

INVESTMENT SALES OFFERING

Greenwood & Oakwood

12015 & 11781 Lee Jackson Memorial Highway | Fairfax, VA

 CUSHMAN &
WAKEFIELD

The Offering

Cushman & Wakefield is pleased to present this offering for the sale of **Greenwood & Oakwood** (the “Property”), a two-building, 279,093 square foot portfolio in Fairfax, Virginia. Located immediately off Interstate-66, the Property features prime visibility along one of the area’s busiest roadways.

Positioned at the crossroads of Route 50 and I-66, Greenwood & Oakwood also offer exceptional connectivity, providing direct access to downtown Washington, DC, within 30 minutes and seamless reach across Northern Virginia. Nestled in the heart of Fairfax, the properties are surrounded by a robust amenity base, with over 3.3 million square feet of retail within a two-mile radius and immediate adjacency to the 1-million-square-foot Fair Oaks Mall.

Greenwood & Oakwood present a rare opportunity to acquire assets at a substantial discount to replacement cost. With a compelling investment basis, investors can capitalize on multiple value-add strategies while benefiting from one of the most visible and amenity-rich locations in the Washington, DC metropolitan area.



GREENWOOD LOBBY



OAKWOOD LOBBY

Investment Highlights



THE OFFERING

Two building portfolio encompassing 279,093 square feet across over 9 acres in the heart of Fairfax, VA. Currently the Property is 41% leased with just under three years of weighted average lease term. Ownership will consider offers on the portfolio or individual buildings.



AMENITY-RICH LOCATION

Over 3.3 million square feet of retail within a two-mile radius of the Property. This includes the 1.7 million square foot Fair Oaks Mall immediately adjacent to Greenwood & Oakwood.



ACCESS & VISIBILITY

The Property is located along Interstate 66, providing both marquee visibility and access to the greater Washington, DC metropolitan. Furthermore, travel has been drastically improved via the \$3.7 billion “Transform 66 Outside the Beltway” project.



FAIR OAKS MALL

Located next to Greenwood & Oakwood, Fair Oaks Mall is planned to undergo a vibrant redevelopment to transform the current mall into 4.8 million square feet of mixed-use development. The comprehensive plan amendment, approved by the county in November 2020, includes over 2,000 residential units, new hospitality offerings and a grid of walkable streets.



VALUE-DRIVEN INVESTMENT

The Property is being offered at a highly attractive basis that is well below replacement costs. With this, an investor will be able to explore multiple business plans including traditional office lease up, medical office repositioning, residential conversions or change of use through rezoning.



USER-OWNER OPPORTUNITY

The Property is an exceptional user-owner opportunity that offers various space configurations for potential users and prime visibility for branding and signage.

GREENWOOD & OAKWOOD

Exceptional Connectivity to the DMV

Greenwood & Oakwood enjoy a prime location with seamless access to I-66, I-495, Route 123, and Route 50. The strategic positioning places prospective tenants within reach of key economic hubs across Washington, DC, and Northern Virginia, ensuring a strong network of local demand drivers.

INOVA Fair Oaks Hospital	1 mile
Fairfax County Government Center	2 miles
National Reconnaissance Office	5 miles
George Mason University	6 miles
Tysons, VA	10 miles
Reston, VA	12 miles
Dulles International Airport	12 miles
Arlington, VA	15 miles
Central Intelligence Agency	15 miles
Pentagon	15 miles
Ronald Reagan National Airport	20 miles
Washington, DC	20 miles





INVESTMENT SALES

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