

12601 Fair Lakes Circle

Fairfax, VA 22033



PROPERTY HIGHLIGHTS

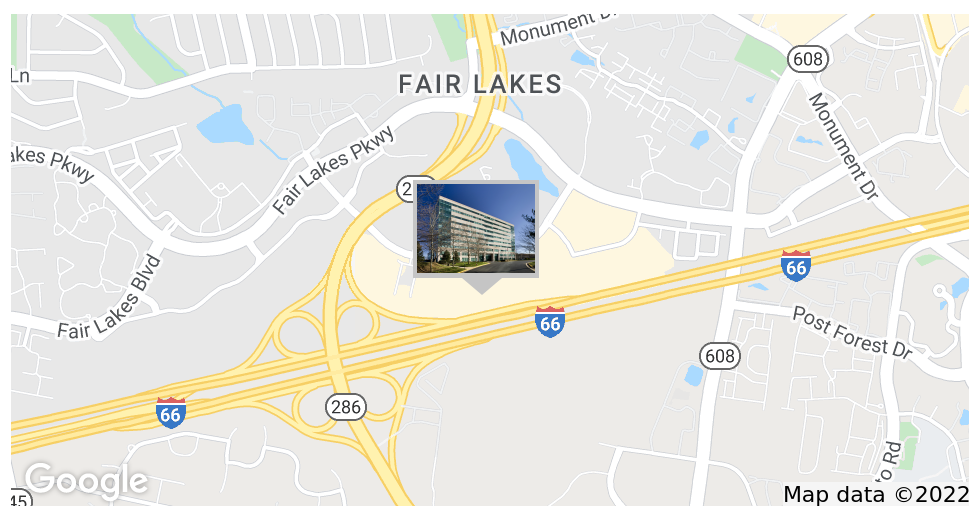
- Full lobby and elevator renovations completed in 2018
- Extensive glass lines
- Column-free layout – maximum efficiency for open plan layouts
- Located in close proximity to the East Market at Fair Lakes (Starbucks, Whole Foods, UPS Store, Dick's and Kohl's) and the Fair Oaks Mall. Convenient access to the Fairfax County Parkway, Route 50, I-66, Route 29, and Route 28
- 3.7/1,000 SF parking ratio
- 2020 ENERGY STAR certified

AVAILABILITIES

SF

DATE AVAILABLE

| | | |
|-----------|--------------------|-------------|
| Suite 210 | 3,788 SF | Immediately |
| Suite 250 | 15,476 SF | Immediately |
| Suite 400 | 10,000 - 27,312 SF | Immediately |



Doug McLearn
703.284.5862
dmclearn@lpc.com

Neil Alt
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Jack Redmond
703.284.5880
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LINCOLN
PROPERTY
COMPANY

12601 Fair Lakes Circle

MODERN FINISHES

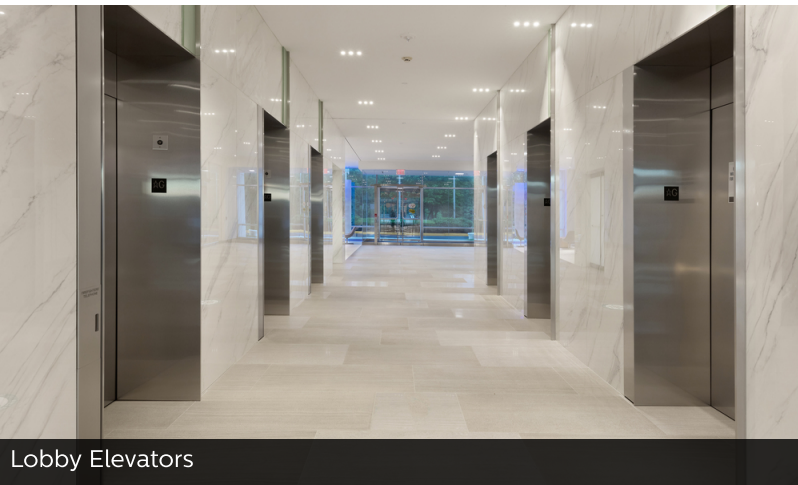
Fairfax, VA 22033



West Lobby



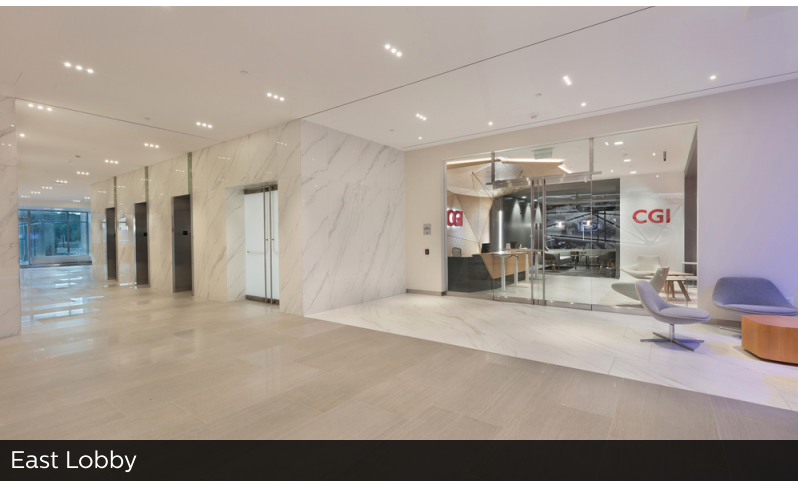
Virtual Tour: <https://my.matterport.com/show/?m=ZNE8JGif4z6>



Lobby Elevators



Virtual Tour: <https://my.matterport.com/show/?m=Z6XmrqBpKB6>



East Lobby

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For More Leasing Information: 703.522.4600 | LPCwashingtonDC.com

12601 Fair Lakes Circle

FAIR LAKES AMENITIES

Fairfax, VA 22033



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12601 Fair Lakes Circle

SECOND FLOOR

Fairfax, VA 22033

Suite 210



FF&E for illustration purposes only

AVAILABLE SPACES

| SUITE | SIZE | DESCRIPTION |
|-----------|----------|-----------------------|
| Suite 210 | 3,788 SF | Available Immediately |

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LINCOLN
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12601 Fair Lakes Circle

SECOND FLOOR

Fairfax, VA 22033

Suite 250



AVAILABLE SPACES

| SUITE | SIZE | DESCRIPTION | VIRTUAL TOUR |
|-----------|-----------|-----------------------|--------------|
| Suite 250 | 15,476 SF | Available Immediately | |

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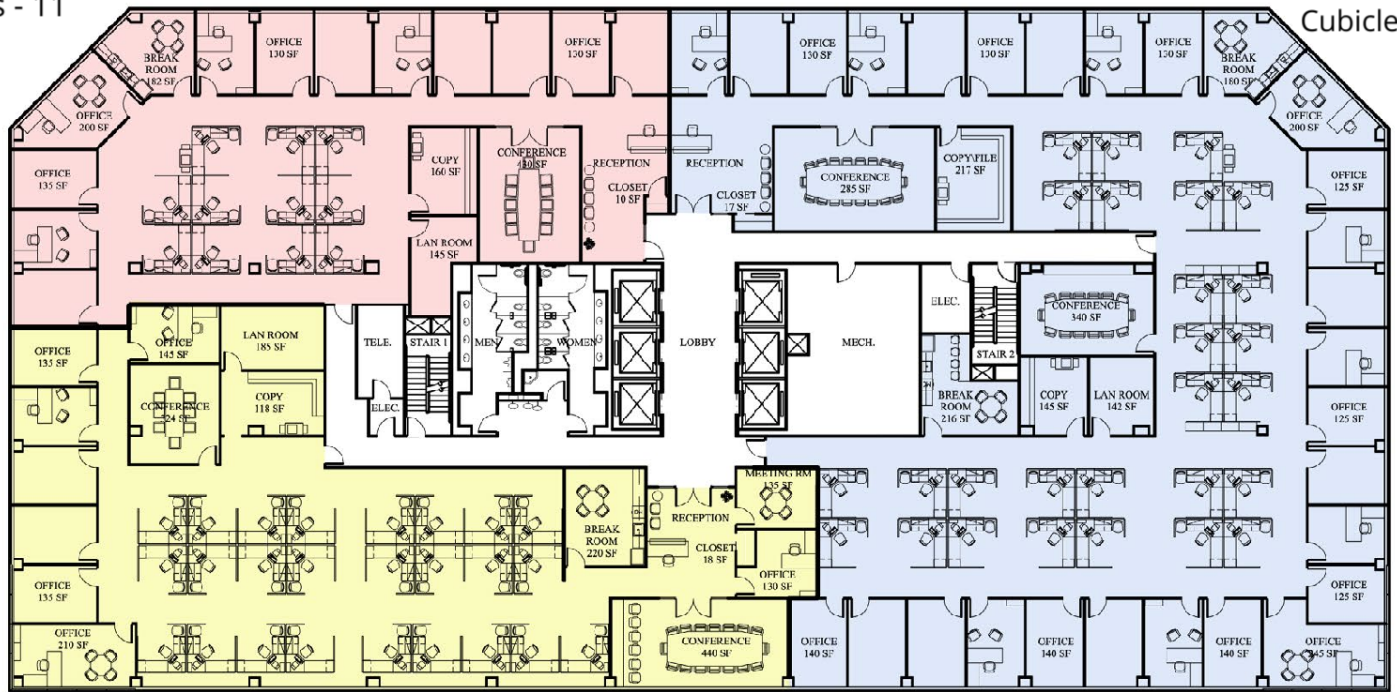
12601 Fair Lakes Circle

HYPOTHETICAL - MULTI-TENANT

Fairfax, VA 22033

6,600 SF
Offices - 12
Cubicles - 11

13,300 SF
Offices - 27
Cubicles - 27



7,100 SF
Offices - 8
Cubicles - 25

AVAILABLE SPACES

| SUITE | SIZE | LEASE RATE | DESCRIPTION |
|--------------------|-----------|------------|--------------------|
| Hypothetical Suite | 6,600 SF | \$33.00 FS | Hypothetical Suite |
| Hypothetical Suite | 13,300 SF | \$33.00 FS | Hypothetical Suite |
| Hypothetical Suite | 7,100 SF | \$33.00 FS | Hypothetical Suite |

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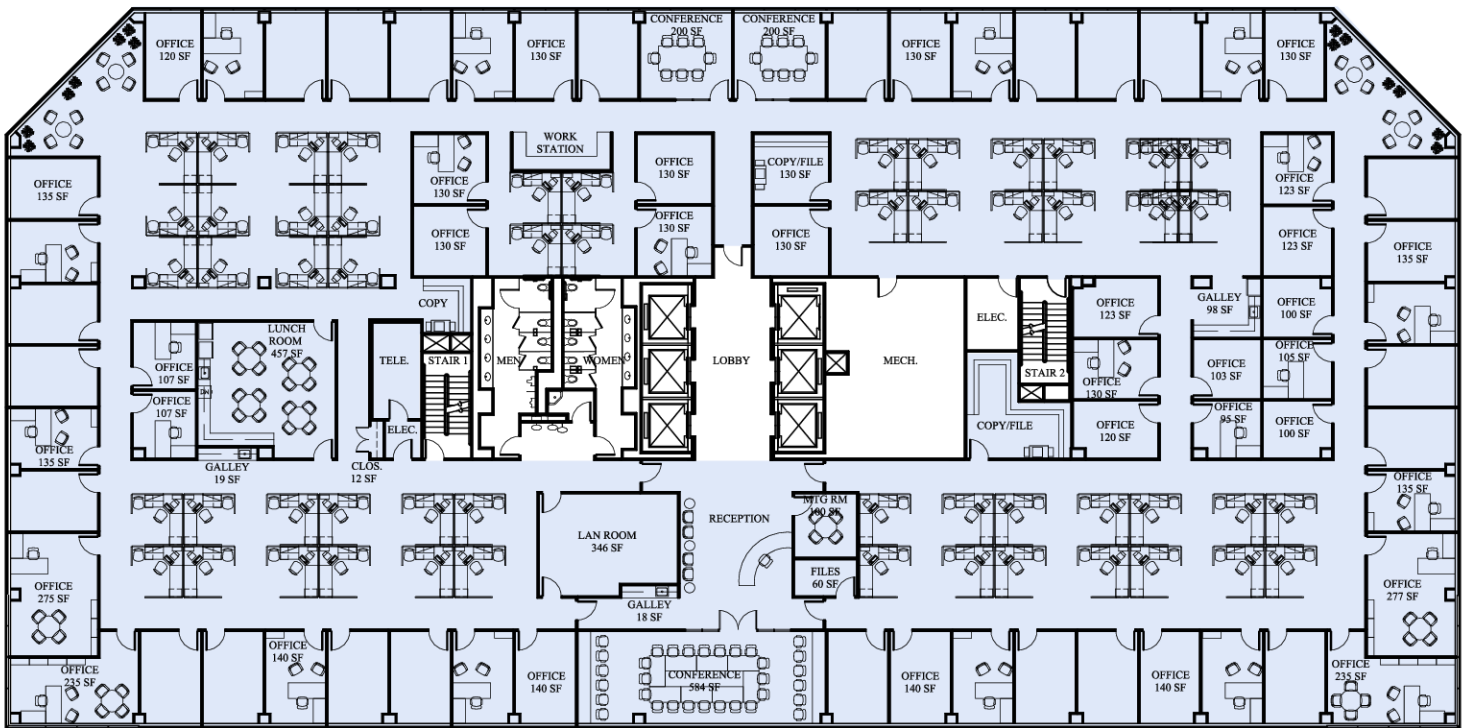
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12601 Fair Lakes Circle

HYPOTHETICAL CLOSED

Fairfax, VA 22033



Offices - 64
Cubicles - 54

AVAILABLE SPACES

| SUITE | SIZE | LEASE RATE | DESCRIPTION |
|------------------------|--------------------|------------|-----------------------|
| Suite 400 Hypothetical | 10,000 - 27,312 SF | \$33.00 FS | Available Immediately |

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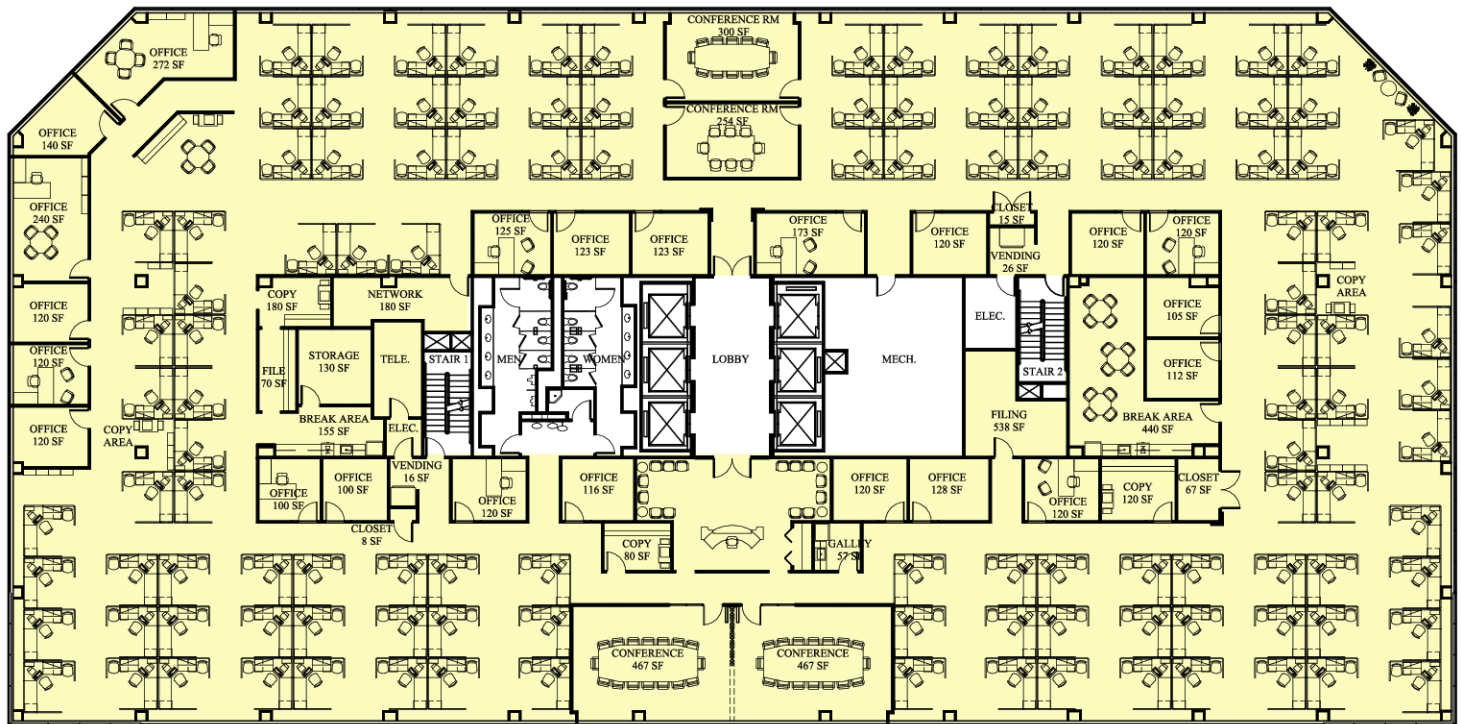
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12601 Fair Lakes Circle

HYPOTHETICAL OPEN

Fairfax, VA 22033



Offices - 22
Cubicles - 121

AVAILABLE SPACES

| SUITE | SIZE | LEASE RATE | DESCRIPTION |
|------------------------|--------------------|------------|-----------------------|
| Suite 400 Hypothetical | 10,000 - 27,312 SF | \$33.00 FS | Available Immediately |

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