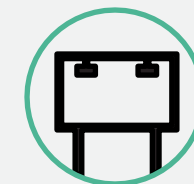




## Small and Medium Sized Suites Available

- Available spaces ranging from 2,680 – Full Floor (Top Floor)
- Lobby Bank Space with Drive Up
- Top of Building Signage Available
- Quick and convenient access to Route 50 and I-66
- Parking ratio of 3.00/1,000 sf
- Free surface and covered parking available
- Walking distance to Fairfax County Courthouse and Fairfax Judicial Center
- Located in the heart of downtown Fairfax, with multiple dining and retail amenities within walking distance
- Building engineer on-site
- Recent common area renovations have taken place



**Prominent  
signage**



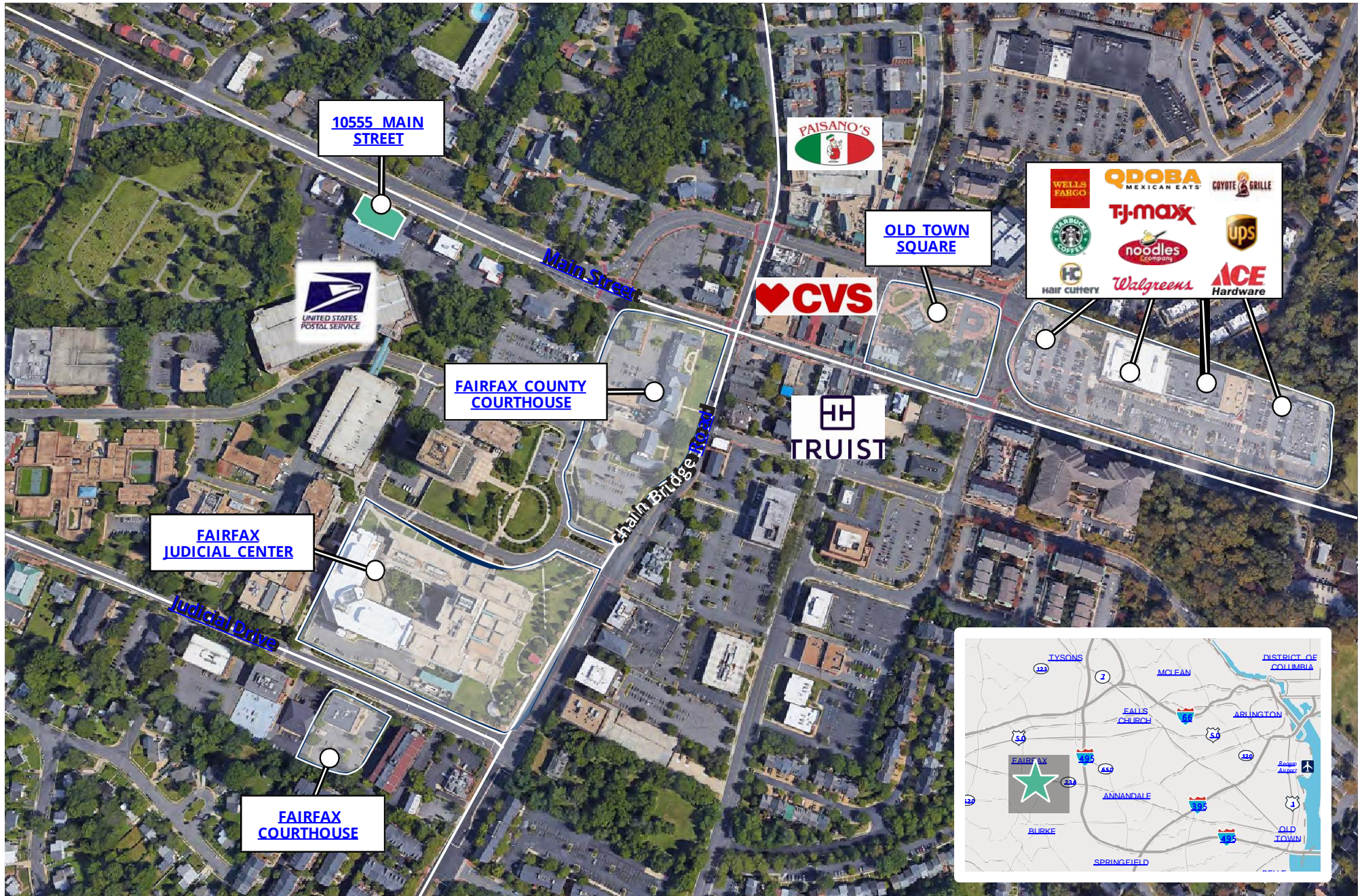
**Convenient  
access**



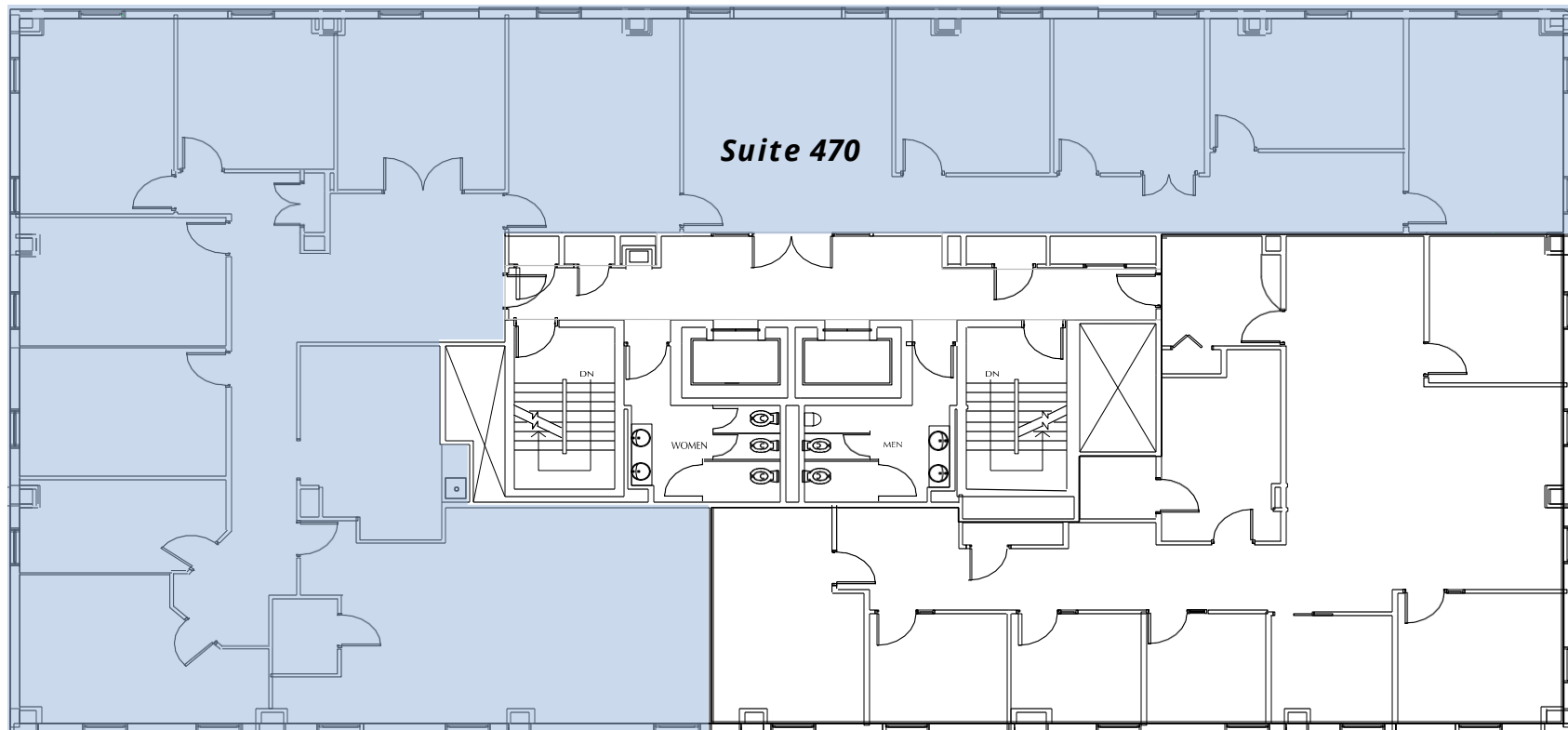
**Covered  
parking**



**Walkable  
amenities**



**5,231 RSF**  
**(Shaded in Light Blue Below)**



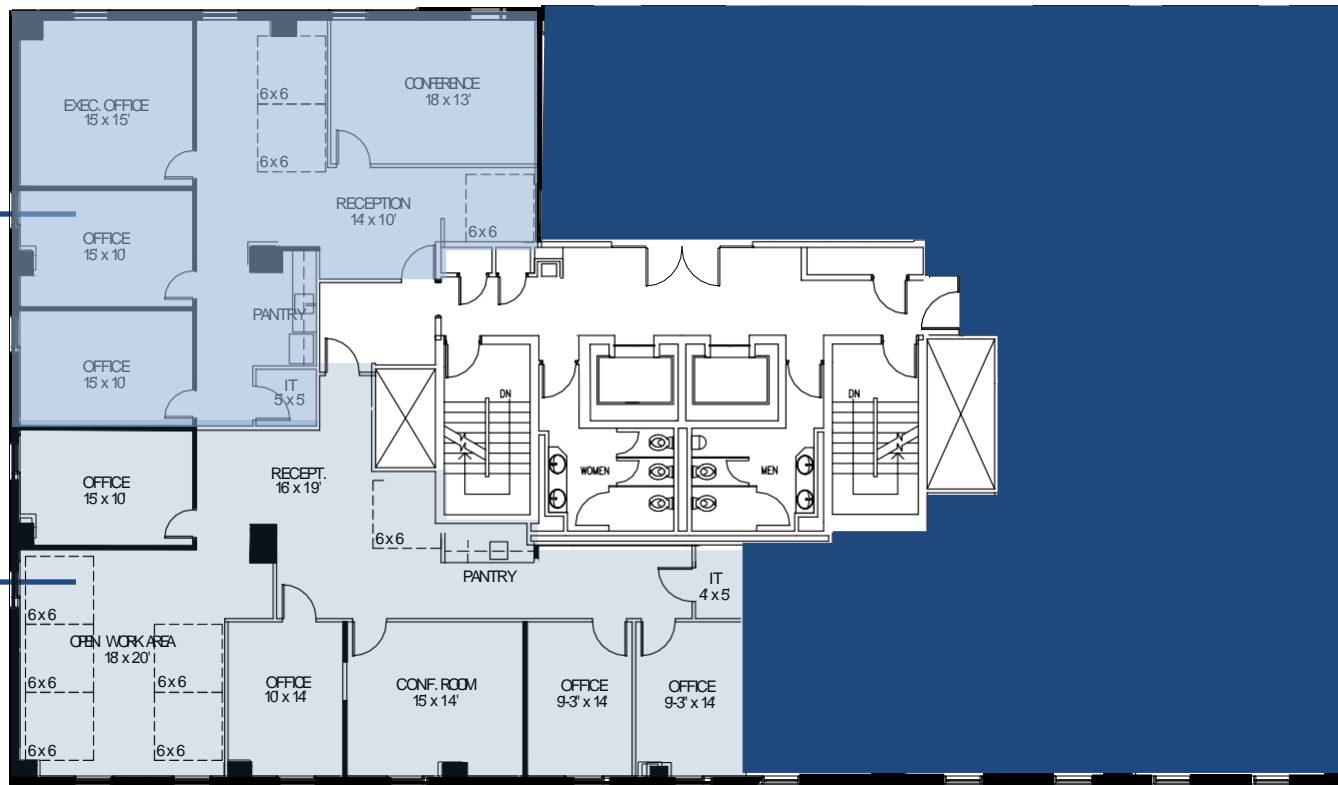
## Small Spec Suites with New Finishes

**Suite B\***

1,678 sf

**Suite C\***

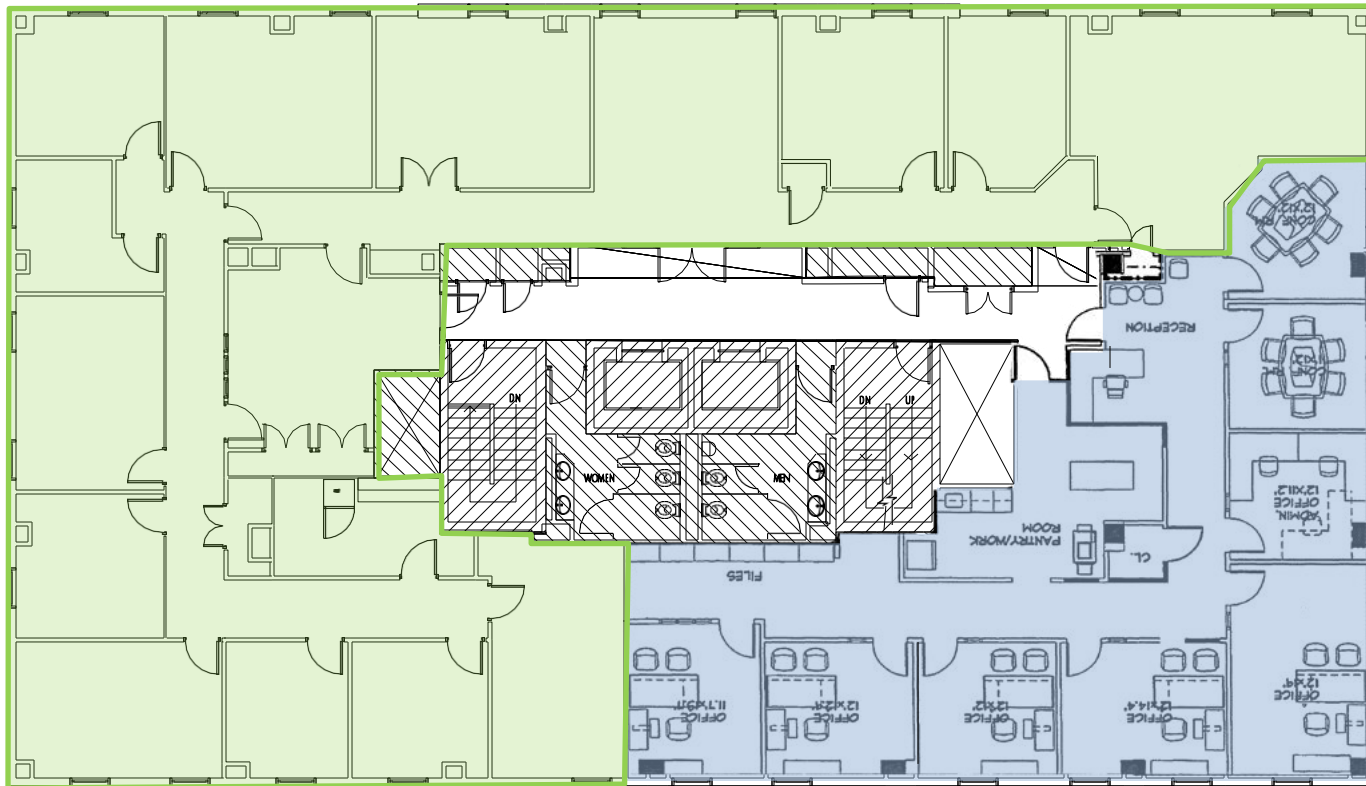
2,049 sf



**Top Full Floor Available - 7,786 RSF**

**5,106 RSF Shaded in Green**

**2,680 RSF Shaded in Blue**





## Demographics

	1 MILE	3 MILE	5 MILE
Total Households	4,097	108,183	253,449
Total Population	15,645	108,183	253,449
Average HH Income	\$114,419	\$123,116	\$127,887
Annual Consumer Spending	\$175,709	\$1.39 MM	\$3.45 MM

## Traffic Counts

Main Street	29,500 Vehicles Per Day
Chain Bridge Road	24,000 Vehicles Per Day
Judicial Drive	16,400 Vehicles Per Day

## For more information:

**James Palmer**, Partner  
703.973.4069  
[james.palmer@fortressrp.com](mailto:james.palmer@fortressrp.com)

**Doug Eliot**, Partner  
703.993.2062  
[doug.eliot@fortressrp.com](mailto:doug.eliot@fortressrp.com)