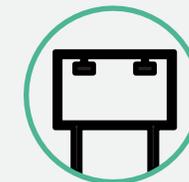




Full Floors, Mixed Sized Suites Available

- Available spaces ranging from 2,680 – Full Floor (Top Floor)
- Bank Space Available with Drive Up
- Top of Building Signage Available
- Quick and convenient access to Route 50 and I-66
- Parking ratio of 3.00/1,000 sf
- Free surface and covered parking available
- Walking distance to Fairfax County Courthouse and Fairfax Judicial Center
- Located in the heart of downtown Fairfax, with multiple dining and retail amenities within walking distance
- Building engineer on-site
- Recent common area renovations have taken place



**Prominent
signage**



**Convenient
access**



**Covered
parking**



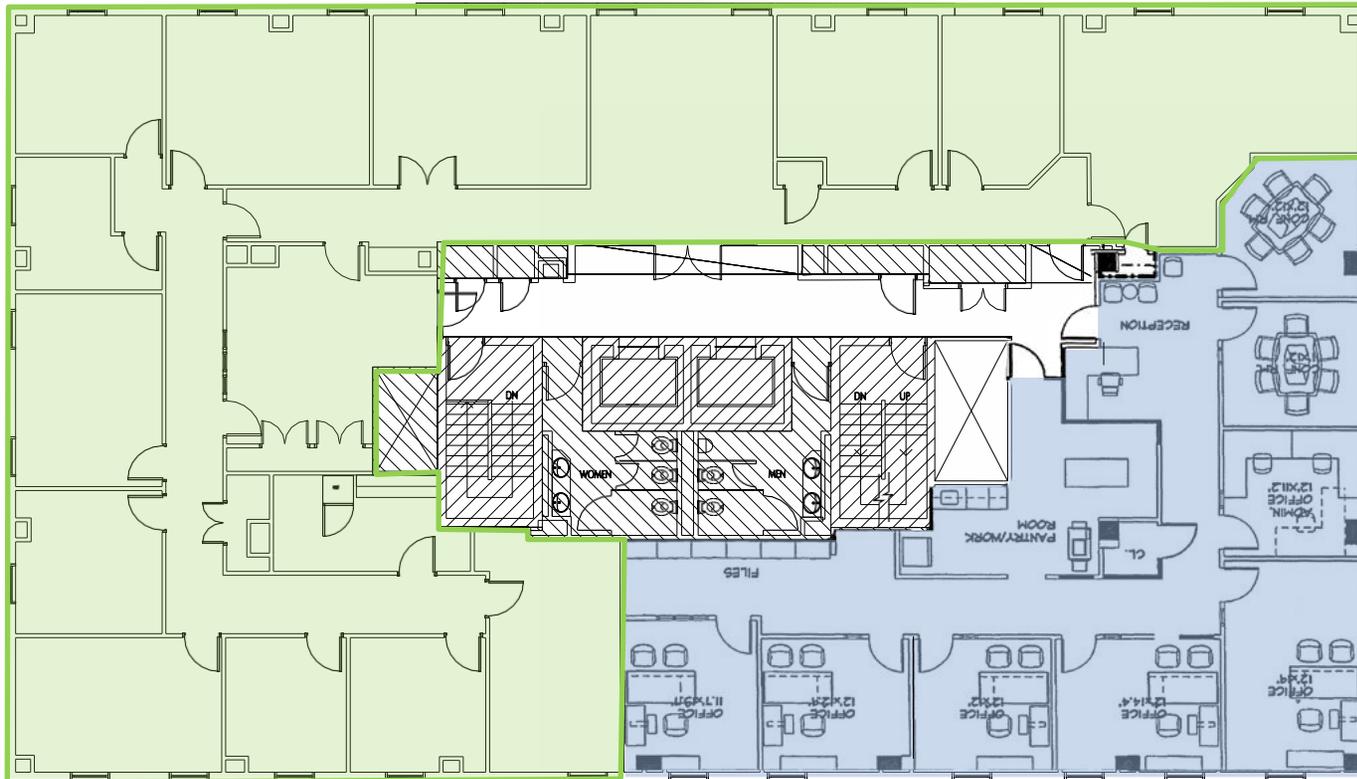
**Walkable
amenities**



Top Full Floor Available - 7,786 RSF

5,106 RSF Shaded in Green

2,680 RSF Shaded in Blue



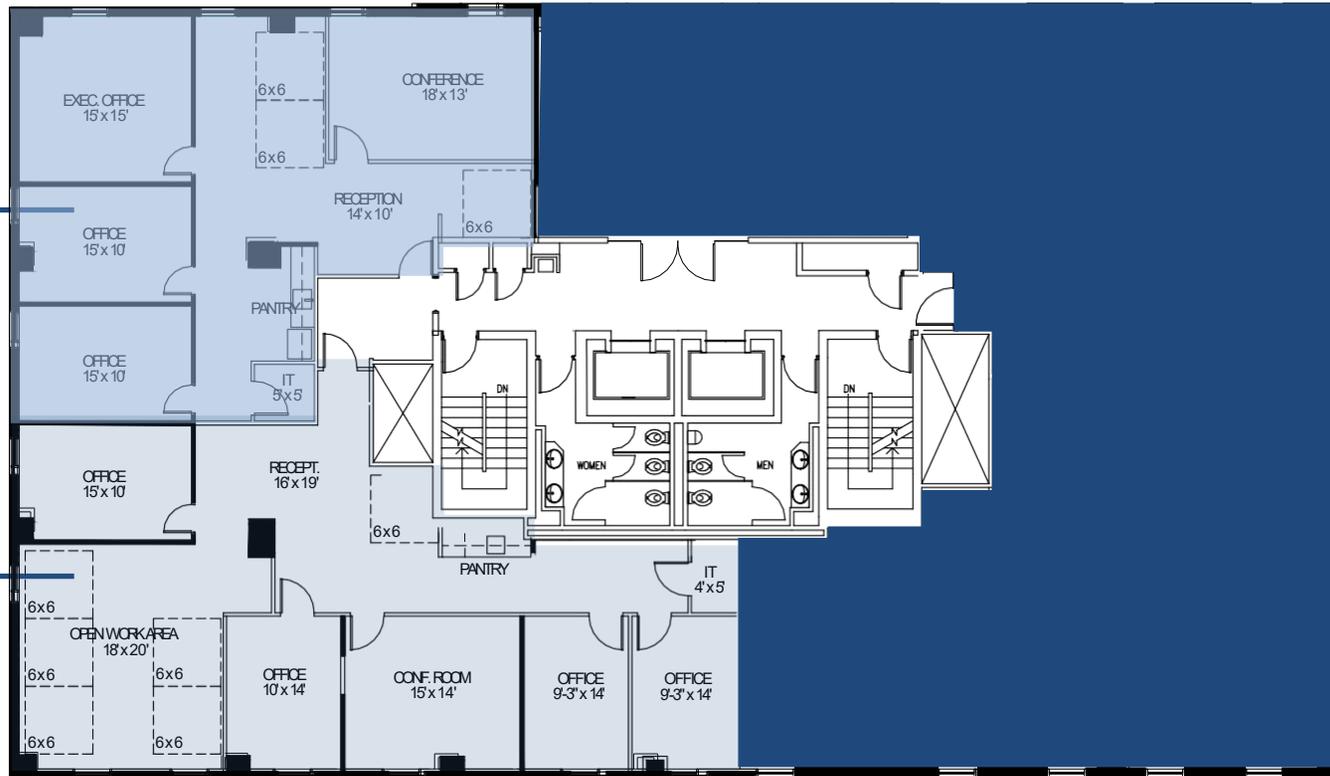
Small Spec Suites with New Finishes

Suite B*

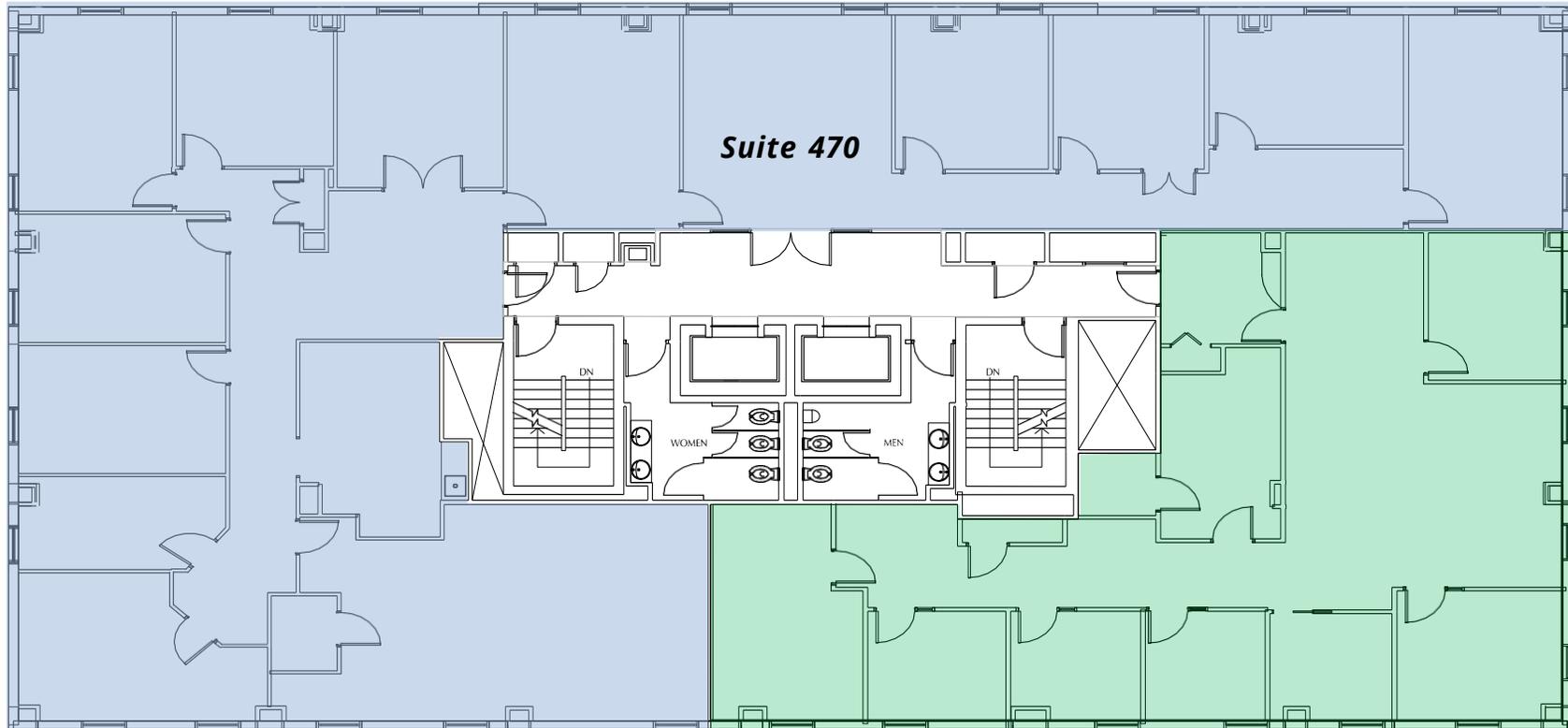
1,678 sf

Suite C*

2,049 sf



5,231 RSF
(Shaded in Light Blue Below)



2,582 RSF
(Shaded in Green)



Demographics

	1 MILE	3 MILE	5 MILE
Total Households	4,097	108,183	253,449
Total Population	15,645	108,183	253,449
Average HH Income	\$114,419	\$123,116	\$127,887
Annual Consumer Spending	\$175,709	\$1.39 MM	\$3.45 MM

Traffic Counts

Main Street	29,500 Vehicles Per Day
Chain Bridge Road	24,000 Vehicles Per Day
Judicial Drive	16,400 Vehicles Per Day

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