

## **THE CHESS FOSTER BUILDING LEASING INFORMATION**

**3900 UNIVERSITY DRIVE, FAIRFAX, VIRGINIA 22030**

<b><u>Lease Type:</u></b>	Full-Service Lease. Utilities and M-F Cleaning Services included in rent. Tenants are responsible for low-voltage items, such as, internet, telephone, cable, etc.
<b><u>Rate:</u></b>	\$22.70/SF As-Is Rate.
<b><u>Lease Term:</u></b>	3-Year with a 3-Year Option to Renew OR 5-Year with a 5-Year Option to Renew.
<b><u>Build-Out:</u></b>	If a build-out is required, it typically takes 3 months to convey space to the Tenant. This process includes architectural drawing submittal, city permit approval, and the build-out itself.
<b><u>Annual Increase:</u></b>	3% annual rent increase. Rate will be negotiated at the time of renewal to the then current market rate.
<b><u>Building Access:</u></b>	Tenants will have 24/7 access to the building. Building doors are open from 7:30 a.m. – 6 p.m. Monday through Friday. The doors remained locked at all other times and on holidays.
<b><u>Parking:</u></b>	3.4 unmarked and unassigned parking spaces per 1,000 SF leased get conveyed to the Tenant. Tenants may reserve a covered parking space for an additional \$35/mo. Restrictions apply.
<b><u>Internet Services:</u></b>	Verizon Fios and COX Communications are internet providers that are already in the building.
<b><u>HVAC:</u></b>	The HVAC operates 24/7.

For More Information Contact:

**Christine Lechoco, Leasing Consultant**

**Foster Management, Inc.**

**703-385-8900 / [leasing@fostermgt.com](mailto:leasing@fostermgt.com)**