

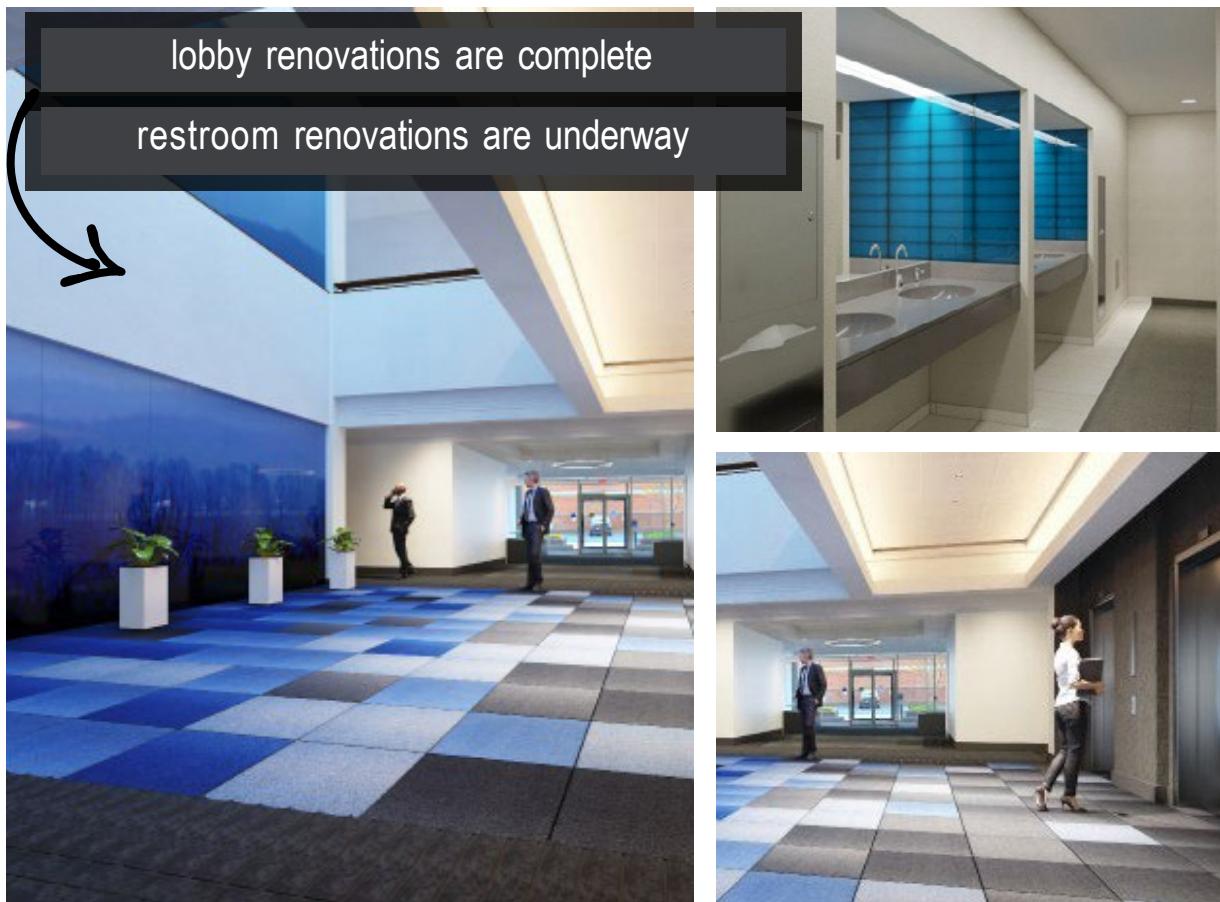


# Greenbriar Office Center

13135 Lee Jackson HIGHWAY

# Property overview

As the proud new owner of **Greenbriar Office Center**, Prescott Group is dedicated to making this asset one of Fairfax's premier office buildings. The property is ideally located right off US-50 and minutes from two major VA interchanges (US-50/I-66 and US-50/Route 28).



## Highlights

Lobby renovations have been recently completed with bathroom renovations underway with completion schedule for early 2022

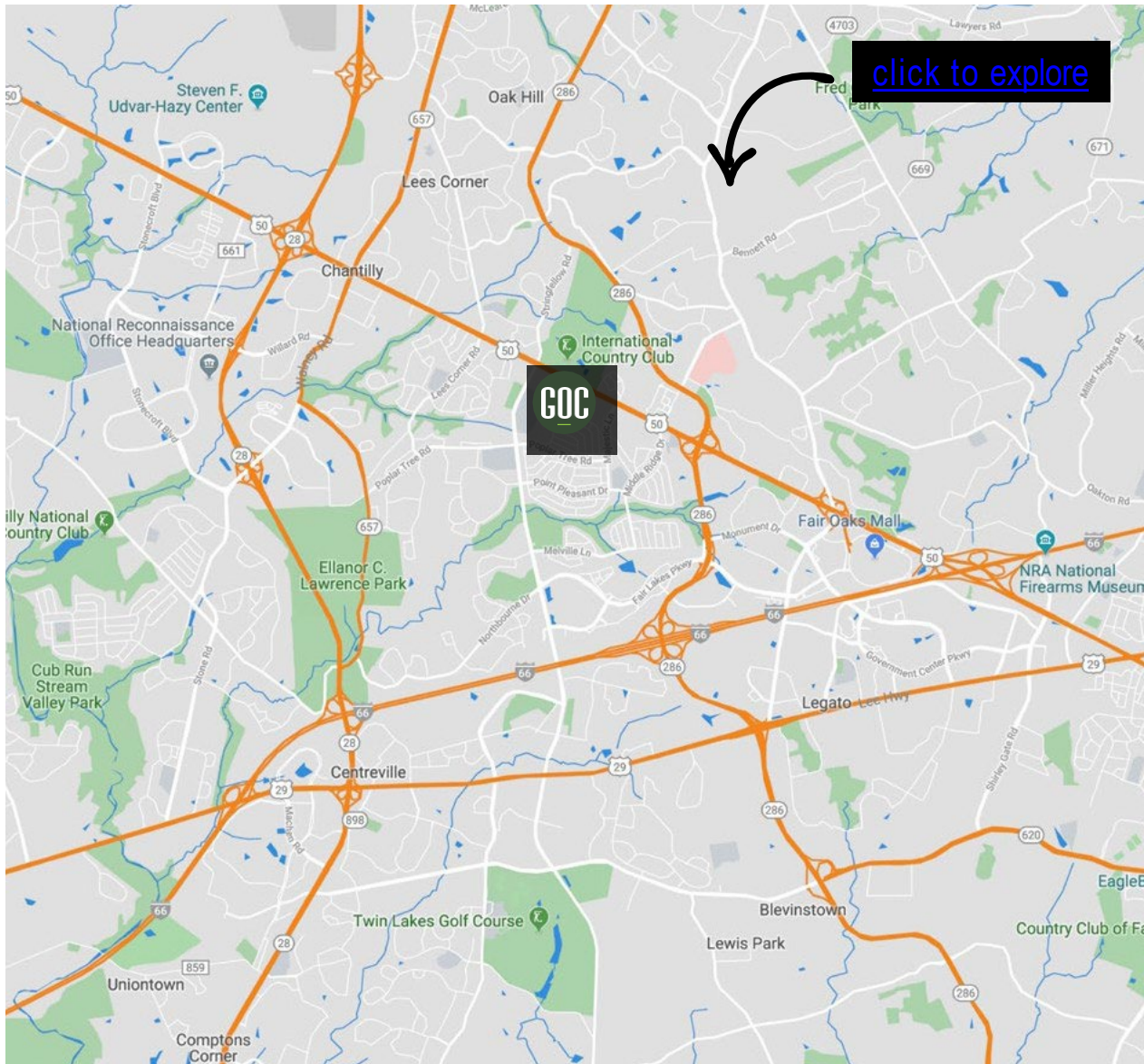
50+ restaurants and retailers conveniently located in the adjacent Greenbriar Town Center with direct, walkable access to the office

Less than 10 minutes from the I-66/US-50 Interchange and the US-50/Route 28 Interchange

Close proximity to Dulles International Airport, Inova Fair Oaks Hospital and Emergency Room, NRO Headquarters and the International Country Club

382 parking spaces  
(ratio of 3.50/1,000 sf)

# location overview



## destinations (in miles)

- 1.5** INOVA FAIR OAKS HOSPITAL + EMERGENCY ROOM
- 2.4** US-50/ROUTE 28 INTERCHANGE
- 3.0** US-50/I-66 INTERCHANGE
- 3.3** FAIR OAKS MALL
- 4.9** NRO HEADQUARTERS
- 7.8** DULLES INT'L AIRPORT
- 21** WASHINGTON, DC

# on-site amenities



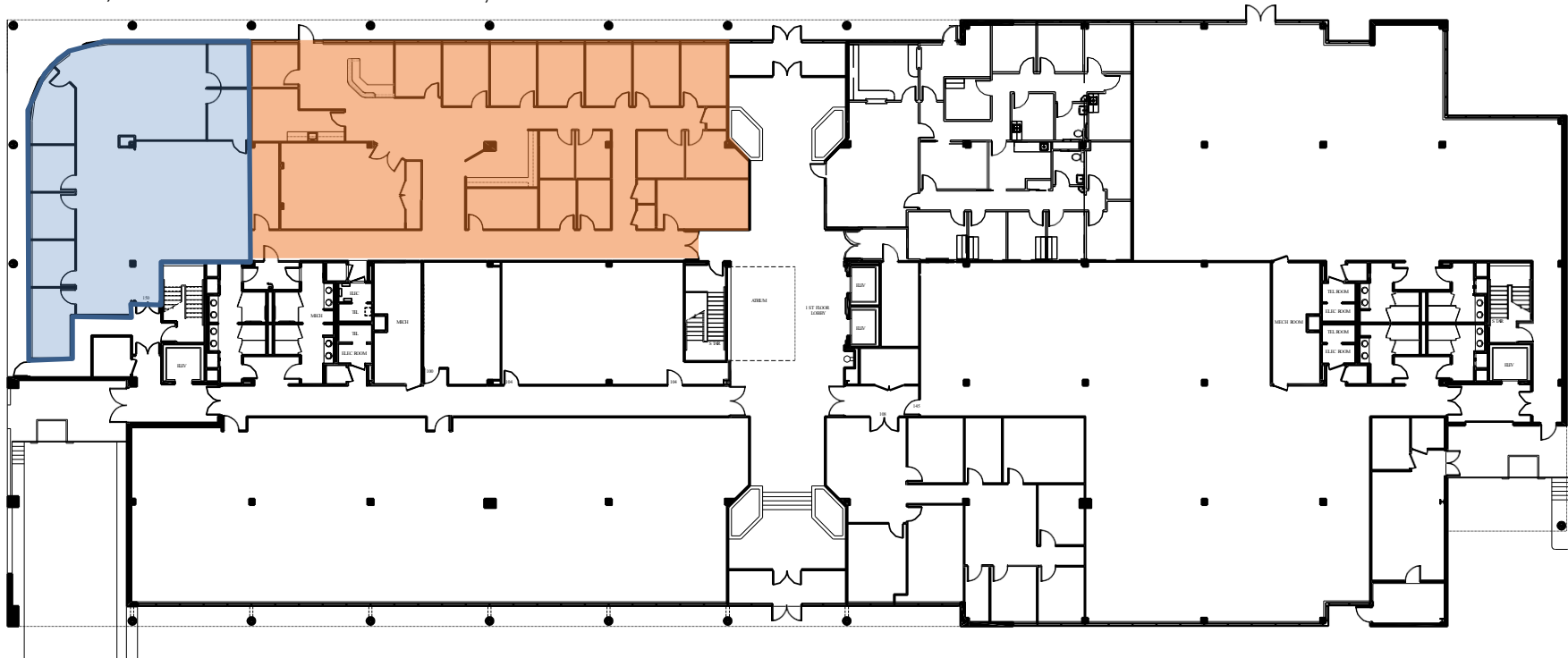
# 1<sup>st</sup> Floor Availabilities

# Greenbriar Office Center

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Suite 10 Available  
2,858 SF

Suite 11 Available  
5,417 SF



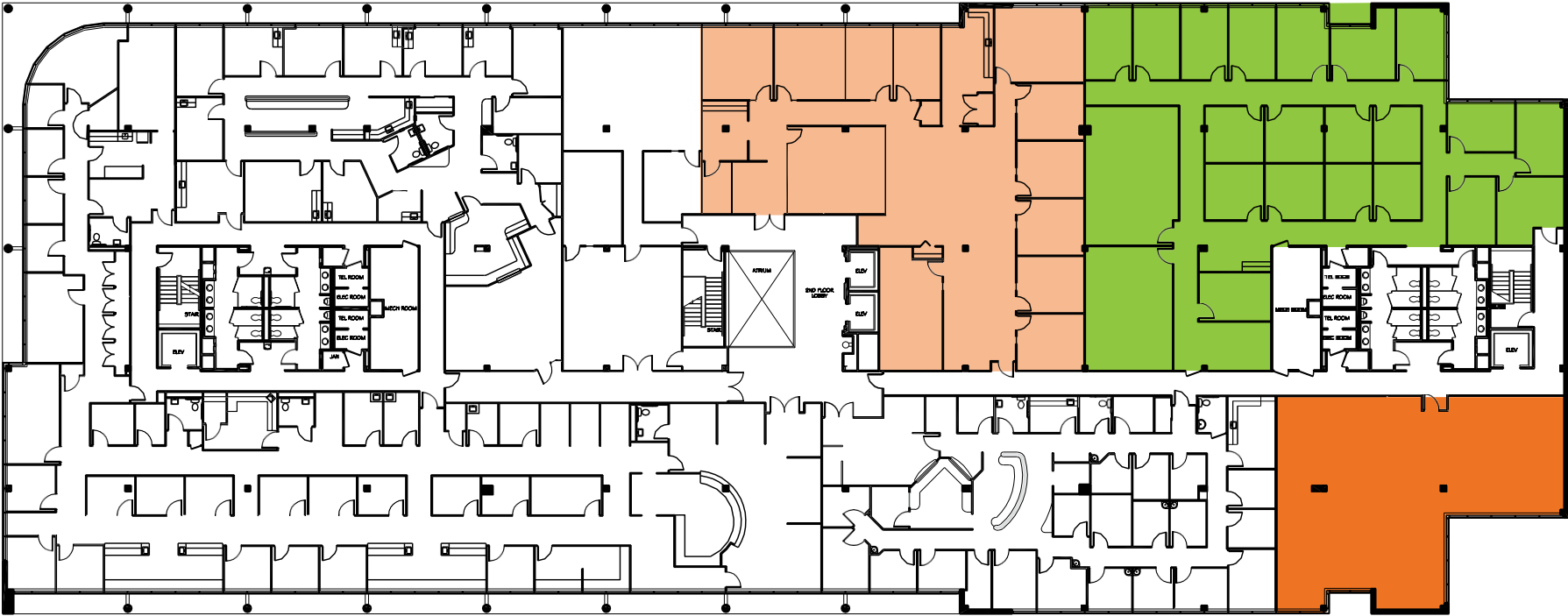
# 2<sup>nd</sup> Floor Availabilities

# Greenbriar Office Center

13135 Lee Jackson HIGHWAY

Suite 210 Available  
5,511 sf

Suite 220 Available  
6,386 sf



Suite 203 Available  
2,558 sf

# 3<sup>rd</sup> Floor Availabilities

# Greenbriar Office Center

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Suite 320  
1,610 sf

Suite 330 Available  
2,225 sf

Suite 355  
1,351 sf



### spec suites delivered

■ suite 300 - 1,833sf // ■ suite 301 - 1,633sf

Suite 390 Available  
5,229 sf

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