

# 3901 FAIRFAX DRIVE

AVISON  
YOUNG

Developed by  
**SKANSKA**



# Healthy. Active. Confident.

Welcome to 3901 Fairfax Drive, a modern workplace designed to inspire confidence, elevate culture, and redefine healthy buildings. Through holistic design, green spaces, and innovative technology, 3901 Fairfax Drive offers 191,000 square feet of premium space, thoughtfully tailored to meet the needs of today's businesses.

**3901** FAIRFAX  
DRIVE



# Be. WELL.

At 3901 Fairfax, our goal is to create a positive human experience.

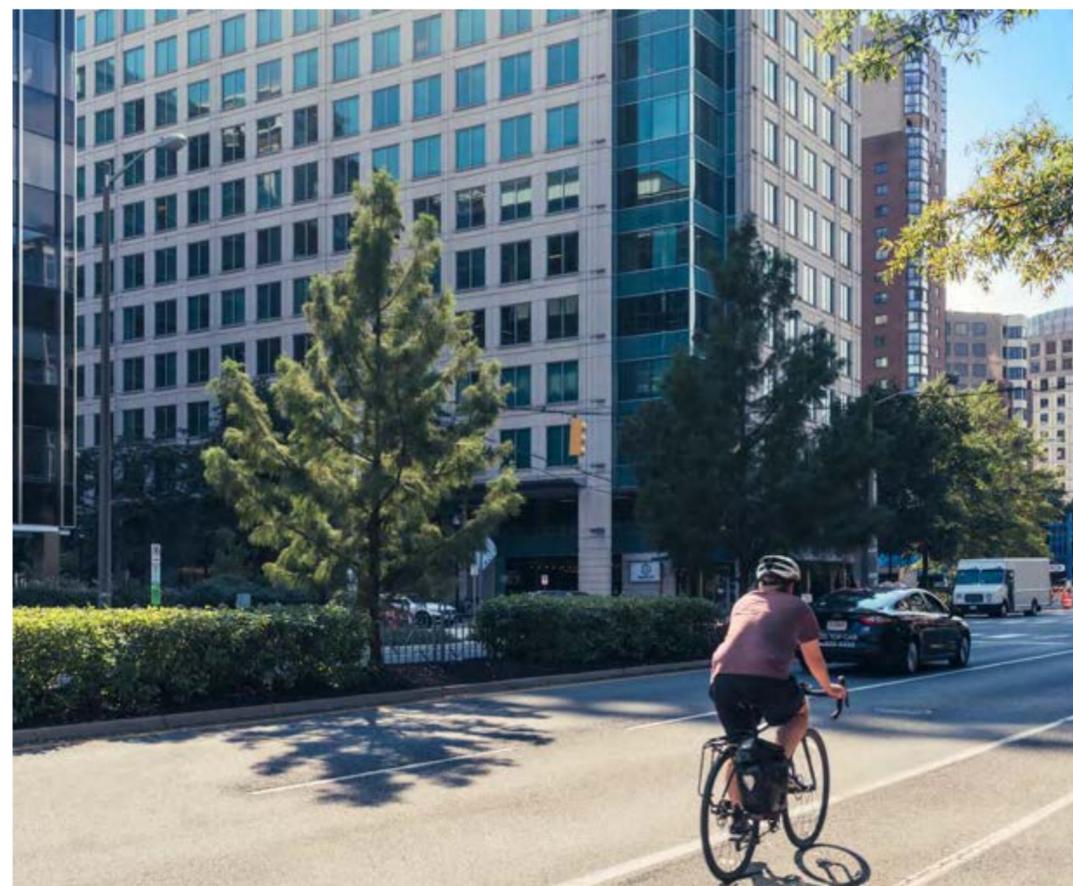
We understand that people spend approximately 90% of their time indoors and that our environment is one of the largest determinants of our overall health.

That's why 3901 Fairfax is WELL Certified Gold. We're committed to creating the healthiest atmosphere a building can offer.



Annual Sustainability Report

3901 FAIRFAX  
DRIVE



# Building Agility

With the future in mind, 3901 Fairfax has made thoughtful investments in building infrastructure and technology to provide elevated working experiences.

- WiredScore Gold for future-proof connectivity
- Touchless building access
- Security turnstiles integrated with destination dispatch elevators
- Cellphone repeater system for three mobile telephone service providers
- Wi-Fi connected common spaces
- Nine electric car charging stations with room to grow

**3901** FAIRFAX  
DRIVE



# Welcome to 3901

Main lobby



# Room for Your Ideas to Grow



# Fresh Air + Daylight

- 47% more outside air than code requires with a Dedicated Outdoor Air System (DOAS)
- Abundant natural light and flexibility from optimal window-to-core depths
- Typical 11'3" slab-to-underside of slab
- Typical 9' finished ceiling heights



Typical office floor with connecting stair

# The Building

191k

Square-foot of Office Space

10k

Square-foot of Retail Space

250+

Parking Spaces

8k

Square-foot of Outdoor Plaza

9

Story, Free Standing Building

4k

Square-foot of terraces on levels 2, 3 & the Rooftop

Ninth Floor  
24,332 RSF

Seventh Floor  
23,952 RSF

Fifth Floor  
8,249 RSF

Third Floor  
16,591 RSF



Coming Soon



Eighth Floor  
24,036 RSF

Sixth Floor  
23,870 RSF

Fourth Floor  
9,163 RSF

Second Floor  
24,588 RSF



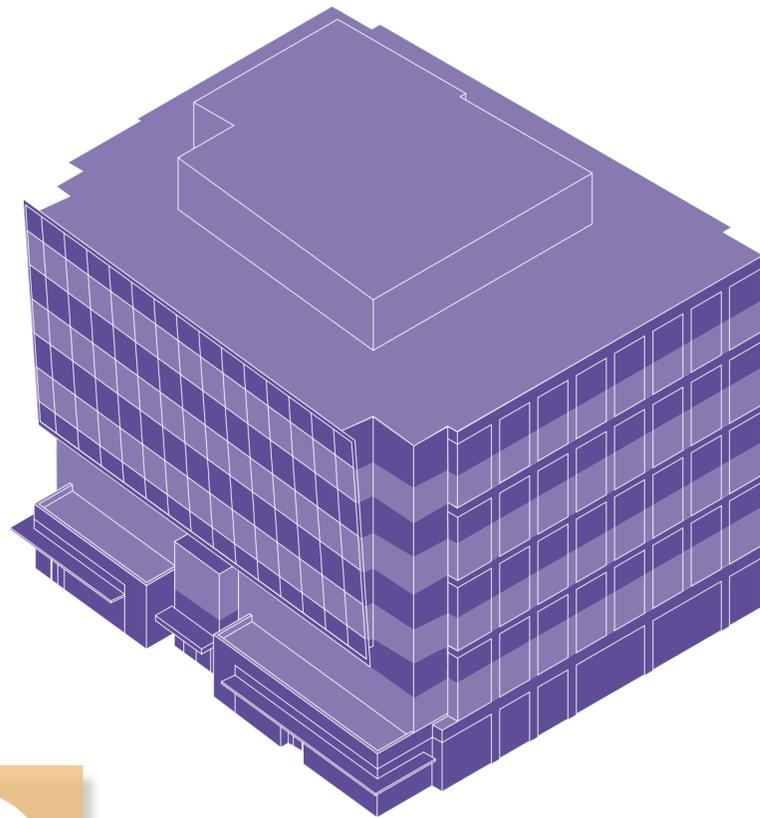
NOW OPEN

Retail East  
1,250 RSF

3901 FAIRFAX DRIVE

# Flexible Space for All Kinds of Work

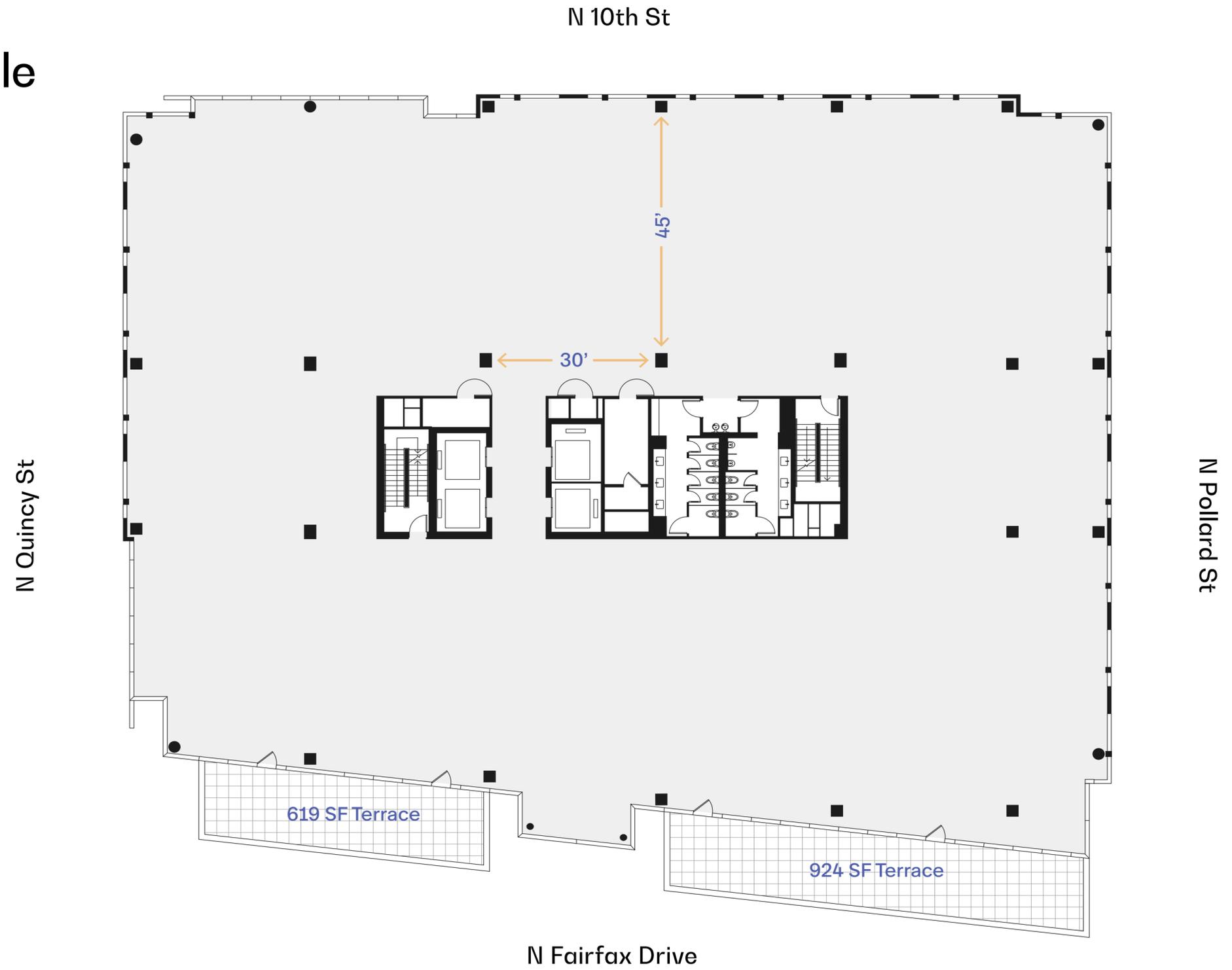
24,000 SF Typical Floor Plate



**3901** FAIRFAX  
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# 2nd Floor

24,588 RSF Available



# 3rd Floor

16,591 RSF Available



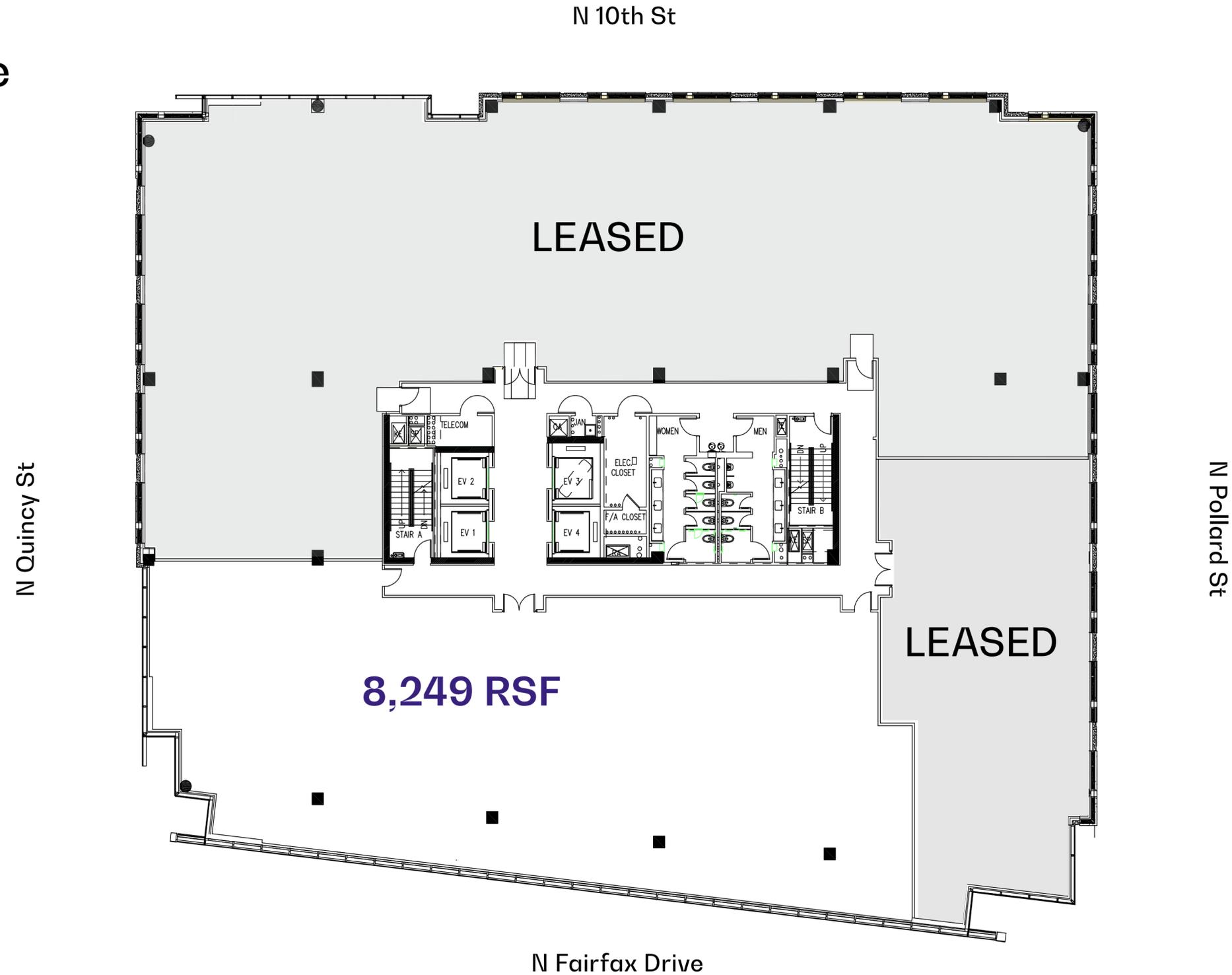
# 4th Floor

9,163 RSF Available



# 5th Floor

8,249 RSF Available



# 6th Floor

23,870 RSF Available



# 7th Floor

23,952 RSF Available



# 8th Floor

24,036 RSF Available



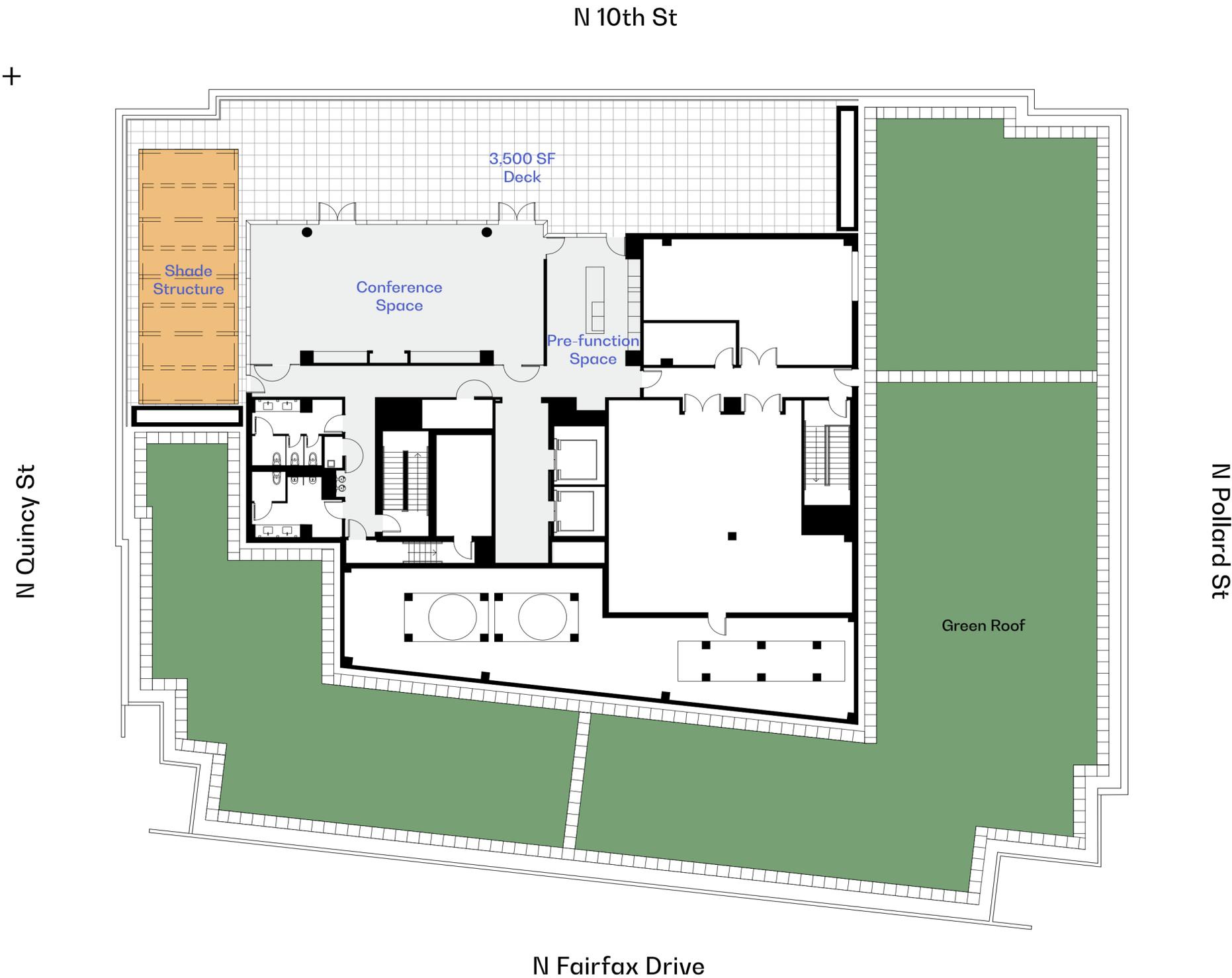
# 9th Floor

24,332 RSF Available



# 10th Floor

Conference Center +  
Roof Deck



# Step Outside to your Private Terrace

Exclusive terrace opportunity on 2nd + 3rd floors



# Meetings With a Point of View

Demisable conference space adjacent to the rooftop terrace provides added flexible meeting and event space for up to 80 people.

- High-performance AV equipment
- Pre-function space for meetings and event catering
- Wi-Fi connected
- Surrounded by a 3,500 SF rooftop terrace

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Rooftop conference center

# Rooftop Terrace Overlooking the Park



# Centered Mind & Body

Achieve your physical and mental health goals in the Wellness Studio or step outside to enjoy endless outdoor possibilities at Quincy Park across the street.

- Light-filled space with state-of-the-art fitness equipment
- Studio space for small group classes or private instruction
- Secure bicycle storage facility with wash and fix-it stations
- Spa-inspired locker rooms



# Abundant Opportunities for Enjoyment



Representative ground floor restaurant



The Angie is a collaboration between the teams behind Balos Restaurant Group, For Five Coffee Roasters, and Skanska. The Angie will offer the perfect spot for tenants and the surrounding community to enjoy exceptional food and hospitality with a relaxed and comfortable feel.

The Angie will serve traditional European dishes with a refined, American twist and offer alfresco dining with 162 seats.

**Delivering 2025.**





M2 Fitness, by Method Fitness, has just opened its second strength training gym on the ground floor of 3901 Fairfax Drive. The studio offers science-backed training, small group classes, and personalized coaching by highly-qualified trainers with years of real-world experience.

Members can also enjoy complimentary fitness assessments, expert training advice, and nutrition support.

**NOW OPEN!**



# Activated Ground Plane Beyond 9 - 5



# Connected to Nature

Landscaped plaza adjacent to retail and Quincy Park



# Parklike & Park Adjacent

View of building from Quincy Park



# The Region's New Central Location

**3 blocks**

to Silver and Orange  
Line Metro stations

**10 mins**

to Reagan National  
Airport (DCA)

**96/100**

"Walker's Paradise"  
Walkscore

**3901 FAIRFAX  
DRIVE**

**5 mins**

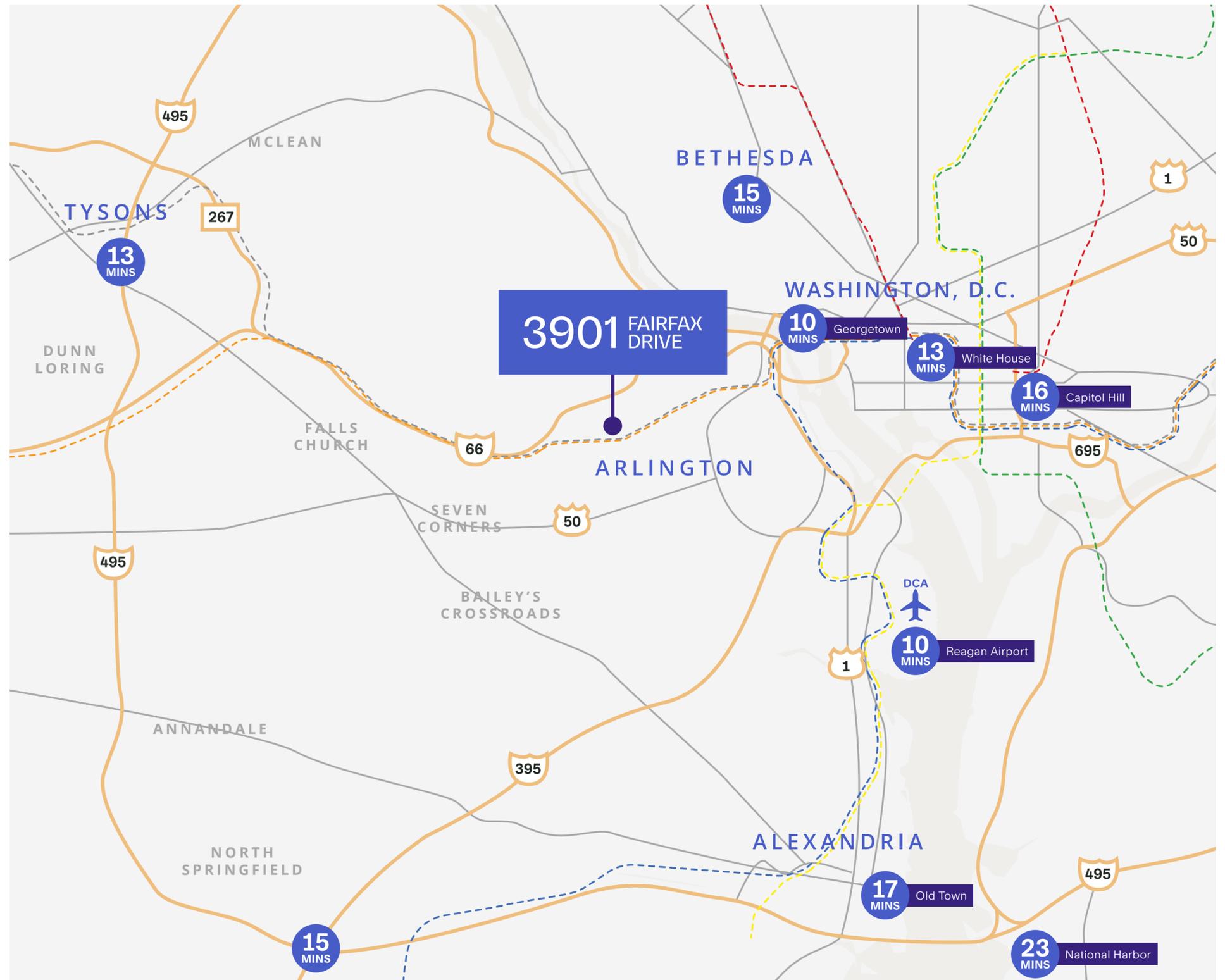
to Interstate 66 or  
Arlington Blvd (Rte 50)

**16 mins**

to the United States  
Capitol Building

**85/100**

"Very Bikeable"  
Bikeshcore



# Get to Know the Neighborhood

3901 Fairfax Drive is surrounded by the nation's highest concentration of scientists and technologists per square mile, with agencies including the Defense Advanced Research Projects Agency (DARPA), Air Force Office of Scientific Research and the Office of Naval Research. It is also home to several university facilities such as Marymount University's satellite campus, George Mason University graduate education center and Virginia Tech Research Center.



#1

Best City to Live in  
America (Niche.com)

#1

Most Educated  
Workforce in the U.S.

33.5k

Apartments within  
a two-mile radius

70+

Dining options in a  
five-block radius

# The Epicenter of Ballston

Surrounded by more than 100 retailers, boutique dining and entertainment options all within 10 minutes or less.



**3901** FAIRFAX DRIVE

**100+** Retailers   **70+** Restaurants   **15+** Gyms/Fitness   **4** ACRES   Adjacent to Quincy Park

# Retail Around Every Corner

## Top highlights include:

### Restaurants:

- The Angie (On-site, Coming 2025)
- &pizza
- Andy's Pizza
- Ballston Quarter Food Court
- Bronson Bierhall
- CAVA
- El Rey
- Hawkers
- Medium Rare
- Pints & Pizza Quincy Hall
- Pirouette Cafe + Wine Shop
- Potbelly Sandwich Shop
- Shake Shack
- Simply Banh Mi
- Sweet Leaf Café
- Sweetgreen
- Taco Bamba
- Ted's Bulletin
- Thai Treasure
- The Salt Line
- Top Pot
- Tropical Smoothie
- True Food Kitchen
- Uncle Julio's
- Union Kitchen Grocery

### Breakfast & Coffee:

- Bad Ass Coffee
- Bruegger's Bagels
- Compass Coffee
- District Doughnut & Coffee
- Dunkin'
- Philz Coffee
- Poppyseed Rye
- Sidekick Bakery
- South Block Co.
- Starbucks

### Fitness:

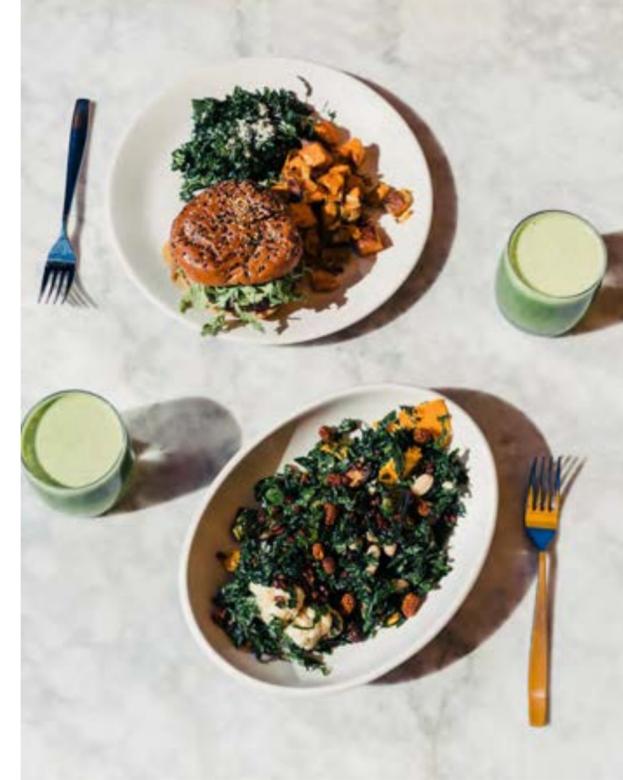
- M2 (On-site, NOW OPEN)
- Bash Boxing
- CorePower Yoga
- F45
- Gold's Gym
- Onelife Fitness
- Orangetheory Fitness
- Solidcore
- The Pilates Loft
- Urban Boxing
- Vida Fitness

### FUSE at Mason Square:

- 7,500 sf of retail
- Shared space dedicated to robotics, digital arts, data collaboration, etc.
- Wood & Iron (Coming soon)

### Quincy Park:

- Four-acre park
- Accessible Restroom
- Baseball
- Basketball
- Charcoal Grill
- Drinking Fountain
- Free Parking
- Picnic Shelter
- Picnic Tables
- Playground
- Softball
- Tennis
- Volleyball Courts

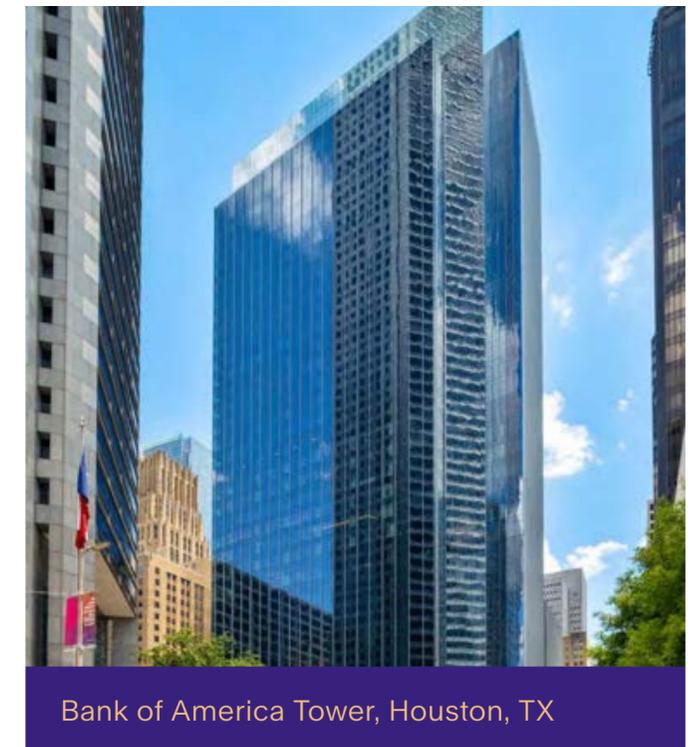
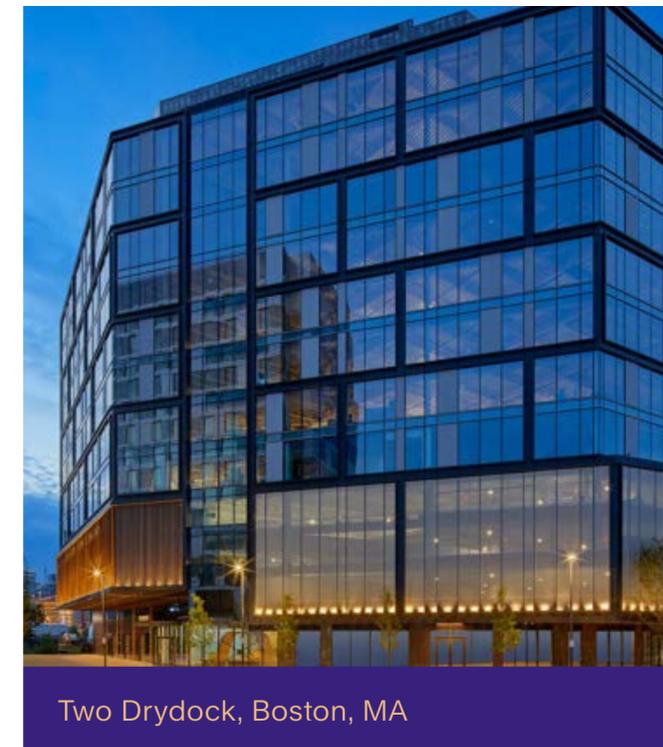
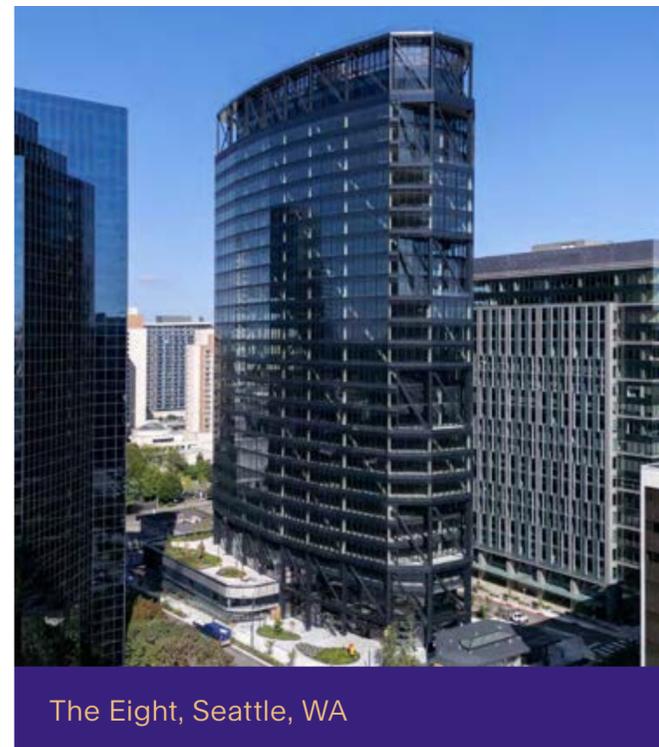
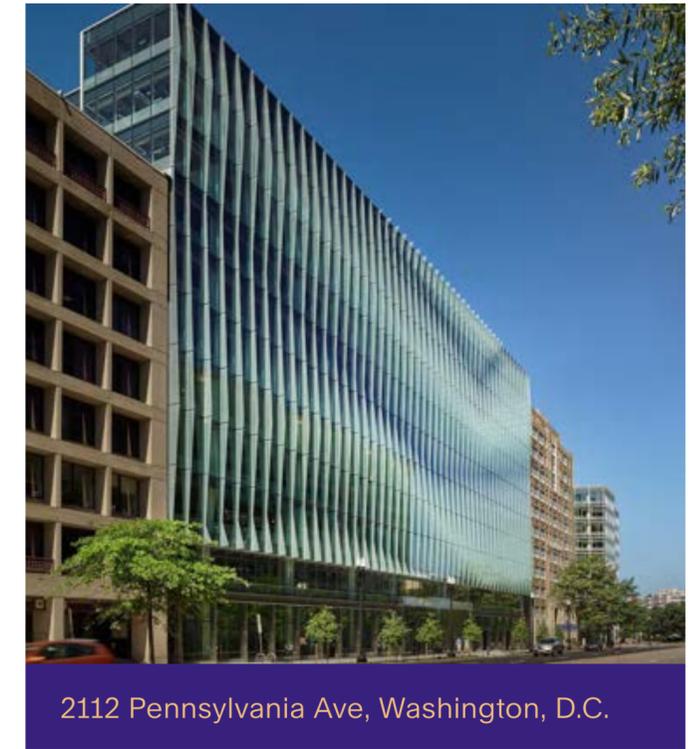
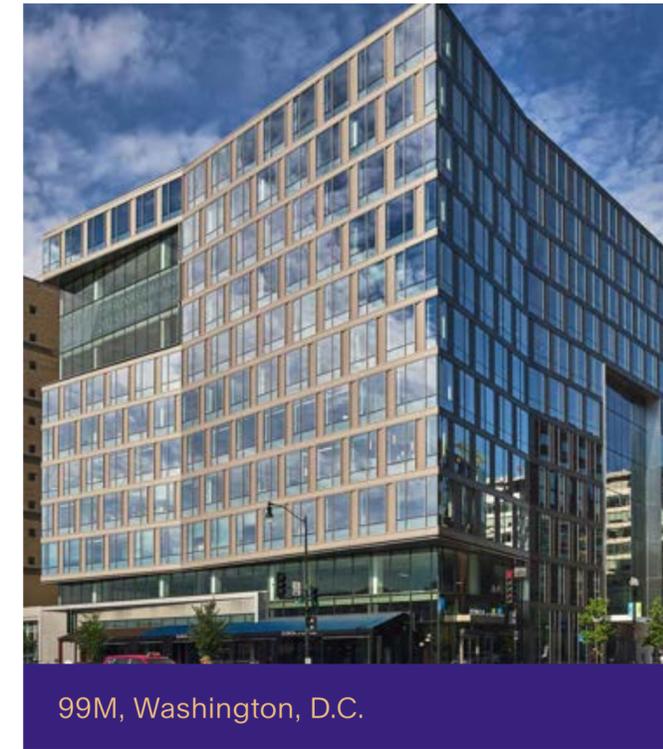
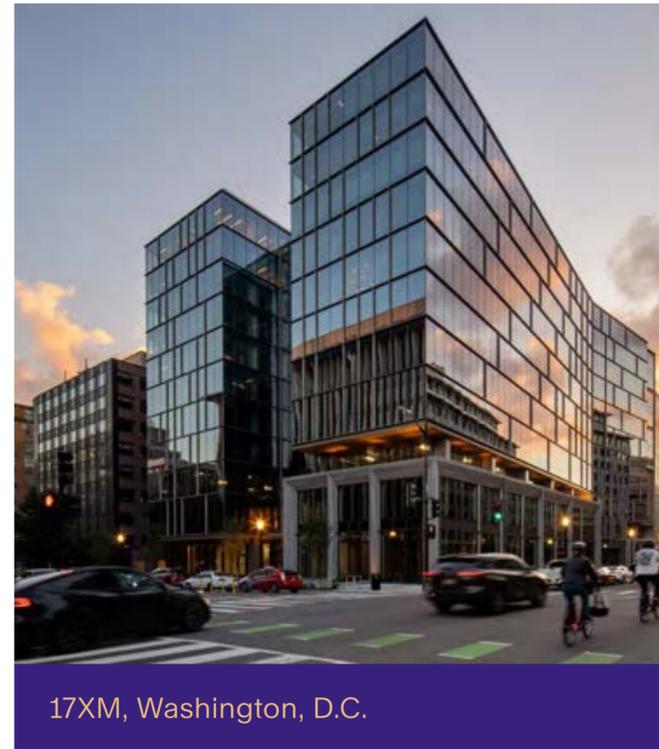


# Developed by Skanska

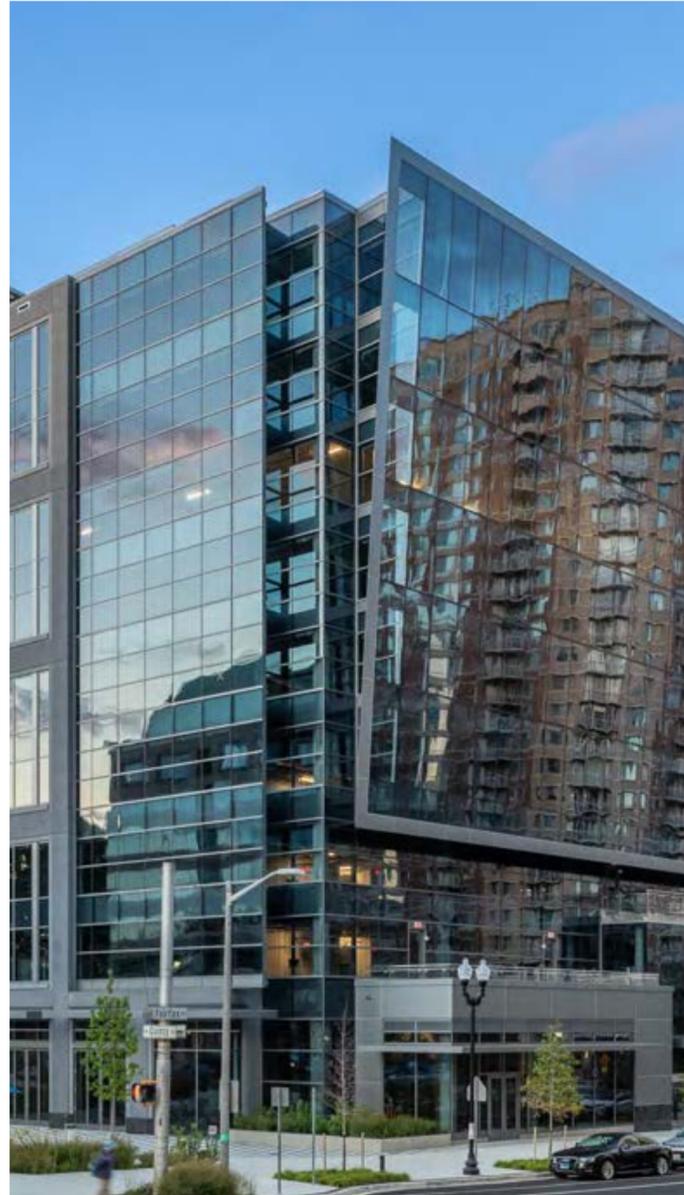
At Skanska, we leverage our experience to create sustainable design solutions that enhance the tenant experience, support the environment, and lay the foundation for our customers' growth. Established in the U.S. in 2009, Skanska USA Commercial Development has created more than 7.8 million-square feet of sustainable office, multi-family and lab properties in Boston, Houston, Seattle, Washington, D.C. and Los Angeles.

As a developer in the U.S., Skanska has invested \$4.6 billion\* of equity in ground-up commercial development projects and self-finances a majority of its projects. Committed to sustainable & healthy building design, construction, and operations, globally, Skanska has set an ambitious target to achieve net-zero carbon emissions in our own operations and across our value chain by 2045, with a 70% reduction target by 2030.

Since its inception, Skanska has developed speculative offices that became homes for such clients as Dropbox, Qualtrics, Mullen Lowe, Bank of America, Brooks Sports, Price Waterhouse Coopers (PwC) FanDuel, and Tommy Bahama.



# Building Specs.



**3901** FAIRFAX  
DRIVE

## NEW CONSTRUCTION

Nine Stories + Penthouse  
201,736 Square Feet

## ADDRESS

3901 Fairfax Drive  
Arlington, VA 22203

## 360 VIEWS

- Full block free-standing building
- Rooftop terrace and meeting space with views into Washington, D.C.

## GREEN BUILDING CERTIFICATIONS

- LEED Gold certification
- ENERGY STAR certification

## WELLNESS MEASURES

- WELL-certified
- Daylight-focused lighting design to promote a healthy circadian rhythm
- Indoor/outdoor building design to promote physical activity and wellness

## TECHNOLOGY INTEGRATION

- Pre-certified WiredScore Gold for first-class digital building connectivity
- Touchless building entrance
- Distributed Antenna System (DAS) on all building levels (cellphone repeater system)
- Wi-Fi available in common areas
- Tenant engagement platform

## MECHANICAL SYSTEM

- Distributed Outdoor Air System (DOAS) provides 47% more outdoor air than typical buildings

- MERV 13 air filtration

## OFFICE FLOORS

- Floor plates: 22,800 RSF – 24,500 RSF
- 45'x 30' typical column spacing
- Efficient core due to DOAS mechanical system
- One additional bathroom fixture in core restrooms above code
- Multiple opportunities for knock-out stair locations per floor
- Opportunity for exclusive dedicated tenant entry opportunity on ground floor

## CEILING HEIGHTS

- Typical Floor:
  - 11'3" slab-to-underside of slab
  - 9' finished ceiling height
- Second floor:
  - 12'3" slab-to-underside of slab
  - 10' finished ceiling height
- Ground Floor:
  - 18-foot slab-to-underside of slab

## AMENITIES

- Rooftop conference and event space with high performance A/V equipment, operable partition, pre-function area, and dedicated restrooms
- Rooftop terrace with outdoor lounge and dining furniture, landscaping and trellis shade canopy
- Fitness studio with personalized fitness room including spa-inspired locker rooms and towel service

- Secure bicycle storage with bicycle wash and fix-it stations plus dedicated bathroom
- Touchless and mobile entry and remote system management (in addition to key card access)

## OUTDOOR SPACE

- 3,500 SF tenant-only rooftop terrace
- Exclusive private terrace opportunities on second and third floors
- Over 8,000 SF ground floor public plaza with lush landscaping and programming

## ELEVATORS

- Destination Dispatch System
- Three 3,500 lb capacity passenger elevators servicing office floors; one of these servicing the rooftop penthouse
- One 3,500 lb capacity service elevator serving all office levels including rooftop penthouse
- Two shuttle elevators servicing three levels of below-grade parking

## PARKING & STORAGE

- 259 parking spaces in three levels of below-grade parking
- 9 EV charging stations plus infrastructure for an additional 8 stations
- Secure storage space available

# Building Shell Definitions.



**3901** FAIRFAX  
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## **BUILDING OVERVIEW**

Class-A nine story commercial office building, inclusive of ground floor retail and 3 levels of below grade parking

## **BUILDING CODE**

The project design is based on the 2015 VUSBC / IBC. The building is classified as a high rise, with the highest occupiable floor occurring between 75 and 120 feet above grade. Construction Classification is type 1B. The building is fully sprinklered.

## **SUSTAINABILITY**

The building is designed to LEED Gold Core and Shell 2009 and Certified WELL v2 Core Gold. The building also participates in ENERGY STAR Portfolio Manager energy performance monitoring.

## **STRUCTURE**

Cast-in place post-tensioned concrete long-span system using 30' by 45' typical bays; 80 lb psf live load; 20 lb psf partition load.

## **KNOCK-OUT STAIR LOCATIONS**

Structure allows for multiple potential knock out stair locations on each typical floor.

## **CEILING HEIGHTS**

- Typical slab-to-slab height: 11'-11"
- 2nd Floor and 9th Floor slab-to-slab height: 12'-11"
- Typical Tenant ceiling heights are anticipated at 9'-0" (with 10'-0" ceiling heights possible at portions of top floor and second floor) and assume a managed plenum, as follows:
  - 17" structural depth at beams (8" slab depth between beams)

- 11" zone for ducts
- 7" shared zone for sprinklers, lighting and ceiling system

## **BUILDING SKIN**

Typical office floors: thermally-improved fixed aluminum curtain wall glazing system with high performing Low E insulated glazing; mullions spaced at 5' horizontal modules. Opaque areas consisting of composite metal panel and precast concrete cladding.

## **MAIN LOBBY ENTRANCE**

Main lobby entry includes glazed vestibule with touchless automatic-opening glass doors tied to building security system.

## **BUILDING CORE FINISHES**

All building core office tenant areas include the following finishes/elements:

- Exposed structure above
- Exposed floor slab
- Exterior faces of core walls taped and finished, ready to accept prime paint
- Exposed structural columns with exposed wet stacks at designated locations
- Interior of opaque exterior wall surfaces provided with gypsum board; taped and finished, ready to accept prime paint
- 1" painted metal mini-blinds at all exterior vision glazing (installed by Landlord)
- Code compliant drinking fountains on each office floor, including bottle filling stations
- Elevator doors and frames are smooth metallic coated. Elevator cab finishes include back painted glass and porcelain floor tiles and lighting consistent with the

Building's Class A common area finishes.

- On multi-tenant floors, Landlord will install at its sole cost and expense, finished elevator lobbies, corridors and lighting consistent with the Building's other Class A finishes and building standard.

## **ELEVATORS**

Destination dispatch elevator service is provided to office floors through four (4) 3500-pound capacity gearless traction cars; three passenger cars and one shared passenger/service car. One passenger and one shared passenger/service car service the rooftop. Separate garage shuttle elevators service the below-grade parking levels. A cross-over transition is required at the main building lobby. Wait times, handling capacity and population assumptions will conform to Class A building standards. Office elevators will offer secured programmable access to Tenant floors as directed by Tenant for single floor users.

## **TOILET ROOMS**

Fully finished and secured ADA-compliant separate sex toilet rooms are provided on each typical office floor and include the following features / finishes:

- Monolithic polished quartz vanity with under-mounted bowls, chrome fixtures/ fittings.
- Full height gypsum board partitions at fronts of stalls with swinging doors and 6'-9" high dividers between stalls
- Wall-mounted water closets and urinals
- Automatic water-saving hands-free sensor-operated vanity faucets, urinals and water closet flushometers

- One hands-free sensor-operated soap dispenser at each lavatory (or sink)
- Ceramic floor tile with matching tile base; tile on wet walls to ceiling
- Painted finish at wall areas not to receive tile
- Painted gypsum board ceilings
- Recessed LED down lighting, with indirect cove lighting above toilet compartments
- Frameless mirrors above vanity with decorative vertical sconce lighting between mirrors
- Brushed stainless steel toilet accessories; partially or fully recessed, where applicable
- One paper towel dispenser

#### TENANT PLUMBING / WET STACKS

Typical office floors: four (4) future connection points per floor are provided for tenant use. Each wet stack will include domestic cold water, waste, and plumbing vent.

#### JANITOR'S CLOSET

One closet per typical office floor inclusive of mop sink.

#### ELECTRICAL AND MECHANICAL ROOMS

Walls will be sheet rocked, blocked, taped, sanded and painted. Ceiling will be unfinished. Acrylic sealant floors.

#### TELEPHONE ROOMS / RISERS

- Walls will be sheet rocked, blocked, taped, sanded and painted. Ceiling will be unfinished. Acrylic sealant floors.
- Adequate pathway (floor slab sleeves) for telephone risers and plywood-backed boards will be provided in the

core telephone room on each floor. The core telephone room on each floor will be equipped with at least one electrical duplex outlet. All communication closets to be equipped with standard closet function type locks. The Building will have a main telephone phone room (demarcation point) with adequate pathway to floor-by-floor telephone rooms. Pathway for tenant's service from the main telephone room to the tenant core telephone rooms is responsibility of Landlord. Cabling will be the responsibility of the Tenant.

- 12 (twelve) four-inch (4") risers are provided from the D-Marc room on the P-1 level of the garage to the telephone room on each office level from the 2nd through 9th floor of the building.

#### INTERIOR SIGNAGE

Building common and core area rooms will be furnished with interior signage (i.e., restrooms, mechanical and electrical rooms, stairwells, etc.)

#### HVAC SYSTEM

- Chilled water central plant with a Dedicated Outside Air System (DOAS) on roof supplying conditioned ventilation air to FPVAV boxes (fan powered VAV boxes with sensible cooling coils and electric reheat) on the office floors. Exhaust and relief air from each office floor is ducted back to the DOAS where energy recovery takes place. Water-cooled chillers on the roof supply chilled water to the DOAS unit as well as a heat exchanger used to generate higher temperature (55 deg F) chilled water that is distributed to loops on each office floor to serve the FPVAV boxes.

- Cooling is provided by two water chilling units on the roof with heat rejection accomplished by a 2-cell roof mounted cooling tower. The cooling tower is sized to provide approximately 160 tons of condenser water capacity for the retail area, common areas, and future tenant supplemental requirements. Of that 160 tons, approximately 75 tons are dedicated to office-levels, 24/7 tenant supplemental requirements -- 9 tons per floor for floors 2 through 8, and 12 tons for the 9th floor.
- Supply air temperature of the DOAS system (to the primary air inlets of the FPVAV boxes) will be 48 deg F and distributed to the floor with insulated duct work located in tenant ceiling space; return air through ceiling plenum. Reheat and space heating at typical office areas is provided through electric heating coils located in fan powered terminal devices.
- Typical office floor mechanical system capacities are based on the following:
  - Outdoor Conditions: per ASHRAE (0.4% outdoor criteria) for Dulles Airport - 12 degrees DB during Winter and 93.5 degrees DB / 74.7 degrees WB
  - Indoor Conditions: Winter: 72 degrees DB, humidity not controlled, Summer: 74 degrees DB, 50% (+/- 5%) maximum relative humidity
  - Typical Office Space Lighting: up to 1 watt per usable square feet
  - Typical Office Space Receptacle/ equipment loads: up to 2.0 watts per usable square feet
  - Typical Office Space Occupancy: 1 person per 150 usable square feet

- Typical Office Space Outside Air Quantity: 47% increase over ASHRAE 62.1-2010 when using ASHRAE 62.1-2010 maximum occupancy values.
- The base building design suggests 29 FPVAV terminals (boxes) per floor. Four FPVAV boxes are furnished and installed under Base Building which are necessary to provide temporary but limited heating and cooling on each floor. The remaining 25 FPVAV boxes will be furnished and stored on the floor for tenant use.

#### ENERGY MANAGEMENT SYSTEM

The building utilizes a new, fully automated Building Control System (BCS). The BCS allows programmed start, stop and system optimization, along with set point adjustment and remote troubleshooting.

#### ELECTRICAL SYSTEM

- Main service to the building is 480 volt, 3 phase, 4 wire service to multiple switchboard sections located at garage level main electrical room. Typical office floors served from main electrical room through 277/480 volts bus duct riser. One 112.5 kVA, dry type 480:120/208 volt three phase, four wire transformer is provided at each floor. Each electrical room provided with 277/480 volt and 120/208 volt distribution panels, plus additional space for supplemental tenant panels.
- Electrical system capacities available for office tenant use as follows:
  - Lighting 277/480 V: Typical office space 1 watt per usable square feet
  - Receptacles: 120/208 V: Typical office space 5.0 watts per usable square feet

- An additional 2.0 watts per usable square foot capacity is available in the bus riser for future office tenant electrical loads.
- A diesel engine-driven standby power 480/277 volt, three phase, electric generator with automatic controls and a diesel fuel oil storage tank having a minimum of 8-hours of fuel oil supply is provided for life safety systems only. Power for tenant emergency lighting is available at designated junction box in core electrical room on each office floor.

#### **SECURE BICYCLE STORAGE**

A separate enclosed secured bicycle storage facility is located on the P-1 garage level for exclusive use by building tenants. The secured space includes bicycle lockers and racks, a bicycle repair and wash-down station, and dedicated restroom/changing room.

#### **FITNESS AREA**

Ground floor 3,500 square foot fitness area for exclusive use by building tenants; and supplemented with a separate glass-enclosed room for private training all with full-height windows for natural light and views to the exterior. Secured men's and women's locker rooms feature towel service and multiple private individual showers/changing rooms.

#### **ROOFTOP CONFERENCE FACILITY**

A 2,400 square foot conference facility is located at the Penthouse roof level for use by building tenants. Conference room is sized to accommodate up to 82 seats and is subdividable into two smaller rooms; includes fully functional A/V system for projection and teleconferencing. Conference room opens to a furnished rooftop terrace via operable

partitions. Conference facility is supported by an open pre-function kitchen space, storage, and dedicated and secured roof level toilet rooms with finishes and features matching those at typical floors.

#### **ROOFTOP TERRACES**

The building will feature a rooftop terrace for exclusive use by building tenants. The Rooftop Terrace is approximately 3,400 SF and will include a shade canopy, plantings and outdoor furniture, with adjacency to an expansive green roof.

#### **PRIVATE TERRACES**

The building features two private terraces located on the second floor and one private terrace located on the 3rd floor that will be exclusively used by tenant/tenants whose demised premises include these building features.

#### **BUILDING WI-FI**

Secure Wi-Fi will be available in building common areas including the conference facility, rooftop terrace, fitness area and lobby.

#### **CELL PHONE REPEATER SYSTEM (DAS)**

A cell phone repeater system will be deployed in the building servicing all building common areas including the below-grade parking levels.

#### **PARKING**

Parking is provided for approximately 250 self-parked spaces on 3 below-grade levels; includes nine electric vehicle charging stations; parking levels provided with enclosed vestibules and shuttle elevator service to lobby level. Office parking ratio of 1.2 per 1000 RFS.

#### **SERVICE DOCK**

Enclosed dock is accessed directly from Pollard Street and provided with two at-grade loading bays, including one dedicated bay for loading, with hydraulic lift, and another dedicated for a combination trash/recycling compactor. Service dock is connected directly to combined service/passenger elevator via service corridor.

#### **SECURITY / ACCESS**

Base Building access is controlled by a perimeter monitored electronic access control system. Interior access control points at lobby turnstiles, amenities, restrooms, elevators, stairwells, and garage. Base Building provides multi-camera closed circuit television (CCTV) monitoring system and electronic perimeter access allowing 24-hour, 7 days per week access. Security system shall have sufficient capacity to meet Tenant's reasonable needs for reader connection on each floor at Tenant's sole cost and expense. The front desk will be staffed from 8am to 10pm, Monday through Friday.

#### **BUILDING DIRECTORY**

An electronic tenant directory will be provided in the main lobby, with the ability to list company names, suite numbers and personnel names as requested.

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