

EXCLUSIVE OFFERING

FIFTY WEST CORPORATE CENTER



3975 FAIR RIDGE DRIVE
FAIRFAX, VA 22033

FIFTY WEST CORPORATE CENTER

THE OFFERING

EXECUTIVE SUMMARY

RealMarkets, a CENTURY 21 Commercial New Millennium team, is pleased to present the exclusive opportunity to acquire Fifty West Corporate Center (the "Property"), a 203,440-square-foot, five-story Class A office building positioned on an 8.53-acre site at 3975 Fair Ridge Drive in Fairfax, Virginia. Originally developed in 1990 and recently renovated, the Property offers institutional-quality construction, efficient \pm 40,688-square-foot floor plates, and a deep, amenity-rich environment that today's office users increasingly require to attract and retain talent.

Offered at \$27,500,000 — approximately \$135 per rentable square foot — the Property delivers an attractive 12.05% going-in cap rate on underwritten net operating income of approximately \$3,312,533. At 79.5% leased across a well-diversified rent roll, the asset combines strong in-place cash flow with a clearly defined value-add path: the lease-up of 41,791 square feet of available space, configured across nine demisable suites well suited to today's faster-absorbing, smaller-footprint tenant demand.

Strategically located with quick access to Interstate 66 and the Fairfax County Parkway — adjacent to Fair Oaks Mall and convenient to Washington Dulles International Airport — the Property sits within one of the Washington, D.C. metro's most established suburban office nodes, benefiting from a 560-space covered-and-surface parking package and an affluent, highly educated surrounding demographic base.

\$27,500,000

OFFERING PRICE

12.05%

GOING-IN CAP RATE

79.5%

LEASED — VALUE-ADD UPSIDE

A 203,440-square-foot value-add Class A office investment offering strong in-place cash flow, a 12.05% going-in cap rate, and meaningful lease-up upside in Fairfax County's established Fair Oaks corridor.

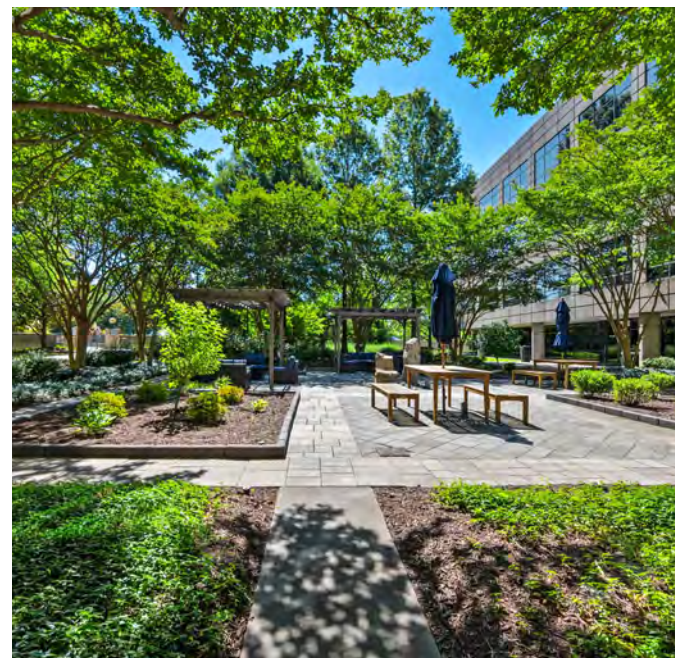
FIFTY WEST CORPORATE CENTER

OFFERING SUMMARY

Asking Price:	\$27,500,000
Price / SF:	± \$135 / RSF
Underwritten NOI:	± \$3,312,533
Going-In Cap Rate*:	12.05%
Current Occupancy:	79.5%
Available Space:	41,791 SF (9 demisable suites)
Property:	Fifty West Corporate Center
Address:	3975 Fair Ridge Drive, Fairfax VA 22033
Asset Type:	Class A Suburban Office – Value-Add
Rentable Area:	203,440 RSF • 5 stories (± 40,688 SF floors)
Year Built:	1990 (recently renovated)
Site / Zoning:	± 8.53 Acres • PDC (Planned Development Commercial)
Parking:	560 spaces — 400 covered + 160 surface; 3.60 / 1,000 SF



**Cap rate based on underwritten NOI. Figures are approximate and subject to verification in the offering memorandum.*



FIFTY WEST CORPORATE CENTER

WHY FIFTY WEST

INVESTMENT HIGHLIGHTS

- **Attractive 12.05% Going-In Cap Rate:** Underwritten NOI of approximately \$3,312,533 on a \$27,500,000 asking price (\pm \$135 / RSF) delivers a double-digit going-in yield that is rare for well-located Class A product in Northern Virginia.
- **Strong In-Place Cash Flow with Lease-Up Upside:** At 79.5% leased, the Property generates durable current income today while preserving meaningful upside through the lease-up of 41,791 square feet of available space.
- **Proven Income & NOI Growth:** Total income grew 14.6% from 2023 to 2025, while net operating income increased 30.7% over the same period — clear evidence of the asset's operating momentum and the value created through active management.
- **Well-Diversified Tenant Base:** Income is spread across 23 traditional office tenants plus 33 companies within the on-site flexible-office suites — broad diversification that reduces tenant concentration risk and enhances long-term stability.
- **Demisable Space Positioned for Faster Absorption:** The available space is configured across nine separate suites, many of which can be demised into smaller blocks — well aligned with current demand, where smaller footprints are leasing materially faster than large contiguous blocks.
- **Recently Renovated Class A Asset:** A 203,440-SF, five-story building of durable 1990 construction, recently renovated with state-of-the-art amenities, offering the floor-plate efficiency and quality that drive tenant demand.
- **Desirable Parking Package:** 560 total spaces — including a 400-space covered garage plus 160 surface spaces at 3.60 / 1,000 SF — a decisive advantage for auto-commuting suburban tenants.
- **Premier Fair Oaks Location:** Quick access to I-66 and the Fairfax County Parkway, adjacent to Fair Oaks Mall (160+ stores and restaurants) and convenient to Washington Dulles International Airport.
- **Durable Northern Virginia Fundamentals:** Anchored by federal government, defense, technology, and the world's largest concentration of data-center activity, the regional economy provides a deep and diversified base of office-using employment.

FIFTY WEST CORPORATE CENTER

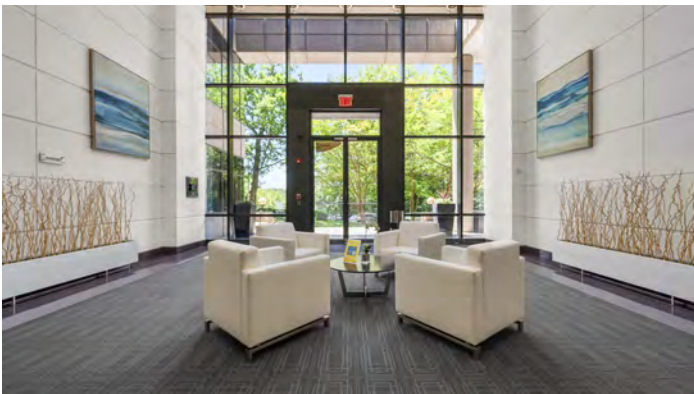
THE ASSET

PROPERTY OVERVIEW

Fifty West Corporate Center is a five-story, Class A office building delivering 203,440 rentable square feet across efficient \pm 40,688-SF floor plates. The building's scale and demisable suite configuration accommodate everything from full-floor users to small-footprint tenants, while recent renovation and ongoing capital investment have kept the base building, common areas, and amenities in excellent condition.

BUILDING SPECIFICATIONS

Building Name:	Fifty West Corporate Center
Class:	A
Rentable Area:	203,440 RSF
Number of Stories:	5
Typical Floor Plate:	\pm 40,688 SF
Year Built:	1990 (recently renovated)
Site Area:	\pm 8.53 Acres
Zoning PDC:	(Planned Development Commercial)
Parking:	560 spaces — 400 covered garage + 160 surface
Parking Ratio:	3.60 spaces / 1,000 SF



FIFTY WEST CORPORATE CENTER

TENANCY & VALUE-ADD PROFILE

The Property is 79.5% leased across a well-diversified rent roll – 23 traditional office tenants together with 33 companies within the on-site flexible-office suites – limiting tenant concentration risk. The value-add opportunity lies in 41,791 square feet of available space across nine demisable suites, positioned to absorb quickly amid current demand for smaller, flexible footprints.

ON-SITE AMENITIES

- Tenant fitness center with cardio and strength equipment
- Furnished business conference center
- Outdoor nature lounge and landscaped gathering areas
- Flexible on-site office suites for 2-10 person teams
- Small-business workshops and wellness programs
- 560-space parking package with covered garage

FAIR OAKS | FAIRFAX COUNTY

LOCATION & ACCESS

With quick access to Interstate 66 and ample covered and surface parking on-site, Fifty West Corporate Center is an auto commuter's dream. The Property occupies a prominent position in the Fair Oaks submarket of Fairfax County – one of the most established and accessible suburban office locations in the Washington, D.C. metropolitan area – offering tenants seamless regional connectivity by car.

- **Highway Access:** Quick access to Interstate 66 and the Fairfax County Parkway
- **Air Service:** Adjacent to Washington Dulles International Airport (IAD)
- **Retail & Dining:** Close proximity to Fair Oaks Mall – over 160 stores and restaurants
- **Parking:** 560 on-site spaces, including a 400-space covered garage
- **Demographics:** Strong, affluent surrounding residential and daytime population

AREA DEMOGRAPHICS (AT A GLANCE)

Submarket Population (2026):	± 36,683 (Fair Oaks CDP)
Median Household Income:	± \$123,947
Median Age:	35.5 years
Educational Attainment:	Among the highest in the nation (Fairfax County)
Daytime Employment Base:	Federal, defense, technology, and professional services

Demographic figures reflect the Fair Oaks CDP and Fairfax County; designer may substitute radius-based (1/3/5-mile) figures from the offering package.

FOR SALE

FIFTY WEST CORPORATE CENTER



FIFTY WEST CORPORATE CENTER

NORTHERN VIRGINIA OFFICE

MARKET OVERVIEW

Northern Virginia is one of the largest and most resilient office markets in the United States, underpinned by an exceptionally diversified employment base. The federal government and its vast ecosystem of defense and professional-services contractors provide a stable demand floor, while the region simultaneously hosts the world's largest concentration of data-center activity and a deep bench of technology, cybersecurity, and engineering firms. This breadth of demand has historically insulated Fairfax County from the cyclicalities seen in single-industry markets.

Leasing demand has increasingly favored smaller, flexible office requirements, with compact suites absorbing materially faster than large contiguous blocks. Fifty West Corporate Center is positioned squarely for this trend: a recently renovated, well-amenitized Class A asset whose 41,791 square feet of availability is configured across nine demisable suites — and whose on-site flexible-office program further broadens the prospective tenant pool. The result is strong in-place income today and a clear, executable path to NOI growth.

The Fairfax Center submarket is a supply-constrained environment, with no new office construction in the past 10 years and nothing currently underway. This dynamic creates a favorable long-term outlook for existing, well-maintained buildings. Fifty West Corporate Center offers immediate availability in a submarket where tenants will increasingly need to look to renovated existing assets as demand returns. The building's flexible configuration — including the ability to demise space into smaller blocks — positions it well to capture leasing activity, as smaller spaces have shown stronger absorption trends in the current market.

INVESTMENT THESIS

- Acquire strong in-place cash flow at a 12.05% going-in cap rate on ± \$3.31M underwritten NOI
- Drive NOI growth by leasing up 41,791 SF of demisable, fast-absorbing space
- Rely on a diversified rent roll — 23 traditional tenants plus 33 flexible-suite users
- Own well-located, recently renovated Class A real estate in a deep, diversified regional economy



FIFTY WEST CORPORATE CENTER

CREATING COMMERCIAL COMMUNITIES

FIFTY WEST CORPORATE CENTER



CREATING COMMERCIAL COMMUNITIES

CENTURY 21 COMMERCIAL®
New Millennium



RYAN RAUNER, CCIM

ASSOCIATE BROKER

m. 703-943-7079

o. 703-556-4222

RYAN@REALMARKETS.COM

LICENSED IN VIRGINIA



STEPHEN KARBELK

TEAM LEADER

m. 571-481-1037

o. 703-556-4222

STEPHEN@REALMARKETS.COM

LICENSED IN VIRGINIA, MARYLAND
AND DISTRICT OF COLUMBIA



WWW.REALMARKETS.COM