn Livingston (703) 264-3326 -- 1,260 SF (1,260 SF)

41



10555 Main St
The Fairfax Bldg
Fairfax, VA 22030
Fairfax City County
Fairfax City Submarket




Building Type: **Class B Office**
 Status: **Built 1974, Renov 1998**
 Building Size: **46,000 SF**
 Typical Floor Size: **7,792 SF**
 Stories: **6**
 Expenses: **2017 Tax @ \$2.74/sf; 2006 Ops @ \$8.45/sf**
 For Sale: **Not For Sale**

Space Avail: **15,167 SF**
 Max Contig: **7,792 SF**
 Smallest Space: **2,000 SF**
 Rent/SF/Yr: **\$24.00-\$27.00**
 % Leased: **94.8%**

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)

Recent common area renovations

OFFICE SPACE FOR LEASE - MAY 2019

<p>42</p>		<p>10560 Main St Mosby Tower Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>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 For Sale: Not For Sale</p>	<p>Space Avail: 1,300 SF Max Contig: 950 SF Smallest Space: 300 SF Rent/SF/Yr: \$21.00-\$24.00 % Leased: 99.2%</p> <p>Landlord Rep: Brisk Property Management / K.Phillip K. Naithram (703) 334-5623 / Jason Lee (703) 273-8191 -- 950 SF (950 SF) Sublet Contact: Brisk Property Management / Jason Lee (703) 273-8191 -- 350 SF (300-350 SF)</p>
<p>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.</p> <p>This building was awarded an Energy Star label in 2008 for its operating efficiency.</p>				
<p>43</p>		<p>10640 Main St Railroad Square Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>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 For Sale: This property has one 1,400 condo for sale.</p>	<p>Space Avail: 2,800 SF Max Contig: 1,400 SF Smallest Space: 1,400 SF Rent/SF/Yr: \$18.00 % Leased: 84.4%</p> <p>Landlord Rep: Summit Commercial Real Estate, LLC / James Legat (703) 677-0101 / Audrey Wallace (703) 544-9947 -- 2,800 SF (1,400 SF)</p>
<p>44</p>		<p>10680 Main St Mainland Building Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>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 For Sale: Not For Sale</p>	<p>Space Avail: 37,155 SF Max Contig: 20,701 SF Smallest Space: 551 SF Rent/SF/Yr: Withheld % Leased: 40.7%</p> <p>Landlord Rep: Broad Street Realty / Bill Feller (301) 828-1206 -- 37,155 SF (551-20,701 SF)</p>

OFFICE SPACE FOR LEASE - MAY 2019

45



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**
 For Sale: **For Sale at \$18,320,000 (\$317.94/SF) - Active**

Space Avail: **3,880 SF**
 Max Contig: **2,790 SF**
 Smallest Space: **1,090 SF**
 Rent/SF/Yr: **\$23.00-\$25.50**
 % Leased: **93.3%**

Sales Company: Summit Commercial Real Estate, LLC: James Legat (703) 677-0101, Audrey Wallace (703) 544-9947

Landlord Rep: Summit Commercial Real Estate, LLC / James Legat (703) 677-0101 / Audrey Wallace (703) 544-9947 -- 3,880 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

46



10777 Main St
Kelly Square
Fairfax, VA 22030
Fairfax City County
Fairfax City Submarket

Building Type: **Class A Office**
 Status: **Built Sep 1985**
 Building Size: **72,156 SF**
 Typical Floor Size: **24,052 SF**
 Stories: **3**
 Expenses: **2017 Tax @ \$2.44/sf, 2005 Est Tax @ \$6.44/sf; 2006 Ops @ \$7.46/sf**
 For Sale: **Not For Sale**

Space Avail: **2,074 SF**
 Max Contig: **2,074 SF**
 Smallest Space: **2,074 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**

Landlord Rep: EDGE Commercial Real Estate / D.Scott D. Rabin (703) 334-5610

Sublet Contact: Transwestern / Kevin McShea (202) 775-7000 -- 2,074 SF (2,074 SF)

January 1997: Pacific Mutual Life Insurance Co. sold this building as part of a national portfolio to Property Asset Management, Inc., an affiliate of Lehman Brothers, for \$3.75 million.

47






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**
 For Sale: **Not For Sale**

Space Avail: **3,600 SF**
 Max Contig: **3,600 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/Yr: **\$21.00**
 % Leased: **62.5%**

Landlord Rep: Conley Real Estate LLC / John Manganello (703) 625-9159 -- 3,600 SF (1,200-3,600 SF)

OFFICE SPACE FOR LEASE - MAY 2019

48		<p>10807 Main St Kelly Square Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office/Medical Status: Built 1985 Building Size: 41,400 SF Typical Floor Size: 4,800 SF Stories: 2 Expenses: 2017 Tax @ \$0.08/sf For Sale: Not For Sale</p>	<p>Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/Yr: \$23.00 % Leased: 97.1%</p>
<p>Landlord Rep: Keller Williams / Jaenho Oh (703) 533-1500 -- 1,200 SF (1,200 SF)</p>				
<p>Kelly Square is located in Fairfax City at the intersection of Main Street (Rt. 236)) and Oak Street, a short distance east of the Kamp Washington area (intersection of Rts. 236, 50 and 29).</p>				
<p>Comprised of four office condos.</p>				
49		<p>3251 Old Lee Hwy Fairfax Circle Bldg Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>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 For Sale: Not For Sale</p>	<p>Space Avail: 56,026 SF Max Contig: 40,216 SF Smallest Space: 2,500 SF Rent/SF/Yr: \$24.50-\$26.00 % Leased: 44.0%</p>
<p>Landlord Rep: Cushman & Wakefield / C.David C. Scully (703) 770-3408 Leasing Company: Cushman & Wakefield / David C. Scully (703) 770-3408 -- 56,026 SF (2,500-20,108 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>				
50		<p>3921 Old Lee Hwy Bldg 7 Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1989 Building Size: 30,000 SF Typical Floor Size: 10,000 SF Stories: 3 For Sale: Not For Sale</p>	<p>Space Avail: 1,150 SF Max Contig: 1,150 SF Smallest Space: 1,150 SF Rent/SF/Yr: \$19.50 % Leased: 96.2%</p>
<p>Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 1,150 SF (1,150 SF)</p>				
<p>Condo building.</p>				

OFFICE SPACE FOR LEASE - MAY 2019

51



10640 Page Ave
City Square Office Bldg
Fairfax, VA 22030
Fairfax City County
Fairfax City Submarket

Building Type: **Class B Office**
 Status: **Built 1984**
 Building Size: **28,000 SF**
 Typical Floor Size: **7,000 SF**
 Stories: **4**
 Expenses: **2017 Tax @ \$1.97/sf**
 For Sale: **Not For Sale**

Space Avail: **22,866 SF**
 Max Contig: **7,740 SF**
 Smallest Space: **2,000 SF**
 Rent/SF/Yr: **\$23.00**
 % Leased: **100%**

Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 / James Crutchfield (703) 750-9200 -- 22,866 SF (2,000-7,740 SF)

Prime location - Located next to US Post Office, within walking distance to Fairfax County Judicial & Public Safety Complex and Fairfax City Shops & Restaurants. Direct access to Route 123 and Route 236. Free ample private parking. Attractive public areas with atrium lobby.

52



3844-3877 Plaza Dr
Fairfax, VA 22030
Fairfax City County
Fairfax City Submarket

Building Type: **Class B Office**
 Status: **Built 1985, Renov 1997**
 Building Size: **34,191 SF**
 Typical Floor Size: **11,397 SF**
 Stories: **3**
 Expenses: **2012 Tax @ \$0.15/sf**
 For Sale: **This property has one 3,400 condo for sale.**

Space Avail: **8,461 SF**
 Max Contig: **3,400 SF**
 Smallest Space: **1,594 SF**
 Rent/SF/Yr: **\$16.00-\$18.00**
 % Leased: **75.3%**

Landlord Rep: RJL Associates / Campbell Lewis (540) 454-2255 -- 6,588 SF (1,594-3,400 SF)
 Leasing Company: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 -- 1,873 SF (1,873 SF)

Also listed for sale @ \$369k

- * Cam/Association fee is \$427.83/month which is not included in the base rent of \$2192/month
- * Updated Office Condo In Fairfax
- * Fresh Paint
- * Hardwood Flooring
- * 6 Office Room Plus 1 Large Conference Room and 2 Baths
- * Office space is on Old Lee Highway. Located just behind Safeway and the Courthouse Plaza Shopping Center. Convenient to downtown Fairfax City, major roads, the Judicial Center, George Mason University and the Historic District.

OFFICE SPACE FOR LEASE - MAY 2019

<p>53</p>		<p>3905 Railroad Ave Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1988 Building Size: 25,000 SF Typical Floor Size: 12,500 SF Stories: 2 Expenses: 2017 Tax @ \$0.03/sf For Sale: This property has 2 condos that are for sale. The size of the for sale condos range from 1,500 SF to 3,000 SF.</p>	<p>Space Avail: 5,600 SF Max Contig: 3,000 SF Smallest Space: 1,100 SF Rent/SF/Yr: \$18.00-\$22.00 % Leased: 83.6%</p>
<p>Landlord Rep: Questor Realty, Inc. / James Crutchfield (703) 750-9200 X109 -- 5,600 SF (1,100-3,000 SF)</p> <p>Underground parking.</p>				
<p>54</p>		<p>9493 Silver King Ct Building 2 Fairfax, VA 22031 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class C Office/Office Live/Work Unit Status: Built 1980 Building Size: 3,687 SF Typical Floor Size: 1,843 SF Stories: 2 Expenses: 2016 Tax @ \$1.45/sf, 2012 Est Tax @ \$3.65/sf; 2012 Est Ops @ \$1.50/sf For Sale: Not For Sale</p>	<p>Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/Yr: \$18.00 % Leased: 67.5%</p>
<p>Landlord Rep: RJL Associates / Campbell Lewis (540) 454-2255 -- 1,200 SF (1,200 SF)</p>				
<p>55</p>		<p>9495 Silver King Ct Building 1 Fairfax, VA 22031 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class C Office Status: Existing Building Size: 9,171 SF Typical Floor Size: 4,585 SF Stories: 2 Expenses: 2016 Tax @ \$0.36/sf For Sale: Not For Sale</p>	<p>Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/Yr: \$18.00 % Leased: 86.9%</p>
<p>Landlord Rep: RJL Associates / Campbell Lewis (540) 454-2255 -- 1,200 SF (1,200 SF)</p>				
<p>56</p>		<p>3900 University Dr Chess Foster Bldg Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1977 Building Size: 15,000 SF Typical Floor Size: 5,000 SF Stories: 3 Expenses: 2017 Tax @ \$1.97/sf For Sale: Not For Sale</p>	<p>Space Avail: 4,987 SF Max Contig: 2,973 SF Smallest Space: 940 SF Rent/SF/Yr: \$22.00-\$23.70 % Leased: 66.8%</p>
<p>Landlord Rep: Foster Management / Dina Tuft (703) 385-8900 Leasing Company: Foster Management Inc. / Dina Tuft (703) 385-8900 -- 4,987 SF (940-2,973 SF)</p>				
<p>APN #: 57-2-02-00-166-A</p>				

OFFICE SPACE FOR LEASE - MAY 2019

57



3975 University Dr

Foster Bldg

Fairfax, VA 22030

Fairfax City County

Fairfax City Submarket

Building Type: **Class B Office**
 Status: **Built 1986**
 Building Size: **55,605 SF**
 Typical Floor Size: **13,901 SF**
 Stories: **4**
 Expenses: **2017 Tax @ \$2.20/sf**
 For Sale: **Not For Sale**

Space Avail: **10,915 SF**
 Max Contig: **6,259 SF**
 Smallest Space: **902 SF**
 Rent/SF/Yr: **\$24.70**
 % Leased: **82.0%**

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)
 Sublet Contact: Foster Management Inc. / Dina Tuft (703) 385-8900 -- 931 SF (931 SF)

Individual HVAC.

58



4041 University Dr

Judge Paul Brown Bldg

Fairfax, VA 22030

Fairfax City County

Fairfax City Submarket

Building Type: **Class B Office/Medical**
 Status: **Built 1972**
 Building Size: **35,000 SF**
 Typical Floor Size: **6,000 SF**
 Stories: **5**
 Expenses: **2017 Tax @ \$1.63/sf**
 For Sale: **Not For Sale**

Space Avail: **5,159 SF**
 Max Contig: **2,573 SF**
 Smallest Space: **120 SF**
 Rent/SF/Yr: **\$19.00-\$22.00**
 % Leased: **92.6%**

Landlord Rep: The Oseth Group / Kent Rosenberger (240) 404-8256 -- 5,159 SF (120-2,573 SF)

8/99: Falls Church Development Corp. purchased the building from Falls Church Development Partners.

59



10520 Warwick Ave

Fairfax, VA 22030

Fairfax City County

Fairfax City Submarket

Building Type: **Class C Office/Medical**
 Status: **Built 1986**
 Building Size: **6,000 SF**
 Typical Floor Size: **1,165 SF**
 Stories: **3**
 Expenses: **2017 Tax @ \$0.65/sf**
 For Sale: **Not For Sale**

Space Avail: **1,567 SF**
 Max Contig: **1,567 SF**
 Smallest Space: **1,567 SF**
 Rent/SF/Yr: **\$19.95**
 % Leased: **73.9%**

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

60



10530 Warwick Ave

Fairfax, VA 22030

Fairfax City County

Fairfax City Submarket

Building Type: **Class B Office/Medical**
 Status: **Built 1986**
 Building Size: **10,000 SF**
 Typical Floor Size: **5,000 SF**
 Stories: **2**
 Expenses: **2017 Tax @ \$0.35/sf**
 For Sale: **Not For Sale**

Space Avail: **3,292 SF**
 Max Contig: **1,355 SF**
 Smallest Space: **786 SF**
 Rent/SF/Yr: **\$17.50**
 % Leased: **67.1%**

Landlord Rep: K&M Commercial Real Estate / Kayvan Mehrbakhsh (703) 734-2822 -- 3,292 SF (786-1,355 SF)

Office condo property. Built in 1986, heat pumps, no elevator.