

The Atrium



12902 Federal Systems Park Drive

Fairfax, VA 22033



Property Overview

The Atrium
12902 Federal Systems Park Drive
Fairfax, VA 22033

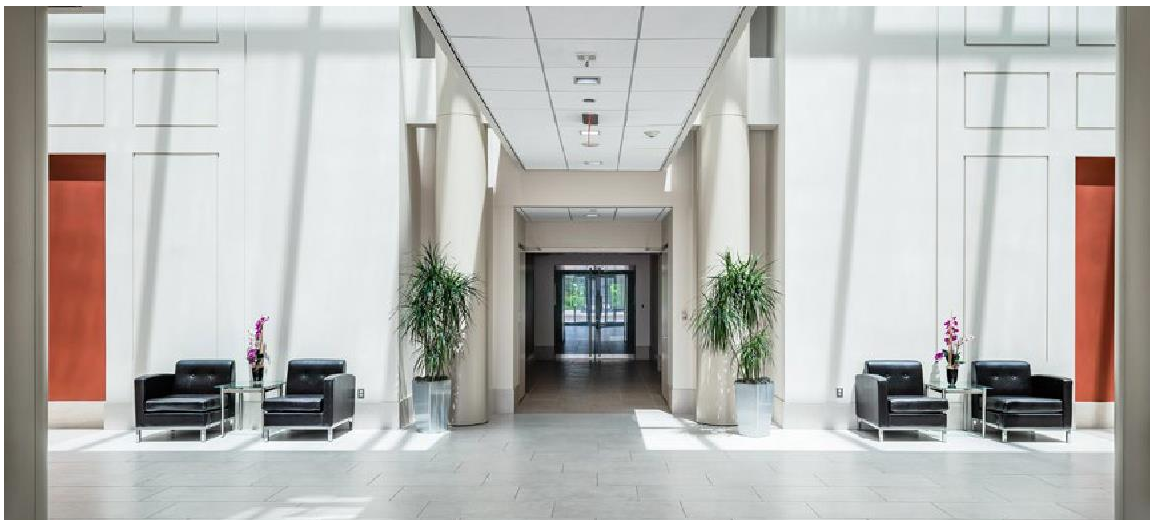
Full building available!



The Atrium is a full-building opportunity, with over 200,000 sf available. The Atrium offers flexibility and convenience for a wide range of tenants. Located off of Fair Lakes Parkway, this property provides quick access to major roadways, such as I-66, Route 50 and Route 29.

Building at a glance

The Atrium	Fairfax, VA
Typical floor size	35,877 sf
Rent	\$27.50 fs
Parking	3.50 spaces per 1,000 sf
Stories	6
Submarket	Fairfax Center
Year renovated	2013



Property Highlights

The Atrium

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217,493 sf
available now,
perfect for large
block users!

- Flexible layout sizes to accommodate any tenant
- Modern, brightly designed
- Extensive security equipment throughout the building
- High visibility for corporate branding
- 6,000 sf loading dock, located on the first floor
- Ample parking at 3.50 per 1,000 sf
- Great access to major roadways
- 10 minute drive to Washington Dulles Airport
- Surrounded by over 1 million sf of major dining and retail amenities

1 mile

distance to
Interstate 66

100

over 100 dining and
retail amenities at Fair
Lakes Shopping Center

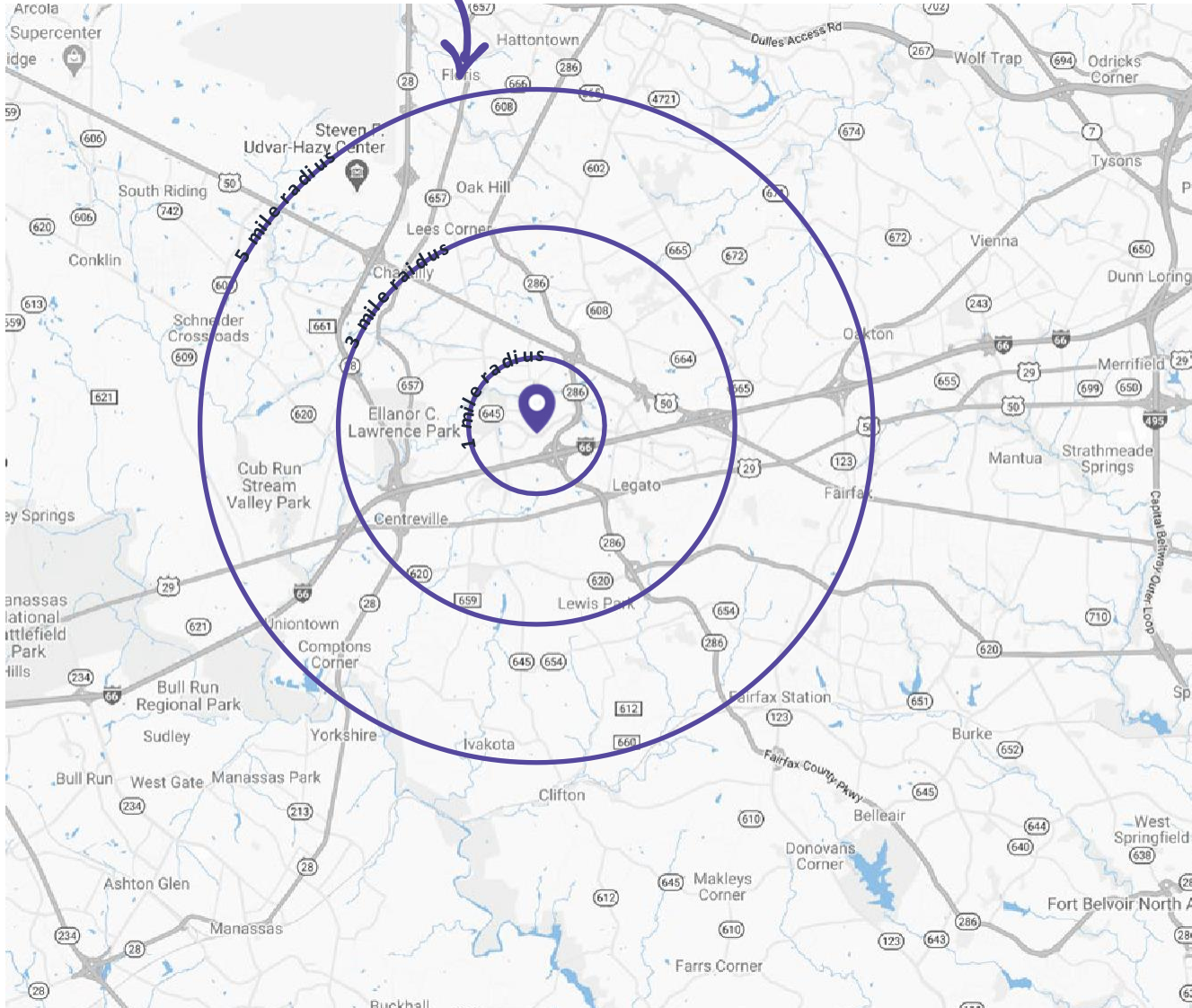
5 mins

drive to
Route 50

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click to explore



Destinations (in miles)

- 1.5** Fairfax County Parkway/I-66 interchange
- 1.7** Fairfax County Parkway/Route 50 interchange
- 0.7** Fair Lakes Shopping Center
- 1.2** East Market at Fair Lakes
- 1.7** Fair Lakes Promenade
- 10** Dulles International Airport
- 23** Washington, DC

Location Amenities

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Lower Level

18,524 sf available

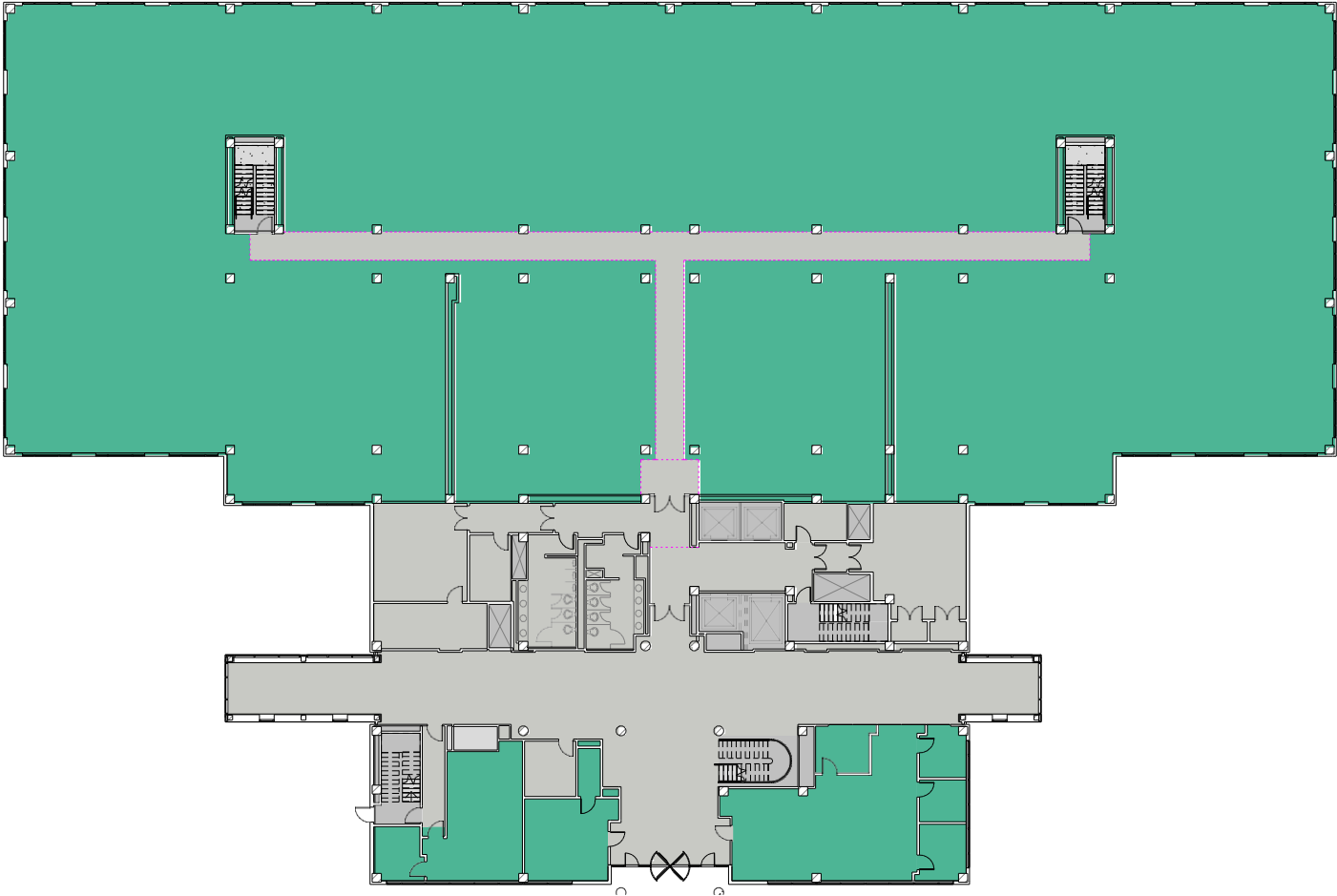
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1st Floor

34,038 sf available

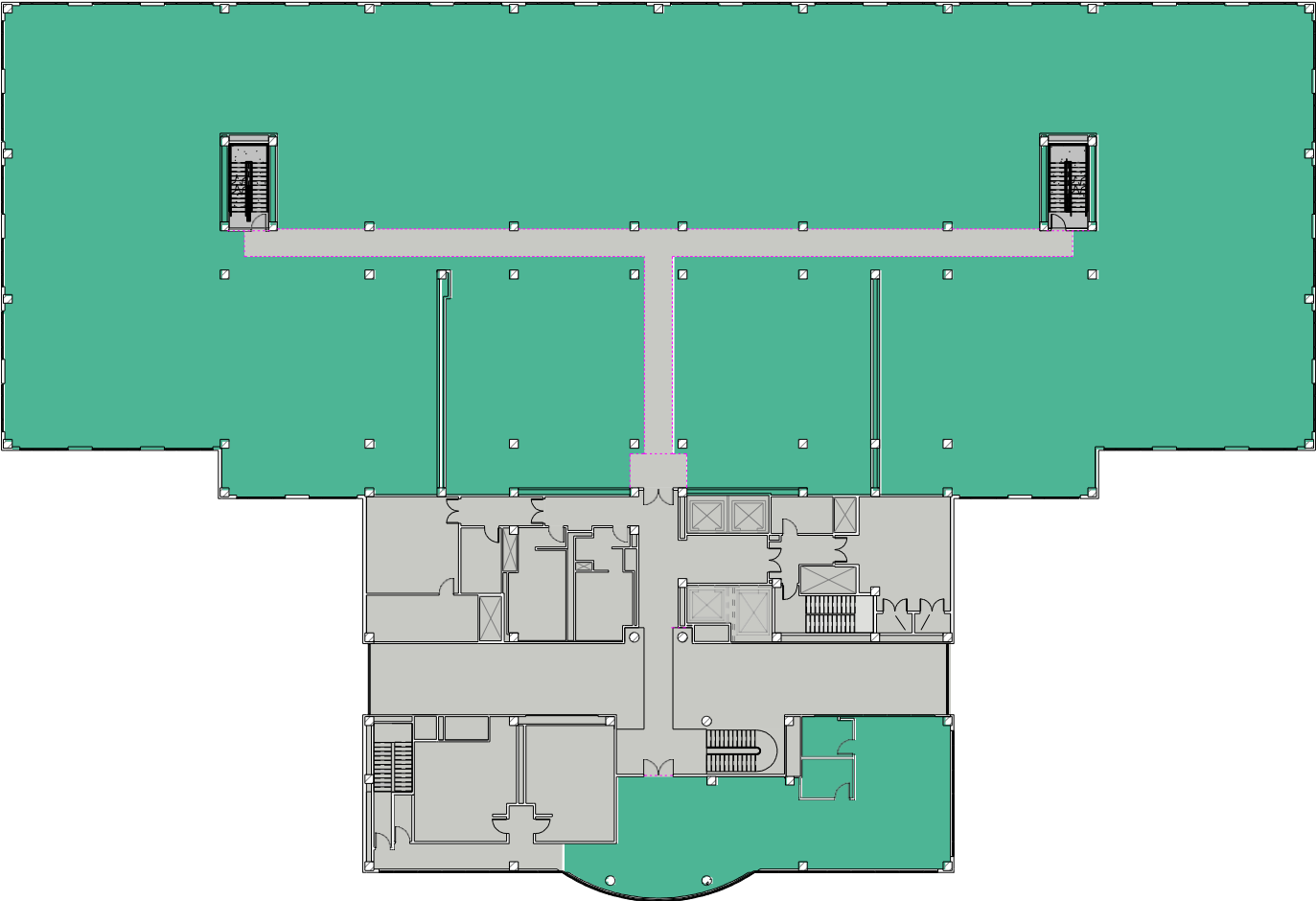
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2nd Floor

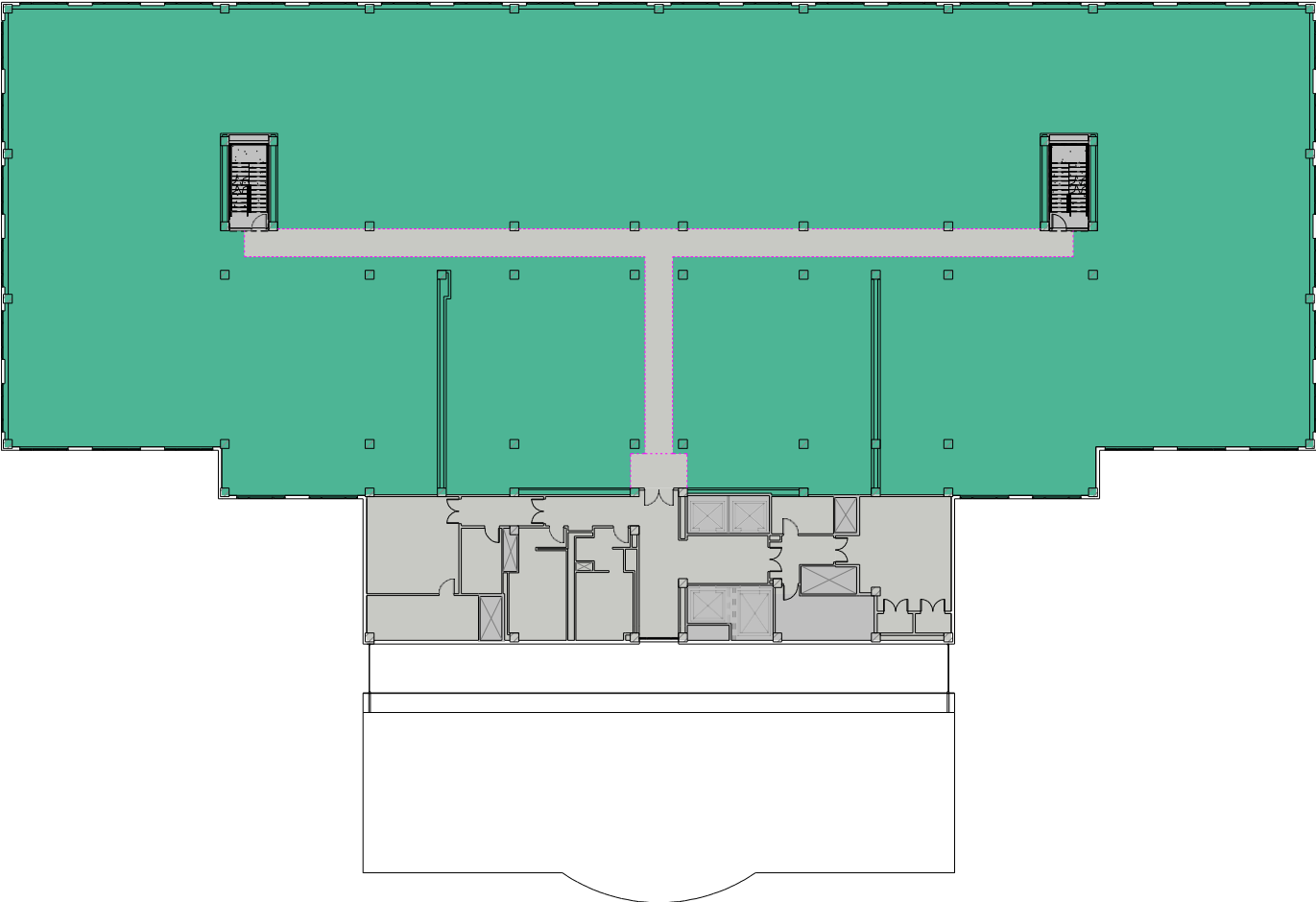
35,885 sf available

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3rd Floor
32,069 sf available

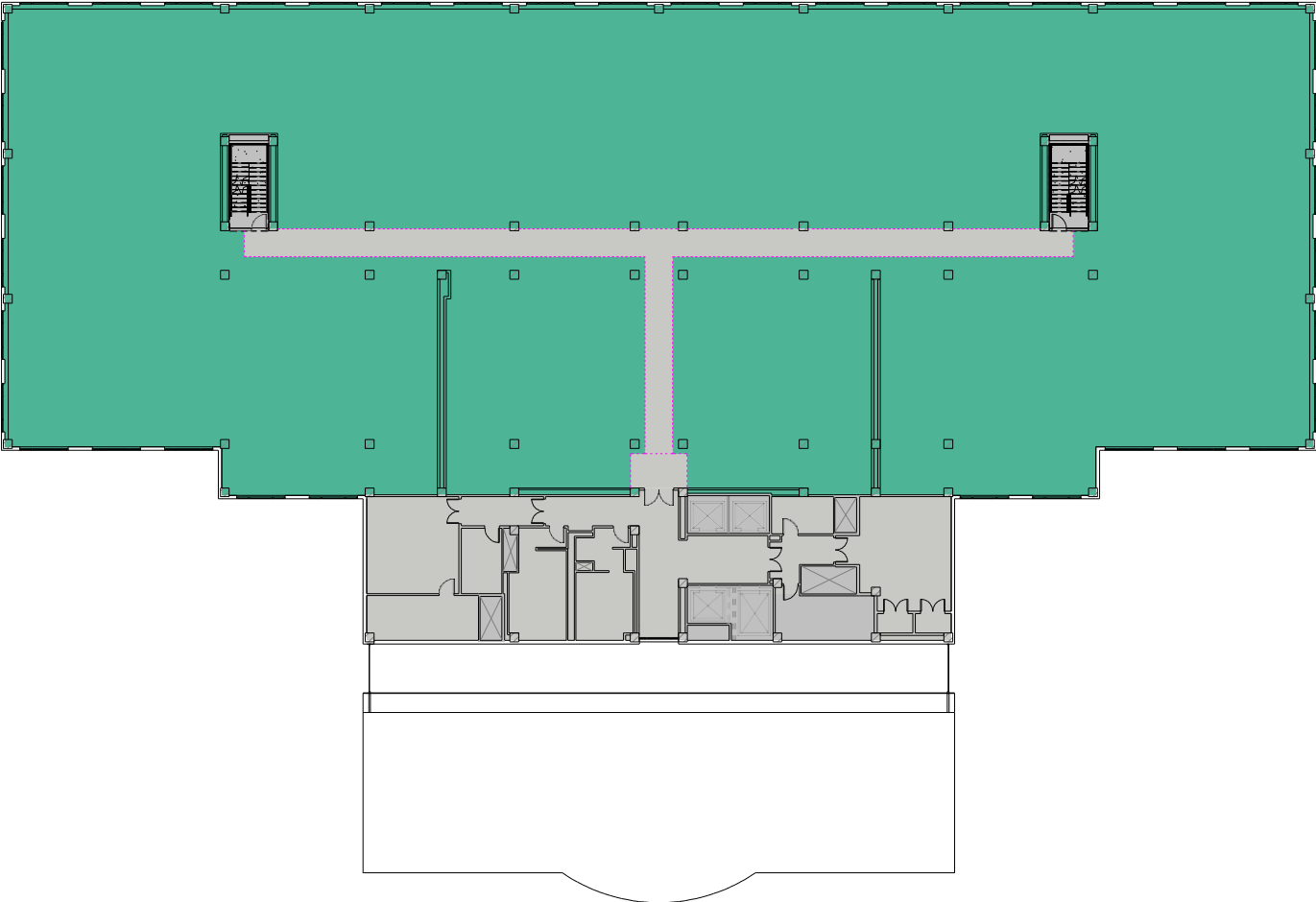
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4th Floor

32,056 sf available

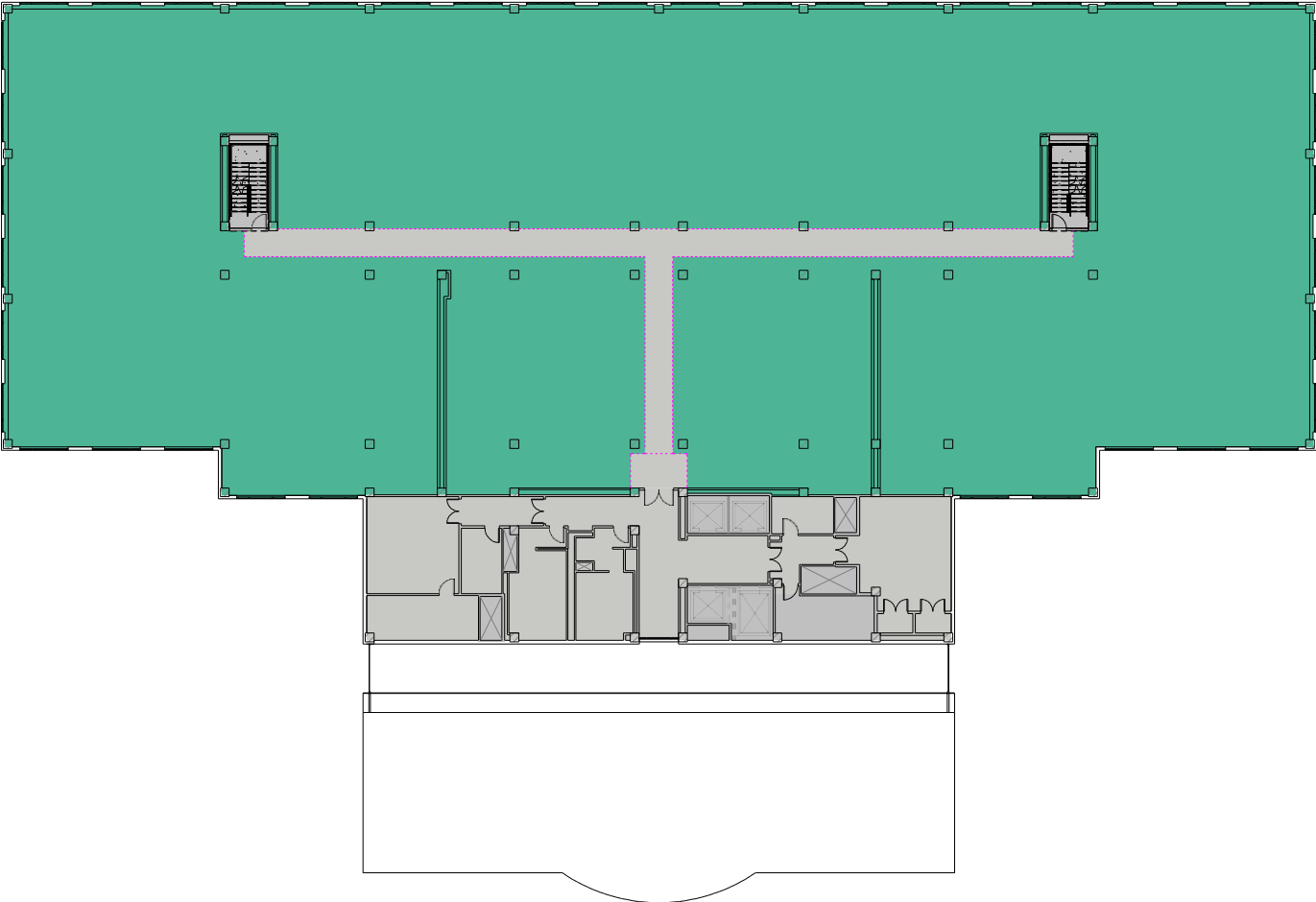
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5th Floor

32,039 sf available

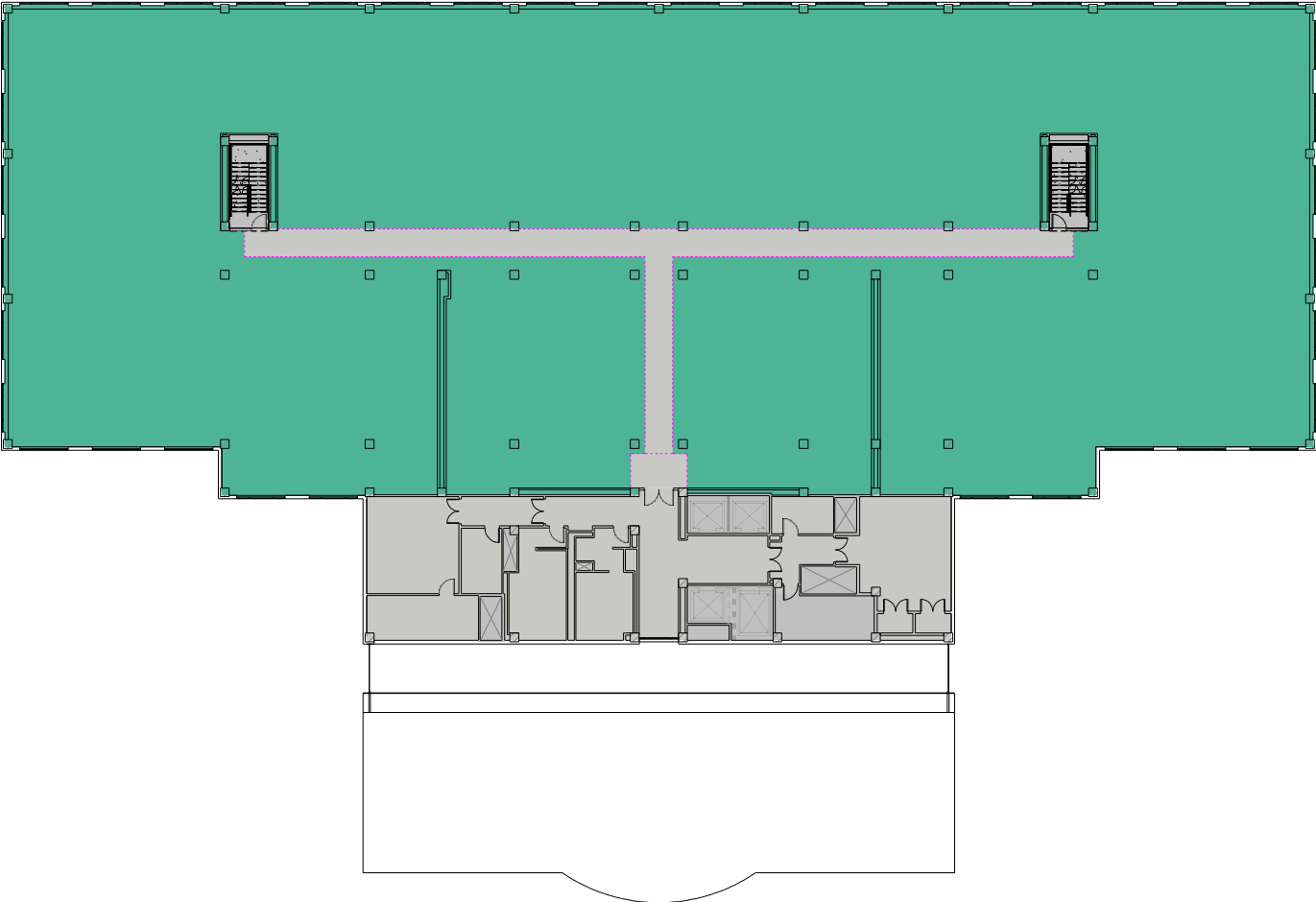
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6th Floor

32,048 sf available

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**For more information
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