

Premier
Location
in Fairfax

Flexible
Suite
Options

Ample
Free
Parking

OFFICE SPACE **FOR LEASE**



11166
FAIRFAX BLVD

T TRANSWESTERN

Premier Location

Located in the heart of Fairfax, VA—this building offers excellent visibility, immediate access within the area, and expansive parking. 11166 Fairfax Blvd is surrounded by restaurants, retail, and essential services.



OVERVIEW



5 Suites For Lease

2,804 - 17,939 SF



Prime Accessibility

I-66, Rt. 50, Rt. 29, Fair Oaks Mall



On-Site Management

Dedicated Engineer

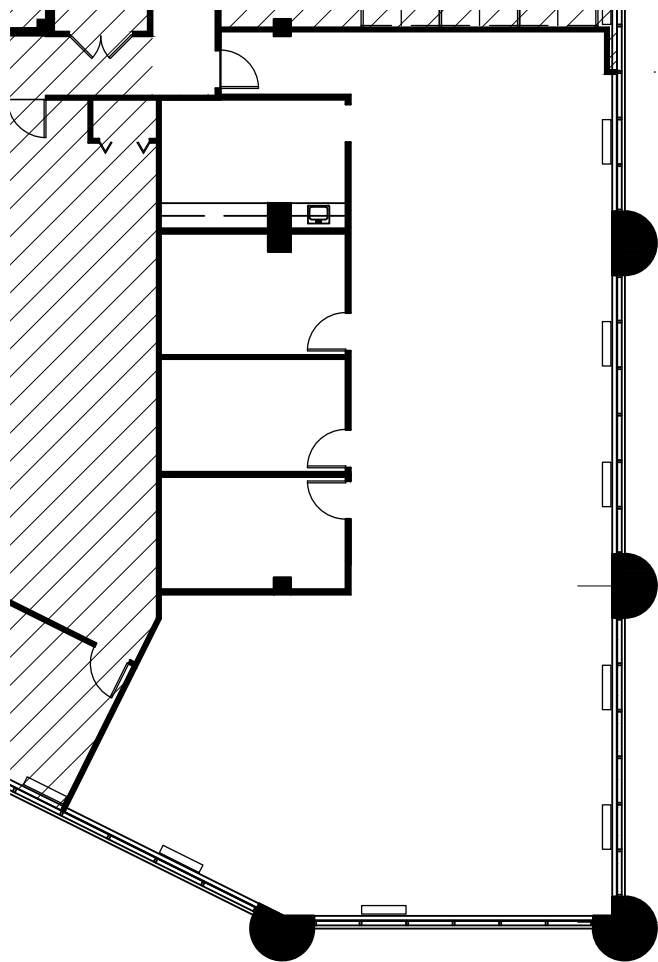


Abundant Parking

4.71 / 1,000 SF

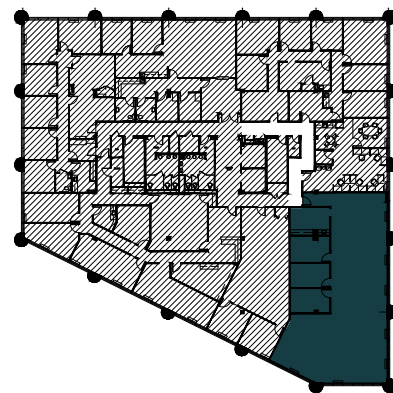
2nd Floor

- Available Immediately
- Corner Suite
- Expansive Windowline



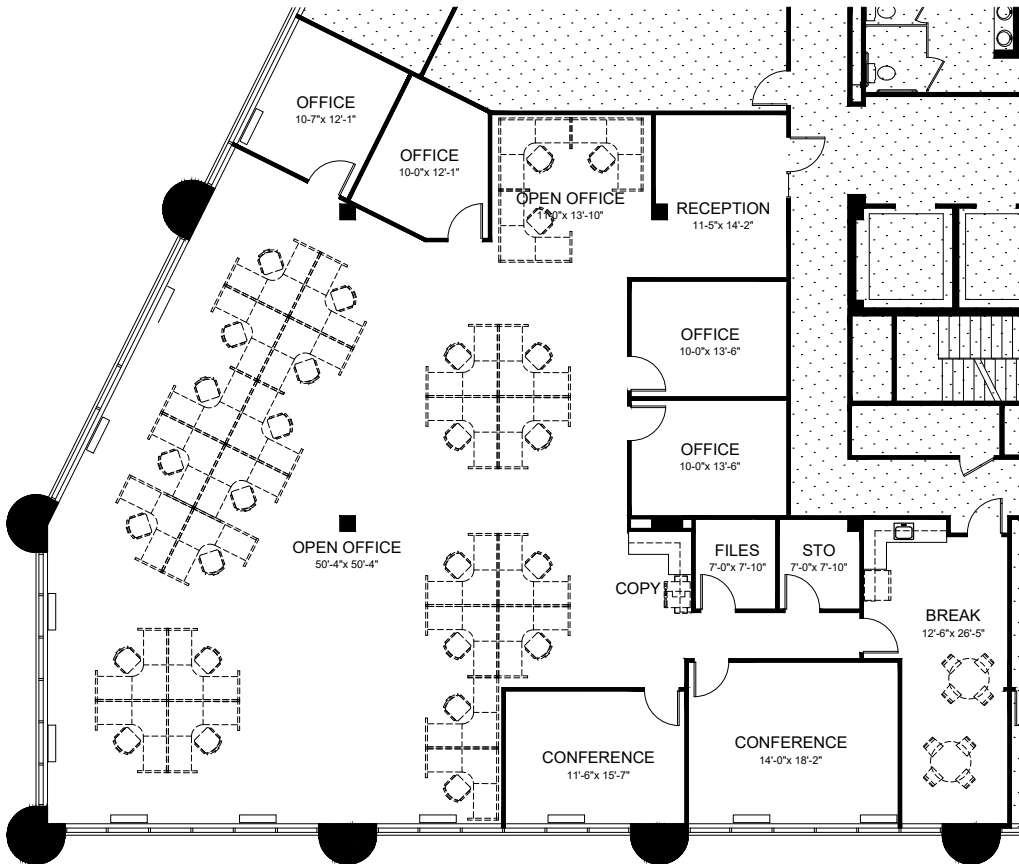
Suite 200

2,804 SF



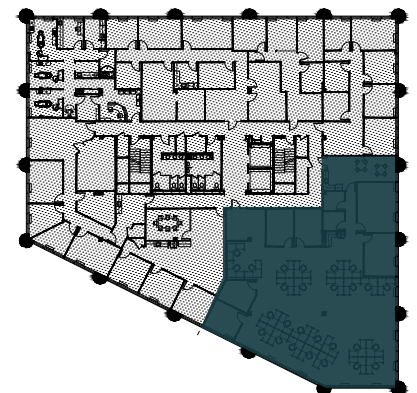
3rd Floor

- Open Office Layout
- Available Immediately
- Corner Suite



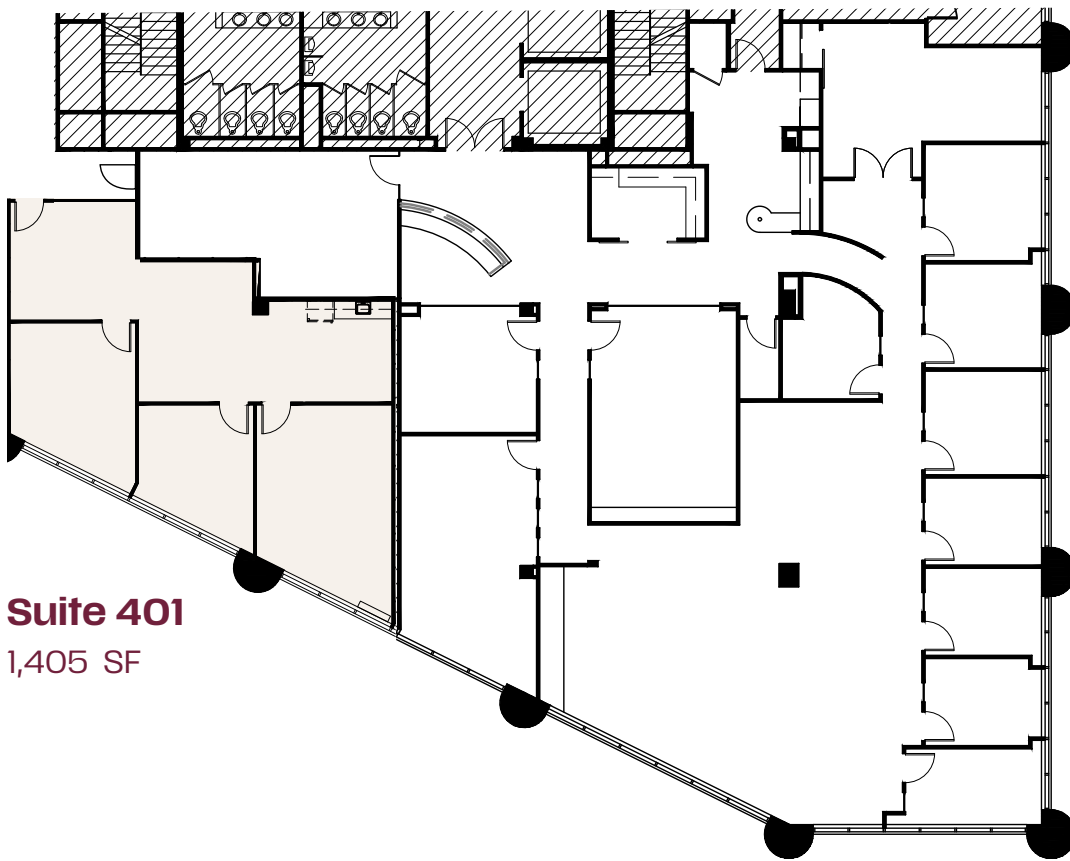
Suite 304

5,333 SF



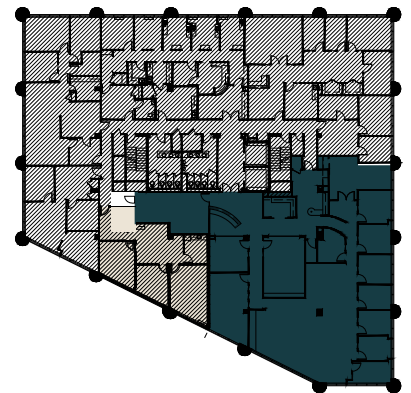
4th Floor

- 2 Suites Available
- Available Immediately
- Contiguous 7,509 SF (401 & 405)
- Conference & Kitchen in Both

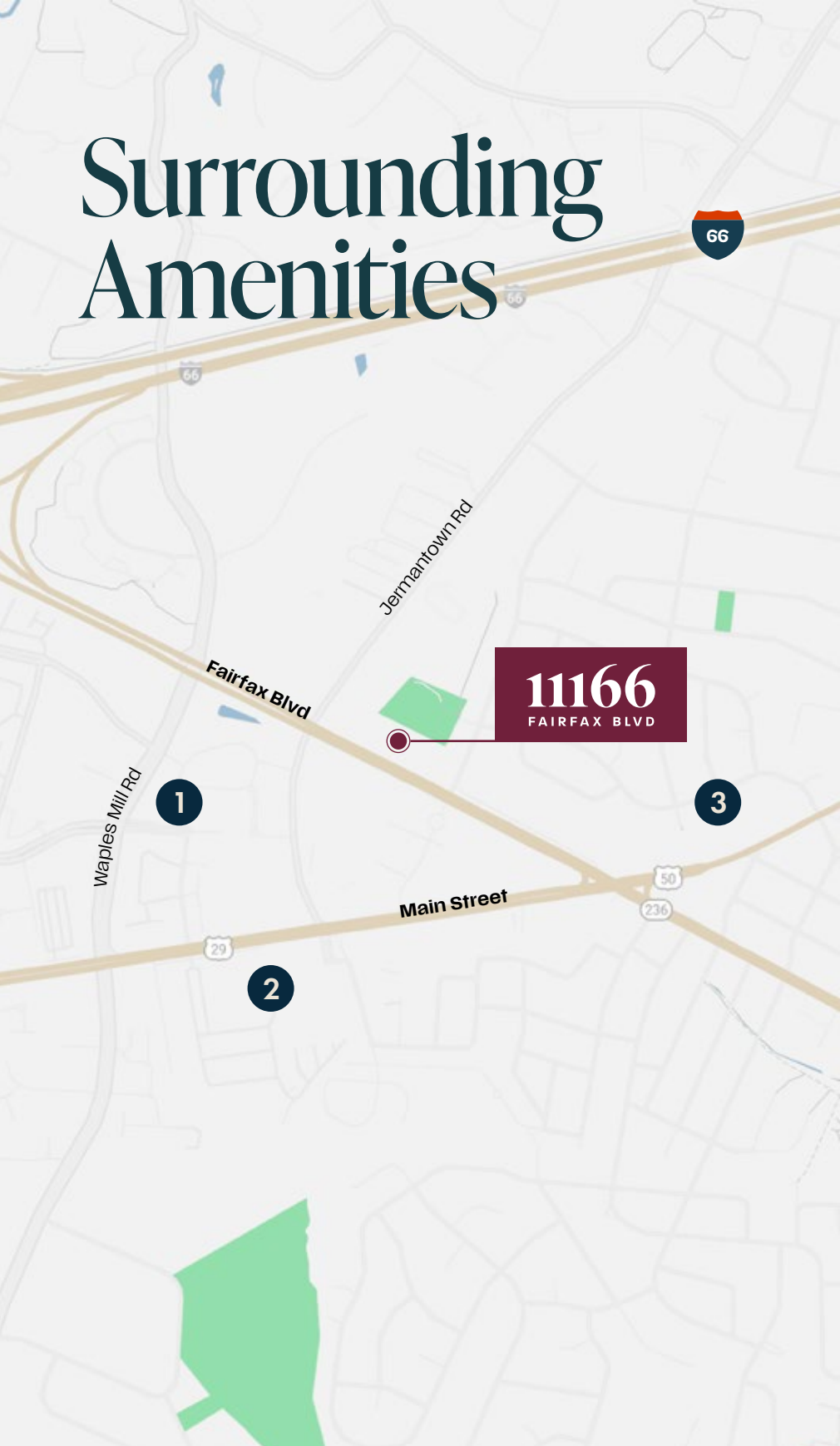


Suite 401
1,405 SF

Suite 405
6,104 SF



Surrounding Amenities



1. Fairfax Court

LA Fitness
Subway
Dollar Tree
Buffalo Wild Wings
McDonalds
Simply Social Coffee
Burlington
BBQ21
YIFang Taiwan Fruit Tea
Qing Shu Hot Pot
Honor Brewing
Wendys
Lowe's

2. Fairfax Centre

Jersey Mikes
Pho Bytes
Chuy's
Pizza Boli's
Lidl
UPS Store
Wingstop
Walmart
Fairfax Bakery

3. Fairfax Marketplace

Starbucks
Five Guys
Wells Fargo
Moe's Southwest Grill
Anita's Mexican Food

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