



3545 Chain Bridge Rd - Fairfax Professional Bldg 2

Fairfax, VA 22030
Fairfax City County

Building Type: **Class B Office**
Building Status: **Built 1973**
Building Size: **24,472 SF**
Typical Floor Size: **13,736 SF**
Stories: **2**
Expenses: **2019 Tax @ \$1.98/sf, 2012 Est Tax @ \$1.20/sf; 2012 Est Ops @ \$3.80/sf**
Parking: **50 free Surface Spaces are available; Ratio of 3.70/1,000 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/fs**
% Leased: **95.1%**



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

Building Notes:

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

3554 Chain Bridge Rd

Fairfax, VA 22030
Fairfax City County

Building Type: **Class A Office**
Building Status: **Built 1987**
Building Size: **40,532 SF**
Typical Floor Size: **11,000 SF**
Stories: **4**
Expenses: **2019 Tax @ \$1.68/sf**
Parking: **30 free Covered Spaces are available; 120 free Surface Spaces are available; Ratio of 3.20/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **8,779 SF**
Max Contig: **2,983 SF**
Smallest Space: **1,314 SF**
Rent/SF/Yr: **\$21.50/fs**
% Leased: **78.3%**



Landlord Rep: **The Lann Companies / John Napolitano (703) 934-4600 X311 -- 8,779 SF (1,314-2,983 SF)**

Building Notes:

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.

3607-3611 Chain Bridge Rd - Fairfax Crossroads Office Park

Fairfax
Fairfax, VA 22030
Fairfax City County

Building Type: **Class B Office**
Building Status: **Built 1986**
Building Size: **14,059 SF**
Typical Floor Size: **5,000 SF**
Stories: **3**
Expenses: **2019 Tax @ \$0.21/sf; 2011 Ops @ \$0.24/sf**
Parking: **40 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**

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



Sublet Contact: **Long & Foster Real Estate, Inc. (Commercial Div.) / Bakh Safarov (703) 506-2850 - 1,000 SF (1,000 SF)**

3925 Chain Bridge Rd - Bldg D - Old Town Plaza

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office/(Community Ctr)**
Building Status: **Built 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**
Parking: **138 Covered Spaces are available; Ratio of 6.66/1,000 SF**
For Sale: **Not For Sale**

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



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.

4085 Chain Bridge Rd - Equity Bldg

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office**
Building Status: **Built 1968**
Building Size: **26,000 SF**
Typical Floor Size: **5,000 SF**
Stories: **6**
Expenses: **2019 Tax @ \$2.07/sf**
Parking: **120 free Surface Spaces are available; 150 free Covered Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **2,487 SF**
Max Contig: **1,337 SF**
Smallest Space: **1,150 SF**
Rent/SF/Yr: **\$23.00/fs**
% Leased: **90.4%**



Landlord Rep: **Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 2,487 SF (1,150-1,337 SF)**

Building Notes:

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.

4101 Chain Bridge Rd

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office** Space Avail: **2,546 SF**
Building Status: **Built 1960, Renov 1985** Max Contig: **2,546 SF**
Building Size: **12,000 SF** Smallest Space: **2,546 SF**
Typical Floor Size: **4,000 SF** Rent/SF/Yr: **\$25.00/fs**
Stories: **3** % Leased: **78.8%**
Expenses: **2019 Tax @ \$1.86/sf, 2010 Est Tax @ \$0.81/sf; 2010 Est Ops @ \$5.20/sf**
Parking: **20 Surface Spaces are available; Ratio of 1.92/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 2,546 SF (2,546 SF)**

Building Notes:

Across street from Fairfax County Judicial Center.

4248-4250 Chain Bridge Rd - Fairfax Professional Village

AKA 4240-4250 Chain Bridge Rd

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office/Medical** Space Avail: **897 SF**
Building Status: **Built 1979** Max Contig: **897 SF**
Building Size: **13,503 SF** Smallest Space: **897 SF**
Typical Floor Size: **6,751 SF** Rent/SF/Yr: **Withheld**
Stories: **2** % Leased: **100%**
Expenses: **2019 Tax @ \$0.19/sf**
Parking: **60 free Surface Spaces are available; Ratio of 5.49/1,000 SF**
For Sale: **This property has one 897 condo for sale.**



4290 Chain Bridge Rd - Canfield Village

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office** Space Avail: **8,867 SF**
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.**



10301 Democracy Ln - Providence Hill Bldg 2

Fairfax, VA 22030
Fairfax City County

Building Type: **Class B Office**
Building Status: **Built 1985**
Building Size: **51,990 SF**
Typical Floor Size: **11,724 SF**
Stories: **5**
Expenses: **2019 Tax @ \$1.32/sf**
Parking: **120 free Surface Spaces are available; Ratio of 3.50/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **6,704 SF**
Max Contig: **6,704 SF**
Smallest Space: **6,704 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**



Landlord Rep: **Summit Commercial Real Estate, LLC / James Legat (703) 677-0101**
Leasing Company: **Legat Commercial Real Estate LLC / James Legat (703) 677-0101 Audrey Wallace (703) 544-9947 -- 6,704 SF (6,704 SF)**

Building Notes:

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

10327-10341 Democracy Ln - Providence Hill

Fairfax, VA 22030
Fairfax City County

Building Type: **Class B Office/Loft/Creative Space**
Building Status: **Built 1985**
Building Size: **20,000 SF**
Typical Floor Size: **11,047 SF**
Stories: **2**
Expenses: **2018 Tax @ \$0.23/sf; 2012 Ops @ \$0.16/sf**
Parking: **80 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **This property has one 2,382 condo for sale.**

Space Avail: **4,920 SF**
Max Contig: **2,382 SF**
Smallest Space: **160 SF**
Rent/SF/Yr: **\$19.20 - \$20.00**
% Leased: **76.2%**



Leasing Company: **RealMarkets, a Century 21 New Millennium Team / Stephen Karbelk (703) 858-2770 George Azzouz (703) 858-2770 -- 1,206 SF (1,206 SF)**
Samson Commercial Properties / Jane Quill (703) 378-8810 -- 2,382 SF (2,382 SF)
Sublet Contact: **Long & Foster Real Estate, Inc. (Commercial Div.) / Bakh Safarov (703) 506-2850 - 160 SF (160 SF)**

Building Notes:

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

10340 Democracy Ln - Democracy Square Off Bldg - Courthouse Plaza

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office/Medical** Space Avail: **5,840 SF**
Building Status: **Built 1982** Max Contig: **3,084 SF**
Building Size: **57,282 SF** Smallest Space: **1,113 SF**
Typical Floor Size: **19,709 SF** Rent/SF/Yr: **\$19.95/fs**
Stories: **3** % Leased: **89.8%**
Expenses: **2019 Tax @ \$1.50/sf**
Parking: **Free Surface Spaces; Ratio of 3.25/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **R.L. Travers & Associates, Inc. / C.Guy C. Travers (703) 339-0100 -- 5,840 SF (1,113-3,084 SF)**

Building Notes:

BUILDING FEATURES:

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

BUILDING INFORMATION:

Building automation system
24/7 video surveillance
Abundant free surface parking

10300 Eaton PI - WillowWood Plaza Bldg I - WillowWood Plaza

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office** Space Avail: **48,288 SF**
Building Status: **Built 1988** Max Contig: **17,001 SF**
Building Size: **120,513 SF** Smallest Space: **1,408 SF**
Typical Floor Size: **24,103 SF** Rent/SF/Yr: **\$16.00 - \$29.50/fs**
Stories: **5** % Leased: **59.9%**
Expenses: **2019 Tax @ \$1.73/sf, 2012 Est Tax @ \$1.97/sf; 2012 Est Ops @ \$6.60/sf**
Parking: **298 free Surface Spaces are available; 200 free Covered Spaces are available; Ratio of 3.50/1,000 SF**
For Sale: **Not For Sale**



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 Paige Barger (703) 770-3406 -- 48,288 SF (1,408-15,383 SF)**

10304 Eaton PI - WillowWood Plaza Bldg 3 - WillowWood Plaza

Fairfax, VA 22030

Fairfax City County

Building Type: **Class A Office**
Building Status: **Built 1998**
Building Size: **133,393 SF**
Typical Floor Size: **25,832 SF**
Stories: **5**
Expenses: **2019 Tax @ \$1.64/sf, 2012 Est Tax @ \$2.19/sf; 2012 Est Ops @ \$13.80/sf**
Parking: **206 free Surface Spaces are available; 200 free Covered Spaces are available; Ratio of 3.50/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **53,655 SF**
Max Contig: **25,152 SF**
Smallest Space: **1,500 SF**
Rent/SF/Yr: **\$28.50**
% Leased: **59.8%**



Landlord Rep: **Cushman & Wakefield / Josh Masi (703) 847-2766 / Jeanette Ko (703) 847-2769 / Conn Curry (703) 770-3421 -- 53,655 SF (1,500-25,152 SF)**

Building Notes:

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. Parking is available at a ratio 3.3/1,000 around the perimeter of WillowWood Plaza. All parking is free.

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.

New SPEC-Suites, conference facility, and tenant lounge underway! Delivering Q4 2020.

10306 Eaton PI - WillowWood Plaza Bldg 2 - WillowWood Plaza

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office**
Building Status: **Built 1988**
Building Size: **124,358 SF**
Typical Floor Size: **24,872 SF**
Stories: **5**
Expenses: **2019 Tax @ \$1.69/sf, 2012 Est Tax @ \$2.02/sf; 2012 Est Ops @ \$6.60/sf**
Parking: **200 Covered Spaces are available; 236 free Surface Spaces are available; Ratio of 3.50/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **38,459 SF**
Max Contig: **19,094 SF**
Smallest Space: **1,337 SF**
Rent/SF/Yr: **\$16.00 - \$29.50/fs**
% Leased: **69.1%**



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 -- 38,459 SF (1,337-8,113 SF)**

10400 Eaton PI - Eaton Place

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office**
Building Status: **Built 1979**
Building Size: **103,173 SF**
Typical Floor Size: **20,635 SF**
Stories: **5**
Expenses: **2019 Tax @ \$1.19/sf**
Parking: **400 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **30,197 SF**
Max Contig: **6,713 SF**
Smallest Space: **945 SF**
Rent/SF/Yr: **\$23.00/fs**
% Leased: **72.5%**



Landlord Rep: **Newmark Knight Frank / Cole Spalding (703) 918-0230 / Larry FitzGerald (703) 918-0221 -- 28,351 SF (945-6,713 SF)**
Sublet Contact: **Edge / Joshua Katz (703) 334-5608 Todd McManus (703) 334-5622 -- 1,846 SF (1,846 SF)**

Building Notes:

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.

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

Fairfax, VA 22031

Fairfax City County

Building Type: **Retail/Storefront Retail/Office (Neighborhood Ctr)**
Building Status: **Built 1964, Renov 1992**
Building Size: **125,447 SF**
Land Area: **9.14 AC**
Stories: **2**
Expenses: **2019 Tax @ \$2.25/sf**
Parking: **650 Surface Spaces are available; Ratio of 5.18/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **27,042 SF**
Max Contig: **9,502 SF**
Smallest Space: **1,074 SF**
Rent/SF/Yr: **Withheld**
% Leased: **86.0%**



Landlord Rep: **Rosenthal Properties LLC / Jane Le (703) 893-5141 / Nicola Carleton (703) 893-5141 / Nora Foley (703) 893-4733 -- 27,042 SF (1,074-9,502 SF)**

10201 Fairfax Blvd - Gatewood Plaza

AKA 10201 Fairfax Blvd

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office**
Building Status: **Built 1985**
Building Size: **89,598 SF**
Typical Floor Size: **17,920 SF**
Stories: **5**

Expenses: **2019 Tax @ \$1.87/sf**
Parking: **Ratio of 3.40/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **7,392 SF**
Max Contig: **2,835 SF**
Smallest Space: **1,147 SF**
Rent/SF/Yr: **\$23.00 - \$25.50/fs**
% Leased: **91.8%**



Landlord Rep: **Lincoln Property Company / Doug McLearn (703) 284-5862 / Stoddert Nibley (703) 284-5884 / Jack Redmond (703) 284-5880 -- 7,392 SF (1,147-2,835 SF)**

Building Notes:

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.

10565 Fairfax Blvd - 50/123 Office Bldg

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office/Medical**
Building Status: **Built 1986**
Building Size: **29,287 SF**
Typical Floor Size: **7,322 SF**
Stories: **4**

Expenses: **2019 Tax @ \$1.29/sf**
Parking: **94 Surface Spaces are available; Ratio of 3.21/1,000 SF**
For Sale: **For Sale at \$4,950,000 (\$169.02/SF) - Active**

Space Avail: **22,305 SF**
Max Contig: **12,113 SF**
Smallest Space: **1,574 SF**
Rent/SF/Yr: **\$21.50**
% Leased: **53.3%**



Landlord Rep: **AMR Commercial, LLC / K.William K. Montrose (301) 961-9696 X203 / Sam Farnum (301) 961-9696 -- 22,305 SF (1,574-12,113 SF)**

Building Notes:

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.

10805 Fairfax Blvd

Fairfax, VA 22030
Fairfax City County

Building Type: **Retail/Storefront**
Building Status: **Built 1950**
Building Size: **2,112 SF**
Land Area: **0.57 AC**
Stories: **2**
Expenses: **2019 Tax @ \$10.74/sf**
Parking: **24 free Surface Spaces are available; Ratio of 10.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **952 SF**
Max Contig: **952 SF**
Smallest Space: **952 SF**
Rent/SF/Yr: **Withheld**
% Leased: **54.9%**



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

11130 Fairfax Blvd - 50/66 Office Plaza 3 - 50/66 Office Plaza

AKA 11130 Fairfax Blvd
Fairfax, VA 22030
Fairfax City County

Building Type: **Class B Office**
Building Status: **Built 1986**
Building Size: **31,800 SF**
Typical Floor Size: **9,360 SF**
Stories: **3**
Expenses: **2019 Tax @ \$1.35/sf**
Parking: **150 free Surface Spaces are available; 200 free Covered Spaces are available; Ratio of 3.20/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **5,032 SF**
Max Contig: **2,865 SF**
Smallest Space: **100 SF**
Rent/SF/Yr: **\$22.50/fs**
% Leased: **93.2%**



Landlord Rep: **Transwestern Real Estate Services / Bernard McKeever (703) 749-9462 / Alan I. Asman (703) 749-9464 / Cole McCarthy (703) 749-9401 -- 2,167 SF (2,167 SF)**
Sublet Contact: **Transwestern Real Estate Services / Bernard McKeever (703) 749-9462 Alan I. Asman (703) 749-9464 Cole McCarthy (703) 749-9401 -- 2,865 SF (100-2,865 SF)**

Building Notes:

Building features:
Landscaped, covered walkways
Operable windows
Kastle security system

11150 Fairfax Blvd - 50/66 Office Plaza 1 - 50/66 Office Plaza

AKA 11150 Fairfax Blvd

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office**
Building Status: **Built Sep 1983**
Building Size: **75,000 SF**
Typical Floor Size: **15,000 SF**
Stories: **5**
Expenses: **2019 Tax @ \$1.86/sf**
Parking: **200 free Covered Spaces are available; 150 free Surface Spaces are available; Ratio of 3.20/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **6,500 SF**
Max Contig: **5,277 SF**
Smallest Space: **1,223 SF**
Rent/SF/Yr: **Withheld**
% Leased: **91.3%**



Landlord Rep: **Rosenthal Properties LLC / Nora Foley (703) 893-4733 / Billy Orlove (703) 893-5141 -- 6,500 SF (1,223-3,368 SF)**

Building Notes:

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

11166 Fairfax Blvd - 50/66 Office Plaza 2 - 50/66 Office Plaza

AKA 11166 Main St

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office**
Building Status: **Built 1980**
Building Size: **85,000 SF**
Typical Floor Size: **15,980 SF**
Stories: **5**

Space Avail: **31,480 SF**
Max Contig: **15,980 SF**
Smallest Space: **1,405 SF**
Rent/SF/Yr: **\$21.50 - \$28.00**
% Leased: **63.0%**

Expenses: **2019 Tax @ \$1.35/sf**

Parking: **150 free Surface Spaces are available; 200 free Covered Spaces are available; Ratio of 3.20/1,000 SF**

For Sale: **Not For Sale**



Landlord Rep: **Transwestern Real Estate Services / Bernard McKeever (703) 749-9462 / Alan I. Asman (703) 749-9464 / Cole McCarthy (703) 749-9401 -- 31,480 SF (1,405-15,980 SF)**

Building Notes:

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.

3900 Jermantown Rd

Fairfax, VA 22030

Fairfax City County

Building Type: **Class A Office**
Building Status: **Built 1987**
Building Size: **53,156 SF**
Typical Floor Size: **14,520 SF**
Stories: **4**

Space Avail: **12,325 SF**
Max Contig: **7,465 SF**
Smallest Space: **150 SF**
Rent/SF/Yr: **\$21.50**
% Leased: **83.1%**

Expenses: **2019 Tax @ \$1.63/sf; 2010 Ops @ \$6.52/sf**

Parking: **150 free Surface Spaces are available; Ratio of 3.20/1,000 SF**

For Sale: **Not For Sale**



Landlord Rep: **The Lann Companies / John Napolitano (703) 934-4600 X311 -- 10,825 SF (150-7,465 SF)**

Sublet Contact: **The Lann Companies / John Napolitano (703) 934-4600 -- 1,500 SF (150-1,500 SF)**

Building Notes:

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

10505 Judicial Dr - Jones Street Office Bldg

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office/Medical** Space Avail: **5,719 SF**
Building Status: **Built 1980, Renov 1999** Max Contig: **2,485 SF**
Building Size: **34,185 SF** Smallest Space: **597 SF**
Typical Floor Size: **8,588 SF** Rent/SF/Yr: **\$25.00/fs**
Stories: **4** % Leased: **83.3%**
Expenses: **2019 Tax @ \$2.10/sf; 2016 Ops @ \$7.25/sf**
Parking: **120 free Surface Spaces are available; 50 free Covered Spaces are available; Ratio of 4.95/1,000 SF**
For Sale: **For Sale - Active**



Landlord Rep: **Legat Commercial Real Estate LLC / James Legat (703) 677-0101 / Audrey Wallace (703) 544-9947 -- 5,719 SF (597-2,485 SF)**

10509 Judicial Dr - PNC Bank Building

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office** Space Avail: **15,385 SF**
Building Status: **Built 2001** Max Contig: **6,862 SF**
Building Size: **20,520 SF** Smallest Space: **3,420 SF**
Typical Floor Size: **6,990 SF** Rent/SF/Yr: **Withheld**
Stories: **3** % Leased: **25.0%**
Expenses: **2019 Tax @ \$2.24/sf, 2007 Est Tax @ \$7.68/sf; 2007 Ops @ \$5.76/sf**
Parking: **70 free Surface Spaces are available; Ratio of 3.15/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **National Realty Partners / O.Molly O. Buchness (703) 435-3800 -- 15,385 SF (3,420-6,862 SF)**

Building Notes:

- * 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)

10513 Judicial Dr - Judicial Drive 2

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office** Space Avail: **7,261 SF**
Building Status: **Built Sep 1987** Max Contig: **4,000 SF**
Building Size: **25,800 SF** Smallest Space: **1,526 SF**
Typical Floor Size: **8,500 SF** Rent/SF/Yr: **\$25.00/fs**
Stories: **3** % Leased: **71.9%**
Expenses: **2019 Tax @ \$2.12/sf**
Parking: **80 free Surface Spaces are available; Ratio of 3.10/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Questor Realty, Inc. / James Crutchfield (703) 750-9200 X109 / Jennifer Neel (703) 750-9200 -- 7,261 SF (1,526-4,000 SF)**

10521 Judicial Dr

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office**
Building 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**
Parking: **50 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **This property has one 5,012 condo for sale.**

Space Avail: **10,985 SF**
Max Contig: **3,772 SF**
Smallest Space: **661 SF**
Rent/SF/Yr: **\$13.00 - \$23.64**
% Leased: **92.7%**



Leasing Company: **Coldwell Banker Residential Brokerage / Mike DeCarlo (703) 471-7220 -- 9,445 SF (661-3,772 SF)**
Questor Realty, Inc. / Jennifer Neel (703) 750-9200 -- 1,540 SF (1,540 SF)

Building Notes:

- * 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

10615 Judicial Dr - Judicial Court

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office**
Building Status: **Built 1989**
Building Size: **21,000 SF**
Typical Floor Size: **7,000 SF**
Stories: **3**
Expenses: **2019 Tax @ \$0.14/sf**
Parking: **30 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,000 SF**
Max Contig: **1,000 SF**
Smallest Space: **1,000 SF**
Rent/SF/Yr: **\$19.50/+e&c**
% Leased: **95.2%**



Building Notes:

4/26/01: Units 502,602,702 sold by Patricia Fettman to Wards, Inc.; Paul O'Neill represented the seller and Duane Ellis of Diversified RE Services represented the buyer in this transaction.

- * Walk to courthouse and other government buildings

11092 Lee Hwy - Fair Oaks Square

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office/Office Live/Work Unit**
Building Status: **Built 1988**
Building Size: **30,000 SF**
Typical Floor Size: **14,537 SF**
Stories: **2**
Expenses: **2019 Tax @ \$0.09/sf**
Parking: **40 free Surface Spaces are available; Ratio of 4.50/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,000 SF**
Max Contig: **1,000 SF**
Smallest Space: **1,000 SF**
Rent/SF/Yr: **\$19.80/+elec**
% Leased: **96.7%**



Building Notes:

* Cathedral ceilings

* Ample parking

11198-11204 Lee Hwy - Jermantown Square

AKA 11198 Jermantown Rd

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office/(Strip Ctr)**
Building Status: **Built 1981**
Building Size: **13,037 SF**
Typical Floor Size: **4,510 SF**
Stories: **3**
Expenses: **2019 Tax @ \$12.06/sf**
Parking: **60 free Surface Spaces are available; Ratio of 4.60/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **2,522 SF**
Max Contig: **1,269 SF**
Smallest Space: **1,253 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**



Landlord Rep: **A.J. Dwoskin & Associates, Inc. / Arthur Matarazzo (703) 277-3488 / Anthony Jeffrey (703) 273-9320 -- 2,522 SF (1,253-1,269 SF)**

4114-4126 Leonard Dr - Lawyers Row Condo

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office**
Building Status: **Built 1981**
Building Size: **24,100 SF**
Typical Floor Size: **936 SF**
Stories: **3**
Expenses: **2019 Tax @ \$0.34/sf**
Parking: **50 free Surface Spaces are available; Ratio of 10.00/1,000 SF**
For Sale: **This property has 2 condos that are for sale. The size of the for sale condos range from 2,800 SF to 2,808 SF.**

Space Avail: **8,416 SF**
Max Contig: **2,808 SF**
Smallest Space: **200 SF**
Rent/SF/Yr: **\$18.00**
% Leased: **76.7%**



Leasing Company: **KW Commercial / Bridget Schmitz (703) 564-4000 -- 2,800 SF (2,800 SF)**

9668-9683 Main St - Woodson Square

Fairfax, VA 22031

Fairfax City County

Building Type: **Class B Office/Medical** Space Avail: **3,626 SF**
Building Status: **Built 1986** Max Contig: **1,813 SF**
Building Size: **13,902 SF** Smallest Space: **884 SF**
Typical Floor Size: **3,476 SF** Rent/SF/Yr: **\$20.00**
Stories: **4** % Leased: **100%**
Expenses: **2012 Est Tax @ \$0.64/sf; 2012 Est Ops @ \$0.26/sf**
Parking: **23 Surface Spaces are available; Ratio of 10.00/1,000 SF**
For Sale: **This property has one 1,813 condo for sale.**



Building Notes:

Woodson Square includes six condominium buildings.

9701 Main St

Fairfax, VA 22031

Fairfax City County

Building Type: **Class C Office** Space Avail: **7,000 SF**
Building Status: **Built 1971, Renov Jan 2006** Max Contig: **5,000 SF**
Building Size: **14,852 SF** Smallest Space: **2,000 SF**
Typical Floor Size: **4,951 SF** Rent/SF/Yr: **Withheld**
Stories: **3** % Leased: **52.9%**
Expenses: **2019 Tax @ \$3.52/sf**
Parking: **50 Surface Spaces are available; Ratio of 3.37/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Providence Realty Advisors, LLC / L.Terrell L. Marsh (571) 526-1000 X700 / Jill Remer (571) 526-1000 -- 7,000 SF (2,000-5,000 SF)**

Building Notes:

Building is going through a complete renovation and will have new windows, lobby and new interior finishes.

Q Bus, Direct service to the Vienna Metro Station (Orange Line)

9858-9882 Main St - Fairfax Square Professional Center

Fairfax, VA 22031

Fairfax City County

Building Type: **Class B Office** Space Avail: **1,417 SF**
Building Status: **Built 1978** Max Contig: **1,417 SF**
Building Size: **8,481 SF** Smallest Space: **1,417 SF**
Typical Floor Size: **4,241 SF** Rent/SF/Yr: **\$23.00/+util**
Stories: **2** % Leased: **83.3%**
Expenses: **2019 Tax @ \$9.62/sf, 2010 Est Tax @ \$4.24/sf; 2010 Est Ops @ \$3.54/sf**
Parking: **30 free Surface Spaces are available; Ratio of 3.54/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Verity Commercial, LLC / Ken Traenkle (703) 435-4007 X102 / Oyku Hanna (703) 435-4007 -- 1,417 SF (1,417 SF)**

9926 Main St - Fairfax Square Professional Center

Fairfax, VA 22031

Fairfax City County

Building Type: **Class C Office**
Building Status: **Built 1982**
Building Size: **2,400 SF**
Typical Floor Size: **1,200 SF**
Stories: **2**
Expenses: **2019 Tax @ \$38.54/sf, 2010 Est Tax @ \$12.50/sf; 2010 Est Ops @ \$5.00/sf**
Parking: **30 free Surface Spaces are available; Ratio of 10.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,200 SF**
Max Contig: **1,200 SF**
Smallest Space: **1,200 SF**
Rent/SF/Yr: **\$19.00/+util**
% Leased: **50.0%**



Landlord Rep: **Verity Commercial, LLC / Oyku Hanna (703) 435-4007 X109 -- 1,200 SF (1,200 SF)**

9940 Main St - Fairfax Square - Fairfax Square Professional Center

Fairfax, VA 22031

Fairfax City County

Building Type: **Class C Office**
Building Status: **Built 1982**
Building Size: **5,000 SF**
Typical Floor Size: **2,500 SF**
Stories: **2**
Expenses: **2019 Tax @ \$18.50/sf, 2010 Est Tax @ \$6.00/sf; 2010 Est Ops @ \$2.40/sf**
Parking: **30 free Surface Spaces are available; Ratio of 9.49/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **787 SF**
Max Contig: **687 SF**
Smallest Space: **100 SF**
Rent/SF/Yr: **\$20.00**
% Leased: **100%**



Landlord Rep: **Verity Commercial, LLC / Oyku Hanna (703) 435-4007 X109 -- 687 SF (687 SF)**

Sublet Contact: **Conversations Fairfax Counseling Center / Kristen Brown (703) 829-9200 -- 100 SF (100 SF)**

10090 Main St - Fairfax Medical Art Building

Fairfax, VA 22031

Fairfax City County

Building Type: **Class B Office**
Building Status: **Built 1964**
Building Size: **19,486 SF**
Typical Floor Size: **5,495 SF**
Stories: **3**
Expenses: **2019 Tax @ \$1.08/sf; 2010 Ops @ \$4.27/sf, 2008 Est Ops @ \$4.67/sf**
Parking: **52 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **13,200 SF**
Max Contig: **2,500 SF**
Smallest Space: **700 SF**
Rent/SF/Yr: **\$16.00 - \$24.00/mg**
% Leased: **32.3%**



Landlord Rep: **J. Gal, LLC / Joseph Gal (703) 606-0264 -- 13,200 SF (700-2,500 SF)**

Building Notes:

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.

10195 Main St - Fairfax Towne Office Park

**AKA 10195 Main St
units K-T
Fairfax, VA 22031
Fairfax City County**

Building Type: **Class B Office**
Building Status: **Built 1985**
Building Size: **6,448 SF**
Typical Floor Size: **3,000 SF**
Stories: **2**
Expenses: **2012 Tax @ \$0.44/sf, 2012 Est Tax @ \$0.48/sf; 2011
Ops @ \$0.41/sf, 2012 Est Ops @ \$0.40/sf**
Parking: **50 free Surface Spaces are available; Ratio of
7.75/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,122 SF**
Max Contig: **1,122 SF**
Smallest Space: **1,122 SF**
Rent/SF/Yr: **\$24.00/+u&ch**
% Leased: **82.6%**



Building Notes:

Located near historic Fairfax City with convenient access to Interstates 66, 495, and 395. Attractive colonial architecture, nicely landscaped.

10426 Main St - Old Town Fairfax Building

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

Building Type: **Retail/Storefront
Retail/Office (Strip Ctr)**
Building Status: **Built 1955**
Building Size: **22,396 SF**
Land Area: **0.32 AC**
Stories: **2**
Expenses: **2019 Tax @ \$1.02/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**

Space Avail: **8,500 SF**
Max Contig: **8,500 SF**
Smallest Space: **2,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **62.1%**



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

Building Notes:

Property Description: Storefront Retail/Office

10555 Main St - The Fairfax Bldg

**Fairfax, VA 22030
Fairfax City County**

Building Type: **Class B Office**
Building Status: **Built 1974, Renov 1998**
Building Size: **46,000 SF**
Typical Floor Size: **7,792 SF**
Stories: **6**
Expenses: **2019 Tax @ \$2.89/sf; 2006 Ops @ \$8.45/sf**
Parking: **135 free Surface Spaces are available; Ratio of
3.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **10,134 SF**
Max Contig: **3,727 SF**
Smallest Space: **1,678 SF**
Rent/SF/Yr: **\$24.00/fs**
% Leased: **83.8%**



Landlord Rep: **Avison Young / James Palmer (703) 760-9081 -- 10,134 SF (1,678-3,727 SF)**

Building Notes:

Recent common area renovations

10560 Main St - Mosby Tower

Fairfax, VA 22030
Fairfax City County

Building Type: **Class B Office** Space Avail: **4,710 SF**
Building Status: **Built 1965, Renov 2004** Max Contig: **997 SF**
Building Size: **113,088 SF** Smallest Space: **260 SF**
Typical Floor Size: **18,631 SF** Rent/SF/Yr: **Withheld**
Stories: **7** % Leased: **100%**
Expenses: **2019 Tax @ \$1.68/sf**
Parking: **242 free Surface Spaces are available; Ratio of 2.30/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Brisk Property Management LLC / Jason Lee (703) 273-8191**
Sublet Contact: **Brisk Property Management LLC / Christin Davis (240) 597-9012 Jason Lee (703) 273-8191 -- 4,710 SF (260-997 SF)**

10680 Main St - Mainland Building

Fairfax, VA 22030
Fairfax City County

Building Type: **Class B Office** Space Avail: **17,421 SF**
Building Status: **Built Sep 1988** Max Contig: **8,429 SF**
Building Size: **57,652 SF** Smallest Space: **551 SF**
Typical Floor Size: **19,217 SF** Rent/SF/Yr: **\$19.95/fs**
Stories: **3** % Leased: **71.5%**
Expenses: **2019 Tax @ \$1.67/sf, 2011 Est Tax @ \$1.87/sf; 2011 Est Ops @ \$6.27/sf**
Parking: **200 free Covered Spaces are available; 50 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Feller & Associates / Bill Feller (301) 828-1206 -- 17,421 SF (551-8,429 SF)**

10721 Main St - Fairfax Medical Center

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office/Medical** Space Avail: **4,007 SF**
Building Status: **Built 1959, Renov 2007** Max Contig: **1,643 SF**
Building Size: **58,109 SF** Smallest Space: **1,090 SF**
Typical Floor Size: **14,527 SF** Rent/SF/Yr: **Withheld**
Stories: **4** % Leased: **93.1%**
Expenses: **2019 Tax @ \$2.52/sf; 2009 Ops @ \$2.46/sf**
Parking: **65 Covered Spaces are available; 119 Surface Spaces are available; Ratio of 3.17/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Healthcare Management of America, Inc. / Todd Sloan (770) 884-4073 -- 4,007 SF (1,090-1,643 SF)**

Building Notes:

- 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

10805 Main St - Kelly Square

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office/Medical** Space Avail: **2,400 SF**
Building Status: **Built 1985, Renov Nov 2015** Max Contig: **2,400 SF**
Building Size: **9,600 SF** Smallest Space: **1,200 SF**
Typical Floor Size: **4,800 SF** Rent/SF/Yr: **\$19.00/mg**
Stories: **2** % Leased: **75.0%**
Expenses: **2019 Tax @ \$0.68/sf, 2013 Est Tax @ \$0.38/sf; 2013 Est Ops @ \$0.25/sf**
Parking: **20 free Surface Spaces are available; Ratio of 2.08/1,000 SF**
For Sale: **Not For Sale**



3251 Old Lee Hwy - Fairfax Circle Bldg

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office**
Building Status: **Built 1971, Renov Aug 2013**
Building Size: **100,000 SF**
Typical Floor Size: **20,040 SF**
Stories: **5**
Expenses: **2019 Tax @ \$1.84/sf; 2011 Ops @ \$6.10/sf**
Parking: **334 Surface Spaces are available; Ratio of 3.45/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **40,247 SF**
Max Contig: **26,858 SF**
Smallest Space: **1,254 SF**
Rent/SF/Yr: **\$26.50/fs**
% Leased: **59.8%**



Landlord Rep: **Cushman & Wakefield / C.David C. Scully (703) 770-3408**

Leasing Company: **Cushman & Wakefield / David C. Scully (703) 770-3408 Conn Curry (703) 770-3421 -- 40,247 SF (1,254-20,108 SF)**

Building Notes:

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

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

Mama Chang is an upscale casual restaurant in Fairfax City, Virginia from legendary Chinese chef and restaurateur Peter Chang.

Take a Virtual Tour of our First Floor Amenities! (Lobby, Conference, Fitness, Vending, Bike Storage, Mama Chang)

<https://my.matterport.com/show/?m=Dvk5Jtbvbg>

<[### 3917 Old Lee Hwy - Bldg 1 - Fairfax Commons Condominiums](https://urldefense.com/v3/__https://my.matterport.com/show/?m=Dvk5Jtbvbg__;!!Fx0U7os!czhqmGUQnSakjNOo2eYo6fm3E9eGqM256l_-Nuop-9Y9zYsPlrsHTI7Dftwq33$></p></div><div data-bbox=)

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office**
Building Status: **Built 1989**
Building Size: **30,000 SF**
Typical Floor Size: **10,000 SF**
Stories: **3**
Expenses: **2019 Tax @ \$0.10/sf**
Parking: **40 free Surface Spaces are available; Ratio of 1.33/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,150 SF**
Max Contig: **1,150 SF**
Smallest Space: **1,150 SF**
Rent/SF/Yr: **\$20.15/+e&c**
% Leased: **96.2%**



3927 Old Lee Hwy - Bldg 10 - Fairfax Commons Condominiums

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office/Medical** Space Avail: **1,946 SF**
Building Status: **Built 1989** Max Contig: **973 SF**
Building Size: **30,000 SF** Smallest Space: **973 SF**
Typical Floor Size: **15,000 SF** Rent/SF/Yr: **\$23.43**
Stories: **2** % Leased: **93.5%**
Expenses: **2019 Tax @ \$0.10/sf, 2012 Est Tax @ \$0.16/sf; 2012 Est Ops @ \$0.23/sf**
Parking: **40 Surface Spaces are available; Ratio of 10.00/1,000 SF**
For Sale: **This property has one 973 condo for sale.**



10640 Page Ave - City Square Office Bldg

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office** Space Avail: **17,577 SF**
Building Status: **Built 1984** Max Contig: **7,740 SF**
Building Size: **28,000 SF** Smallest Space: **1,331 SF**
Typical Floor Size: **7,000 SF** Rent/SF/Yr: **\$21.00 - \$23.00/fs**
Stories: **4** % Leased: **78.1%**
Expenses: **2019 Tax @ \$2.27/sf**
Parking: **108 free Surface Spaces are available; Ratio of 3.60/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 / James Crutchfield (703) 750-9200 -- 17,577 SF (1,331-7,740 SF)**

Building Notes:

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.

3953 Pender Dr - Fair Oaks Business Park

Fairfax, VA 22030

Fairfax County

Building Type: **Class C Office**
Building Status: **Built 1982**
Building Size: **17,000 SF**
Typical Floor Size: **17,000 SF**
Stories: **1**
Expenses: **2019 Tax @ \$12.47/sf**
Parking: **120 Surface Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **5,634 SF**
Max Contig: **5,634 SF**
Smallest Space: **5,634 SF**
Rent/SF/Yr: **\$14.00/fs**
% Leased: **66.9%**



Landlord Rep: **PS Business Parks, Inc. / Dennis Fay (703) 876-4848 X0025 / Analita Wu (703) 876-4848 -- 5,634 SF (5,634 SF)**

Building Notes:

Fair Oaks Business Park, in Fairfax, VA, offers more than 290,000 square feet of office space across an attractively landscaped, ten-building campus that provides a welcoming feel to staff and guests. Suites vary in size, offering flexibility to meet your current and future business needs. Fair Oaks features ample parking and an on-site deli with indoor/outdoor seating. It is also walking distance from an exercise facility and child care. Nearby are popular retailers, restaurants and entertainment. The PS Business Parks leasing and management team provides quick ownership decisions, offering you excellent service and convenience. Fair Oaks Business Park's central Fairfax location provides easy access to major commuting routes including Route 50, Route 29, I-66 and the Fairfax County Parkway.

3729-3739 Pickett Rd - W & N North Bldg - Pickett Road Industrial Park

Fairfax, VA 22031

Fairfax City County

Building Type: **Class C Industrial**
Building Status: **Built 1970**
Building Size: **24,071 SF**
Land Area: **1.33 AC**
Stories: **2**
Expenses: **2019 Tax @ \$1.71/sf**
Parking: **30 free Surface Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **4,370 SF**
Max Contig: **2,900 SF**
Smallest Space: **1,470 SF**
Rent/SF/Yr: **Withheld**
% Leased: **81.9%**



Landlord Rep: **Rosenthal Properties LLC / Jane Le (703) 893-5141 / Billy Orlove (703) 893-5141 -- 4,370 SF (1,470-2,900 SF)**

Building Notes:

Approximately two miles outside the Capital Beltway with convenient access from Lee Highway and Little River Turnpike. Drive-in roll door and built-out office spaces within each warehouse unit. 18' ceiling heights.

3759-3769 Pickett Rd - W & N South Bldg

Fairfax, VA 22031

Fairfax City County

Building Type: **Class C Service**
Building Status: **Built 1970**
Building Size: **25,692 SF**
Land Area: **1.33 AC**
Stories: **2**
Expenses: **2019 Tax @ \$1.71/sf, 2012 Est Tax @ \$2.31/sf; 2011 Ops @ \$1.35/sf, 2012 Est Ops @ \$1.35/sf**
Parking: **40 free Surface Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **6,008 SF**
Max Contig: **2,004 SF**
Smallest Space: **2,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **76.6%**



Landlord Rep: **Rosenthal Properties LLC / Jane Le (703) 893-5141 / Billy Orlove (703) 893-5141 -- 6,008 SF (2,000-2,004 SF)**

Building Notes:

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

9493 Silver King Ct - Building 2 - Mantua Professional Ctr

Fairfax, VA 22031

Fairfax City County

Building Type: **Class C Office/Office Live/Work Unit**
Building 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**
Parking: **10 free Surface Spaces are available; Ratio of 2.71/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **2,400 SF**
Max Contig: **2,400 SF**
Smallest Space: **800 SF**
Rent/SF/Yr: **\$18.00/nnn**
% Leased: **34.9%**



Landlord Rep: **RJL Associates / Campbell Lewis (540) 454-2255 -- 2,400 SF (800-2,400 SF)**

9495 Silver King Ct - Building 1 - Mantua Professional Ctr

Fairfax, VA 22031

Fairfax City County

Building Type: **Class C Office**
Building Status: **Built 1990**
Building Size: **9,171 SF**
Typical Floor Size: **4,586 SF**
Stories: **2**
Expenses: **2016 Tax @ \$0.36/sf**
Parking: **20 free Surface Spaces are available; Ratio of 2.18/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **700 SF**
Max Contig: **700 SF**
Smallest Space: **700 SF**
Rent/SF/Yr: **\$16.00/nnn**
% Leased: **92.4%**



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

3921-3935 University Blvd - Courthouse Professional Center

Fairfax, VA 22030

Fairfax City County

Building Type: **Class C Office**
Building Status: **Built 1972**
Building Size: **15,203 SF**
Typical Floor Size: **7,602 SF**
Stories: **3**
Expenses: **2019 Tax @ \$0.27/sf**
Parking: **30 Surface Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,363 SF**
Max Contig: **1,363 SF**
Smallest Space: **1,363 SF**
Rent/SF/Yr: **\$16.00/+e&c**
% Leased: **91.0%**



Building Notes:

1st floor corner unit. 5 windowed offices, conference room, kitchen, 2 baths. Near courthouse and major shopping center.

3900 University Dr - Chess Foster Bldg

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office**
Building Status: **Built 1977**
Building Size: **15,000 SF**
Typical Floor Size: **5,000 SF**
Stories: **3**
Expenses: **2019 Tax @ \$1.95/sf**
Parking: **40 free Surface Spaces are available; Ratio of 3.50/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **9,862 SF**
Max Contig: **2,974 SF**
Smallest Space: **800 SF**
Rent/SF/Yr: **\$23.70/fs**
% Leased: **34.3%**



Landlord Rep: **Foster Management / Dina Tuft (703) 385-8900**

Leasing Company: **Foster Management Inc. / Dina Tuft (703) 385-8900 -- 9,862 SF (800-2,974 SF)**

Building Notes:

APN #: 57-2-02-00-166-A

3950 University Dr - Bldg A/B - Old Town Plaza

AKA 10420 North St

Fairfax, VA 22030

Fairfax City County

Building Type: **Class A Office/(Community Ctr)**
Building 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**
Parking: **300 Covered Spaces are available; Ratio of 1.07/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,968 SF**
Max Contig: **1,968 SF**
Smallest Space: **1,968 SF**
Rent/SF/Yr: **Withheld**
% Leased: **97.9%**



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."

3975 University Dr - Foster Bldg

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office**
Building Status: **Built 1986**
Building Size: **55,605 SF**
Typical Floor Size: **13,901 SF**
Stories: **4**
Expenses: **2019 Tax @ \$2.30/sf**
Parking: **120 free Covered Spaces are available; 90 free Surface Spaces are available; Ratio of 3.50/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **3,706 SF**
Max Contig: **1,865 SF**
Smallest Space: **1,841 SF**
Rent/SF/Yr: **\$24.70/fs**
% Leased: **93.3%**



Landlord Rep: **Foster Management / Dina Tuft (703) 385-8900**

Leasing Company: **Foster Management Inc. / Dina Tuft (703) 385-8900 -- 3,706 SF (1,841-1,865 SF)**

Building Notes:

Individual HVAC.

4002-4008 University Dr - Ellicott Bldg Condominium

Fairfax, VA 22030

Fairfax City County

Building Type: **Class C Office**
Building Status: **Built 1910, Renov 1950**
Building Size: **11,100 SF**
Typical Floor Size: **5,000 SF**
Stories: **2**
Expenses: **2019 Tax @ \$0.52/sf**
For Sale: **This property has one 2,300 condo for sale.**

Space Avail: **4,600 SF**
Max Contig: **2,300 SF**
Smallest Space: **1,000 SF**
Rent/SF/Yr: **\$20.00**
% Leased: **100%**



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.

4010 University Dr - Joshua Coffer Gunnel Building

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office**
Building Status: **Built 1982**
Building Size: **19,000 SF**
Typical Floor Size: **6,250 SF**
Stories: **3**
Expenses: **2019 Tax @ \$2.77/sf**
Parking: **25 Surface Spaces are available; 30 Covered Spaces are available; Ratio of 3.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,460 SF**
Max Contig: **1,460 SF**
Smallest Space: **1,460 SF**
Rent/SF/Yr: **\$22.00/fs**
% Leased: **92.3%**



Landlord Rep: **Trimark / Nadia Rassas (703) 891-2600 -- 1,460 SF (1,460 SF)**

Building Notes:

- * Located in center of Fairfax City
- * Passenger elevator
- * Close to bus stop, restaurants, and courthouse

4021 University Dr - United Bank & Walnut Street Finance

Fairfax, VA 22030

Fairfax City County

Building Type: **Retail/Bank**

Building Status: **Built 1972**

Building Size: **7,205 SF**

Land Area: **0.49 AC**

Stories: **2**

Expenses: **2019 Tax @ \$6.48/sf**

Parking: **20 Surface Spaces are available; Ratio of 3.26/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **2,643 SF**

Max Contig: **2,643 SF**

Smallest Space: **2,643 SF**

Rent/SF/Yr: **Withheld**

% Leased: **63.3%**



Landlord Rep: *Company information unavailable at this time*

Building Notes:

Property Description: BANK BRANCH

Total Size:

5,952 square feet above grade

2,976 square feet per floor

Floor Dimnesions:

Building is 62' 4" long and 47' 4" in depth on first and second floors.

Building is 39' 11" long and 47' 4" in depth on the lower level.

Land Area: 0.491 acres

Finished Ceiling Height: 8' 6"

Construction Type: Steel frame and masonry brick

Parking: 20 surface parking spaces

Fire Safety: Fully sprinklered with a wet pipe system

Electric: Base Srvice

1,600 amp 277/480 volt, 3 phase service

All office lights are wired at 277/480 volt service

Each floor has electric room with redundant breaker panels

HVAC

1- 5 year old

2- Front and Back Zones, 2nd Floor 10 Years Old

4041 University Dr - Judge Paul Brown Bldg

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office/Medical** Space Avail: **6,300 SF**
Building Status: **Built 1972** Max Contig: **2,220 SF**
Building Size: **35,000 SF** Smallest Space: **150 SF**
Typical Floor Size: **6,000 SF** Rent/SF/Yr: **Withheld**
Stories: **5** % Leased: **90.9%**
Expenses: **2018 Tax @ \$1.77/sf**
Parking: **Free Surface Spaces; Ratio of 0.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **The Oseth Group / Kent Rosenberger (240) 404-8256**
Leasing Company: **4041 University Dr, LLC / Kent Rosenberger (240) 404-8256 -- 6,300 SF (150-2,220 SF)**

Building Notes:

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

4084 University Dr

Fairfax, VA 22030

Fairfax City County

Building Type: **Class B Office** Space Avail: **2,470 SF**
Building Status: **Built 1973, Renov 1988** Max Contig: **2,470 SF**
Building Size: **33,220 SF** Smallest Space: **2,470 SF**
Typical Floor Size: **16,610 SF** Rent/SF/Yr: **\$23.50/fs**
Stories: **2** % Leased: **92.6%**
Expenses: **2019 Tax @ \$2.08/sf; 2009 Combined Est Tax/Ops @ \$8.49/sf**
Parking: **Free Surface Spaces; Ratio of 3.25/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **The Dickson Company / H.Robert H. Golden (703) 273-1714 -- 2,470 SF (2,470 SF)**

Building Notes:

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

10520 Warwick Ave

Fairfax, VA 22030

Fairfax City County

Building Type: **Class C Office/Medical** Space Avail: **1,567 SF**
Building Status: **Built 1986** Max Contig: **1,567 SF**
Building Size: **6,000 SF** Smallest Space: **1,567 SF**
Typical Floor Size: **1,165 SF** Rent/SF/Yr: **\$17.75/+e&c**
Stories: **3** % Leased: **73.9%**
Expenses: **2019 Tax @ \$0.67/sf**
Parking: **40 free Surface Spaces are available; Ratio of**
6.66/1,000 SF
For Sale: **Not For Sale**

