

OFFICE SPACE FOR LEASE

FAIR CENTER OFFICE BUILDING

11240 Waples Mill Rd, Fairfax, VA 22030

Prime office space available

OPPORTUNITY

- Suite 100 2,851 SF (Private exterior entrance)
- Suite 200 3,924 SF
- Suite 203 3,095 SF
- Suite 420 3,191 SF



HIGHLIGHTS

- Just off I-66 and Rt. 50. Numerous amenities located nearby including banking, hotel, restaurants and retail
- Ideally located Multi-Tenant Professional Office/Medical Building
- Generous turnkey buildout available
- Buildout options for medical or office suites
- Near mass transit bus line
- Spectacular balconies for select spaces
- Ample free surface parking with covered parking
- Responsive and professional management

RENTAL RATE

- \$25.00/SF Full Service
- Suite 100 (\$28.00/SF Full Service)

TERM

- 3-7 years



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT
Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE
Vice President

☎ | 847.562.6736

✉ | awallace@legatcre.com

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AMENITY MAP



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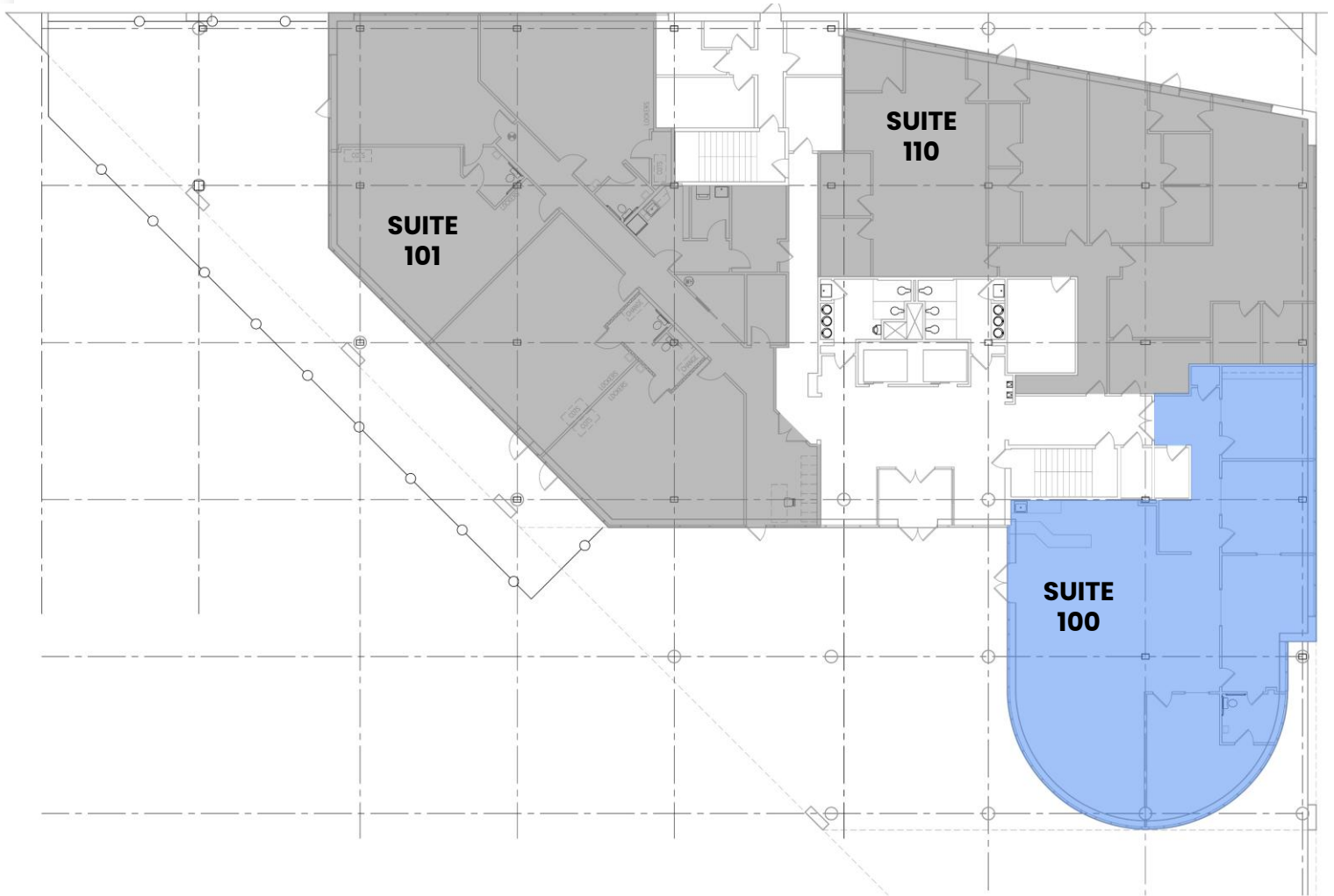
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Suite 100:

2,851 SF (Private exterior entrance and interior restroom)

FIRST FLOOR



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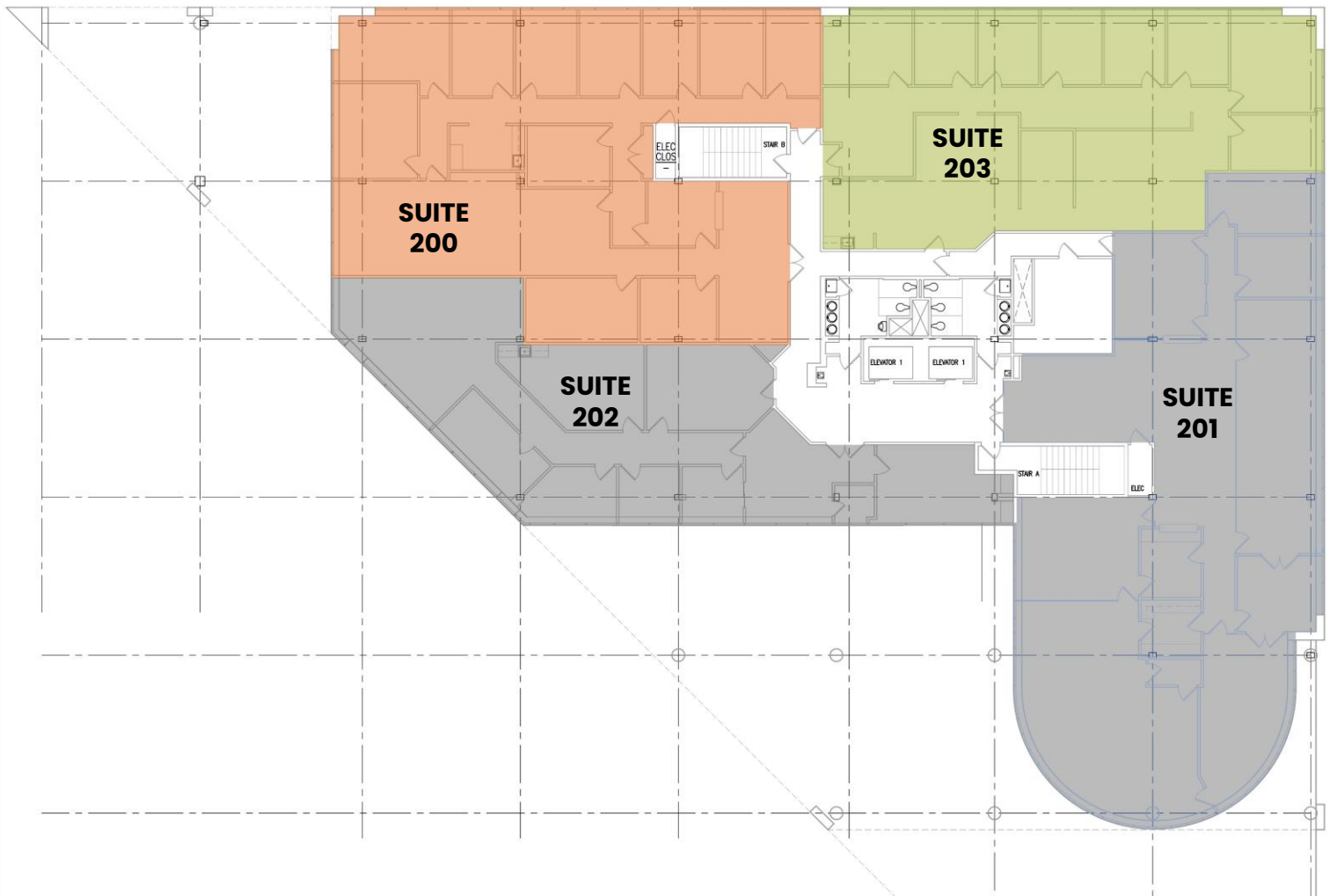
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Suite 200:	3,924 SF
Suite 203:	3,905 SF

SECOND FLOOR



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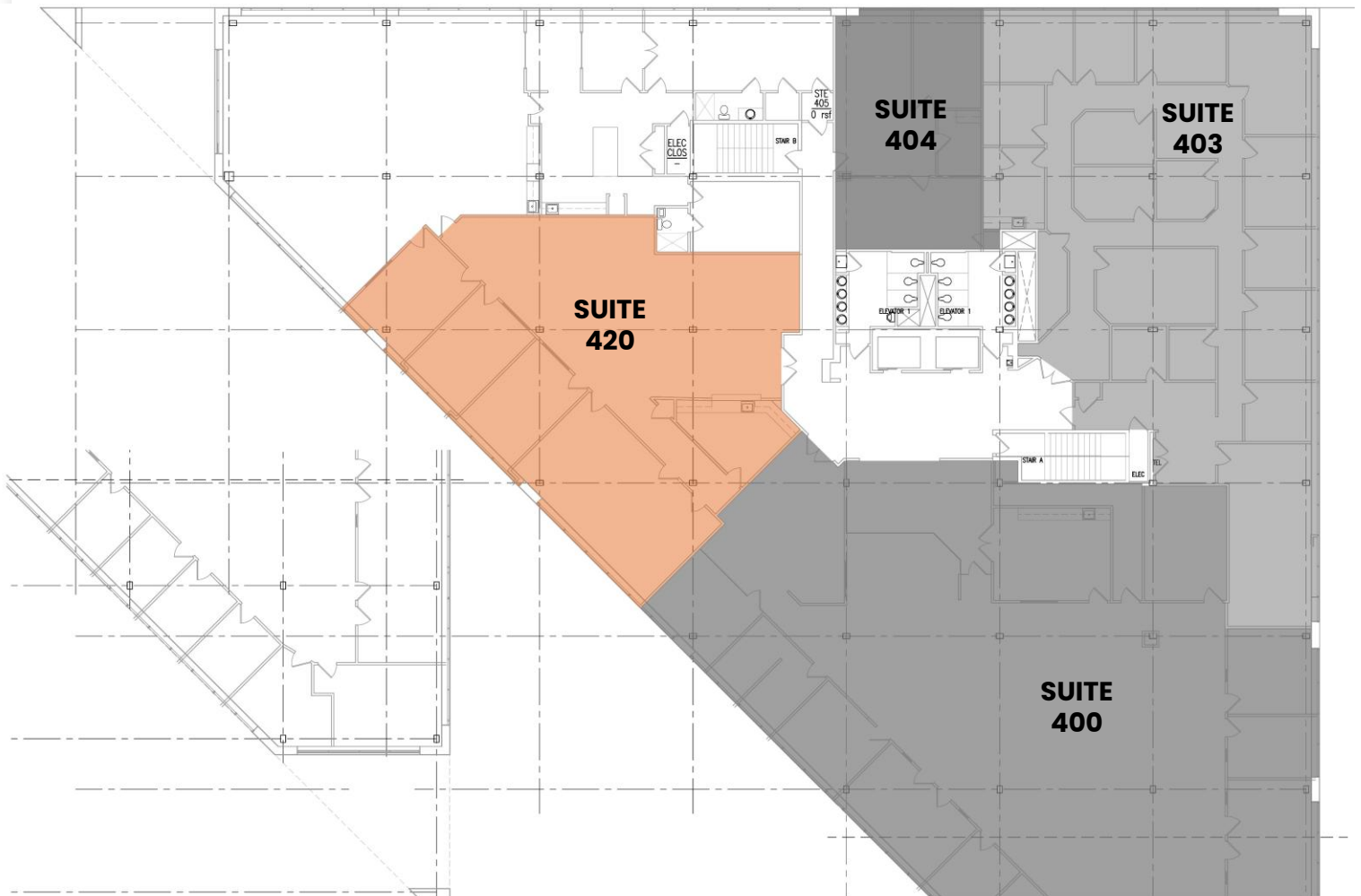
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OFFICE SPACE FOR LEASE

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Suite 420: 3,191 SF

FOURTH FLOOR



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EXTERIOR PHOTOS



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