

Sherwood Plaza



9990 Fairfax Boulevard
Fairfax, VA 22030



Property highlights

Sherwood Plaza
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- » Renovated building lobby and common areas
- » Multiple spaces available on the fifth floor
- » Convenient access to I-66/Route 123 interchange
- » High visibility from Route 50/Lee Highway
- » Immediate access to Vienna Metro via Fairfax City Cue bus, which stops at property's entrance
- » Ample free surface parking
- » Walking distance to numerous restaurants, banks and retail amenities
- » Jogging trail connects building to Fairfax Racquet Club
- » Free membership for tenants to Fairfax Racquet Club
- » Building engineer on-site



At-a-Glance

9990 Fairfax Boulevard | Fairfax

Floor Size	19,429 sf	Stories	5
Rent psf	\$25.00 fs	Submarket	Fairfax City
Parking	3.2 spaces per 1,000 rsf	Nearest Metro	Vienna (Orange Line)

Location & amenities

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Sherwood Plaza is positioned between various dining and retail amenities that are within walking distance.

At Sherwood Plaza, you can experience the benefits of a free membership to Fairfax Racquet Club with easy access through a jogging trail that is connected to the building.



[click to explore](#)



First floor

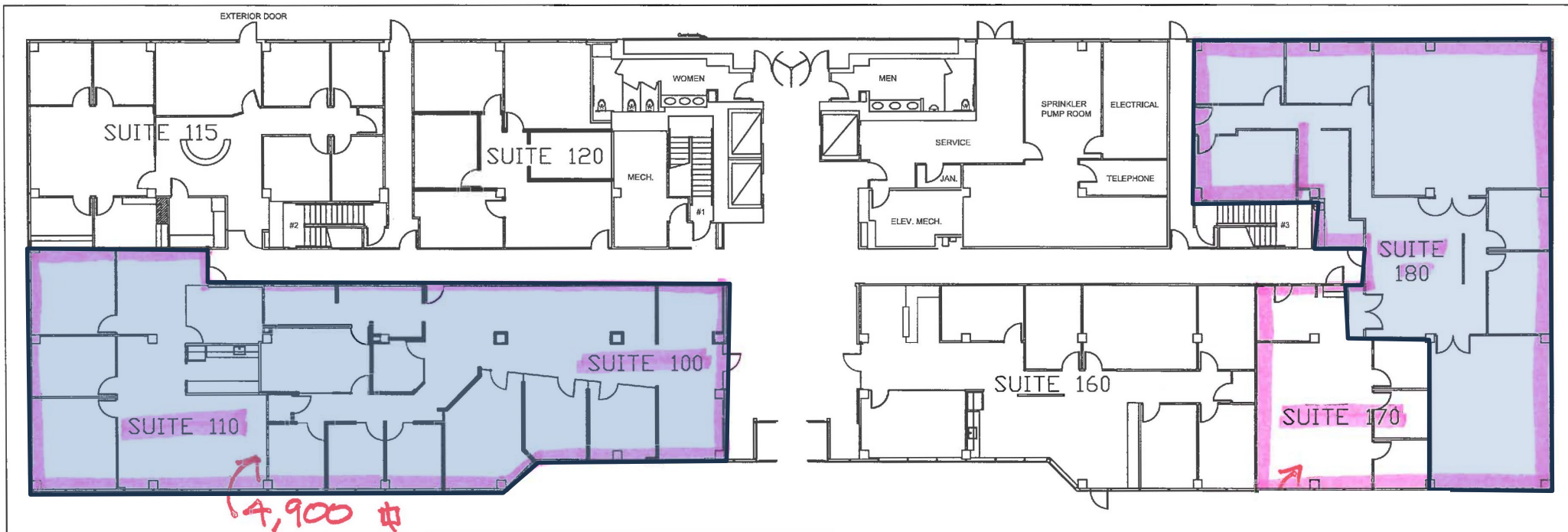
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Suite 180 – 3,611 RSF Available

Suite 100 – 2,996 SF Available

Suite 110 – 1,904 RSF Available – Can be Combined with Suite 100 for 4,900 RSF

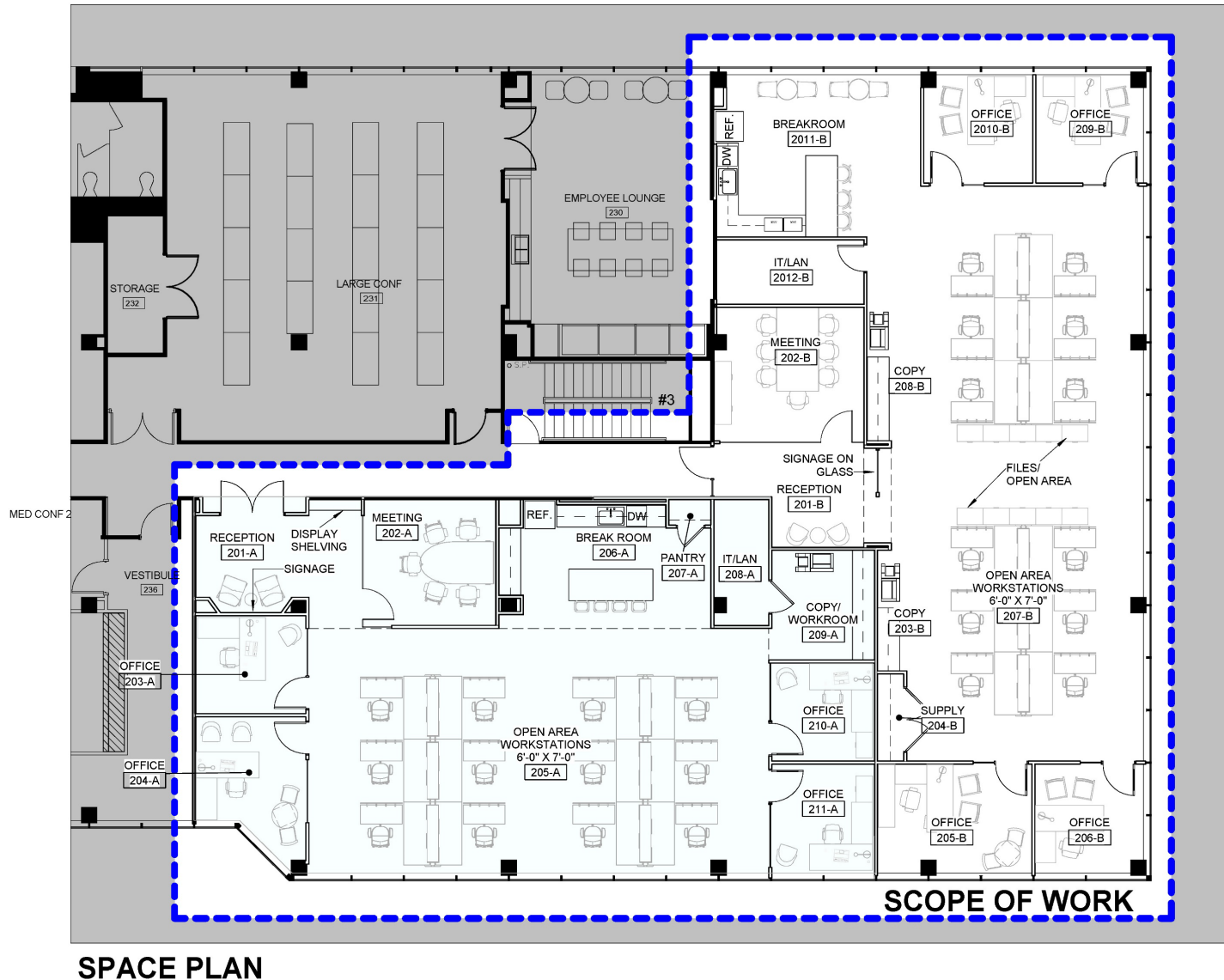
Suite 170 - Leased



Second floor

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Suite 210 – 5,97 RSF Available Feb 2025



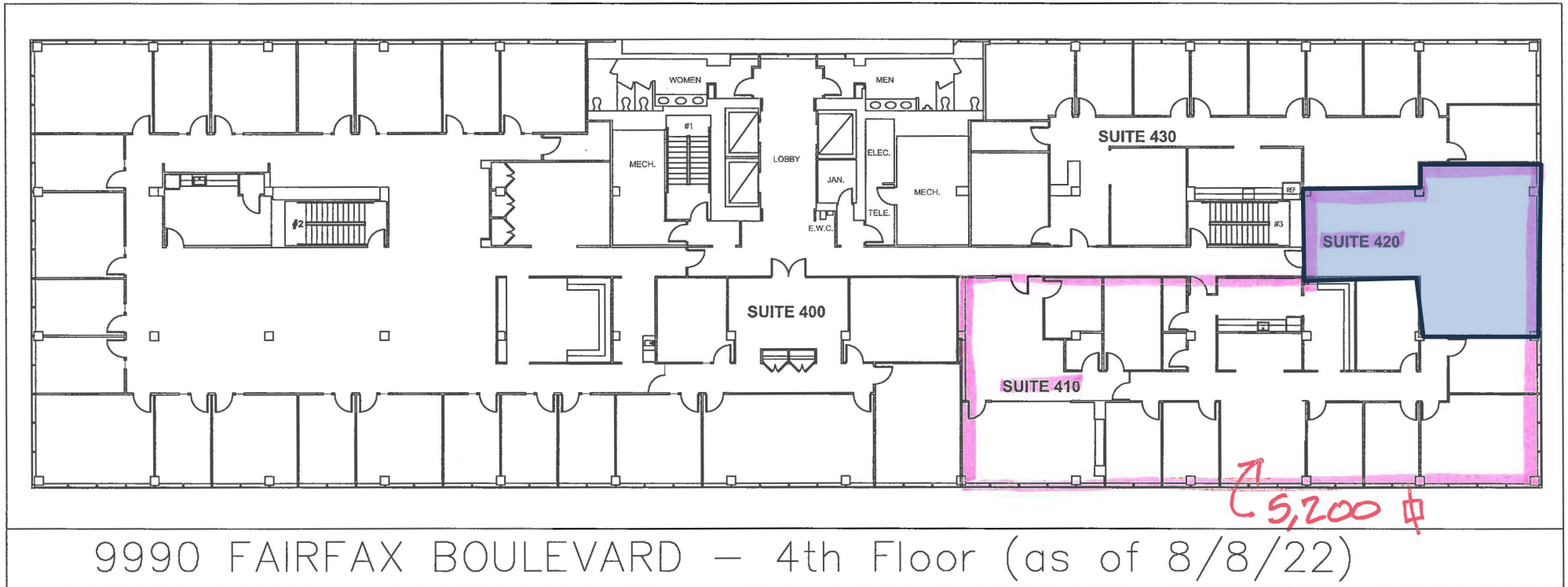
SPACE PLAN

Fourth floor

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Suite 420 - 1,105 SF Available

Suite 410 - Leased





Drive Times

Fairfax Racquet Club	3 mins	0.7 miles
Vienna Metro	7 mins	2.4 miles
I-66/Route 123 Interchange	9 mins	3.8 miles
Chain Bridge Road	4 mins	1.2 miles

Traffic Counts

Fairfax Boulevard	40,000 Vehicles Per Day
Lee Highway	41,000 Vehicles Per Day
Old Lee Highway	16,00 Vehicles Per Day

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