



### Summary

Available: 1,165/SF  
 Lease Rate: \$26/SF  
 Lease Type: MG – Tenant to pay Electric & Cleaning

### Property Highlights

- Located in the heart of Fairfax City near the Courthouse.
- Large reception/common area with modern LVT flooring, creating a professional and welcoming first impression.
- The suite includes three spacious, windowed private offices, a dedicated conference room, two private restrooms, and a convenient kitchenette, offering an efficient and functional layout.
- Ideal for professional users such as attorneys, consultants, or small businesses.
- Free, ample on-site parking, a highly desirable amenity in the Fairfax City market, and easy access to major roads, government offices, dining, and retail.

### Demographics

#### 2 Mile

#### 5 Mile

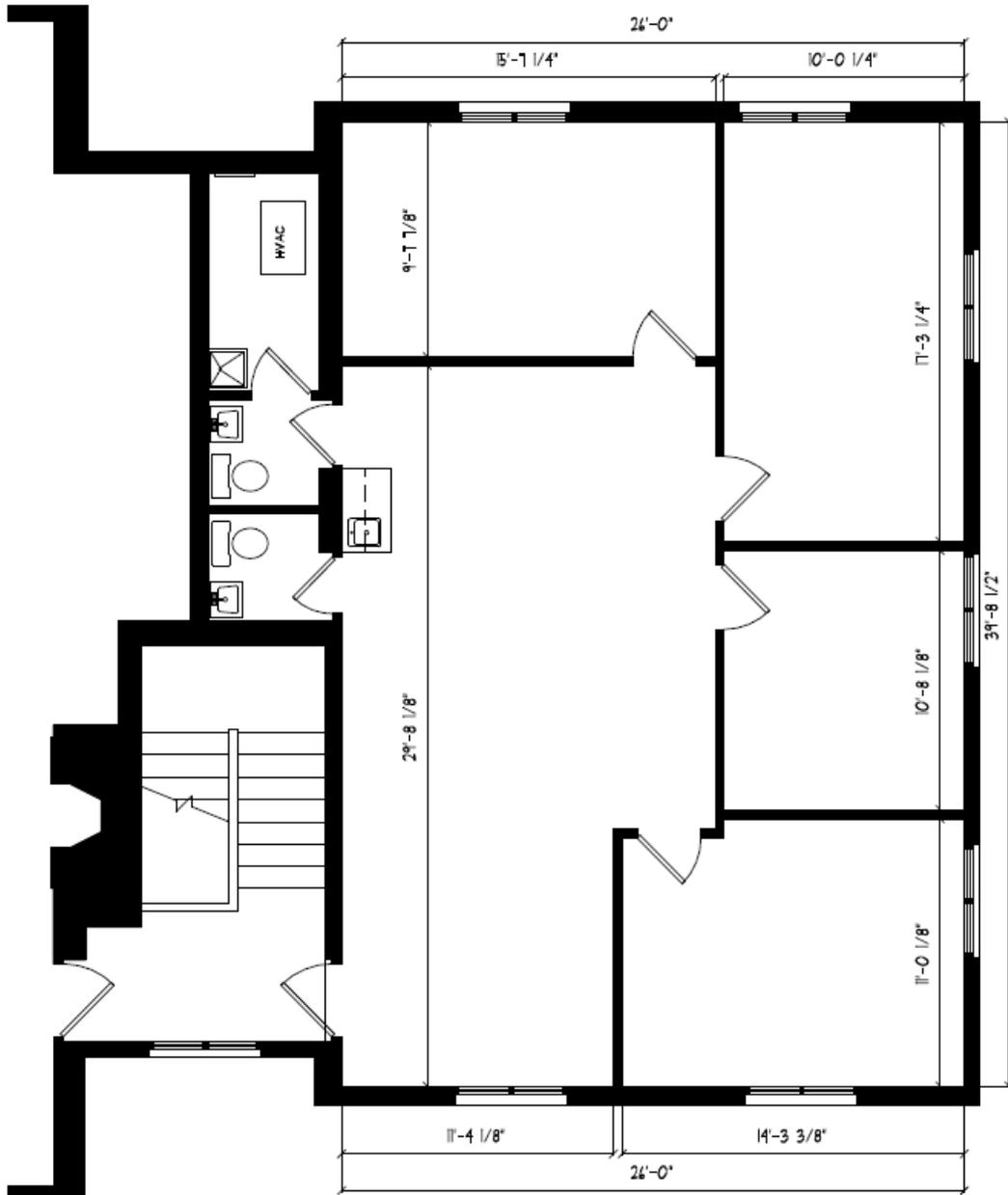
#### 10 Mile

Total Households:	16,755	96,555	376,751
Total Population:	52,349	273,532	1,050,853
Average HH Income:	\$155,009	\$171,414	\$162,323

The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Jennifer Burke**  
 703.435.4007 x 118  
 jburke@veritycommercial.com

## Floor Plan



<b>AS-BUILT PLAN</b> 3951C UNIVERSITY DRIVE FAIRFAX, VIRGINIA 22030	<b>Arencibia Architects, Inc.</b> 703-298-8181 2534 E. Timber Crest Drive NE Leland, North Carolina 28451	DATE: 19 JAN. 2026 SCALE: 3/16" = 1'-0" JOB NO.: 26-002
---	---	---

The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Jennifer Burke**  
 703.435.4007 x 118  
 jburke@veritycommercial.com

Suite Photos

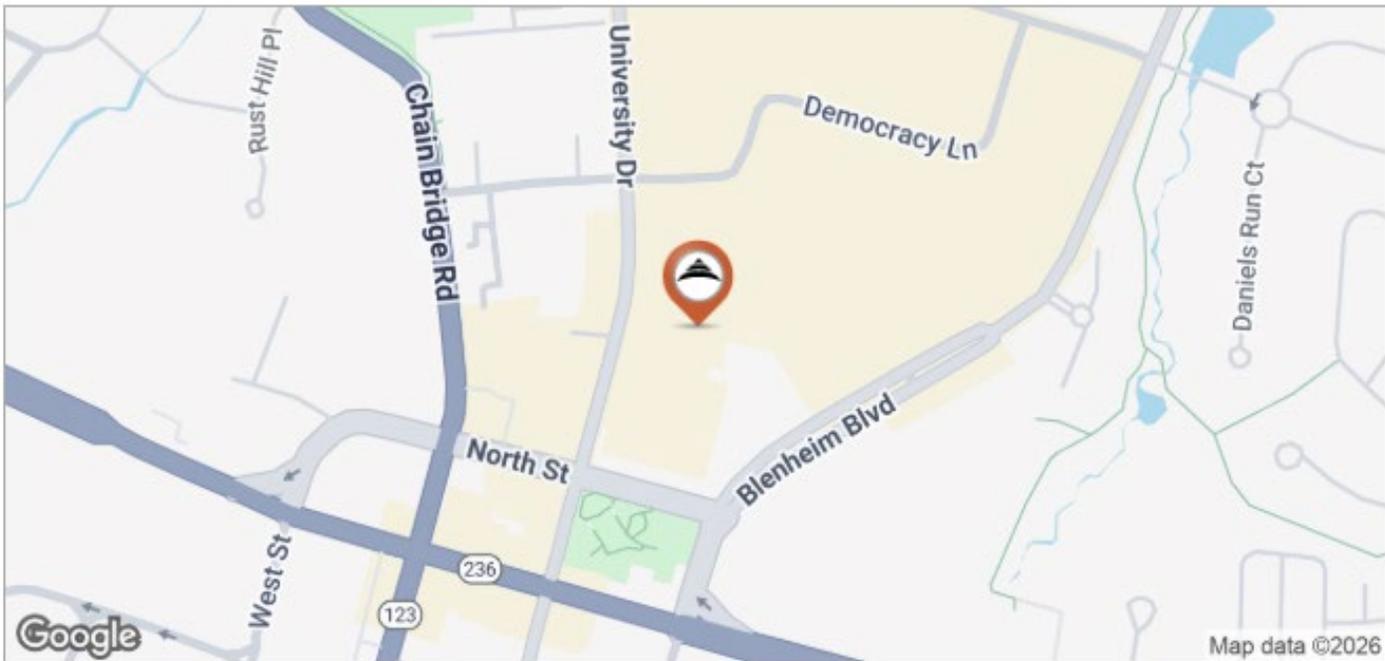


The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Jennifer Burke**  
703.435.4007 x 118  
jburke@veritycommercial.com

**Verity Commercial** | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | [veritycommercial.com](http://veritycommercial.com)

Maps



The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Jennifer Burke**  
703.435.4007 x 118  
jburke@veritycommercial.com