



mosaic

AN *Extraordinary* OFFICE EXPERIENCE

2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA

 EDENS.® AVISON
YOUNG

A *Community* LIKE NO OTHER

Mosaic elevates the community experience to a new standard by creating a vibrant, sophisticated environment that connects families, friends & colleagues together.

This unique district is created through a hand-selected mix of retailers & restaurants, intelligent urban design and our passion for enabling authentic community engagement. Mosaic brings all of these together to create Fairfax County's most innovative retail, office & entertainment community.

**2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA**



 **EDENS.**

**AVISON
YOUNG**

Everything You Need ALL IN THE DISTRICT



bloomies

SEPHORA

 lululemon

west elm

WILLIAMS
SONOMA
CALIFORNIA

 bluemercury
makeup • skincare • spa

 MOM
MOM's Organic Market



 BARNES & NOBLE

2910 DISTRICT AVENUE
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Everything You Need ALL IN THE DISTRICT

35+

DINING
OPTIONS



CAVA
Mezze Grill

Kirby Club

MACMILLAN WHISKY ROOM

Eugenia
great falls greek

SISTERS
THE ORDINARY CAFÉ

Pipatella
METROPOLITAN PIZZA

RASA

sweetgreen

TRUE FOOD KITCHEN

陣 JINYA
RAMEN BAR

**2910 DISTRICT AVENUE
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Everything You Need ALL IN THE DISTRICT



15+

**SERVICE
OPTIONS**

[solidcore]

F45

**SALON NORDINE
RESTON
FAIRFAX
GAINESVILLE
& DAY SPA**

one medical

BASH

pressed

tend

**INDIGO
WELLNESS GROUP**

**MUSE
PAINTBAR**

**2910 DISTRICT AVENUE
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Everything You Need **ALL IN THE DISTRICT**

300+

EVENTS
ANNUALLY



Mosaic hosts hundreds of diverse entertainment, social, and cultural events annually including the area's largest year-round farmer's market, a 12-week film series during the summer months, outdoor fitness/workout programming, and much more.

**2910 DISTRICT AVENUE
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A *Detailed* LOOK AT THE DISTRICT



**TOTAL SF
IN MOSAIC**



**2910 DISTRICT AVENUE
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e EDENS.®

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A *Detailed* LOOK AT THE DISTRICT

mosaic

500,000 SF

RETAIL
SPACE

2M SF

OFFICE, RETAIL,
HOTEL, RESTAURANT,
RESIDENTIAL SPACE

2 COMMUNITY PARKS

TOTALING 1.5 ACRES

73,000 SF

CLASS A
OFFICE SPACE

148-KEY

ARCHER
BOUTIQUE HOTEL



5 PARKING GARAGES

TOTALING 2,500+ RETAIL SPACES,
PLUS 150 ON-STREET SPACES

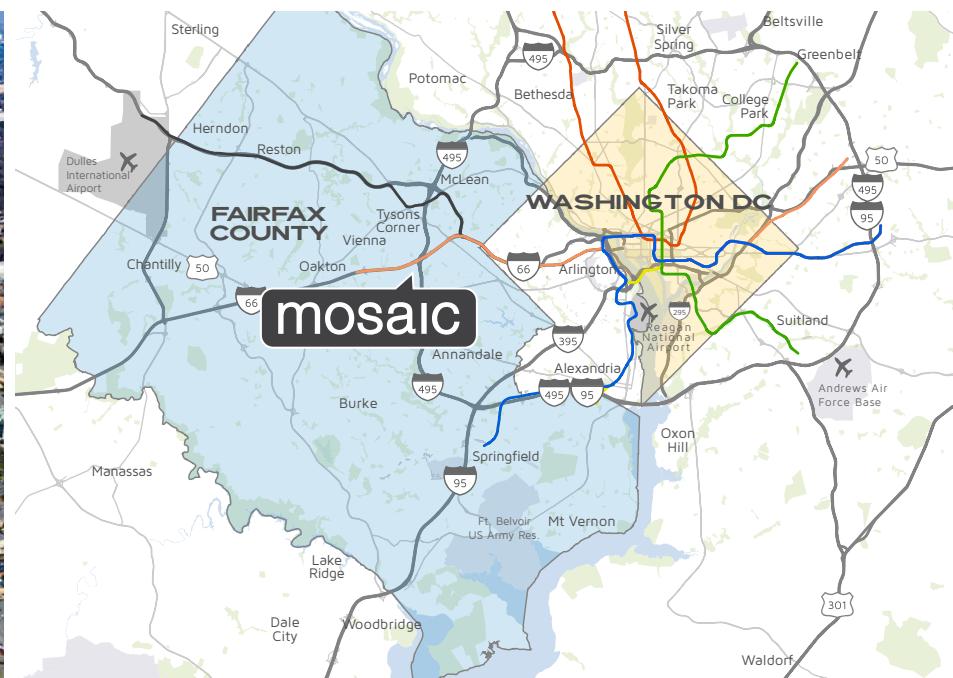
**2910 DISTRICT AVENUE
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**AVISON
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THE *Epitome* OF CENTRALLY LOCATED

mosaic



Mosaic is strategically and centrally located in Northern Virginia's Fairfax County. Easily navigate to Virginia, Maryland, and/or Washington, D.C. given our close proximity to major thoroughways via the I-66 and I-495 interchange, including access to HOT lanes.

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WITH AN *Accessible* URBAN ENVIRONMENT

mosaic



Mosaic has options for all commuters. Ample parking is available on-site including five garages totaling 2,500+ spaces plus 150 on-street spaces all at no-cost. Mosaic also benefits from free shuttle services to Dunn Loring Metro and access to Capital Bikeshare.

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AN *Opportunity* LIKE NO OTHER

**FINAL 4TH-FLOOR
OPPORTUNITY: 10,538 SF
WITH DIVISIBLE OPTIONS**

2910 District Avenue is the only dedicated office building availability within Mosaic.

Mosaic's urban neighborhood makes it the ideal place to create an inviting, dynamic work atmosphere.

This unique space is the perfect opportunity to become a part of this diverse community.

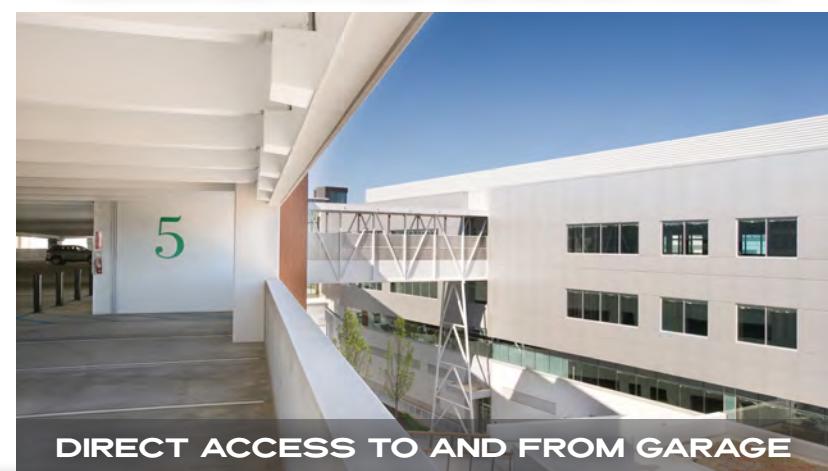
**2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA**



FREE-STANDING WITH AMPLE LIGHT



DEDICATED, STREET-LEVEL ENTRANCE



DIRECT ACCESS TO AND FROM GARAGE

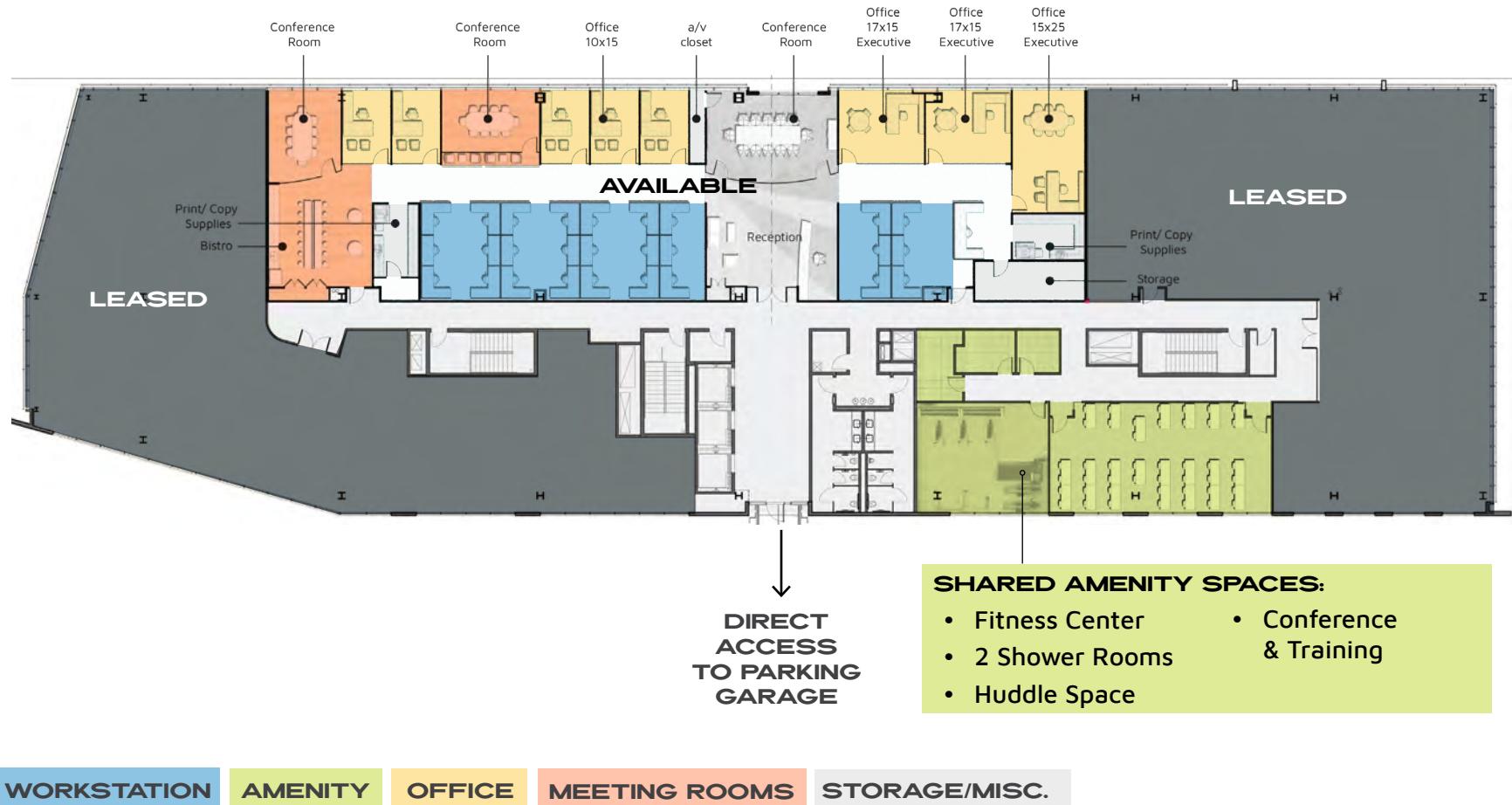
 **EDENS.**

**AVISON
YOUNG**

4TH FLOOR

Conceptual

10,538 SF



Conceptual Plan | +/- 37 seats shown

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CONTACT *Office* LEASING

DAVE MILLARD

703.752.4921

dave.millard@avisonyoung.com

PETER BERK

703.752.4920

peter.berk@avisonyoung.com

NICK GREGORIOS

703.752.4922

nicholas.gregorios@avisonyoung.com

WESLEY PREUSS

202.644.8691

wesley.preuss@avisonyoung.com

8300 Greensboro Drive, Suite 275 Tysons, VA 22102 | avisonyoung.com

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