

UNDER NEW OWNERSHIP!



HIGHRIDGE

OFFICE BUILDING

3877 FAIRFAX RIDGE ROAD, FAIRFAX, VA



NEW TENANT LOUNGE



NEW RESTROOMS



NEW CONFERENCE CENTER



SPEC SUITES DELIVERED

- Conveniently located in Fairfax Center with Immediate access to I-66 and Route 50
- Approximately 100K SF Contiguous Space Available
- Building Signage Available
- Space Options for Small & Large Tenants

HIGHRIDGE

Approximately 100K SF of Contiguous Space on 4 Floors

Space Options for Small & Large Tenants

RATE: \$28.00/FS

AVAILABILITIES

NORTH TOWER

Suite 110N: 8,458 SF
Suite 250N: 3,453 SF
Suite 300N: 5,820 SF



CENTER TOWER

Suite 201C: 3,995 SF
Suite 205C: 2,941 SF
Suite 400C: 15,363 SF *(Approximately 75% SCIF space
built to DCID 6/9 Standard)*

SOUTH TOWER

Lower level: 20,369SF
Suite 100S: 28,477 SF
Suite 200S: 26,765 SF
Suite 300S: 26,936 SF
Full Tower: 102,547 SF

FEATURES

- Prime location with immediate access to  & 
- Across the street from Courtyard Marriott, Giant and several eateries
- Minutes away from Fair Oaks Mall, Fairfax Corner, Wegmans and Whole Foods
- Abundant surface and covered parking; 4.00/1,000 ratio
- On-site Property Management by Transwestern Commercial Services
- Access to adjacent Fitness Center
- Outdoor patio with WiFi
- Recently completed Conference Center
- Uptowner Café in Center Tower

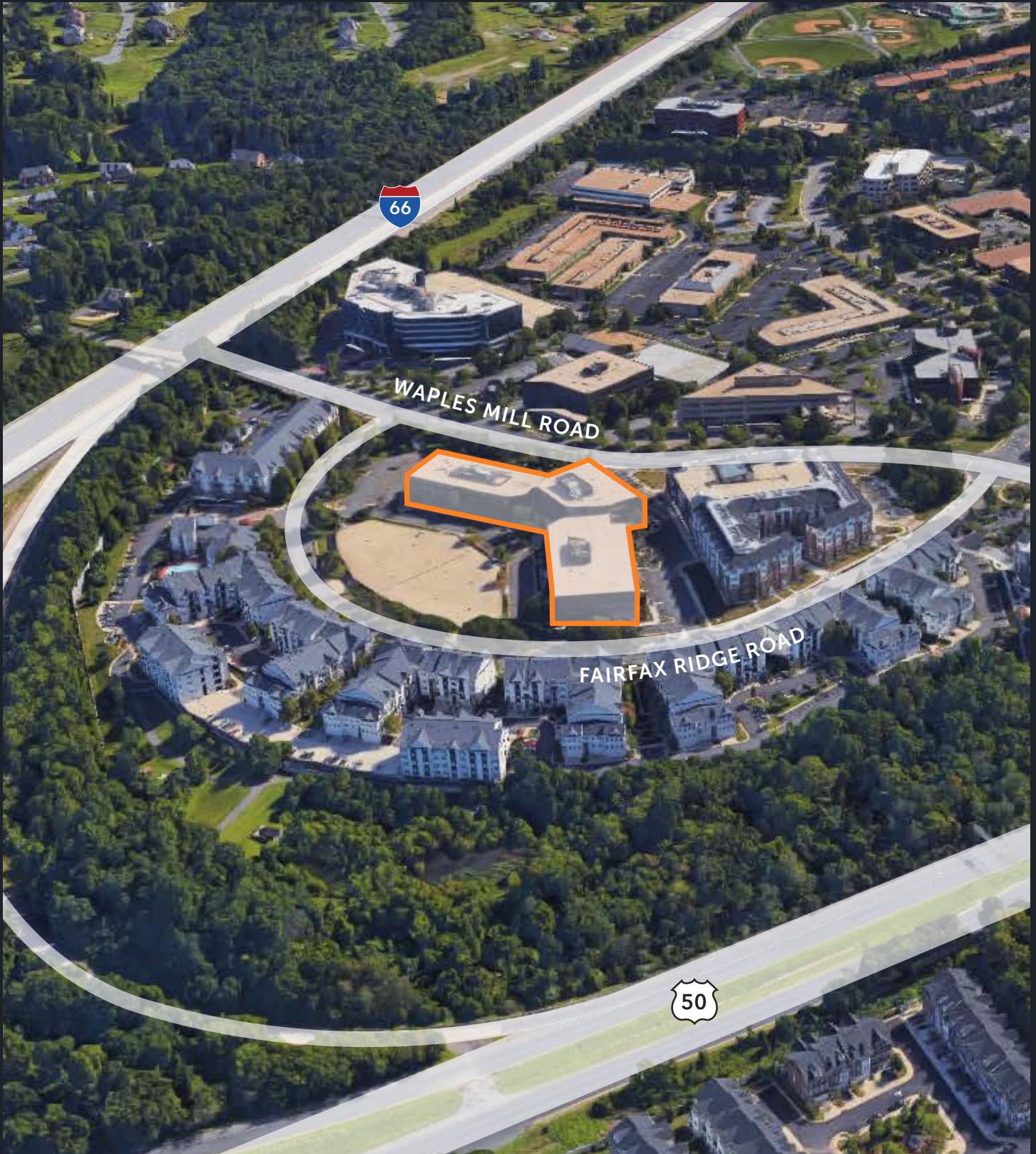


NORTH TOWER



NEW FURNITURE IN THE CENTRAL TOWER

AERIAL LOCATION



1 Mile to I-66



0.5 Mile to Route 50



20 Minutes to Dulles International Airport

AMENITIES MAP



FAIRFAX COURT

- 1 Primetime Sports Bar & Grille
Subway
XSport Fitness
Virginia ABC
BBQ21
McDonald's
Wendy's
Olle
Buffalo Wild Wings

- 2 Giant
Courtyard by Marriott
BB&T

- 3 Boston Market
Fire Pizza
Bakery, Bread, and Grill
King's NY Pizza

- 4 Wegman's
First Community Bank
New Leaf Cafe

- 5 Chuy's Tex-Mex
Walmart
Jersey Mikes
Grill Kabob

- 6 Cava
Chipotle
Jimmy John's
Vitamin Shoppe

- 7 Zoe's Kitchen
Starbucks
Anita's New Mexico
Hampton Inn
Wells Fargo
Dunkin Donuts
Five Guys

FAIRFAX CORNER

- 8 Coastal Flats
Ruth's Chris
Peet's Coffee
PF Changs
Uncle Julios
Potbelly

- 9 Fairfax Marriot
Wells Fargo Bank

FAIR OAKS MALL

- 10 Elevation Burger
Brio Tuscan Grille
Sushi On
On the Border
Subway
Taco Bell
Cold Stone Creamery

- 11 Silver Diner
TGI Friday's
PNC Bank
California Tortilla

- 12 Bonefish Grill
Buffalo Wing Factory
Dogfish Head Alehouse
Boston Market
Orange Theory Fitness
B&T Bank
Total Wine

- Starbucks
Dunkin Donuts
Giant

- 13 Whole Foods
Hyatt Regency
Starbucks
Dick's Sporting Goods
Pei Wei



BUILDING ENTRANCE



FITNESS CENTER



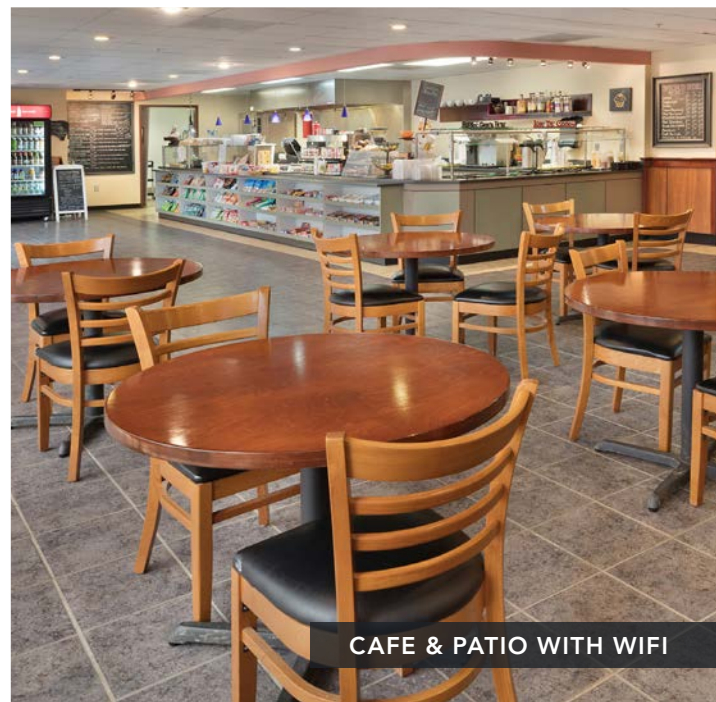
RENOVATED RESTROOMS



CONFERENCE CENTER



MAIN LOBBY

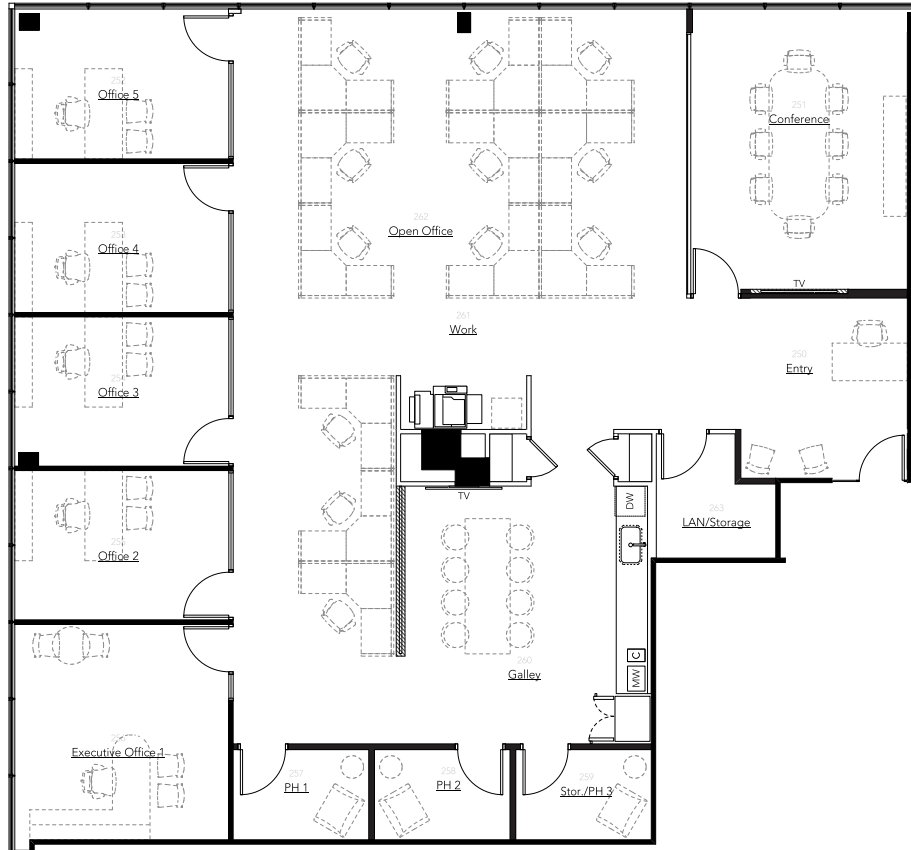


CAFE & PATIO WITH WIFI

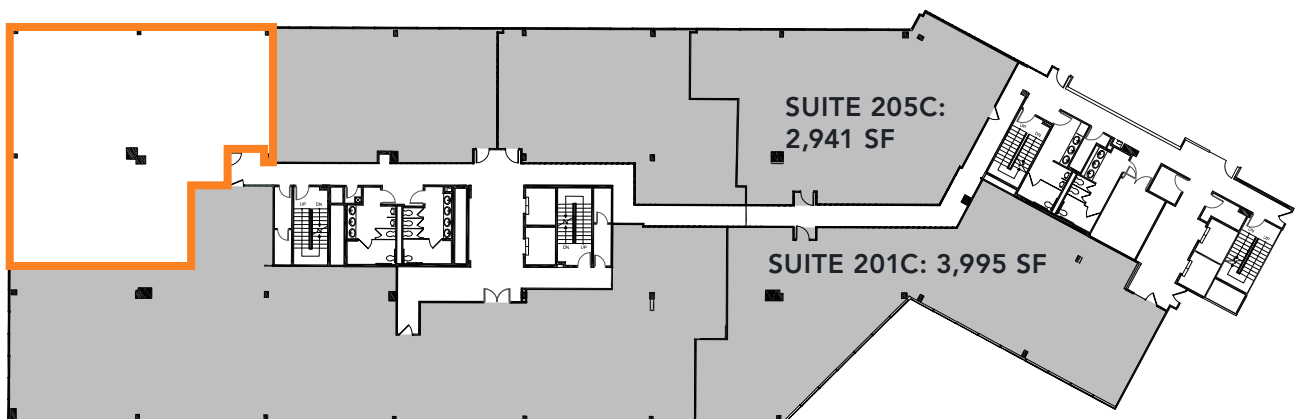
FLOOR PLANS: NORTH TOWER

SUITE 250N: 3,453 SF | SPEC SUITE

Spec suite furniture plan

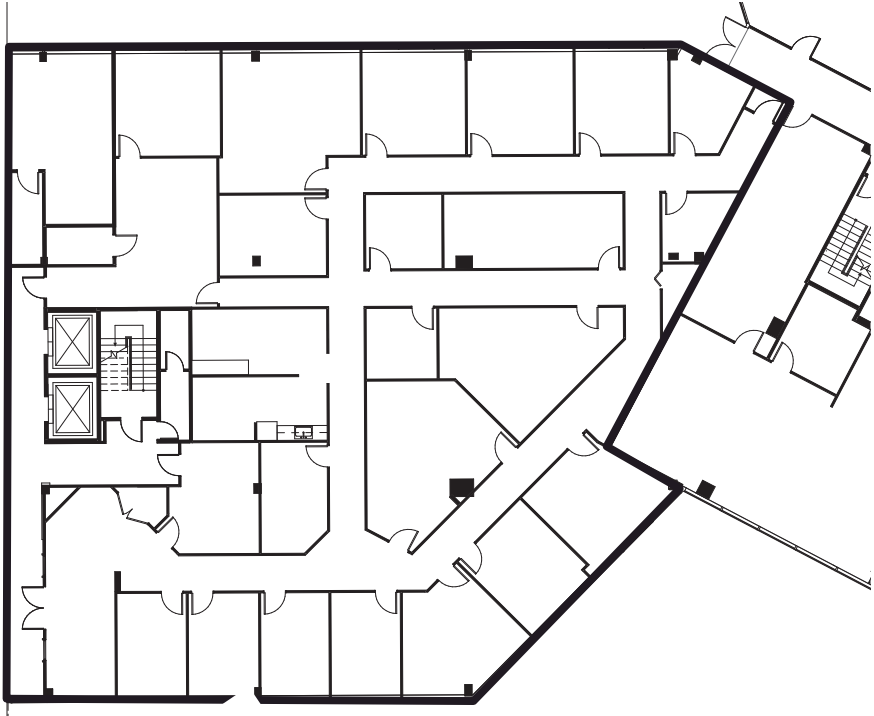


SUITE 250N: 3,453 SF

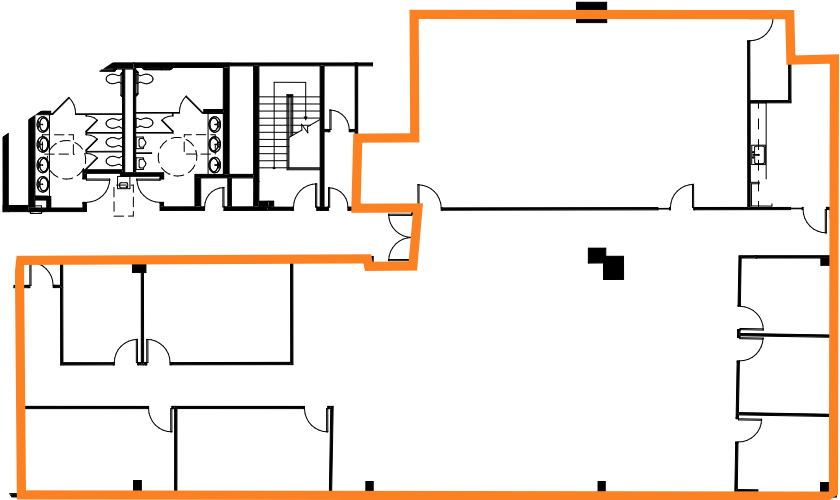


FLOOR PLANS: NORTH TOWER

SUITE 110N: 8,458 SF
Available Immediately



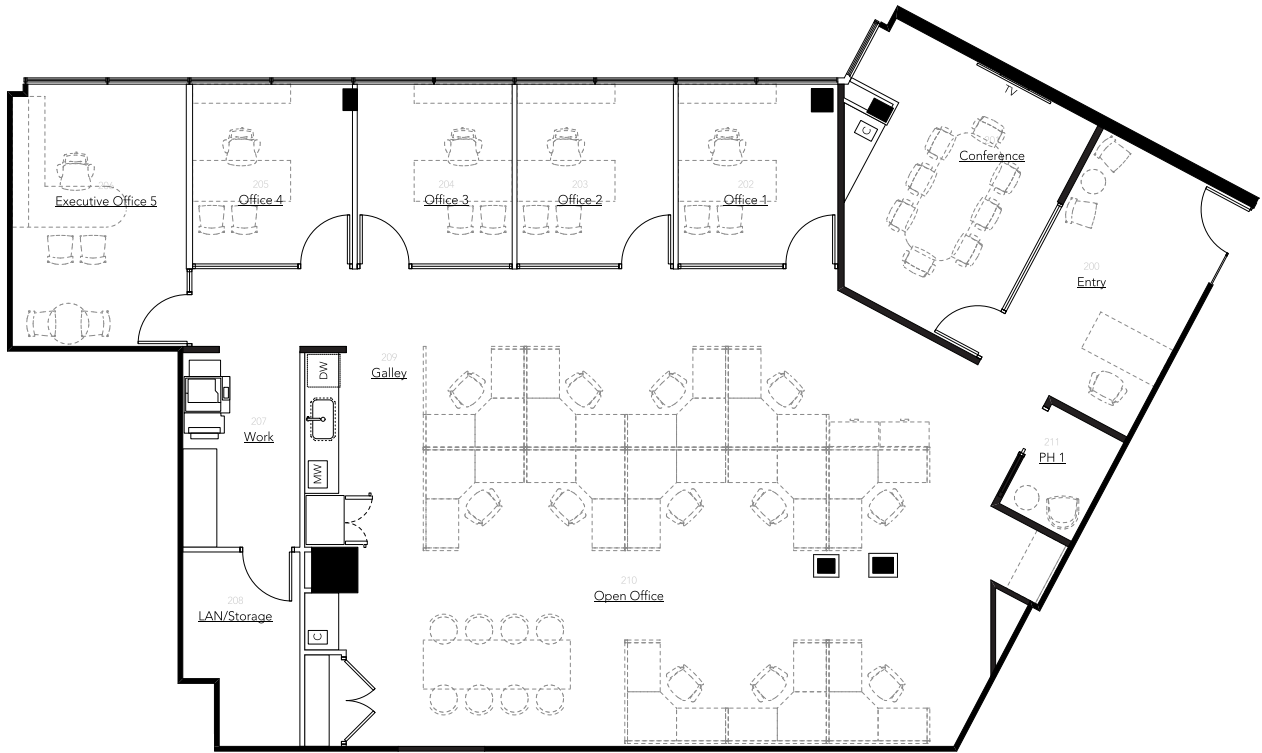
SUITE 300N: 5,820 SF
Available Immediately



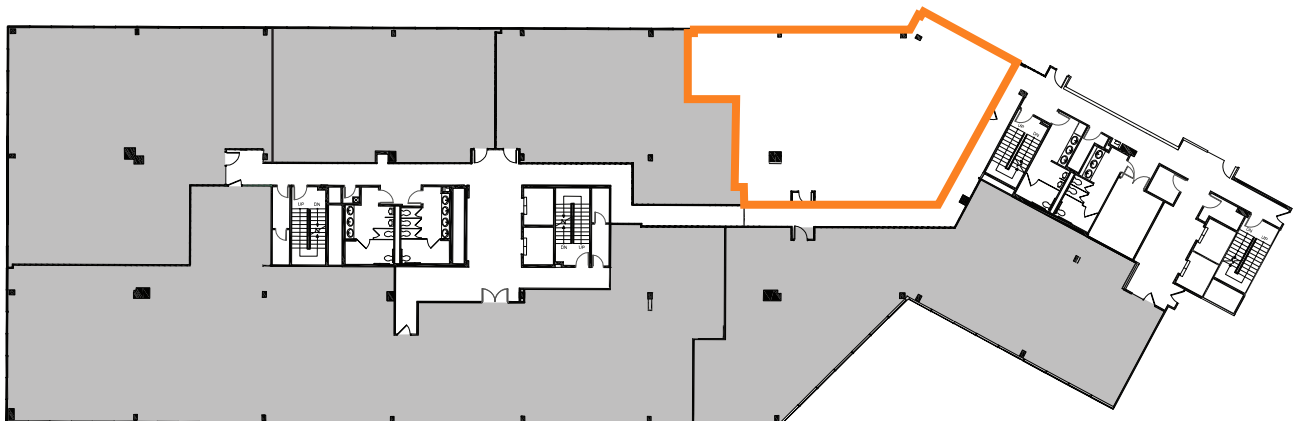
FLOOR PLANS: CENTER TOWER

SUITE 205C: 2,941 SF | SPEC SUITE

Spec suite furniture plan



SUITE 205C: 2,941 SF



FLOOR PLANS: CENTER TOWER

SUITE 400C: 15,363 SF

Approximately 75% space built to
DCID 6/9 standard

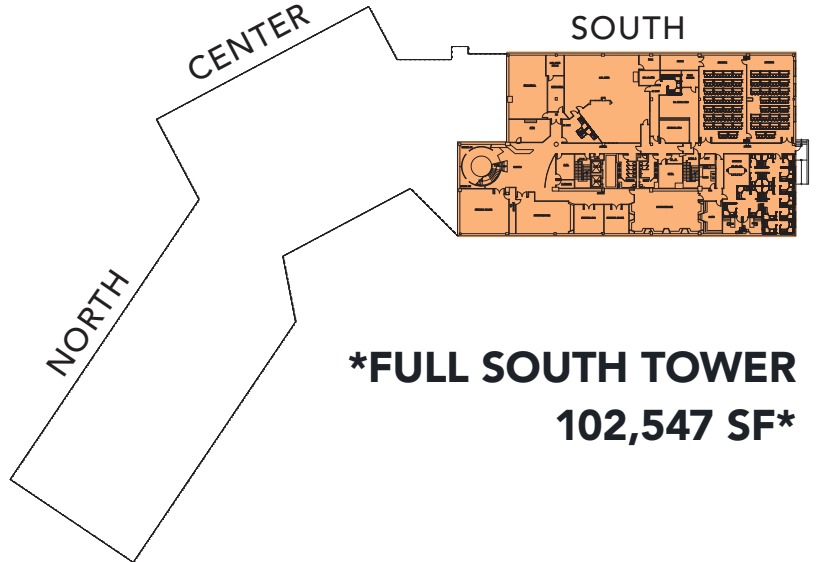
■ SCIF Space



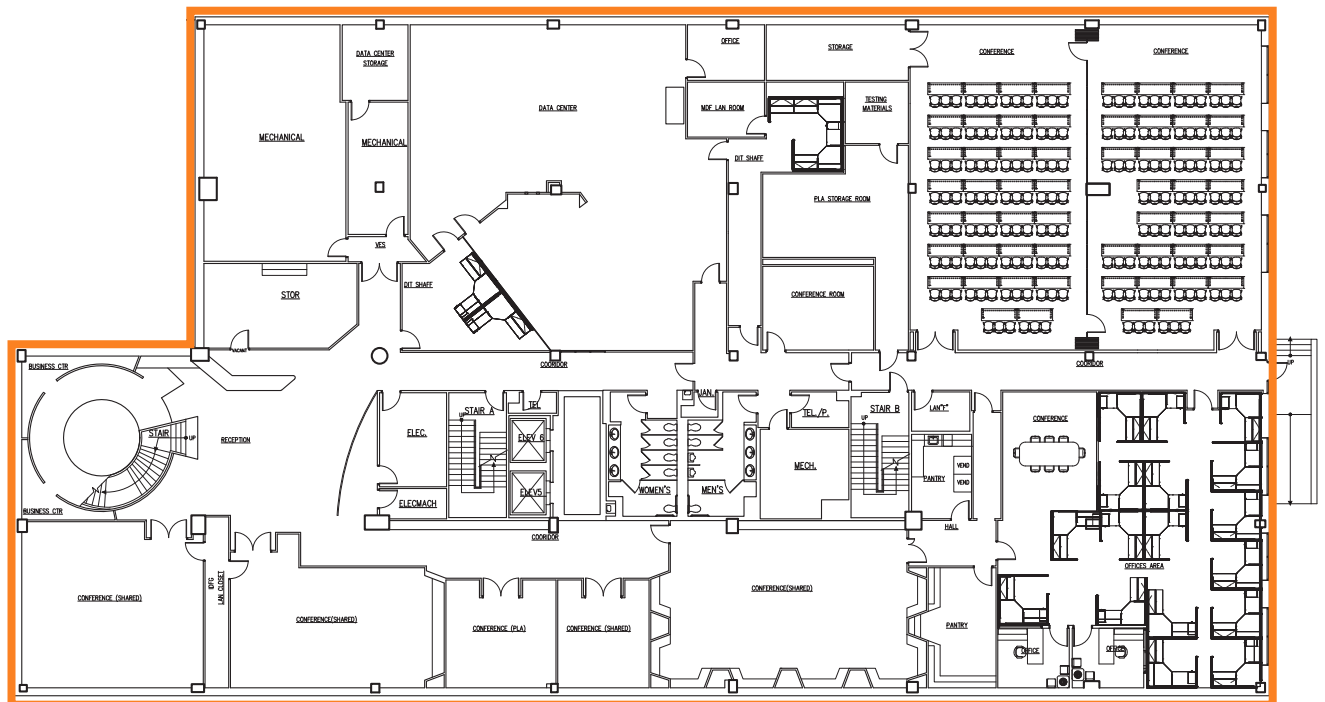
FLOOR PLANS: SOUTH TOWER

LOWER LEVEL: 20,369 SF

- Partially windowed
- Raised floor Data Center
- Internal stairwell between 1st floor and lower level



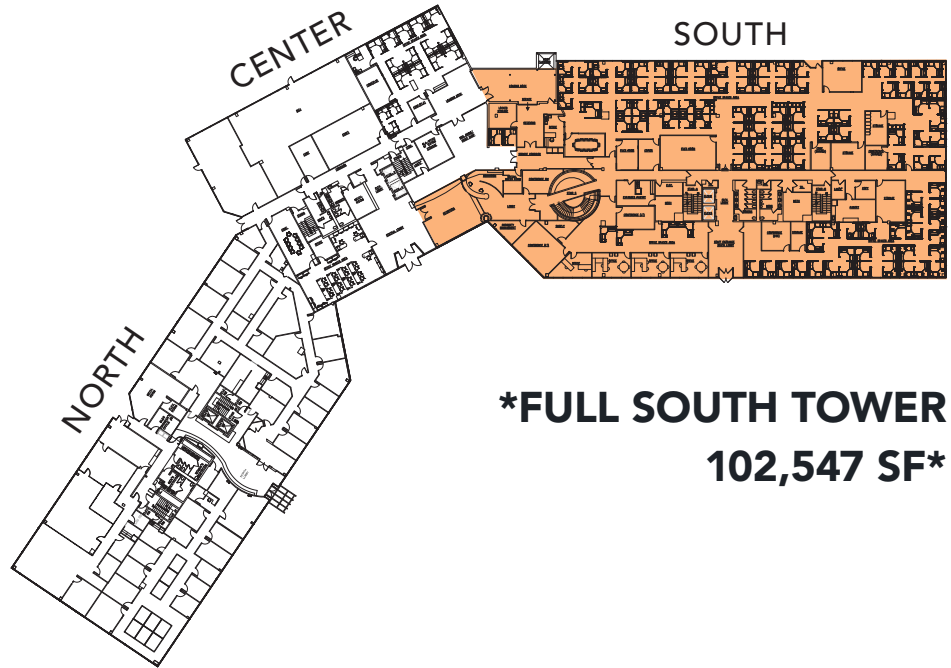
***FULL SOUTH TOWER
102,547 SF***



FLOOR PLANS: SOUTH TOWER

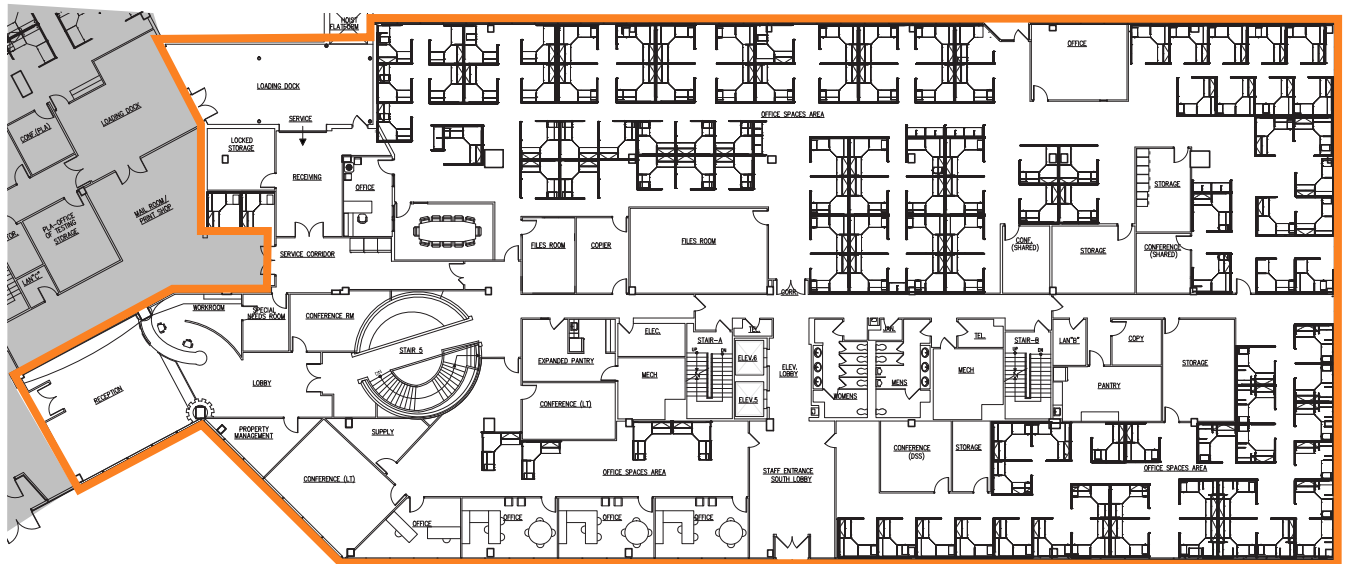
1ST FLOOR: 28,477 SF

Available immediately



***FULL SOUTH TOWER**

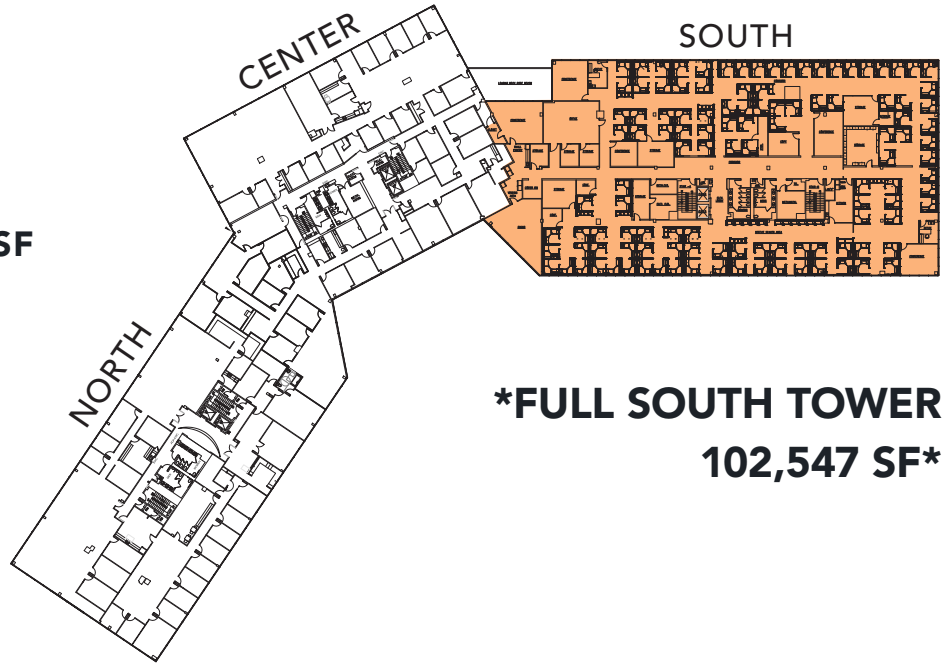
102,547 SF*



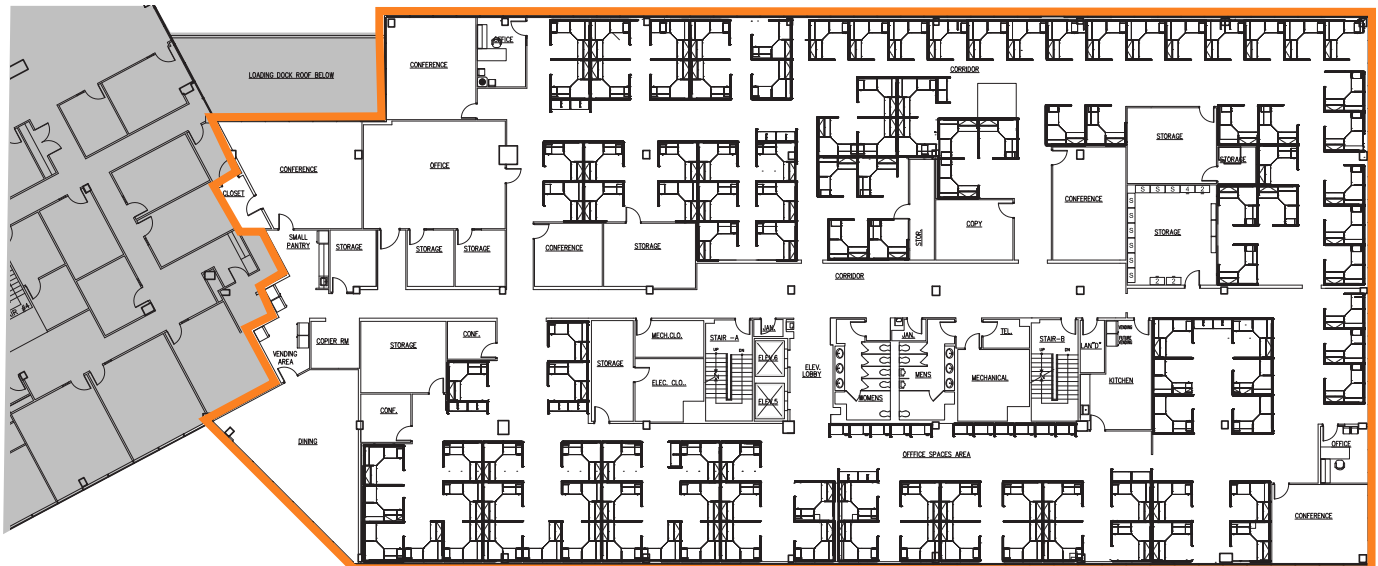
FLOOR PLANS: SOUTH TOWER

2ND FLOOR: 26,765 SF

Available immediately



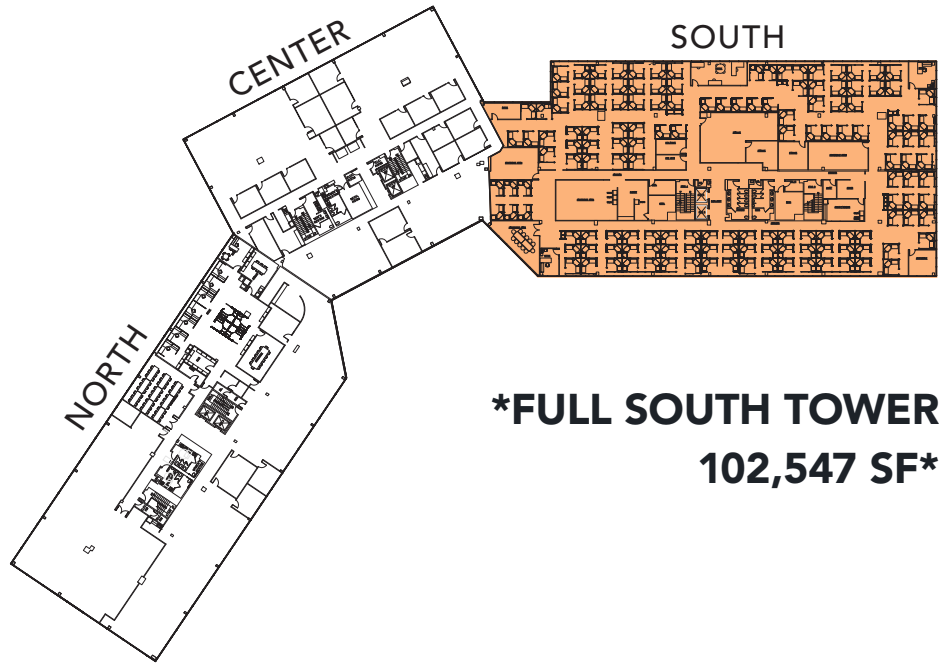
***FULL SOUTH TOWER
102,547 SF***



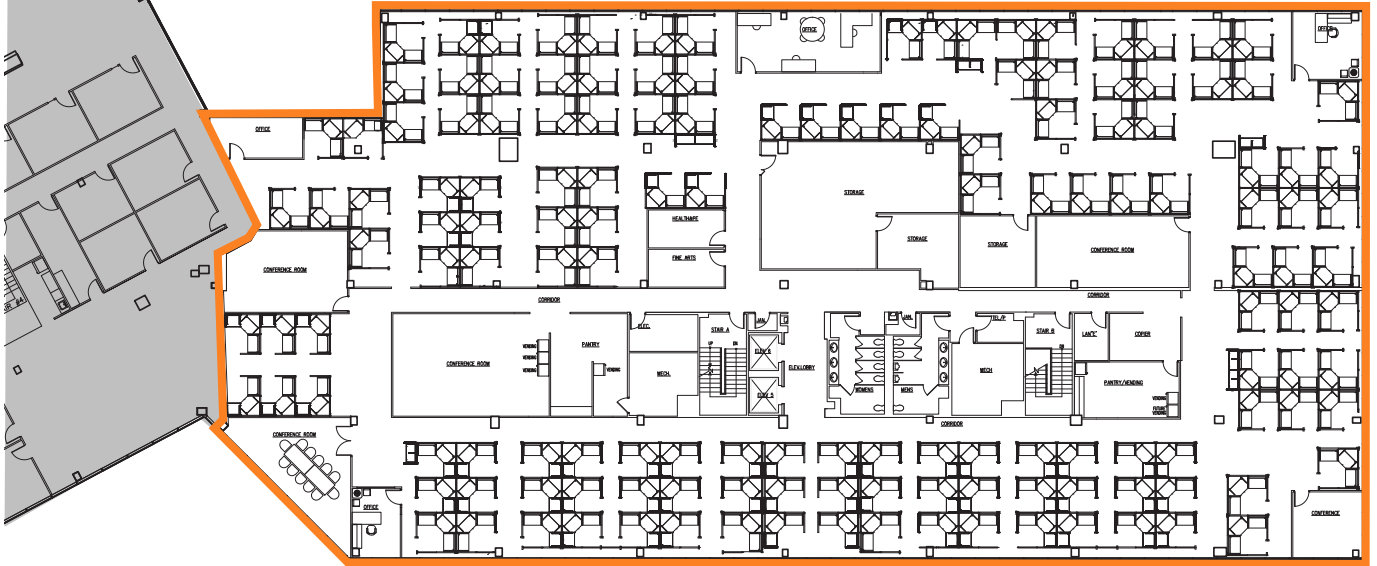
FLOOR PLANS: SOUTH TOWER

3RD FLOOR: 26,936 SF

Available immediately



***FULL SOUTH TOWER
102,547 SF***



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