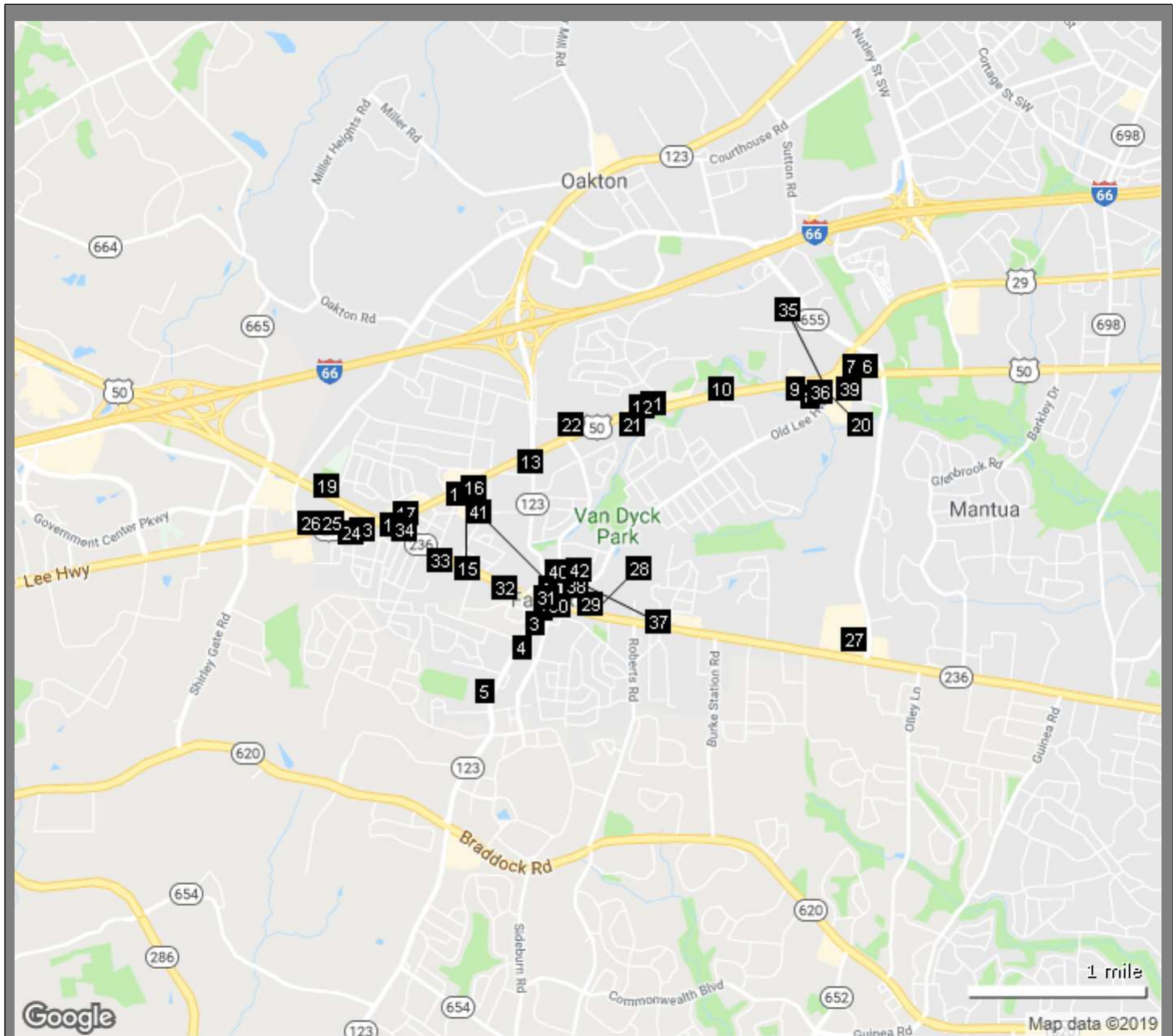






RETAIL SPACE FOR LEASE - JULY 2019



RETAIL SPACE FOR LEASE - JULY 2019

<p>1</p>		<p>3955 Chain Bridge Rd Bldg C Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/Storefront Retail/Office (Community Ctr) Status: Built Aug 2007 Building Size: 21,677 SF Land Area: 0.50 AC Stories: 2 Expenses: 2014 Tax @ \$4.91/sf, 2011 Est Tax @ \$4.78/sf; 2014 Ops @ \$4.88/sf, 2011 Est Ops @ \$4.40/sf For Sale: Not For Sale</p>	<p>Space Avail: 4,518 SF Max Contig: 4,518 SF Smallest Space: 4,518 SF Rent/SF/Yr: Withheld % Leased: 79.2%</p>
<p>"Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice."</p>				
<p>Project includes:</p> <ul style="list-style-type: none"> -91,000 Square Feet of Class A Office Condominiums -53,000 Square Feet of Ground Floor Retail Shops, Sidewalk Cafes and Restaurants. -Large Central Plaza for Relaxation and Outdoor Dining. -Structured Parking with Two Floors Reserved for Office-Only. -Direct Access From Garage to Two Office Buildings. -Wide Brick Sidewalks, Attractive Landscaping and Gas Street Lamps. 				
<p>2</p>		<p>4023 Chain Bridge Rd The Joshua Gunnell House Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Hospitality/Hotel Status: Built 1834 Building Size: 12,612 SF Land Area: 0.29 AC Stories: 4 Expenses: 2018 Tax @ \$1.39/sf For Sale: Not For Sale</p>	<p>Space Avail: 300 SF Max Contig: 300 SF Smallest Space: 300 SF Rent/SF/Yr: Withheld % Leased: 0%</p>
<p>Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 300 SF (300 SF)</p>				
<p>Historic Joshua Gunnell House is directly across street from The Courthouse. Now rezoned C2 and offering elegant, historic, partially furnished and authentically decorated private offices and small suites with baths and fireplaces.</p>				
<p>3</p>		<p>4069 Chain Bridge Rd Barbour House Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1987 Building Size: 18,000 SF Typical Floor Size: 5,500 SF Stories: 3 Expenses: 2018 Tax @ \$2.59/sf For Sale: Not For Sale</p>	<p>Space Avail: 11,000 SF Max Contig: 11,000 SF Smallest Space: 600 SF Rent/SF/Yr: \$27.27-\$30.00 % Leased: 38.9%</p>
<p>Landlord Rep: Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104 -- 11,000 SF (600-7,000 SF)</p>				
<p>* Across the street from the courthouse</p>				
<p>* Ample parking</p>				
<p>* Restaurant is currently being built-out</p>				

RETAIL SPACE FOR LEASE - JULY 2019

4		<p>4151-4165 Chain Bridge Rd Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1982 Building Size: 25,143 SF Typical Floor Size: 8,381 SF Stories: 3 Expenses: 2018 Tax @ \$0.44/sf; 2012 Ops @ \$0.51/sf For Sale: Not For Sale</p>	<p>Space Avail: 2,021 SF Max Contig: 2,021 SF Smallest Space: 2,021 SF Rent/SF/Yr: Withheld % Leased: 92.0%</p>
<p>Landlord Rep: Broad Street Realty / David Belford (202) 688-0176 Leasing Company: The Tenant Agency / David Belford (202) 688-0176 -- 2,021 SF (2,021 SF)</p>				
<p>Location is in the heart of Fairfax City. This is a condo building, each unit individually owned.</p>				
5		<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: Not 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>				
6		<p>9444-9500 Fairfax Blvd Scout on the Circle Building 1 Fairfax, VA 22031 Fairfax City County Fairfax MF Submarket</p>	<p>Building Type: Class A Multi-Family/Apartments Status: Under Construction, delivers Nov 2019 Building Size: 300,000 SF Land Area: - Stories: 6 For Sale: Not For Sale</p>	<p>Space Avail: 16,558 SF Max Contig: 5,201 SF Smallest Space: 1,308 SF Rent/SF/Yr: Withheld % Leased: 0%</p>
<p>Landlord Rep: Combined Properties, Inc. / Andrew Iszard (202) 736-2827 Leasing Company: H & R Retail, Inc. / Sebastian P. Restifo (240) 482-3602 Austin Hersh (240) 482-3613 Bradley Buslik (240) 482-3609 -- 16,558 SF (1,308-5,201 SF)</p>				
7		<p>9444-9500 Fairfax Blvd Scout on the Circle - Building 2 Fairfax, VA 22031 Fairfax City County Fairfax MF Submarket</p>	<p>Building Type: Class A Multi-Family/Apartments Status: Under Construction, delivers Jan 2020 Building Size: 270,000 SF Land Area: - Stories: 6 For Sale: Not For Sale</p>	<p>Space Avail: 12,548 SF Max Contig: 4,093 SF Smallest Space: 1,582 SF Rent/SF/Yr: Withheld % Leased: 0%</p>
<p>Landlord Rep: Combined Properties, Inc. / Andrew Iszard (202) 736-2827 Leasing Company: H & R Retail, Inc. / Sebastian P. Restifo (240) 482-3602 Austin Hersh (240) 482-3613 Bradley Buslik (240) 482-3609 -- 12,548 SF (1,582-4,093 SF)</p>				
<p>The bed-bath mix, unit count and sizes are estimated with management.</p>				

RETAIL SPACE FOR LEASE - JULY 2019

<p>8</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 / Nicola Carleton (703) 893-5141 / 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>9</p>		<p>9715 Fairfax Blvd Fairfax, VA 22031 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/Restaurant Status: Built 1954, Renov Jul 2018 Building Size: 14,000 SF Land Area: 1.08 AC Stories: 1 Expenses: 2018 Tax @ \$3.07/sf; 2011 Ops @ \$2.75/sf For Sale: Not For Sale</p>	<p>Space Avail: 9,000 SF Max Contig: 1,800 SF Smallest Space: 1,800 SF Rent/SF/Yr: \$45.00 % Leased: 35.7%</p>
<p>Landlord Rep: Verity Commercial, LLC / Oyku Hanna (703) 435-4007 X109 -- 9,000 SF (1,800 SF)</p>				
<p>High Identity Frontage on Redeveloping Fairfax Blvd! Excellent renovation or redevelopment opportunity! This property has historically been used mainly as a restaurant space, but has the potential for lots of different usages with great frontage on Fairfax Boulevard. Fairfax City will be cooperative with potential alternatives from renovation to re-development per recent meetings.</p>				
<p>The total building area is approximately 14,000 sf, with a main floor footprint of approximately 8,400 sf, which includes a 1000 sf area in the front that could be used for a coffee shop, deli, nail salon, hair salon, etc. Also included within the main level is an existing 2,000 sq. ft. bar area.</p>				
<p>Very generous parking of 85 existing spaces.</p>				
<p>LL space consists of approximately 4,600 sf (former banquet room) that can be used as before as a banquet or added dining room seating on the lower level or separate tenant area with separate outside entrance. 2nd floor has approx. 1000 sf of office space.</p>				
<p>Lots of uses possible under the C-2 zoning max height 60 feet, up to 5 stories above grade with max FAR 0.50 = approx. 23,500 sf</p>				
<p>Frontage of approximately 120ft on busy Fairfax Boulevard. Highly identifiable site next to Patriot Harley Davidson (one of the largest Harley Davidson dealership's in the country). Major mixed use redevelopment by Combined Properties 1/4th mile to the East. "Scout on the Circle" project Features. 400 Class-A Apartment Units; 28,000 SF of Small Shop Retail; 54,000 SF Grocer. New Advanced Auto location redevelopment diagonally across Fairfax Blvd.</p>				
<p>10</p>		<p>9940 Fairfax Blvd Fairfax Boulevard Crossing Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail Status: Existing Building Size: 6,700 SF Land Area: 1.10 AC Stories: 1 Expenses: 2018 Tax @ \$8.46/sf, 2013 Est Tax @ \$3.43/sf For Sale: Not For Sale</p>	<p>Space Avail: 2,253 SF Max Contig: 2,253 SF Smallest Space: 2,253 SF Rent/SF/Yr: \$49.00 % Leased: 66.4%</p>
<p>Landlord Rep: KLNB / Craig Cheney (703) 268-2705 -- 2,253 SF (2,253 SF)</p>				

RETAIL SPACE FOR LEASE - JULY 2019

11		<p>10120 Fairfax Blvd Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/Freestanding Status: Proposed Building Size: 5,000 SF Land Area: - Stories: 1 Expenses: 2014 Tax @ \$12.91/sf, 2012 Est Tax @ \$4.42/sf; 2012 Est Ops @ \$3.54/sf For Sale: Not For Sale</p>	<p>Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 5,000 SF Rent/SF/Yr: \$49.00 % Leased: 0%</p>
<p>Landlord Rep: KLNb / Craig Cheney (703) 268-2705 -- 5,000 SF (5,000 SF)</p>				
12		<p>10160 Fairfax Blvd Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/Storefront Status: Built Jul 2012 Building Size: 14,787 SF Land Area: - Stories: 1 Expenses: 2018 Tax @ \$0.71/sf, 2012 Est Tax @ \$4.86/sf; 2012 Est Ops @ \$3.89/sf For Sale: Not For Sale</p>	<p>Space Avail: 2,837 SF Max Contig: 2,837 SF Smallest Space: 1,402 SF Rent/SF/Yr: Withheld % Leased: 90.3%</p>
<p>Landlord Rep: Rosenthal Properties LLC / Nora Foley (703) 893-4733 / Nicola Carleton (703) 893-5141 -- 2,837 SF (1,402-1,435 SF)</p>				
13		<p>10521 Fairfax Blvd Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/Drug Store Status: Existing Building Size: 8,638 SF Land Area: 1.05 AC Stories: 1 Expenses: 2018 Tax @ \$5.94/sf For Sale: Not For Sale</p>	<p>Space Avail: 8,638 SF Max Contig: 8,638 SF Smallest Space: 8,638 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
<p>Landlord Rep: JLL / J.Andrew J. Corno (202) 719-6137 / Thomas L. Jackman (202) 719-5000 / Arris Noble (202) 719-5632 -- 8,638 SF (8,638 SF)</p>				
14		<p>10675 Fairfax Blvd Building II Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail Status: Proposed Building Size: 10,000 SF Land Area: 18 AC Stories: 1 For Sale: Not For Sale</p>	<p>Space Avail: 10,000 SF Max Contig: 10,000 SF Smallest Space: 10,000 SF Rent/SF/Yr: Withheld % Leased: 0%</p>
<p>Landlord Rep: Rappaport / Susan Bourgeois (571) 382-1288 / Patrick O'Meara (571) 382-1218 -- 10,000 SF (10,000 SF)</p>				

Paul VI Redevelopment is an 18-acre mixed-use development in the heart of Fairfax. At completion the project will boast over 130 townhomes, a 180-unit condominium and two new retail buildings.

RETAIL SPACE FOR LEASE - JULY 2019

<p>15</p>		<p>10675 Fairfax Blvd Building I Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail Status: Proposed Building Size: 12,000 SF Land Area: 18 AC Stories: 2 For Sale: Not For Sale</p>	<p>Space Avail: 12,000 SF Max Contig: 12,000 SF Smallest Space: 4,000 SF Rent/SF/Yr: Withheld % Leased: 0%</p>
<p>Landlord Rep: Rappaport / Susan Bourgeois (571) 382-1288 / Patrick O'Meara (571) 382-1218 -- 12,000 SF (4,000 SF)</p> <p>Paul VI Redevelopment is an 18-acre mixed-use development in the heart of Fairfax. At completion the project will boast over 130 townhomes, a 180-unit condominium and two new retail buildings.</p>				
<p>16</p>		<p>10675 Fairfax Blvd Building III Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail Status: Proposed Building Size: 10,000 SF Land Area: 18 AC Stories: 1 For Sale: Not For Sale</p>	<p>Space Avail: 10,000 SF Max Contig: 10,000 SF Smallest Space: 10,000 SF Rent/SF/Yr: Withheld % Leased: 0%</p>
<p>Landlord Rep: Rappaport / Susan Bourgeois (571) 382-1288 / Patrick O'Meara (571) 382-1218 -- 10,000 SF (10,000 SF)</p> <p>Paul VI Redevelopment is an 18-acre mixed-use development in the heart of Fairfax. At completion the project will boast over 130 townhomes, a 180-unit condominium and two new retail buildings.</p>				
<p>17</p>		<p>10940 Fairfax Blvd Fairfax Marketplace Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail Status: Built Jan 2008 Building Size: 18,860 SF Land Area: 2.81 AC Stories: 1 Expenses: 2011 Tax @ \$6.00/sf, 2012 Est Tax @ \$6.00/sf; 2011 Ops @ \$4.00/sf, 2012 Est Ops @ \$4.00/sf For Sale: Not For Sale</p>	<p>Space Avail: 4,300 SF Max Contig: 2,450 SF Smallest Space: 1,850 SF Rent/SF/Yr: Withheld % Leased: 87.0%</p>
<p>Landlord Rep: Rosenthal Properties LLC / Nora Foley (703) 893-4733 / Nicola Carleton (703) 893-5141 -- 2,450 SF (2,450 SF)</p> <p>Sublet Contact: KLNb / Beth Sargent (703) 268-2716 Jake Levin (703) 268-2700 -- 1,850 SF (1,850 SF)</p>				
<p>18</p>		<p>10955 Fairfax Blvd Fairfax Pointe Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail Status: Built Dec 2010 Building Size: 10,500 SF Land Area: - Stories: 1 Expenses: 2011 Tax @ \$0.59/sf; 2011 Ops @ \$9.41/sf For Sale: Not For Sale</p>	<p>Space Avail: 968 SF Max Contig: 968 SF Smallest Space: 968 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
<p>Landlord Rep: Rosenthal Properties LLC / Nora Foley (703) 893-4733 / Nicola Carleton (703) 893-5141 -- 968 SF (968 SF)</p>				

RETAIL SPACE FOR LEASE - JULY 2019

19



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: **2018 Tax @ \$2.07/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

20



9617-9625 Lee Hwy

Fairfax Boulevard Center

Fairfax, VA 22031

Fairfax City County





Fairfax City Submarket

Building Type: **Retail/Freestanding**
 Status: **Built Nov 2011**
 Building Size: **18,000 SF**
 Land Area: **2 AC**
 Stories: **1**
 Expenses: **2013 Est Tax @ \$1.36/sf; 2013 Est Ops @ \$3.64/sf**
 For Sale: **Not For Sale**





Space Avail: **1,560 SF**
 Max Contig: **1,560 SF**
 Smallest Space: **1,560 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**

Landlord Rep: Rosenthal Properties LLC / Nora Foley (703) 893-4733 / Billy Orlove (703) 893-5141 / Jane Le (703) 893-5141 -- 1,560 SF (1,560 SF)





RETAIL SPACE FOR LEASE - JULY 2019

<p>21</p>		<p>10201 Lee Hwy Gatewood Plaza Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1985 Building Size: 89,598 SF Typical Floor Size: 17,920 SF Stories: 5 Expenses: 2018 Tax @ \$2.08/sf For Sale: Not For Sale</p>	<p>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%</p>
<p>Landlord Rep: Lincoln Property Company / Doug McLearn (703) 284-5862 / Stoddert Nibley (703) 284-5884 / Jack Redmond (703) 284-5880 -- 21,935 SF (1,607-6,276 SF)</p>				
<p>12/20/1994: Arnell Corporation purchased the building from Equitable Real Estate Investment Management Inc., for \$3.6 million. Buyer and seller represented themselves.</p>				
<p>In the heart of Fairfax City, Gatewood Plaza offers highly efficient, economical office space. With a favorable ratio of windows to interior space, Gatewood Plaza provides an exceptional opportunity for users of all sizes of space. The finishes at Gatewood include a recently renovated lobby and common areas with flame cut granite, polymix walls, new cut pile carpet, and seven foot solid core doors with a cherry finish. Gatewood has an ideal location on Route 50 within two stop lights of the I-66/Route 123 Interchange, just four miles to the Capital Beltway and twenty minutes to downtown Washington, DC. Numerous restaurants, banks and shops are within a short walk. A Fairfax City Cue bus stop is located immediately in front of the building providing direct transportation to the Vienna Metro Station.</p>				
<p>22</p>		<p>10332-10392 Lee Hwy Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/(Neighborhood Ctr) Status: Built 1952 Building Size: 66,347 SF Land Area: 6 AC Stories: 1 For Sale: Not For Sale</p>	<p>Space Avail: 28,505 SF Max Contig: 7,924 SF Smallest Space: 75 SF Rent/SF/Yr: Withheld % Leased: 75.6%</p>
<p>Landlord Rep: Regency Centers / April Laney (703) 442-4337 -- 28,505 SF (75-7,924 SF)</p>				
<p>http://www.regencycenters.com/properties/property_brochure.php?id=60223</p>				
<p>23</p>		<p>11011-11041 Lee Hwy Westfair Center Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/Storefront (Neighborhood Ctr) Status: Built 1980 Building Size: 27,300 SF Land Area: 2.36 AC Stories: 1 Expenses: 2018 Tax @ \$3.82/sf, 2011 Est Tax @ \$2.40/sf; 2011 Est Ops @ \$2.57/sf For Sale: Not For Sale</p>	<p>Space Avail: 5,400 SF Max Contig: 3,600 SF Smallest Space: 1,800 SF Rent/SF/Yr: \$40.00 % Leased: 80.2%</p>
<p>Landlord Rep: Newmark Knight Frank / T.Edward T. Goldmeier, CRRP, CRX, CLS (410) 625-4202 -- 5,400 SF (1,800-3,600 SF)</p>				
<p>24</p>		<p>11051-11053 Lee Hwy Westfair Center Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/Freestanding Status: Built 1987 Building Size: 20,925 SF Land Area: 1.71 AC Stories: 1 Expenses: 2018 Tax @ \$3.56/sf, 2011 Est Tax @ \$1.43/sf; 2011 Est Ops @ \$3.75/sf For Sale: Not For Sale</p>	<p>Space Avail: 2,400 SF Max Contig: 2,400 SF Smallest Space: 2,400 SF Rent/SF/Yr: \$40.00 % Leased: 88.5%</p>
<p>Landlord Rep: Newmark Knight Frank / T.Edward T. Goldmeier, CRRP, CRX, CLS (410) 625-4202 -- 2,400 SF (2,400 SF)</p>				





RETAIL SPACE FOR LEASE - JULY 2019

25		<p>11110-11118 Lee Hwy Hilltop Shopping Center Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/Freestanding (Strip Ctr) Status: Built 1961 Building Size: 12,661 SF Land Area: 0.47 AC Stories: 1 Expenses: 2018 Tax @ \$4.68/sf, 2012 Est Tax @ \$0.49/sf; 2012 Est Ops @ \$3.51/sf For Sale: Not For Sale</p>	<p>Space Avail: 1,123 SF Max Contig: 1,123 SF Smallest Space: 112 SF Rent/SF/Yr: \$30.00-\$35.00 % Leased: 91.1%</p>
<p>Landlord Rep: Capitol Commercial Realty / A.Joseph A. Caputo (301) 947-6901 -- 1,123 SF (112-1,123 SF)</p>				
26		<p>11180-11194 Lee Hwy Jermantown Square Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>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</p>	<p>Space Avail: 2,515 SF Max Contig: 1,262 SF Smallest Space: 1,253 SF Rent/SF/Yr: Withheld % Leased: 87.7%</p>
<p>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)</p>				
27		<p>9570 Main St Turnpike Shopping Center Fairfax, VA 22031 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/(Neighborhood Ctr) Status: Built 1967, Renov 1986 Building Size: 92,798 SF Land Area: 9.84 AC Stories: 1 For Sale: Not For Sale</p>	<p>Space Avail: 12,019 SF Max Contig: 4,000 SF Smallest Space: 2,119 SF Rent/SF/Yr: Withheld % Leased: 97.4%</p>
<p>Landlord Rep: Combined Properties, Inc. / Maddie Netter (202) 293-4500 / Andrew Iszard (202) 736-2827 -- 12,019 SF (2,119-4,000 SF)</p>				
<p>"Located at the intersection of Little River Turnpike (Route 236) and Pickett Road (Route 655), in the heart of Fairfax, Virginia. This center and the adjacent Pickett Shopping Center, are community centers that enjoy high traffic volumes, excellent access, visibility and established site recognition in the marketplace. A supermarket expansion is planned for this center." - Combined Properties, Inc</p>				
28		<p>10250-10266 Main St Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/Freestanding Status: Existing Building Size: 13,191 SF Land Area: - Stories: 1 Expenses: 2015 Tax @ \$11.81/sf; 2010 Ops @ \$2.22/sf For Sale: Not For Sale</p>	<p>Space Avail: 930 SF Max Contig: 930 SF Smallest Space: 930 SF Rent/SF/Yr: Withheld % Leased: 93.0%</p>
<p>Landlord Rep: Kimco Realty / Kevin Allen (410) 427-4434 -- 930 SF (930 SF)</p>				
<p>"Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice."</p>				






RETAIL SPACE FOR LEASE - JULY 2019

<p>29</p>		<p>10296-10320 Main St Main Street Marketplace Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/Freestanding (Neighborhood Ctr) Status: Built 1962 Building Size: 78,388 SF Land Area: 7.17 AC Stories: 2 Expenses: 2010 Tax @ \$3.37/sf, 2012 Est Tax @ \$3.37/sf; 2010 Ops @ \$2.50/sf, 2012 Est Ops @ \$2.50/sf For Sale: Not For Sale</p>	<p>Space Avail: 5,324 SF Max Contig: 5,324 SF Smallest Space: 2,466 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
<p>Landlord Rep: Next Realty Mid-Atlantic, LLC / J.Andrew J. Rose (703) 442-8837 / Taylor Hayes (703) 442-8827 -- 5,324 SF (2,466-2,858 SF)</p>				
<p>30</p>		<p>10381 Main St Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class C Office Status: Built 1892, Renov 1984 Building Size: 4,950 SF Typical Floor Size: 1,425 SF Stories: 4 Expenses: 2014 Tax @ \$4.20/sf For Sale: Not For Sale</p>	<p>Space Avail: 1,260 SF Max Contig: 1,260 SF Smallest Space: 1,260 SF Rent/SF/Yr: \$22.50 % Leased: 74.6%</p>
<p>Landlord Rep: VHM Corporation / Marilyn Livingston (703) 264-3326 -- 1,260 SF (1,260 SF)</p>				
<p>31</p>		<p>10426 Main St Old Town Fairfax Building Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail Status: Built 1955 Building Size: 22,396 SF Land Area: 0.32 AC Stories: 2 Expenses: 2007 Combined Tax/Ops @ \$5.49/sf; 2007 Combined Est Tax/Ops @ \$3.51/sf For Sale: Not For Sale</p>	<p>Space Avail: 8,500 SF Max Contig: 8,500 SF Smallest Space: 2,000 SF Rent/SF/Yr: Withheld % Leased: 62.1%</p>
<p>Landlord Rep: Serafin Real Estate / Joe Serafin (703) 261-4809 -- 8,500 SF (2,000-8,500 SF)</p>				
<p>Property Description: Storefront Retail/Office</p>				
<p>32</p>		<p>10555 Main St The Fairfax Bldg Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class B Office Status: Built 1974, Renov 1998 Building Size: 46,000 SF Typical Floor Size: 7,792 SF Stories: 6 Expenses: 2018 Tax @ \$3.05/sf; 2006 Ops @ \$8.45/sf For Sale: Not For Sale</p>	<p>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%</p>
<p>Landlord Rep: Avison Young / J.Joseph J. Pilch (703) 760-9047 Leasing Company: Avison Young / Joseph J. Pilch (703) 760-9047 James Palmer (703) 288-2700 -- 15,167 SF (2,000-7,792 SF)</p>				
<p>Recent common area renovations</p>				

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<p>33</p>		<p>10777 Main St Kelly Square Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class A Office Status: Built Sep 1985 Building Size: 72,156 SF Typical Floor Size: 24,052 SF Stories: 3 Expenses: 2018 Tax @ \$2.84/sf, 2005 Est Tax @ \$6.44/sf; 2006 Ops @ \$7.46/sf For Sale: Not For Sale</p>	<p>Space Avail: 2,074 SF Max Contig: 2,074 SF Smallest Space: 2,074 SF Rent/SF/Yr: Withheld % Leased: 100%</p> <p>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)</p> <p>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.</p>
<p>34</p>		<p>10900 Main St Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/Auto Repair Status: Built 1940 Building Size: 10,000 SF Land Area: 0.33 AC Stories: 2 Expenses: 2017 Tax @ \$0.89/sf; 2017 Ops @ \$2.42/sf For Sale: Not For Sale</p>	<p>Space Avail: 10,000 SF Max Contig: 10,000 SF Smallest Space: 5,000 SF Rent/SF/Yr: \$29.50 % Leased: 0%</p> <p>Landlord Rep: Long & Foster Real Estate, Inc. (Commercial Div.) / Maryan Smith (703) 625-6565 -- 10,000 SF (5,000 SF)</p> <p>Property Description: GARAGE/AUTO REPAIR</p>
<p>35</p>		<p>3226 Old Lee Hwy Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail Status: Built 1959 Building Size: 2,400 SF Land Area: 0.11 AC Stories: 1 Expenses: 2018 Tax @ \$3.51/sf For Sale: Not For Sale</p>	<p>Space Avail: 2,400 SF Max Contig: 2,400 SF Smallest Space: 2,400 SF Rent/SF/Yr: Withheld % Leased: 0%</p> <p>Landlord Rep: Divaris Real Estate, Inc. / Joseph Farina (571) 620-5142 -- 2,400 SF (2,400 SF)</p>
<p>36</p>		<p>3250 Old Lee Hwy Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail Status: Existing Building Size: 34,213 SF Land Area: 1.65 AC Stories: 1 Expenses: 2018 Tax @ \$1.87/sf For Sale: Not For Sale</p>	<p>Space Avail: 34,213 SF Max Contig: 34,213 SF Smallest Space: 10,000 SF Rent/SF/Yr: Withheld % Leased: 0%</p> <p>Landlord Rep: Divaris Real Estate, Inc. / Joseph Farina (571) 620-5142 -- 34,213 SF (10,000-34,213 SF)</p>

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37		<p>3922 Old Lee Hwy Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/Restaurant Status: Built 1979 Building Size: 5,131 SF Land Area: 1.61 AC Stories: 1 Expenses: 2017 Tax @ \$7.93/sf For Sale: Not For Sale</p>	<p>Space Avail: 5,131 SF Max Contig: 5,131 SF Smallest Space: 5,131 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
<p>Landlord Rep: Combined Properties, Inc. Andrew Iszard (202) 736-2827 -- 5,131 SF (5,131 SF)</p>				
38		<p>3924 Old Lee Hwy Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/Fast Food Status: Built 1974 Building Size: 3,559 SF Land Area: - Stories: 1 For Sale: Not For Sale</p>	<p>Space Avail: 3,559 SF Max Contig: 3,559 SF Smallest Space: 3,559 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
<p>Landlord Rep: Combined Properties, Inc. / Andrew Iszard (202) 736-2827 -- 3,559 SF (3,559 SF)</p>				
<p>APN: 57 2 20 003 A</p>				
39		<p>3210-3242 Old Pickett Rd Strykers Square Fairfax, VA 22031 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/(Strip Ctr) Status: Built 1973, Renov 2015 Building Size: 24,000 SF Land Area: 2.20 AC Stories: 1 Expenses: 2018 Tax @ \$3.04/sf, 2011 Est Tax @ \$2.40/sf; 2011 Est Ops @ \$1.41/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: Withheld % Leased: 100%</p>
<p>Landlord Rep: Bernstein Management Group Inc / Darren Bernstein (703) 204-2000 -- 1,200 SF (1,200 SF)</p>				
40		<p>3910 University Dr Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Retail/Storefront Retail/Office Status: Built 1964 Building Size: 6,400 SF Land Area: 0.54 AC Stories: 1 Expenses: 2018 Tax @ \$3.40/sf, 2012 Est Tax @ \$2.66/sf; 2009 Est Ops @ \$0.39/sf For Sale: Not For Sale</p>	<p>Space Avail: 1,740 SF Max Contig: 1,740 SF Smallest Space: 1,740 SF Rent/SF/Yr: \$24.00 % Leased: 72.8%</p>
<p>Landlord Rep: Spring Hill Real Estate / Hourieh Raissian (703) 898-8190 -- 1,740 SF (1,740 SF)</p>				
41		<p>3950 University Dr Bldg A/B Fairfax, VA 22030 Fairfax City County Fairfax City Submarket</p>	<p>Building Type: Class A Office Status: Built Sep 2007 Building Size: 93,426 SF Typical Floor Size: 23,715 SF Stories: 3 Expenses: 2014 Tax @ \$4.15/sf; 2014 Ops @ \$4.12/sf For Sale: Not For Sale</p>	<p>Space Avail: 14,247 SF Max Contig: 7,404 SF Smallest Space: 1,988 SF Rent/SF/Yr: Withheld % Leased: 92.7%</p>
<p>Landlord Rep: Kimco Realty / Kevin Allen (410) 427-4434 -- 14,247 SF (1,988-7,404 SF)</p>				

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

RETAIL SPACE FOR LEASE - JULY 2019

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10308-10384 Willard Way

Courthouse Plaza

Fairfax, VA 22030

Fairfax City County

Fairfax City Submarket

Building Type: **Retail/(Neighborhood Ctr)**

Status: **Built 1978**

Building Size: **83,600 SF**

Land Area: **8.73 AC**

Stories: **1**

Expenses: **2018 Tax @ \$2.55/sf**

For Sale: **Not For Sale**

Space Avail: **8,500 SF**

Max Contig: **2,500 SF**

Smallest Space: **1,500 SF**

Rent/SF/Yr: **Withheld**

% Leased: **100%**

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

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

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