

# OFFICE SPACE FOR LEASE

**PRIME LOCATION IN THE HEART OF FAIRFAX CITY**

**4084 University Drive, Fairfax, VA 22030**

## OPPORTUNITY

- Suite 102: 1,500 SF - 5,993 SF



## HIGHLIGHTS

### BUILDING HIGHLIGHTS

- Class B+ Office Building
- High end lobby finishes
- Professionally managed by local management
- Generous Build-out available
- Professional office environment
- Convenient underground parking
- Brokers protected
- Abundant free reserved parking
- Reserved parking available
- Available space is a good mix of open plan and executive offices
- Served by mass transit bus line

### LOCATION HIGHLIGHTS

- Close to Rt. 50, Rt. 29, I-66 and I-495, and Rt. 236
- Easy access to Old Town shops
- Walk to Judicial Center
- Short walk to restaurants, banking and other amenities

## RENTAL RATE

- \$25 PSF

## TERMS

- 3-10 Years



**LEGAT**  
COMMERCIAL REAL ESTATE, LLC

**JAMES LEGAT**

Principal

☎ | 703.677.0101

✉ | [jlegat@legatcre.com](mailto:jlegat@legatcre.com)

**AUDREY WALLACE**

Vice President

☎ | 847.562.6736

✉ | [awallace@legatcre.com](mailto:awallace@legatcre.com)



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## AERIAL MAP



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## AMENITY MAP



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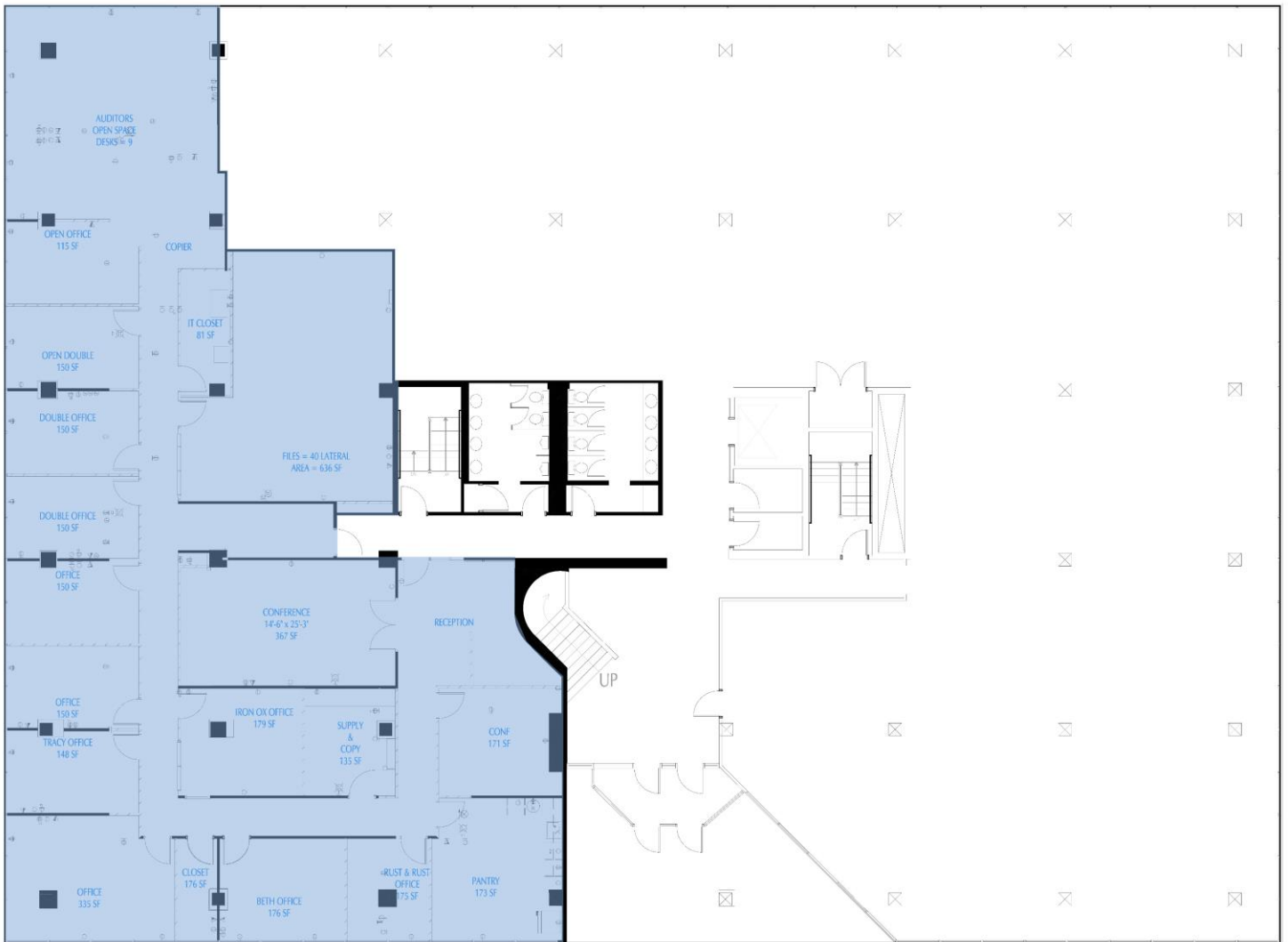
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## SUITE 102



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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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