

OFFICE SPACE FOR LEASE

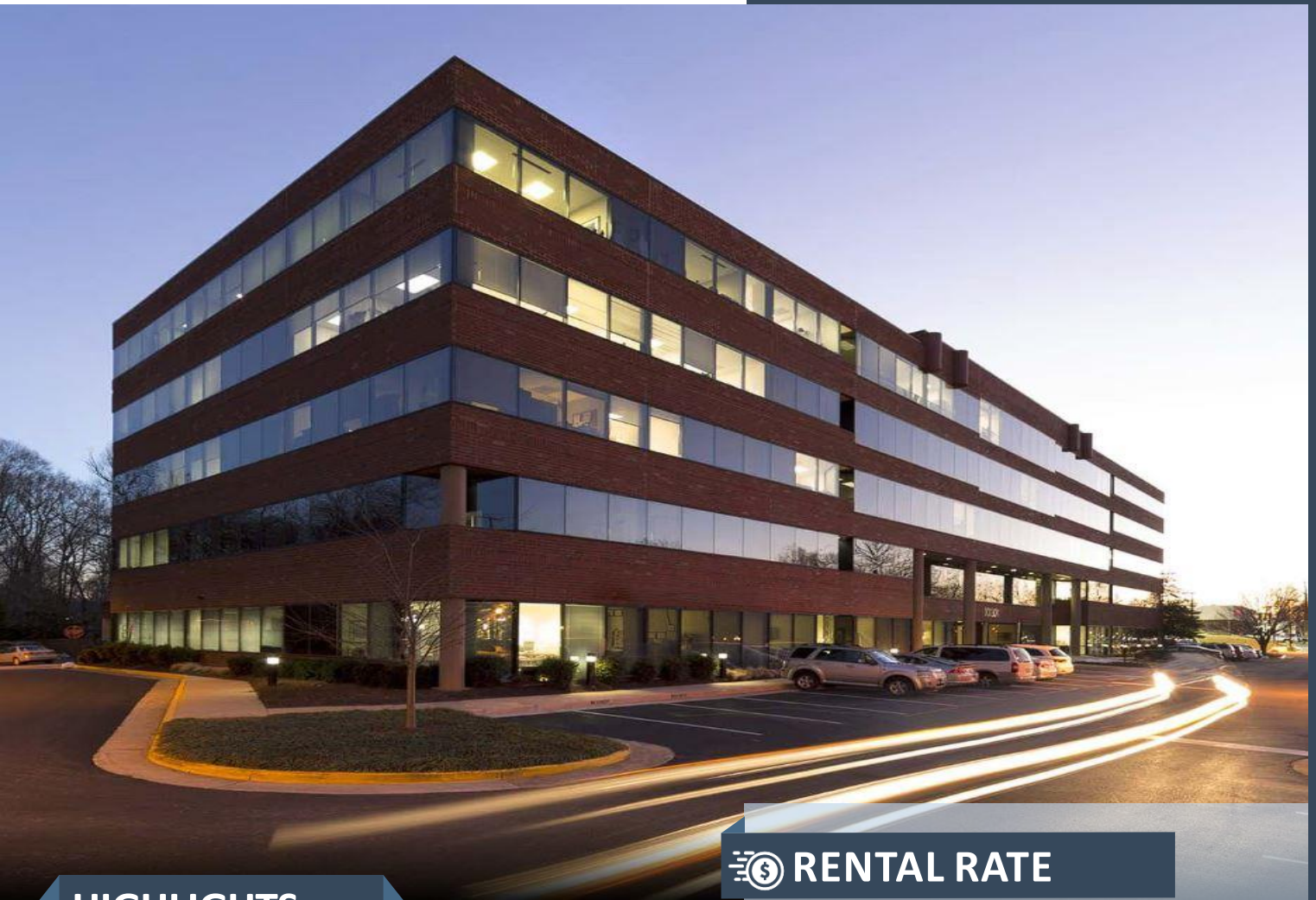
Gatewood Plaza

10201 Fairfax Blvd. | Fairfax, VA 22030

*Major Building Renovation Complete,
Class A Office Space*

OPPORTUNITY

- Suite 120 1,796 SF
- Suite 500 6,472 SF – Available 10/1/2024
- Suite 525 1,147 SF
- Suite 570 2,088 SF



HIGHLIGHTS

- Walking distance access to retail amenities including hotels, banking, restaurants on Rt.50. Great access to I-66 and Rt. 123.
- Class A lobby and common areas
- On site management
- 24-hour security camera monitoring system with key-card after hour access
- 3.4/1000 Parking Ratio, Generous Parking with surface, structured and covered parking available to tenants and guests
- Top Class Turn-key improvements available
- Major renovations were recently completed. Class A building

RENTAL RATE

- \$27.00 PSF
- 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

Gatewood Plaza
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FLINT HILL SCHOOL

EXIT 60

EXIT 60

CHAM BRIDGE RD

50 29

amazon fresh

Red Lobster

10201 FAIRFAX BLVD
FAIRFAX, VA 22030

9 MILES TO
DULLES INTERNATIONAL

FAIRFAX COURT

Burlington

XSPORT FITNESS

SUBWAY

SportClips

McDonald's

Wendy's

FAIRFAX BLVD

LEE HWY

29

236

MAIN ST

SHIRLEY GATE RD

LA BOY

WELLS FARGO

STARBUCKS

FIVE GUYS

Auto Zone

verizon

MIDAS

7-ELEVEN

THE SHOPS AT FAIRFAX

BBQ RANCH MARKET

Party City

Panera

PAPA JOHN'S

Rita's

McDonald's

BURGER KING

DUNKIN'

T-Mobile

HYUNDAI

Domino's

7-ELEVEN

ALDI

planet fitness

CVS

Walmart

edible arrangements

Chuy's

HAVERTYS

Guitar Center

ONE

COURTSIDE

POKEMONO

Hamrock's

TRUIST

FAIRFAX COUNTY COURTHOUSE

FAIRFAX CITY HALL

GEORGE MASON UNIVERSITY

COMMERCE BUILDING

Inova

EMERGENCY ROOM

OLD TOWN PLAZA

THE COMMONS

Bollywood Bistro

ORNERY

SAFeway

OLD TOWN SQUARE

DRAPER'S

De Clieu

MAIN STREET MARKETPLACE

TJ-maxx

Walgreens

STARBUCKS

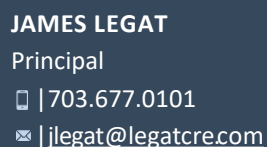
QDOBA

ups

FAIRFAX KABOB

4.5 MILES TO
I-495

Google Earth



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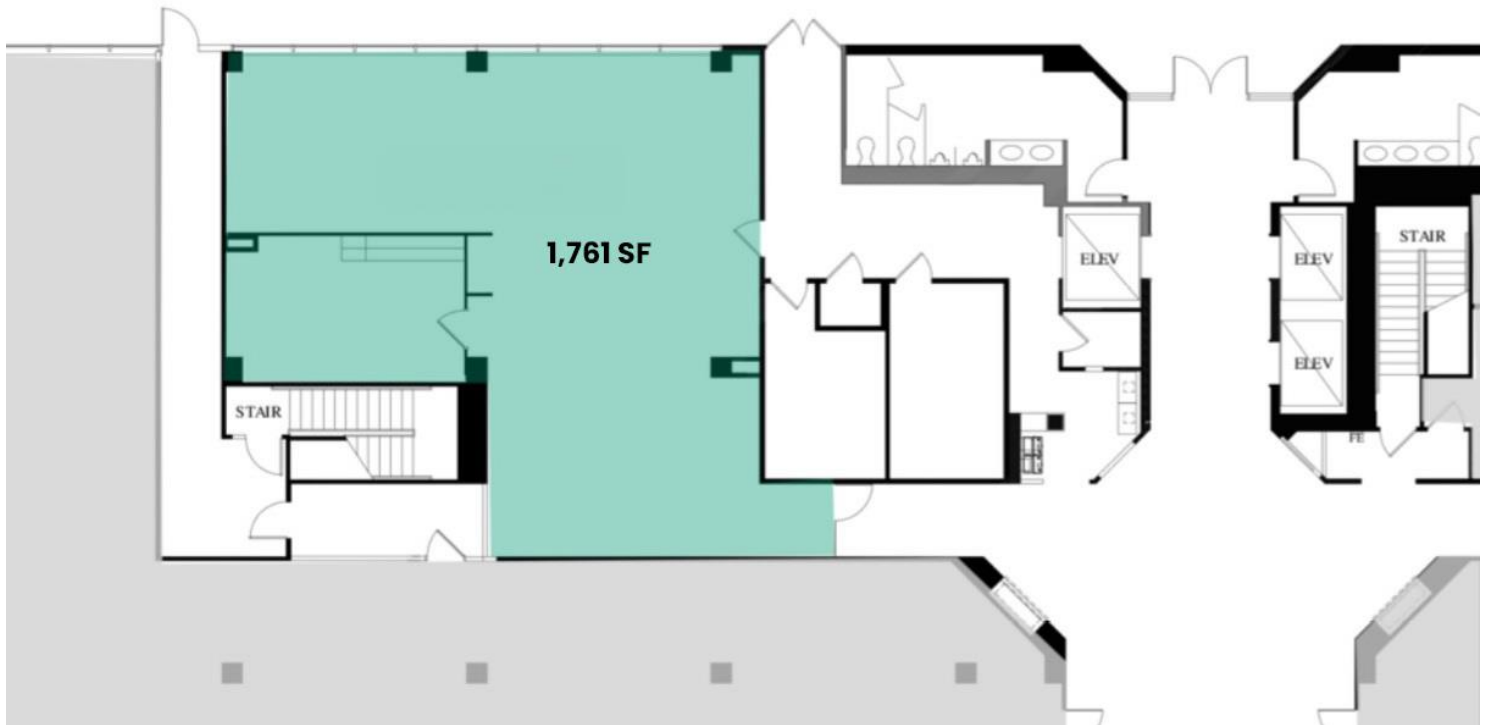
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Major Building Renovation Complete, Class A Office Space

Suite 120: 1,761 SF

SUITE 120



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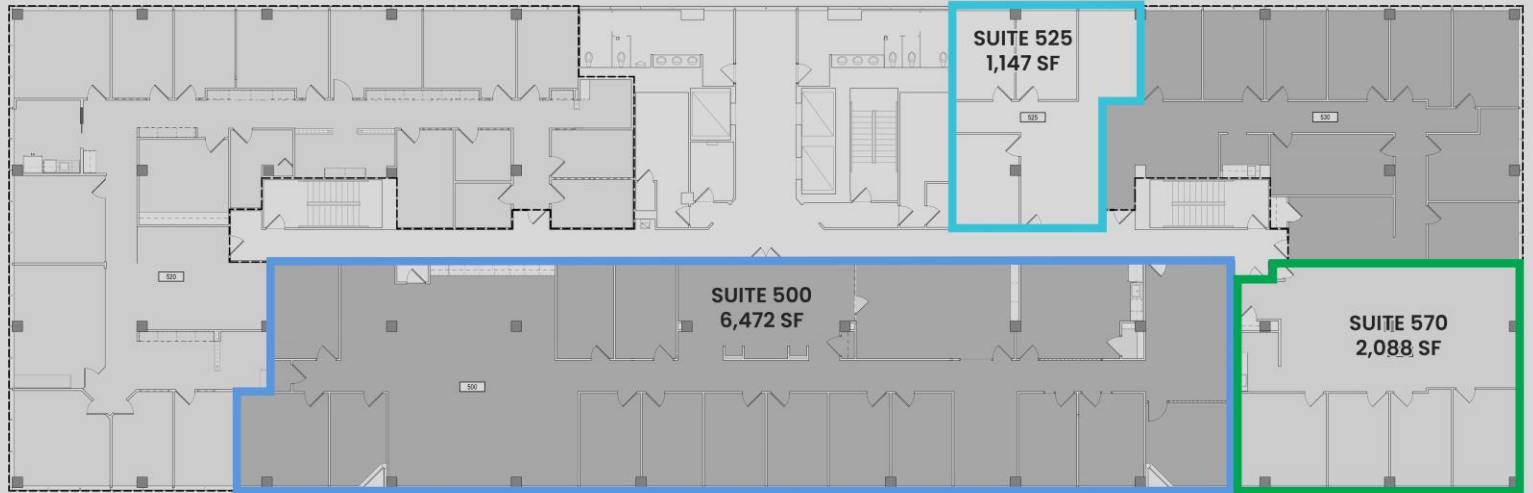
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Suite 500: 6,472 SF

Suite 570: 2,088 SF

Suite 525: 1,147 SF

FIFTH FLOOR



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PROPERTY PICTURES



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