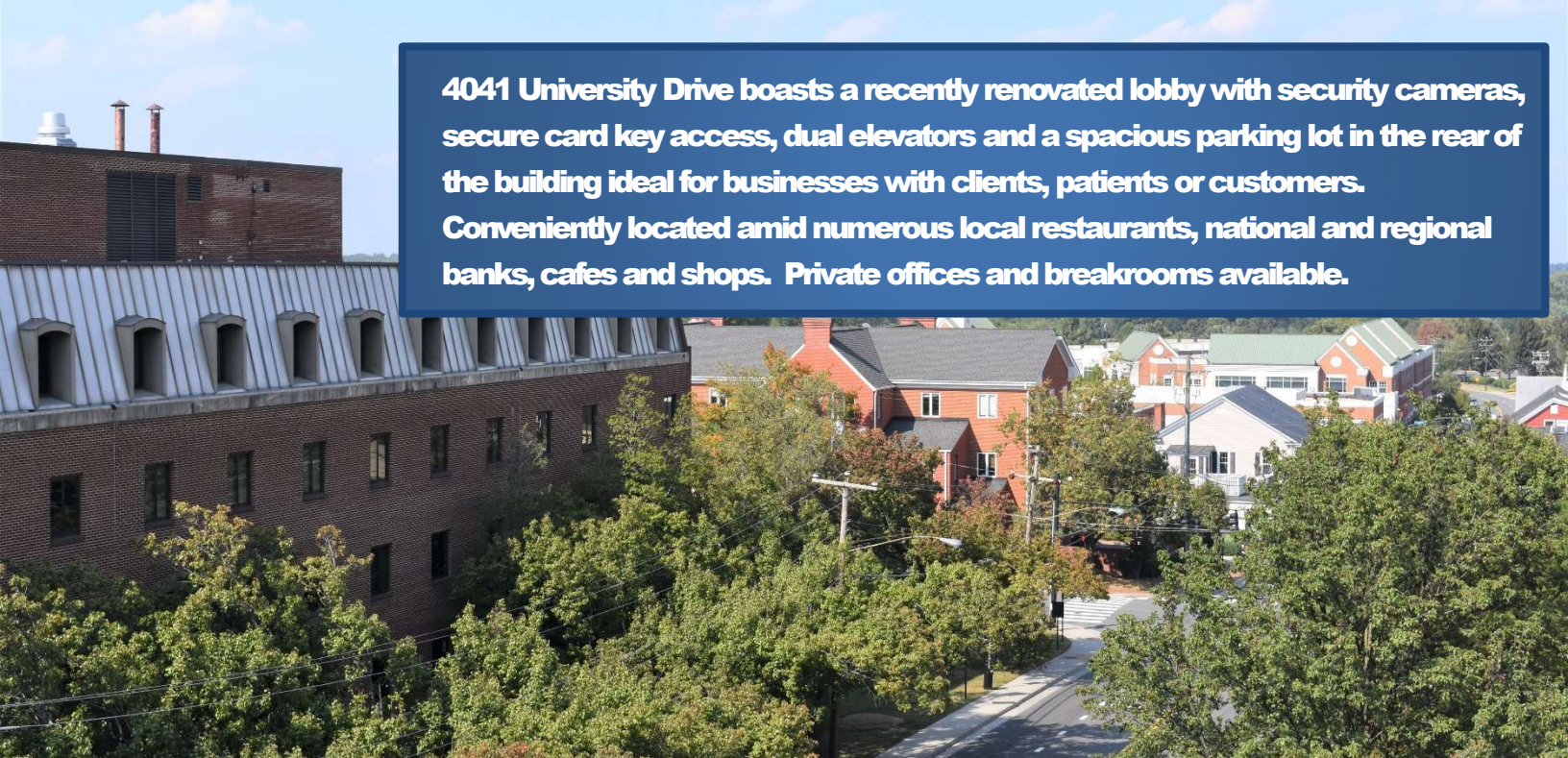


**BREATH THE FRESH AIR - WINDOWS OPEN COMPLETELY**



**4041 University Drive boasts a recently renovated lobby with security cameras, secure card key access, dual elevators and a spacious parking lot in the rear of the building ideal for businesses with clients, patients or customers. Conveniently located amid numerous local restaurants, national and regional banks, cafes and shops. Private offices and breakrooms available.**



**GET OUT OF THE HOUSE AND IN TO YOUR OWN OFFICE**

4041 UNIVERSITY DRIVE LLC  
4041 University Drive  
Fairfax, VA 22030

Kent Rosenberger  
240.404.8256  
RosenbergerKKRInc@gmail.com

# OVERVIEW

**USES:**

Retail, Office, Medical Office

**YEAR BUILT / RENOVATED:**

1972

**BUILDING CLASS:**

B

**RENTABLE BUILDING AREA:**

35,000 SF

**LEASE RATE:**

Varies

**PROPERTY INFORMATION:**

- 24 Hour Access
- Fully Carpeted
- Air Conditioning
- Controlled Access
- Security System
- Free parking
- Walking distance to dining and retail

**LOCATION:**

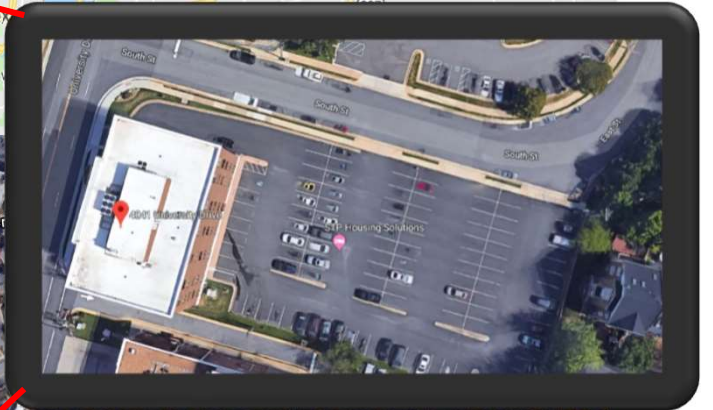
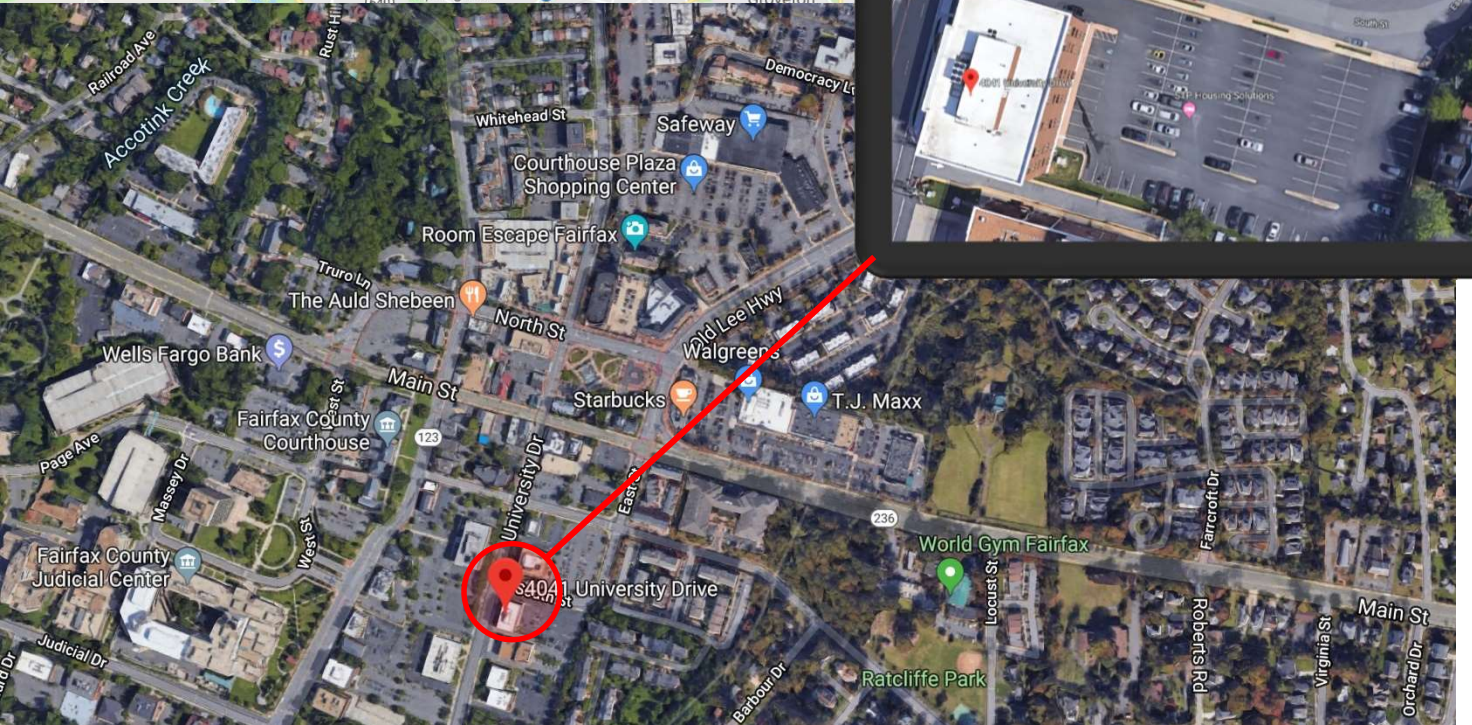
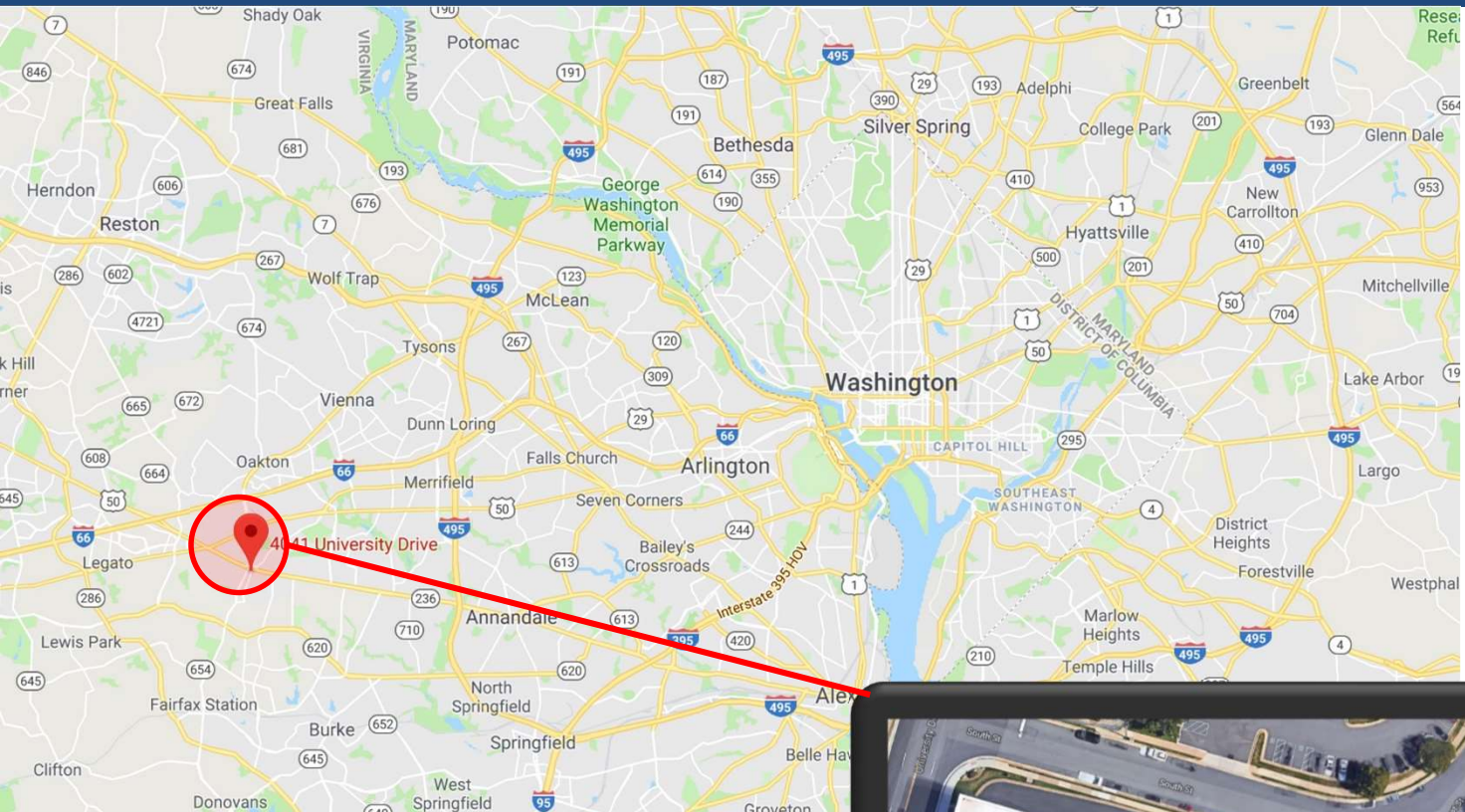
In the heart of Fairfax City, just two blocks from Main Street. The five-story brick building sits on University Drive and is walking distance to the Fairfax County Courthouse, Fairfax City Hall and George Mason University.



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# CONTACT US

*We look forward to hearing from you!*

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