



3251

BLenheim BOULEVARD

FAIRFAX, VA



NAIOP AWARD OF EXCELLENCE
BEST BUILDING RENOVATION CAPITAL IMPROVEMENT



**CUSHMAN &
WAKEFIELD**

OVERVIEW



FLEXIBLE SUITE SIZES AVAILABLE IMMEDIATELY

SUITE 202 - 2,471 SF

SUITE 204 - 1,468 SF

3RD FLOOR - 20,391 SF (DIVISIBLE)

SUITE 403 - 2,274 SF

SUITE 404 - 3,335 SF

SUITE 407 - 3,223 SF

SUITE 512 - 2,225 SF



NAIOP AWARD OF EXCELLENCE

Best Building Renovation Capital Improvement

OVERVIEW

PROPERTY HIGHLIGHTS

- Brand new conference and fitness facility
- Mama Chang restaurant located on-site
Awarded #1 Best New Restaurant by Washington Post Spring Dining Guide 2019
- Other on-site amenities include a Bike Room, Vending / Break Room and fantastic neighborhood amenities
- Newly renovated façade, common areas, elevator cabs, restrooms and mechanical systems
- Building signage available for full floor
- Efficient floor plates
- Ample parking ratio - 3.1:1,000 sf
- Bus stop on-site with direct service to Vienna Metro station
- Vienna Metro station located one mile away
- Electric charging stations onsite
- Convenient access to Route 66 and public transportation

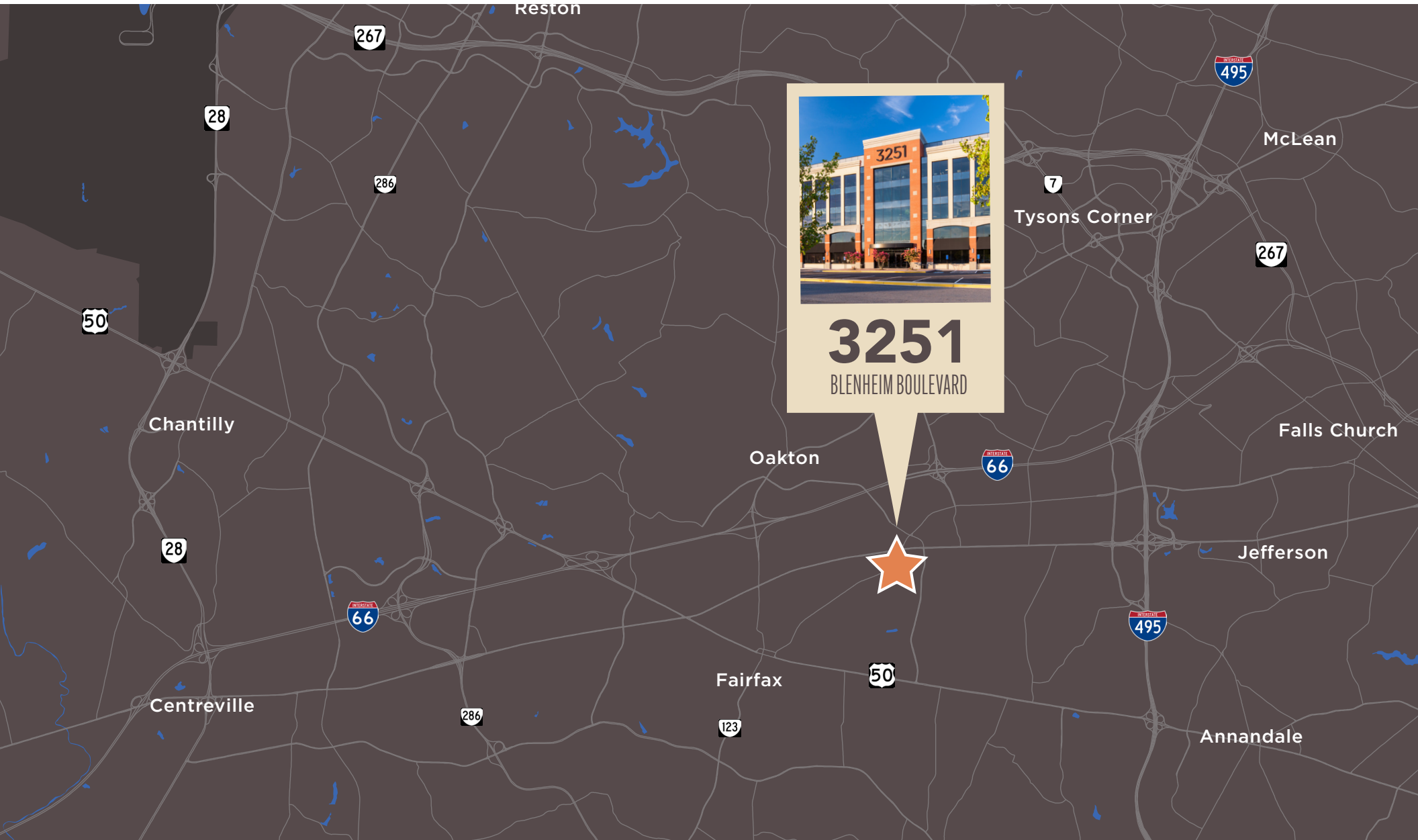


Electric Car Charging Stations



Mama Chang

LOCATION



AMENITIES



WHAT'S IN YOUR AREA:



30 RESTAURANTS

9 QUICK SERVE
21 DINE-IN



14 SERVICES

4 DRY CLEANERS
2 FITNESS CENTERS
8 BANKS
2 HOTELS



10+ RETAIL

STEPS FROM SCOUT
ON THE CIRCLE (GIANT)

QUICK DRIVING DISTANCE TO
POINT 50 (WHOLE FOODS)

IN YOUR BUILDING



(COMING SOON
TO SCOUT ON
THE CIRCLE)



(COMING SOON TO
POINT 50)

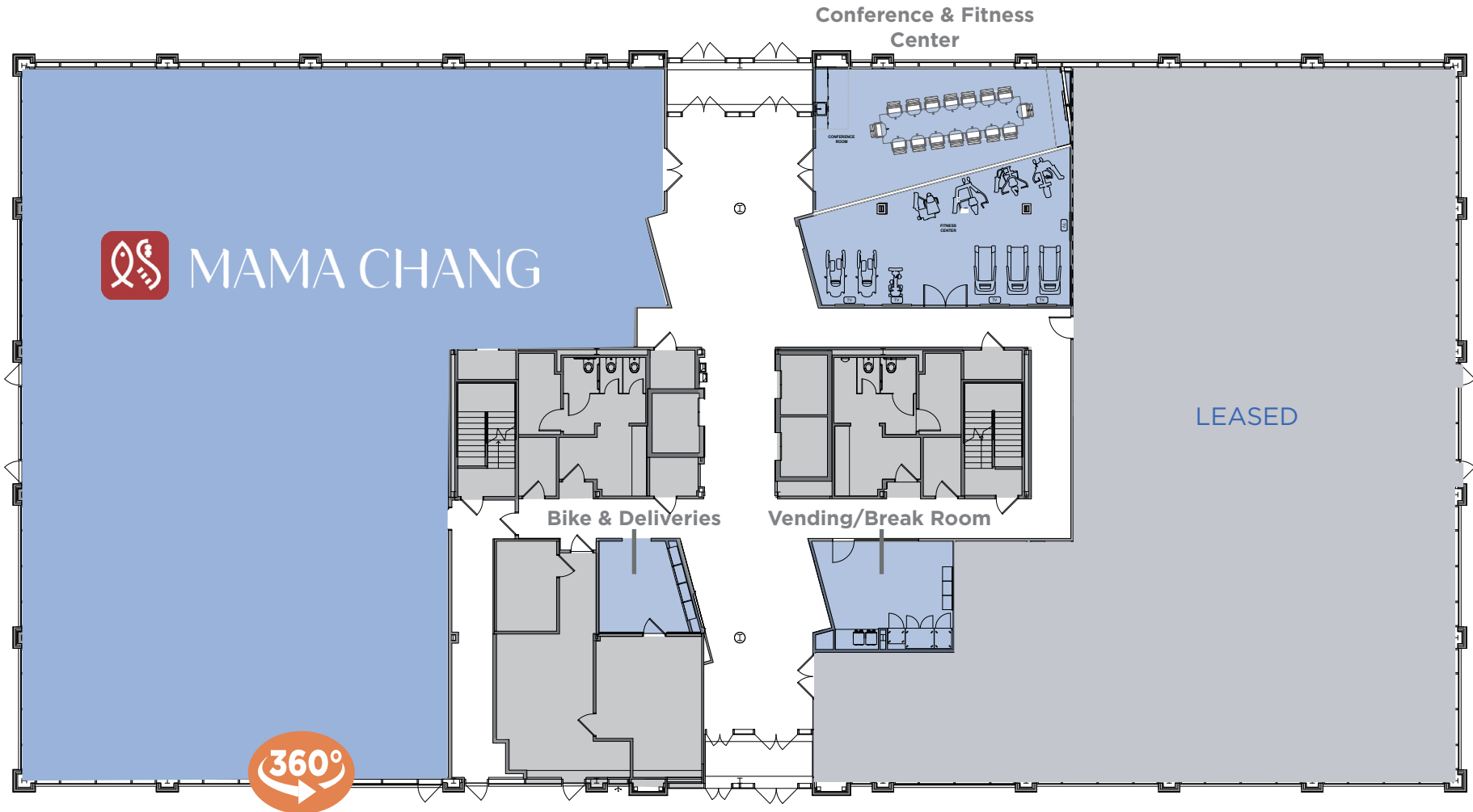


1ST FLOOR RETAIL SPACES

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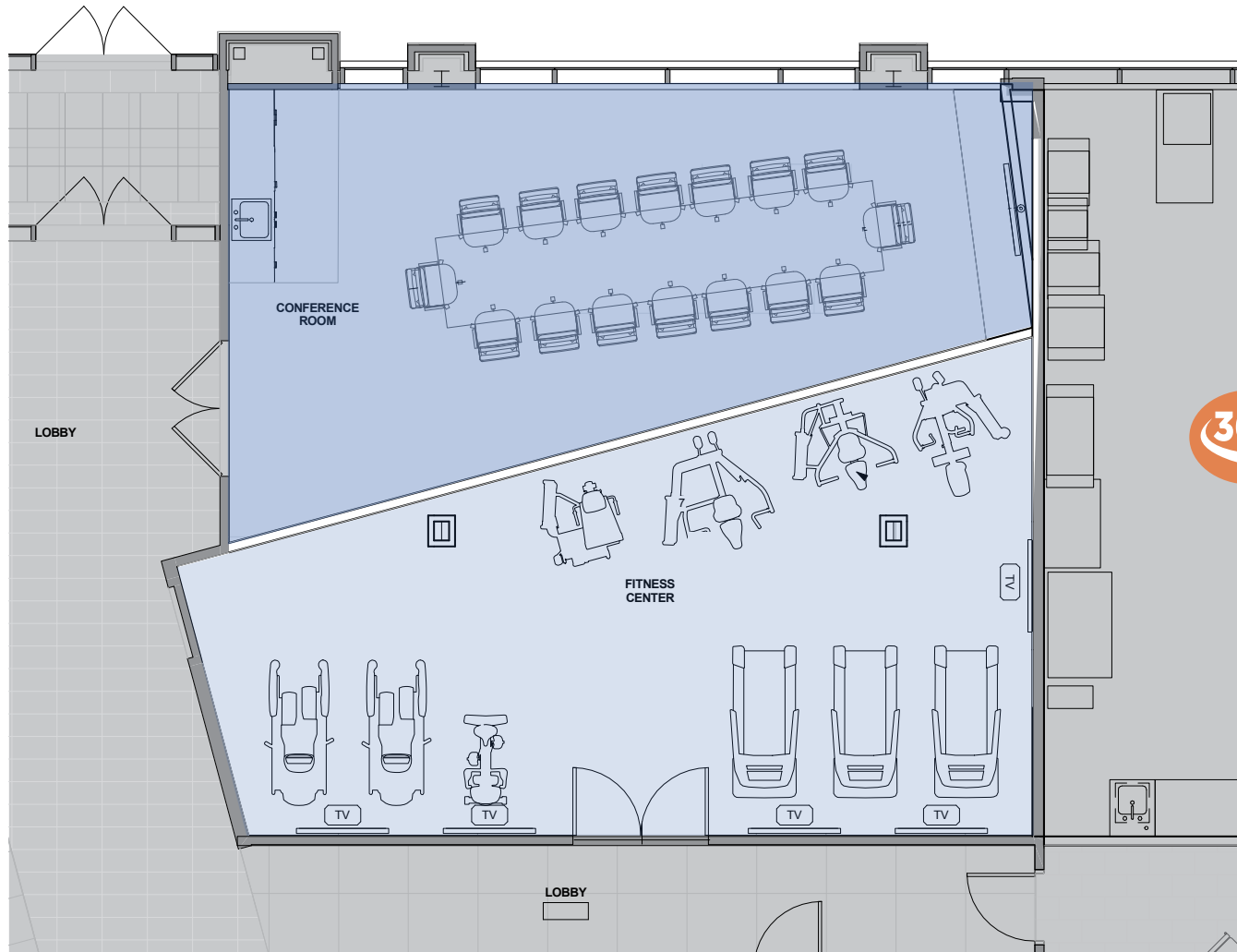


CONFERENCE CENTER AND FITNESS CENTER AMENITIES

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2ND FLOOR - SPEC SUITE

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SUITE 202
2,471 SF

SUITE 204
1,468 SF

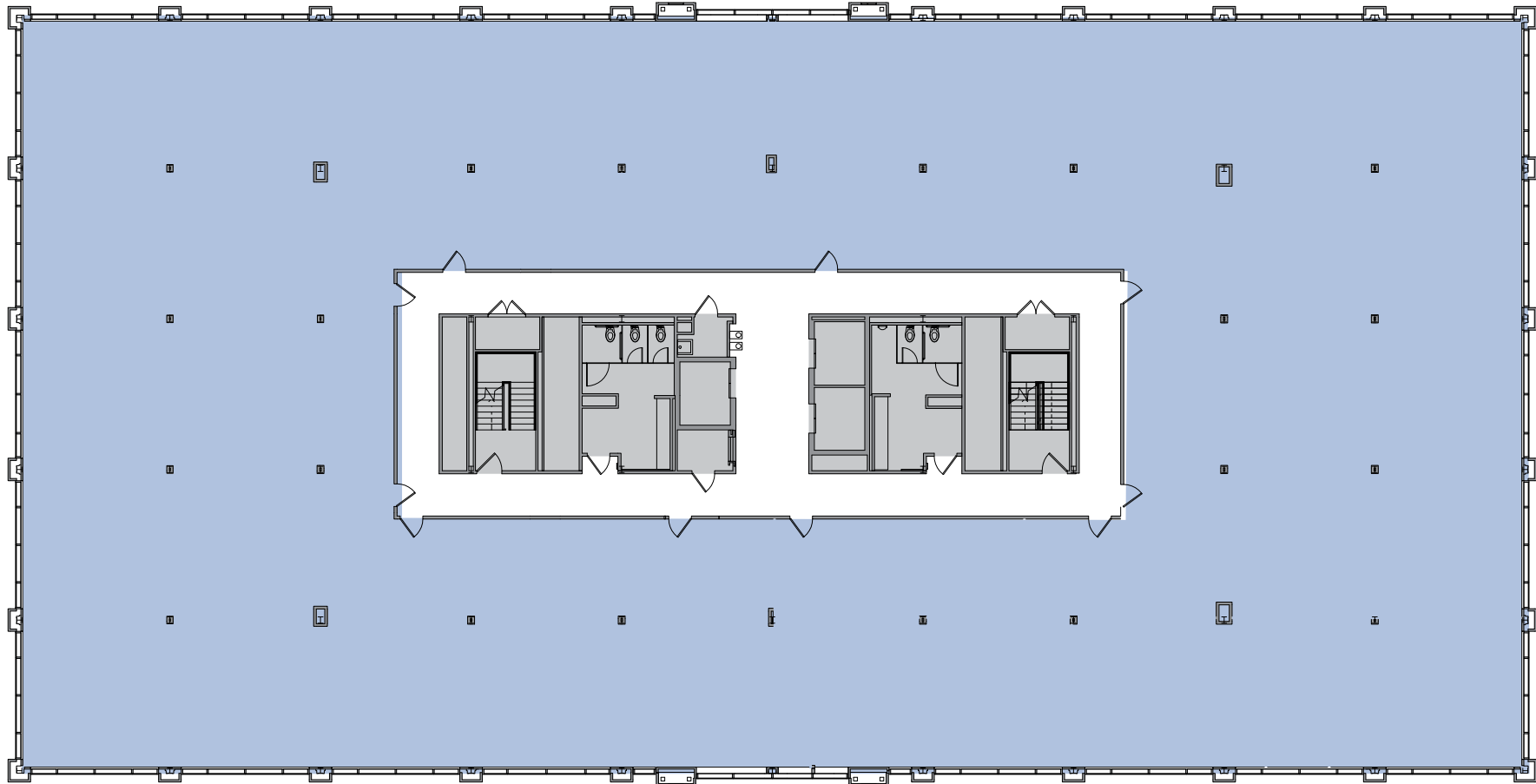


3RD FLOOR - 20,391 SF - DIVISIBLE

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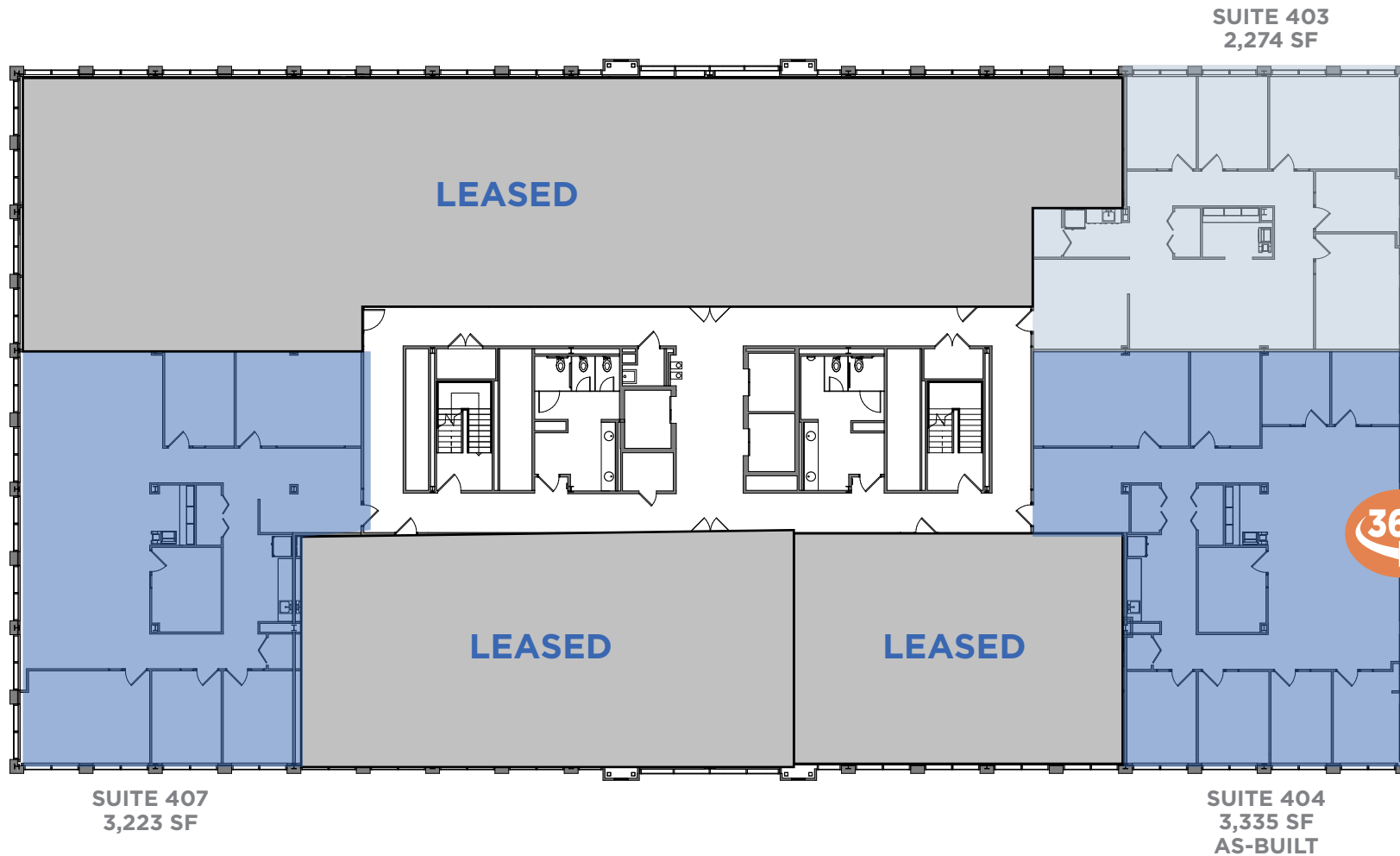


4TH FLOOR

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5TH FLOOR - JUST DELIVERED

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Spec Suite 512 - 2,225 sf

