

3901 FAIRFAX DRIVE



AVISON
YOUNG

Developed by
SKANSKA

Healthy. Active. Confident.

Imagine a modern, dynamic workplace that offers the opportunity to re-establish confidence in the work environment, enhance company culture and raise expectations for what a healthy building can be.

The answer is in a holistic design approach, thoughtfully planned green-space and innovative technology that aligns with your company's changing business needs.

Offering 191,000 square feet of premium office space, 10,000 square feet of convenient ground-level retail, 3901 Fairfax is the newest addition to Arlington's dynamic high-tech landscape.

Welcome to 3901 Fairfax Drive.

3901 FAIRFAX
DRIVE



Be. WELL.

At 3901 Fairfax, our goal is to create a positive human experience.

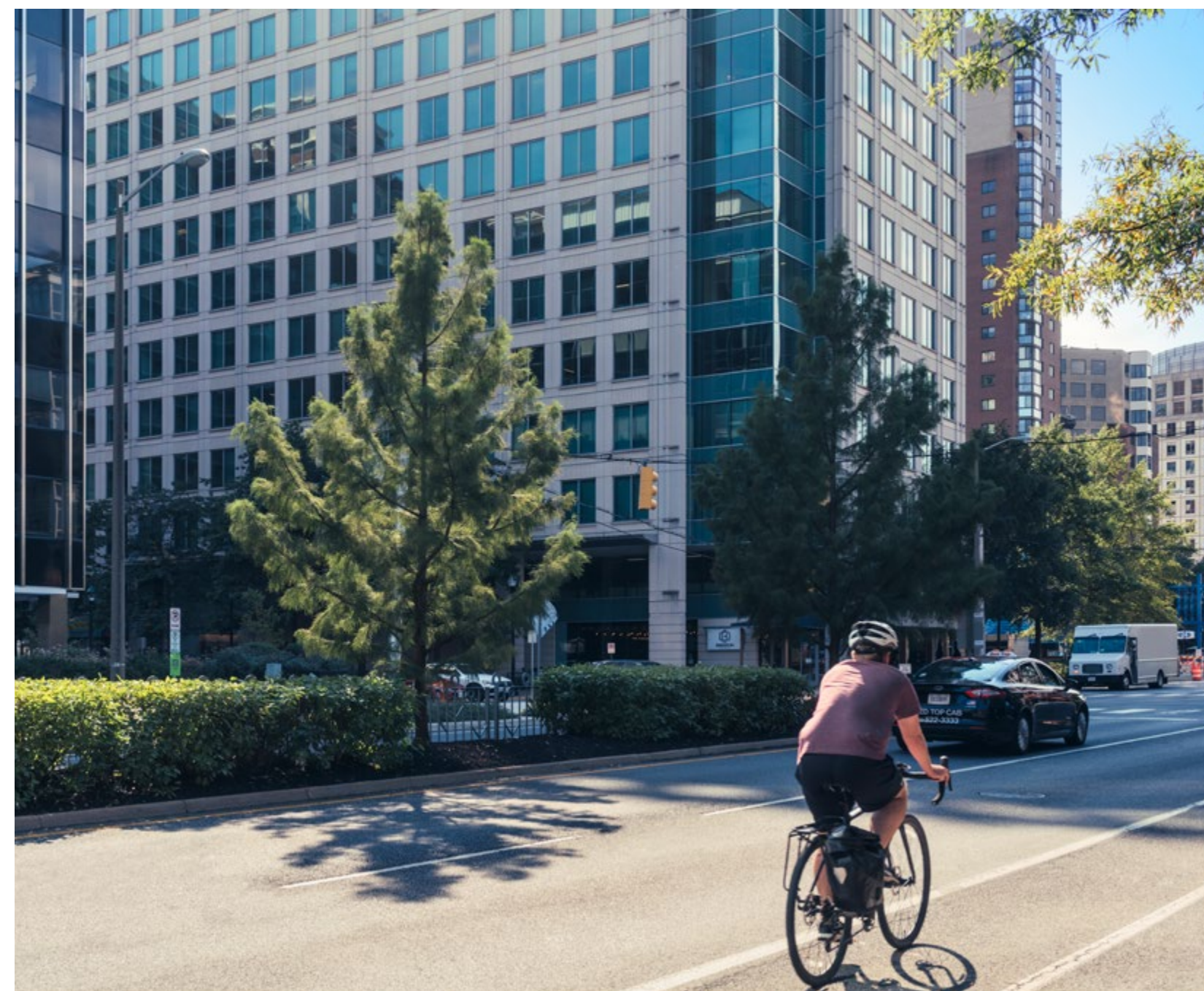
We understand that people spend approximately 90% of their time indoors and that our environment is one of the largest determinants of our overall health.

That's why 3901 Fairfax is WELL-Precertified. We're committed to creating the healthiest atmosphere a building can offer.



Annual Sustainability Report

3901 FAIRFAX
DRIVE



Building Agility

With the future in mind, 3901 Fairfax has made thoughtful investments in building infrastructure and technology to provide elevated working experiences.

- WiredScore Gold for future-proof connectivity
- Touchless building access
- Security turnstiles integrated with destination dispatch elevators
- Cellphone repeater system for three mobile telephone service providers
- Wi-Fi connected common spaces
- Nine electric car charging stations with room to grow

3901 FAIRFAX
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Welcome to 3901

Main lobby



Room for Your Ideas to Grow



Private ground floor entrance potential

Fresh Air + Daylight

- 47% more outside air than code requires with a Dedicated Outdoor Air System (DOAS)
- Abundant natural light and flexibility from optimal window-to-core depths
- Typical 11'3" slab-to-underside of slab
- Typical 9' finished ceiling heights



Typical office floor with connecting stair

The Building

191k

Square-foot of Office Space

10k

Square-foot of Retail Space

250+

Parking Spaces

8k

Square-foot of Outdoor Plaza

9

Story, Free Standing Building

4k

Square-foot of terraces on levels 2, 3 & the Rooftop

Ninth Floor

24,332 RSF

Seventh Floor

23,952 RSF

Fifth Floor

23,724 RSF

Third Floor

22,882 RSF

Retail West

5,710 RSF

Eighth Floor

24,036 RSF

Sixth Floor

23,870 RSF

Fourth Floor

23,650 RSF

Second Floor

24,588 RSF

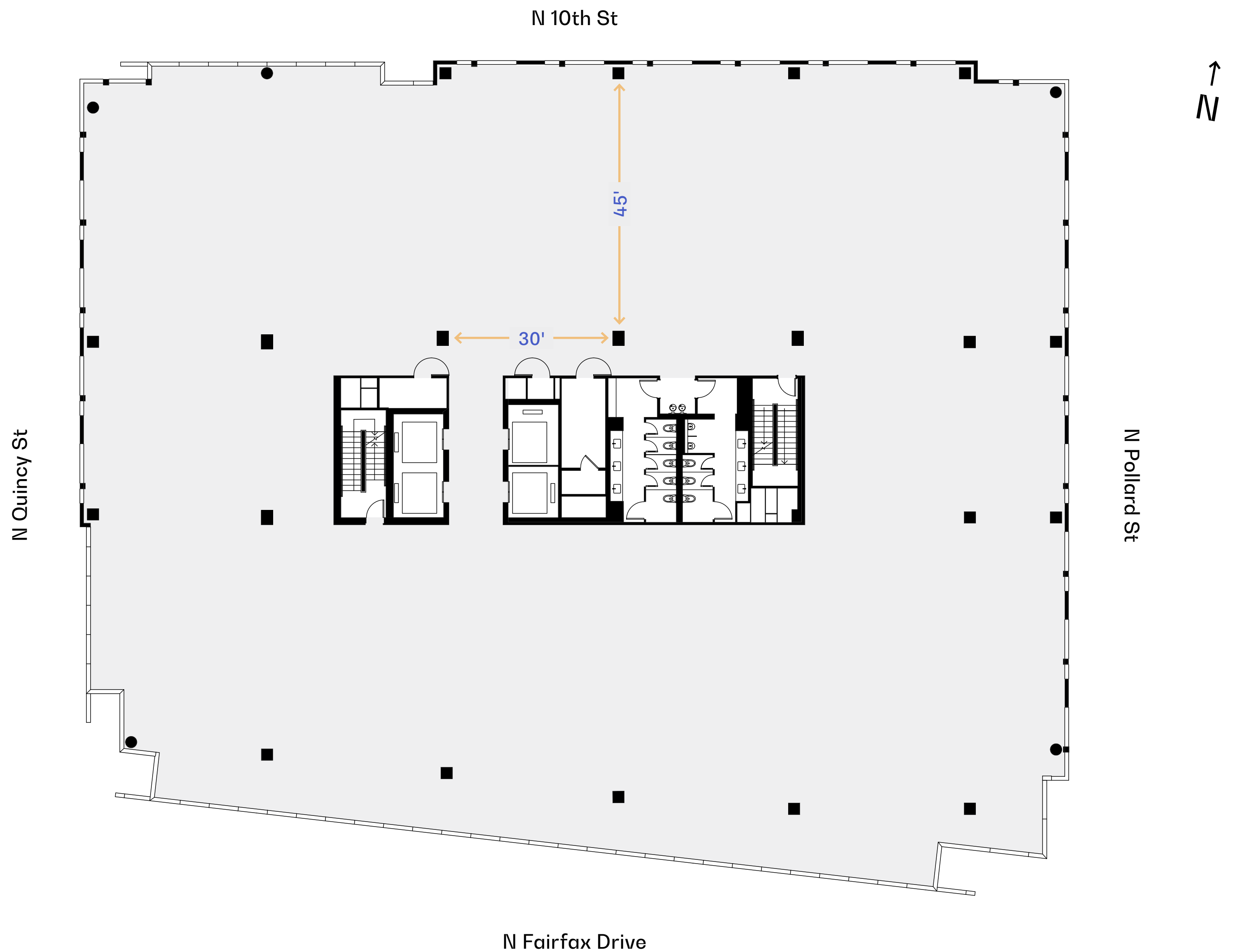
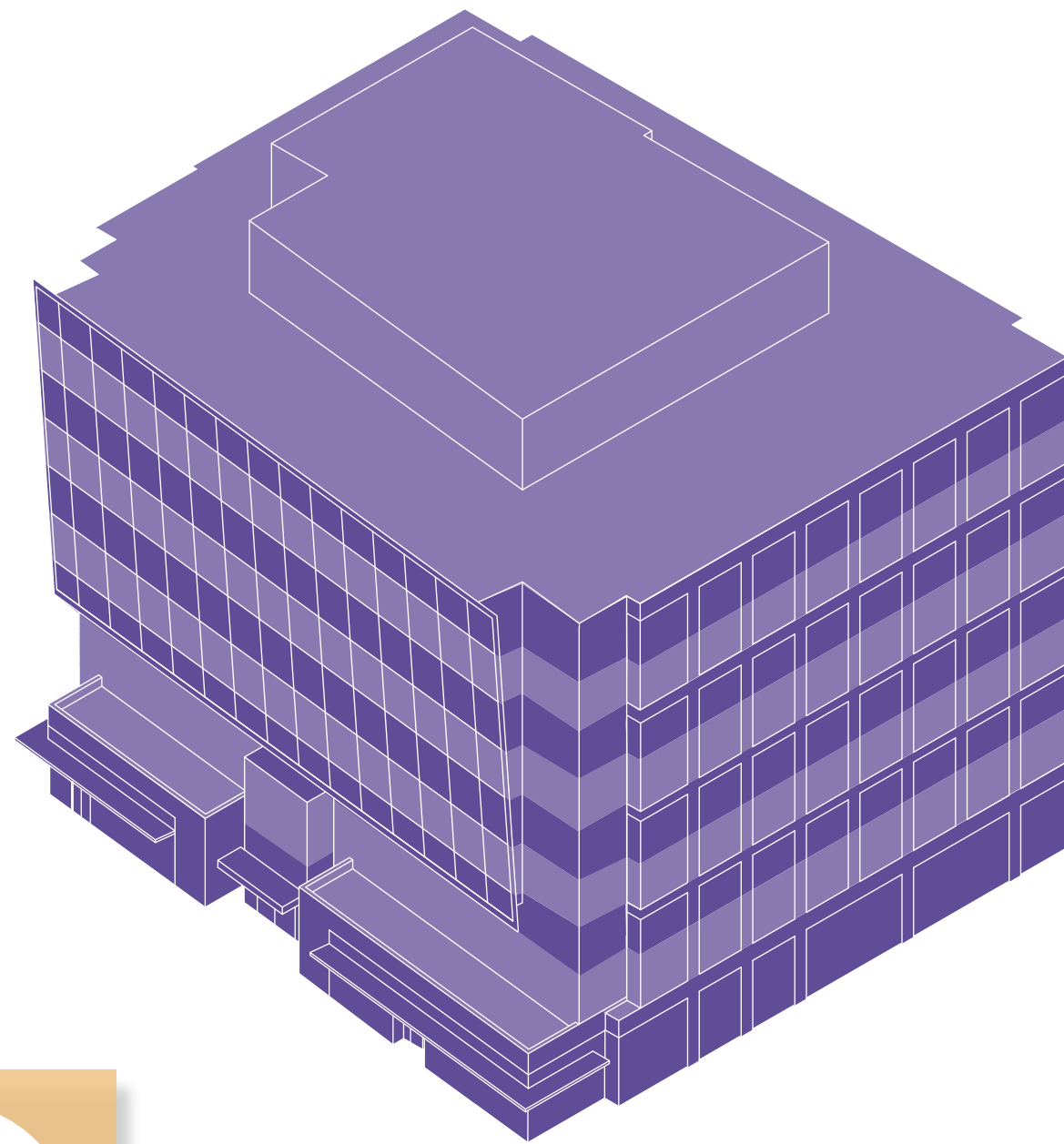
Retail East

3,832 RSF



Flexible Space for All Kinds of Work

24,000 SF Typical Floor Plate



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Step Outside to your Private Terrace

Exclusive terrace opportunity on 2nd + 3rd floors



Meetings With a Point of View

Demisable conference space adjacent to the rooftop terrace provides added flexible meeting and event space for up to 80 people.

- High-performance AV equipment
- Pre-function space for meetings and event catering
- Wi-Fi connected
- Surrounded by a 3,500 SF rooftop terrace

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Rooftop conference center

Rooftop Terrace Overlooking the Park

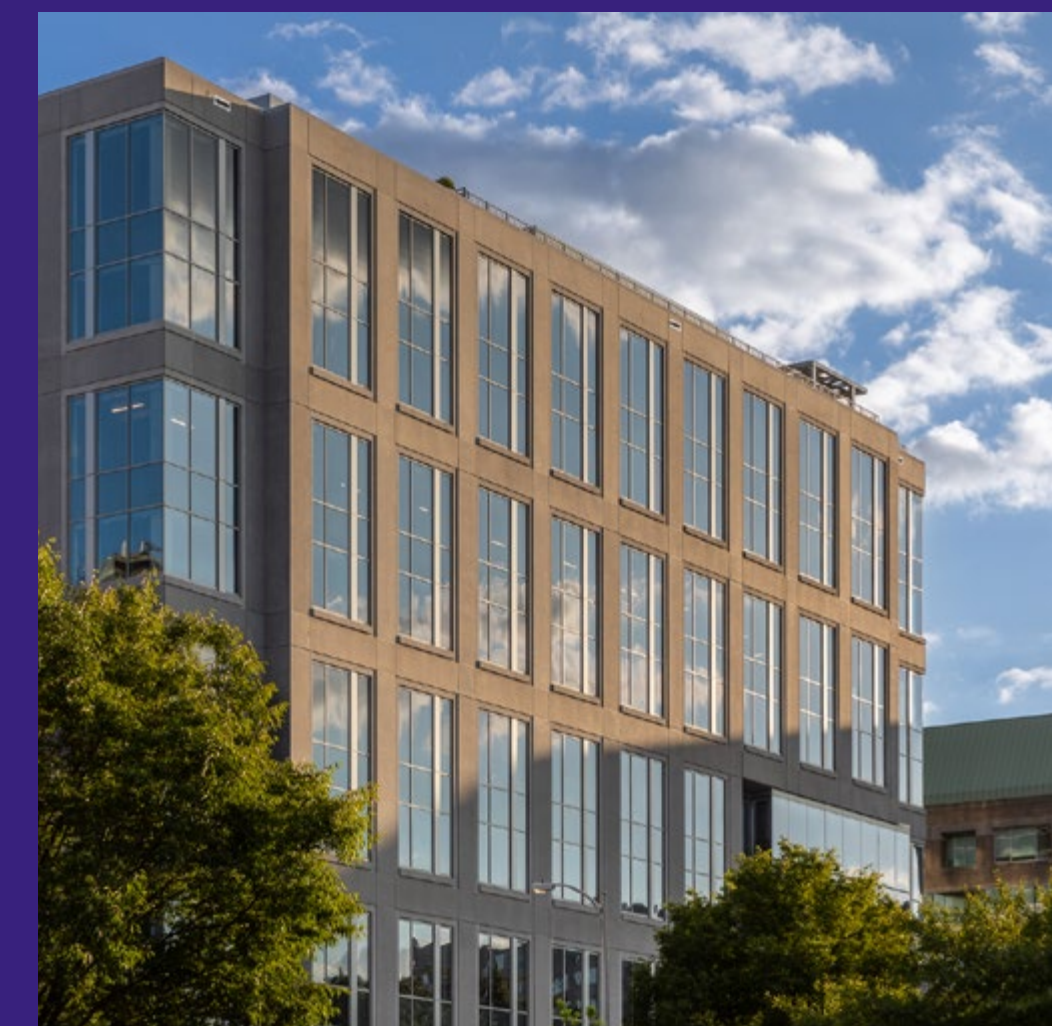


Centered Mind & Body

Achieve your physical and mental health goals in the Wellness Studio or step outside to enjoy endless outdoor possibilities at Quincy Park across the street.

- Light-filled space with state-of-the-art fitness equipment
- Studio space for small group classes or private instruction

- Secure bicycle storage facility with wash and fix-it stations
- Spa-inspired locker rooms



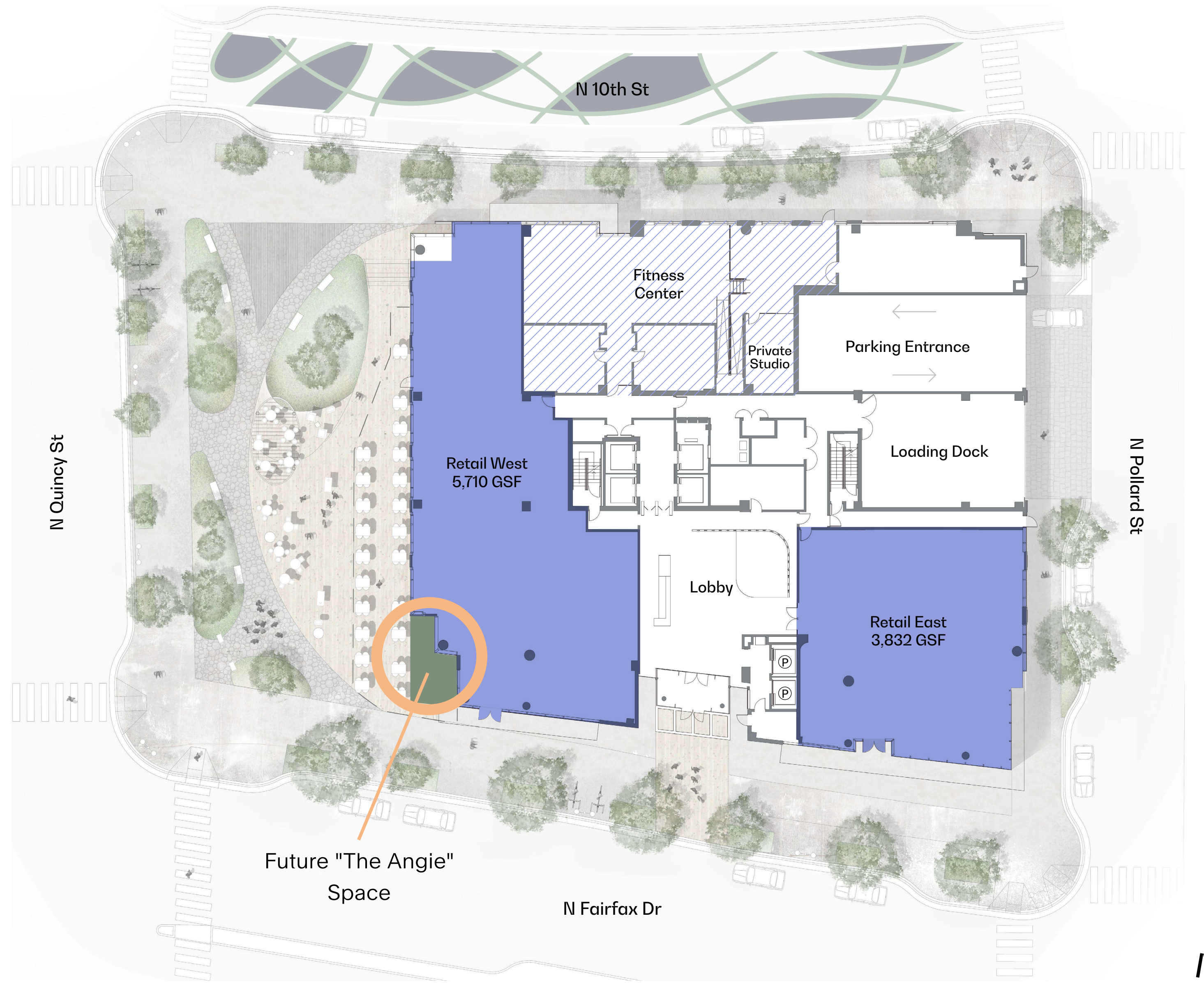
Abundant Opportunities for Enjoyment

The Angie

Representative ground floor restaurant



Activated Ground Plane Beyond 9 - 5



Connected to Nature

Landscaped plaza adjacent to retail and Quincy Park



Parklike & Park Adjacent



The Region's New Central Location

3 blocks

to Silver and Orange
Line Metro stations

10 mins

to Reagan National
Airport (DCA)

95/100

"Walker's Paradise"
Walkscore

**3901 FAIRFAX
DRIVE**

5 mins

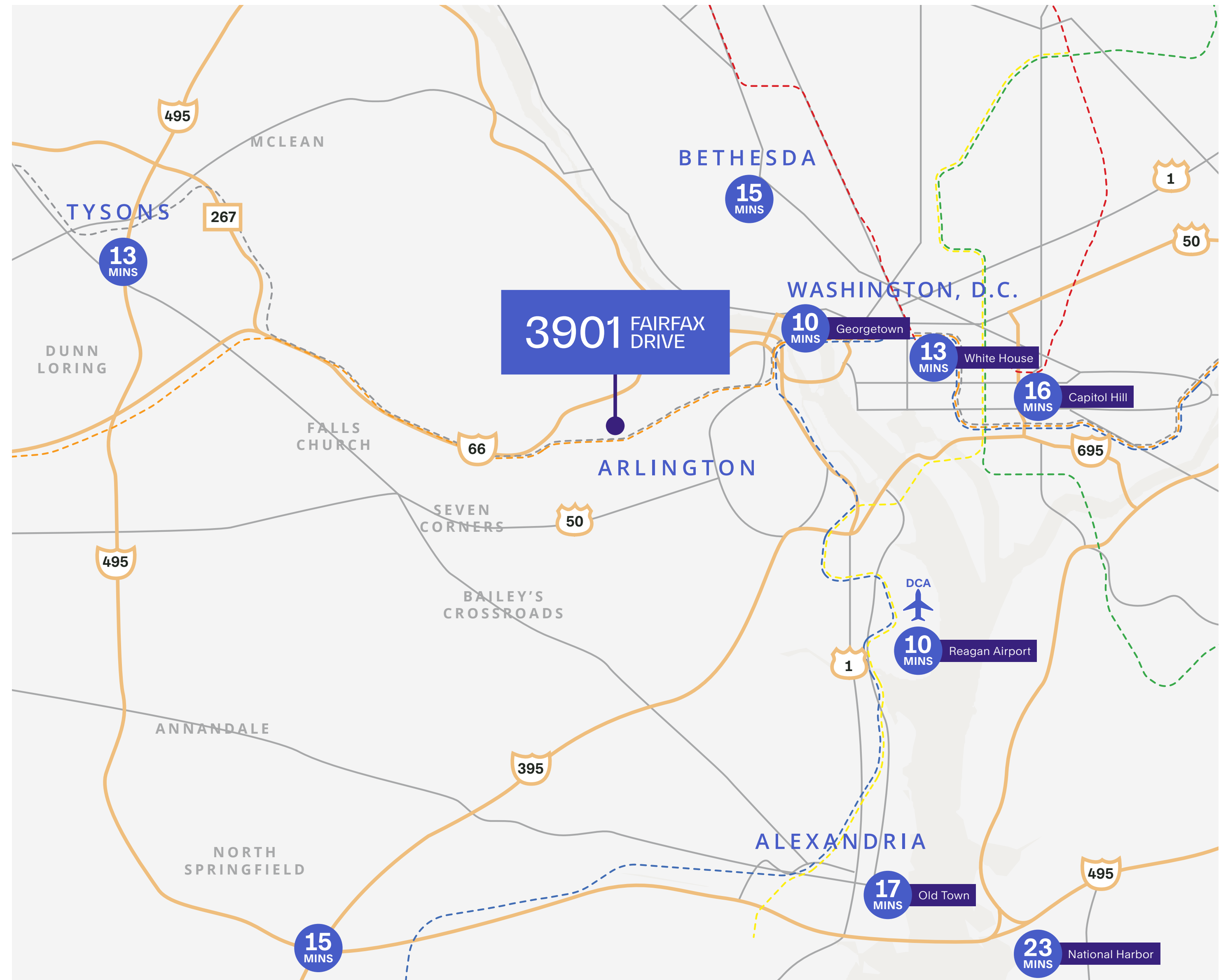
to Interstate 66 or
Arlington Blvd (Rte 50)

16 mins

to the United States
Capitol Building

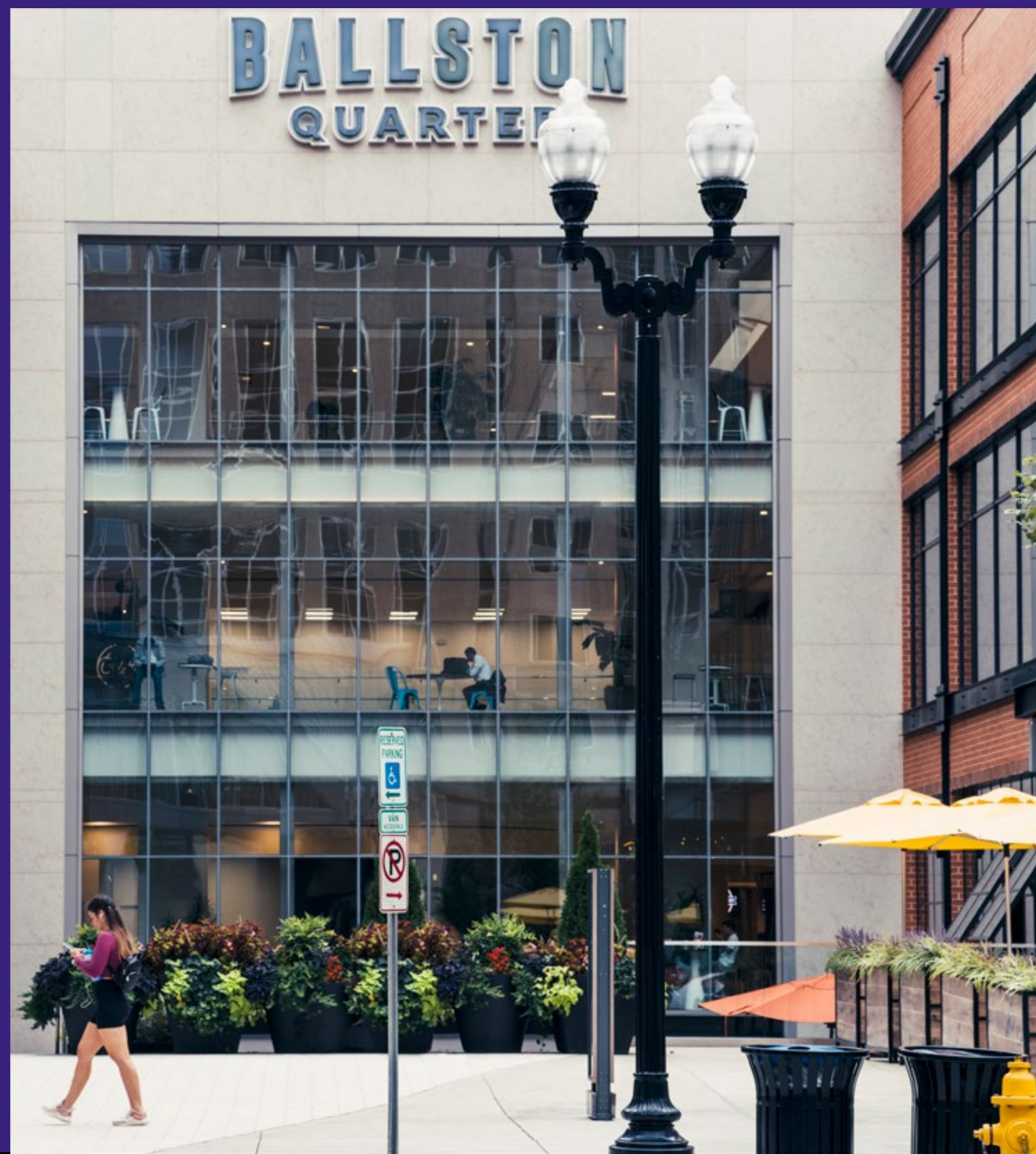
83/100

"Very Bikeable"
Bikeshore



Get to Know the Neighborhood

3901 Fairfax Drive is surrounded by the nation's highest concentration of scientists and technologists per square mile, with agencies including the Defense Advanced Research Projects Agency (DARPA), Air Force Office of Scientific Research and the Office of Naval Research. It is also home to several university facilities such as Marymount University's satellite campus, George Mason University graduate education center and Virginia Tech Research Center.



#1

Best City to Live in
America (Niche.com)

33.5k

Apartments within
a two-mile radius

#1

Most Educated
Workforce in the U.S.

70+

Dining options in a
five-block radius

The Epicenter of Ballston

Centrally located to give you more... Surrounded by more than 100 retailers, boutique dining and entertainment options all within 10 mins or less.

Click to Explore >	5 min walk	10 min walk
CAVA	sweetgreen	BRONSON BIERHALL
DUNKIN'	&pizza	
PIROUETTE	Quincy Hall PINTS & PIZZA	Rus Uz
		SPENGA
MEDIUM RARE	tropical CAFE SMOOTHIE	POPPYSEED RYE FINE FLORA

3901 FAIRFAX DRIVE



100+ Retailers 70+ Restaurants 15+ Gyms/Fitness 4 ACRES Adjacent to Quincy Park

Retail Around Every Corner

Top highlights include:

Restaurants:

- The Angie (On-site, 2Q25)
- &pizza
- Ballston Quarter Food Court
- Bronson Bierhall
- CAVA
- El Rey
- Hawkers
- Medium Rare
- Pints & Pizza Quincy Hall
- Pirouette Cafe + Wine Shop
- Potbelly Sandwich Shop
- Shake Shack
- Sweet Leaf Café
- Sweetgreen
- Taco Bamba
- Ted's Bulletin
- Thai Treasure
- The Salt Line
- Tropical Smoothie
- True Food Kitchen
- Uncle Julio's
- Union Kitchen Grocery

Breakfast & Coffee:

- Bad Ass Coffee
- Bruegger's Bagels
- Compass Coffee
- District Doughnut & Coffee
- Dunkin'
- Philz Coffee
- Poppyseed Rye
- Sidekick Bakery
- South Block Co.
- Starbucks

Fitness:

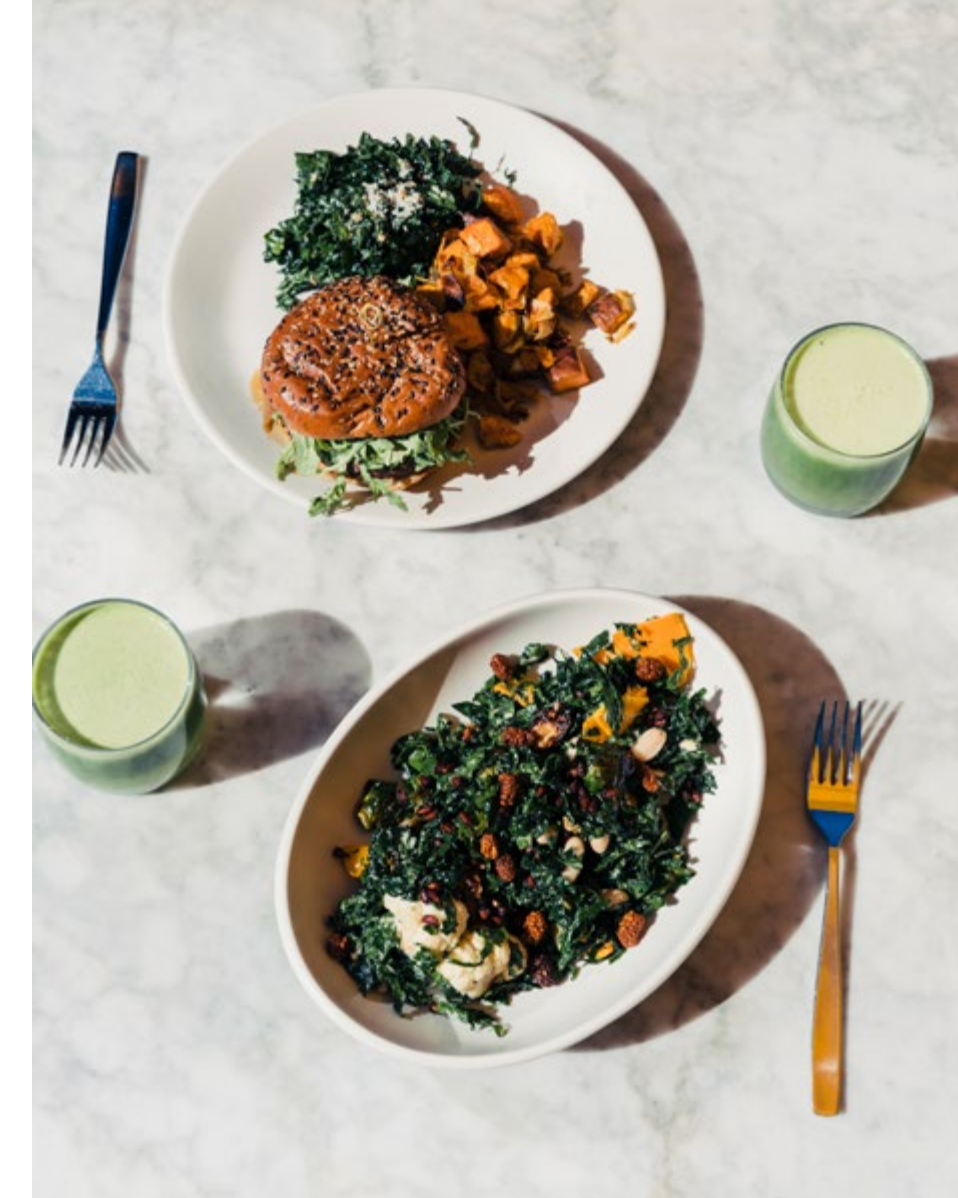
- Bash Boxing
- CorePower Yoga
- F45
- Gold's Gym
- Onelife Fitness
- Orangetheory Fitness
- Solidcore
- The Pilates Loft
- Urban Boxing
- Vida Fitness

FUSE at Mason Square:

- 7,500 sf of retail
- Shared space dedicated to robotics, digital arts, data collaboration, etc.
- Wood & Iron (Coming soon)

Quincy Park:

- Four-acre park
- Accessible Restroom
- Baseball
- Basketball
- Charcoal Grill
- Drinking Fountain
- Free Parking
- Picnic Shelter
- Picnic Tables
- Playground
- Softball
- Tennis
- Volleyball Courts

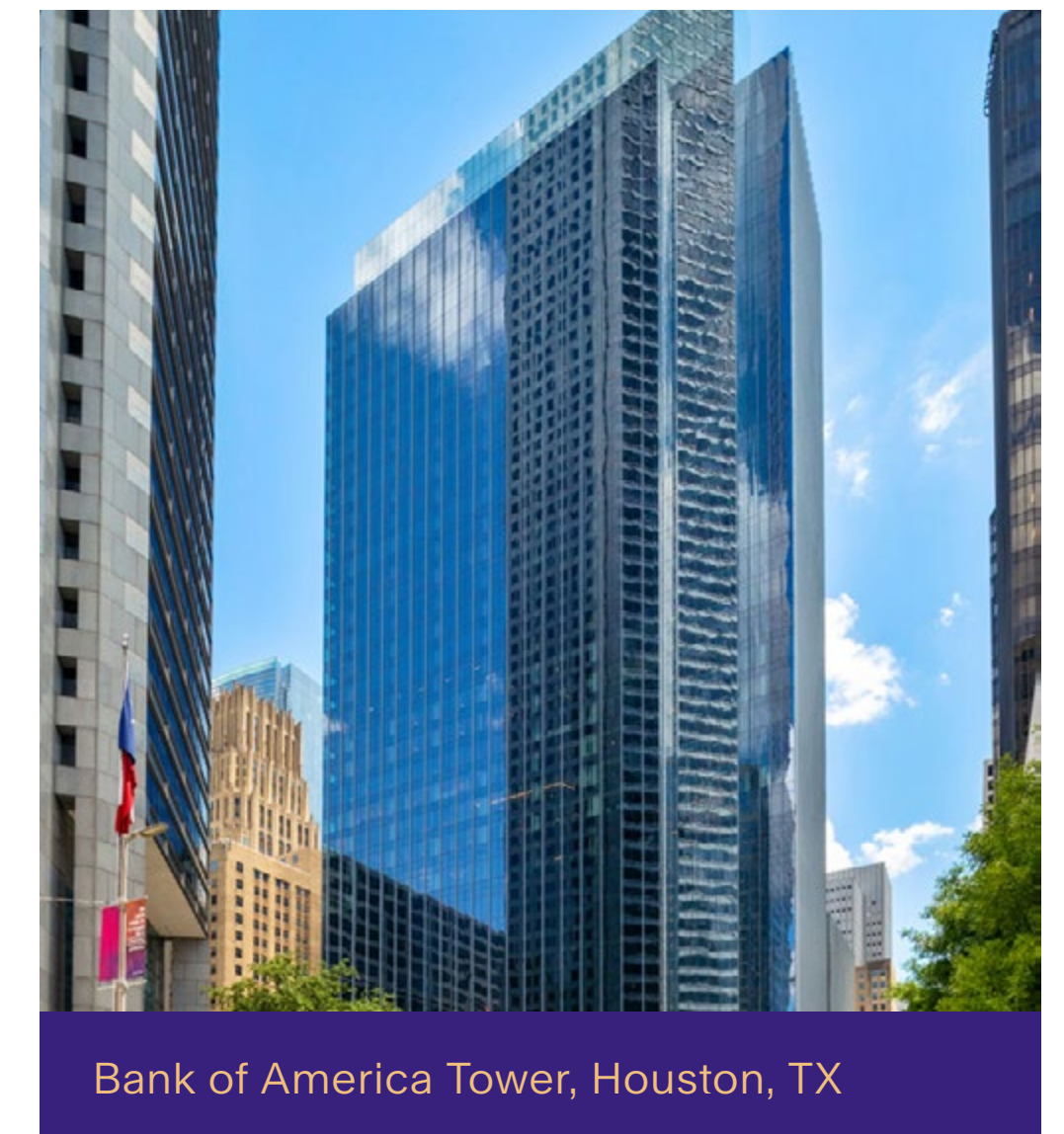
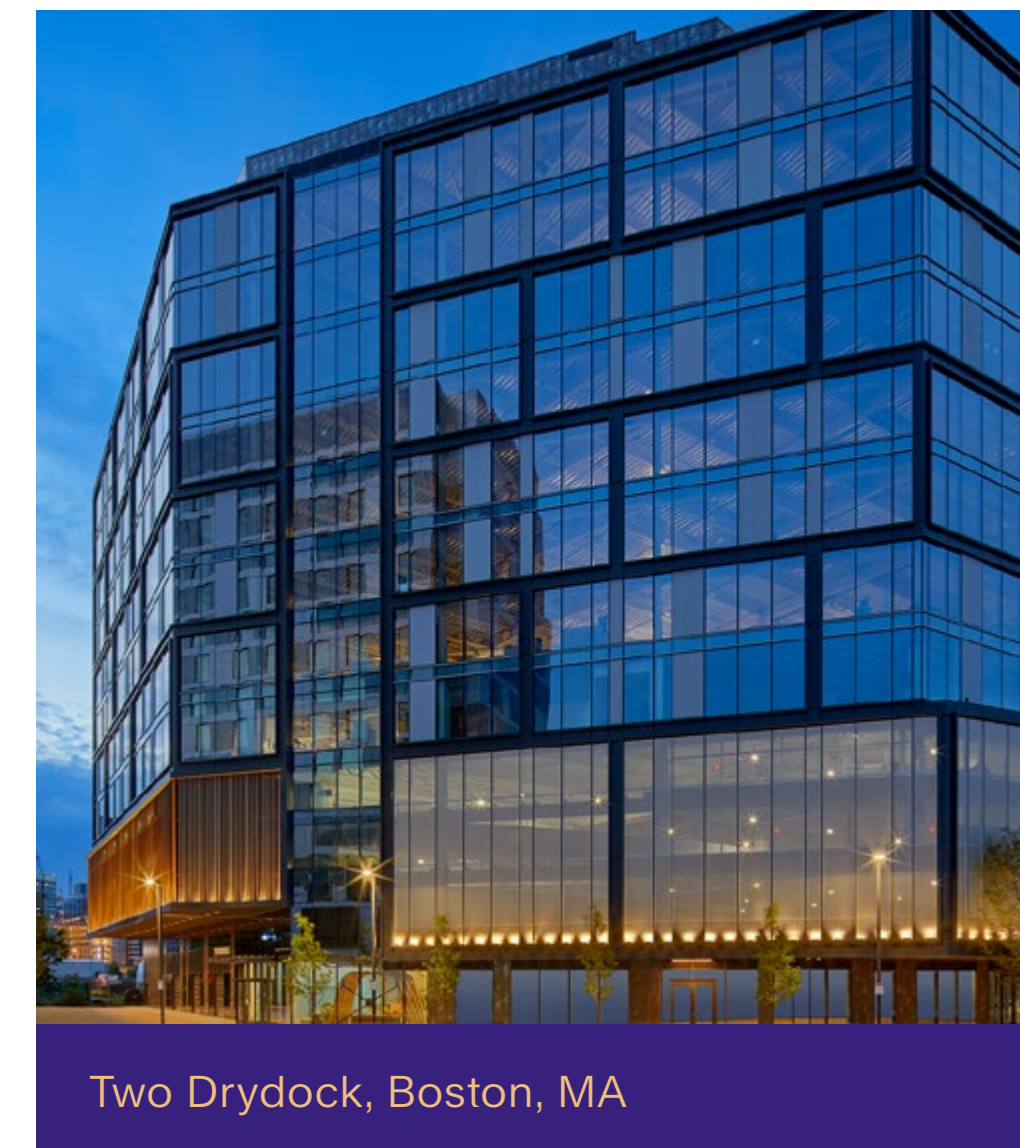
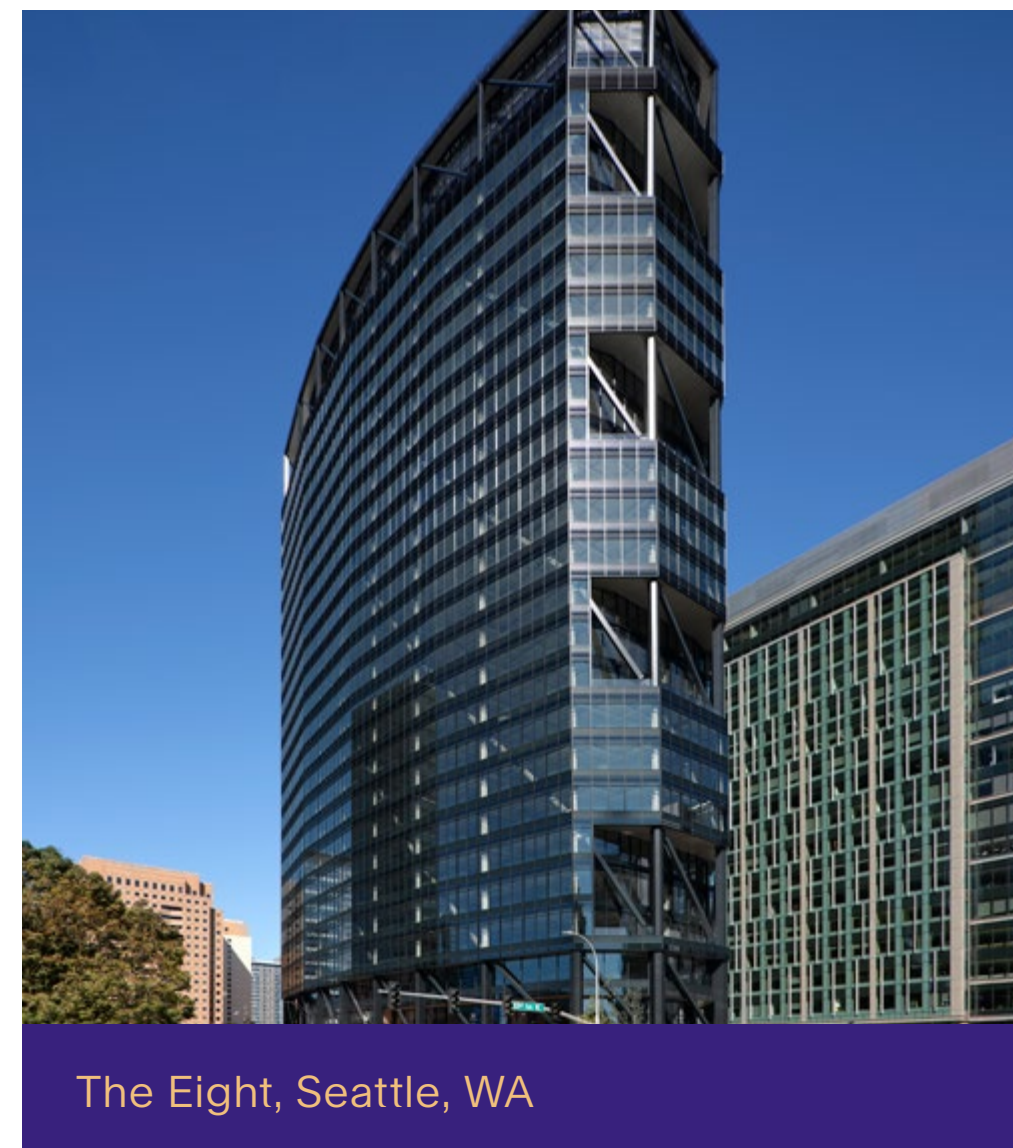
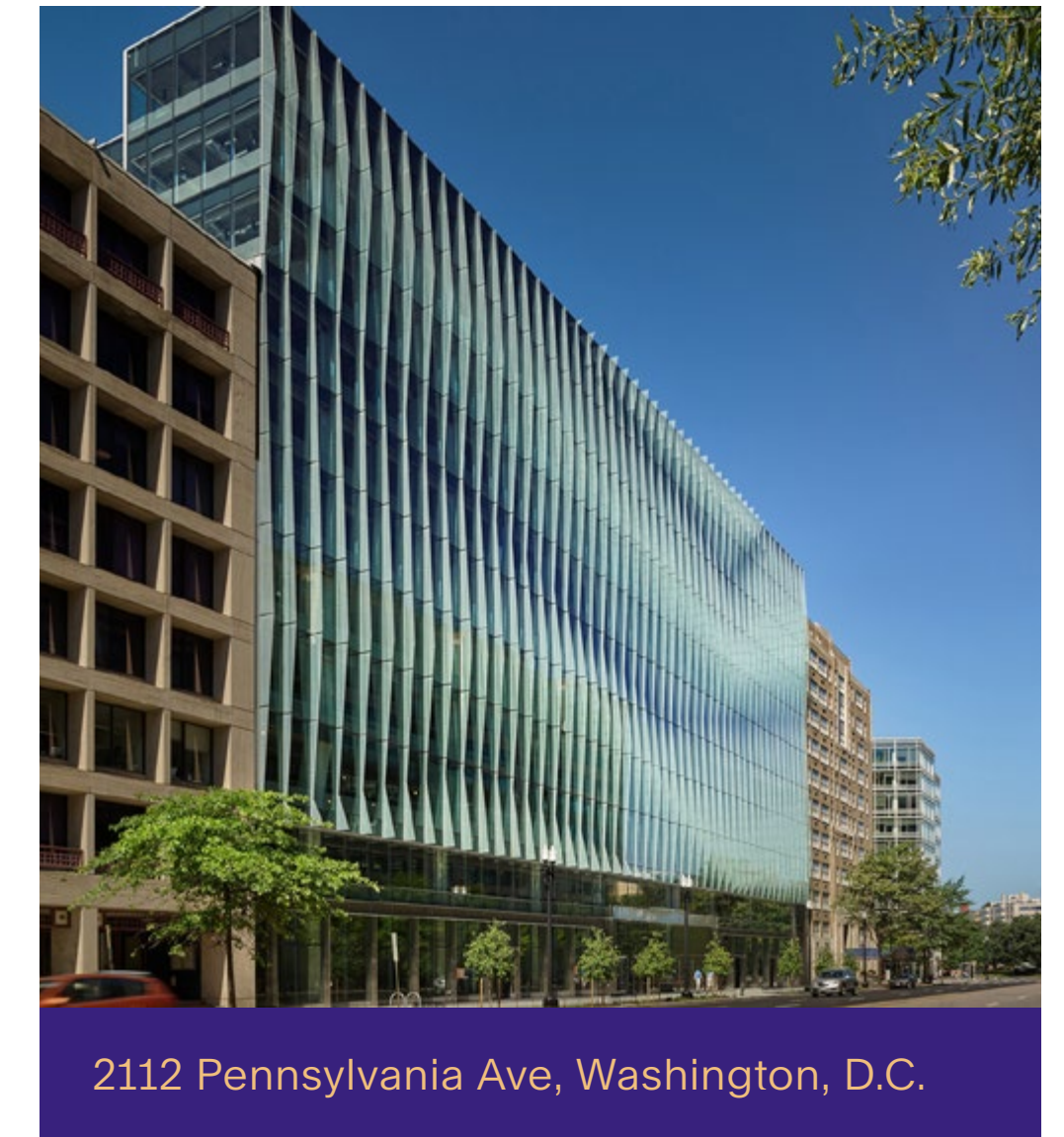
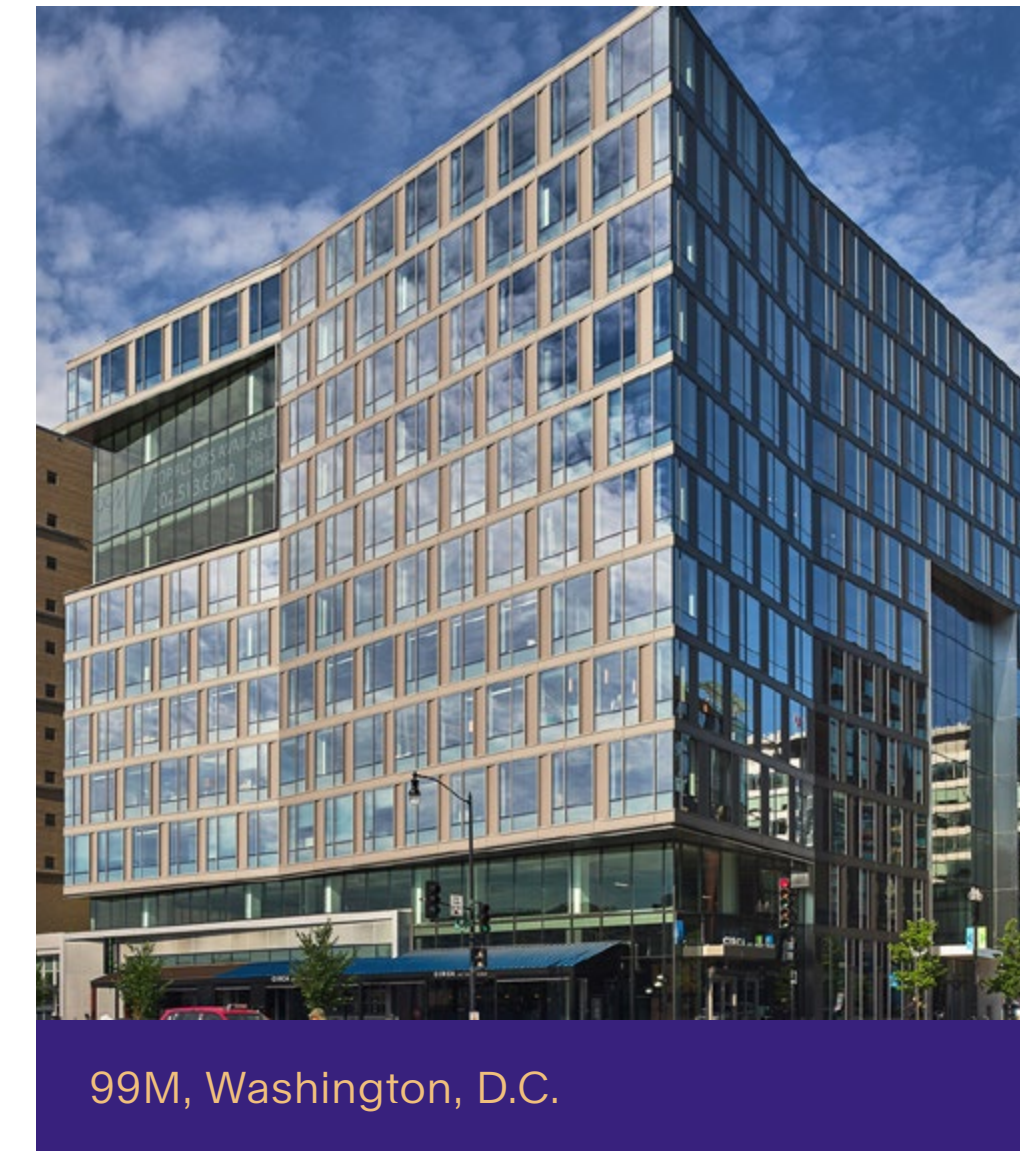
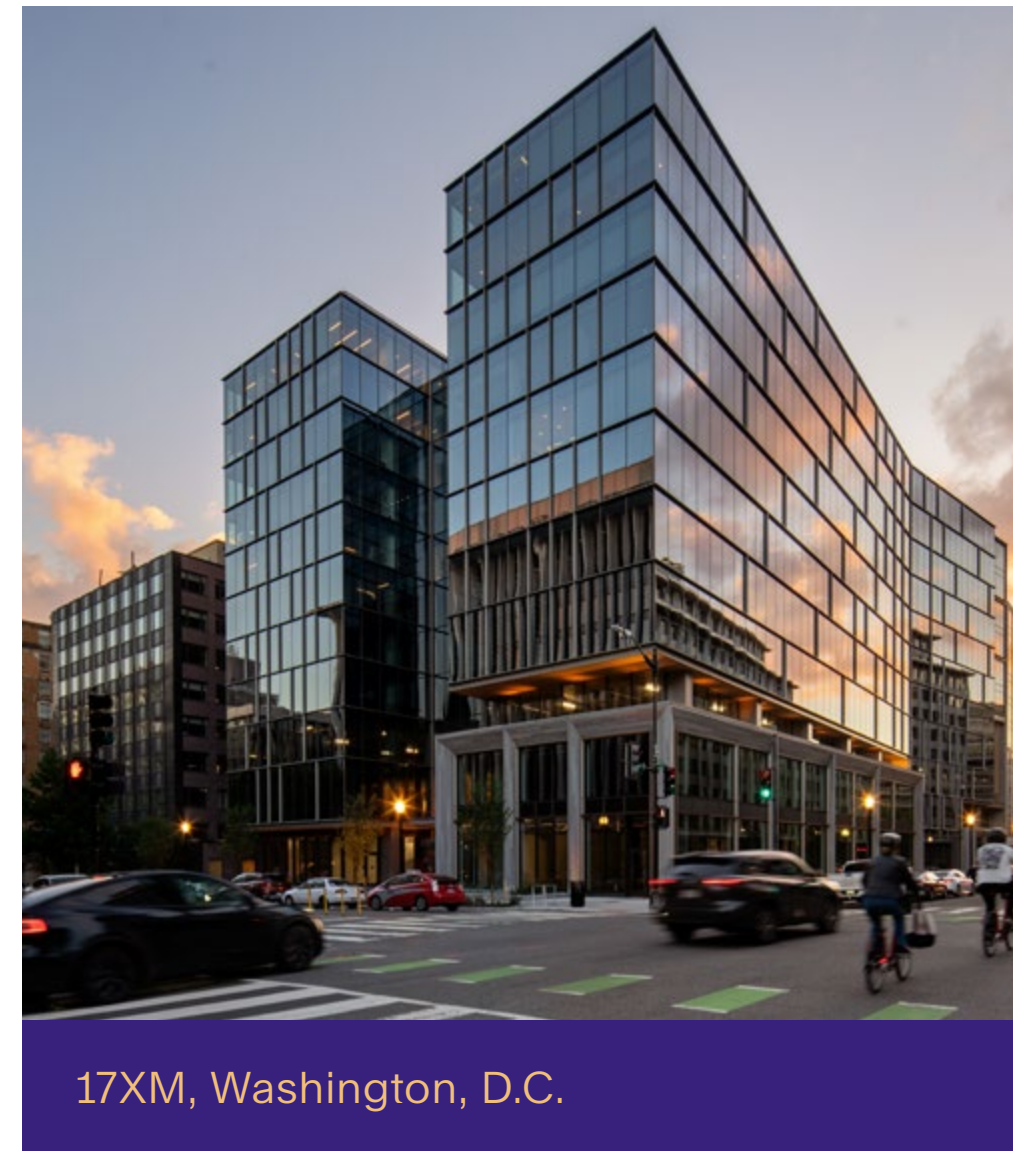


Developed by Skanska

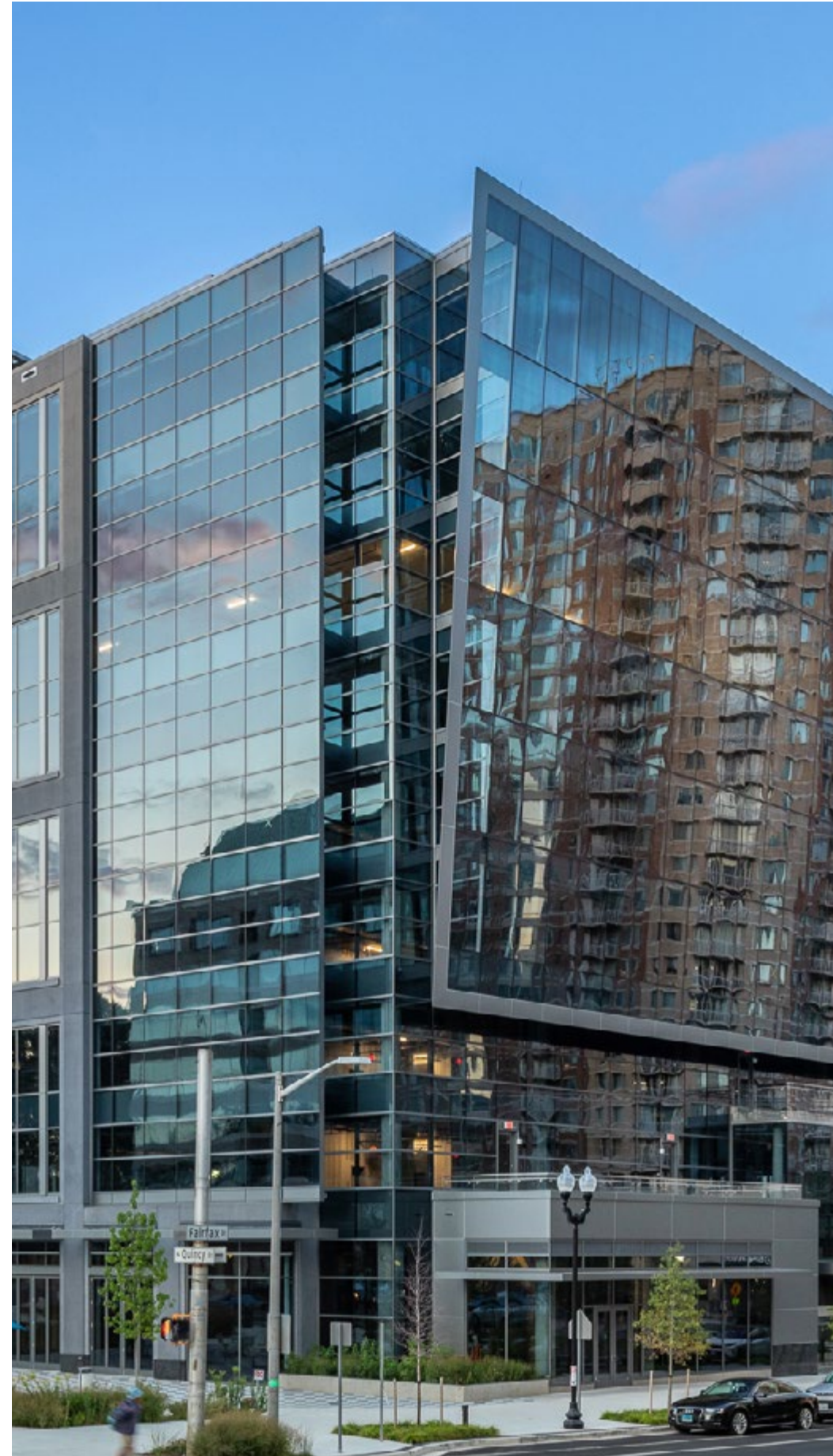
At Skanska, we leverage our experience to create sustainable design solutions that enhance the tenant experience, support the environment, and lay the foundation for our customers' growth. Established in the U.S. in 2009, Skanska USA Commercial Development has created more than 7.8 million-square feet of sustainable office, multi-family and lab properties in Boston, Houston, Seattle, Washington, D.C. and Los Angeles.

As a developer in the U.S., Skanska has invested \$4.6 billion* of equity in ground-up commercial development projects and self-finances a majority of its projects. Committed to sustainable & healthy building design, construction, and operations, globally, Skanska has set an ambitious target to achieve net-zero carbon emissions in our own operations and across our value chain by 2045, with a 70% reduction target by 2030.

Since its inception, Skanska has developed speculative offices that became homes for such clients as Dropbox, Qualtrics, Mullen Lowe, Bank of America, Brooks Sports, Price Waterhouse Coopers (PwC) FanDuel, and Tommy Bahama.



Building Specs.



3901 FAIRFAX
DRIVE

NEW CONSTRUCTION

Nine Stories + Penthouse
201,736 Square Feet

ADDRESS

3901 Fairfax Drive
Arlington, VA 22203

360 VIEWS

- Full block free-standing building
- Rooftop terrace and meeting space with views into Washington, D.C.

GREEN BUILDING CERTIFICATIONS

- LEED Gold certification
- ENERGY STAR certification

WELLNESS MEASURES

- WELL-precertified
- Daylight-focused lighting design to promote a healthy circadian rhythm
- Indoor/outdoor building design to promote physical activity and wellness

TECHNOLOGY INTEGRATION

- Pre-certified WiredScore Gold for first-class digital building connectivity
- Touchless building entrance
- Distributed Antenna System (DAS) on all building levels (cellphone repeater system)
- Wi-Fi available in common areas
- Tenant engagement platform

MECHANICAL SYSTEM

- Distributed Outdoor Air System (DOAS) provides 47% more outdoor air than typical buildings

- MERV 13 air filtration

OFFICE FLOORS

- Floor plates: 22,800 RSF – 24,500 RSF
- 45'x 30' typical column spacing
- Efficient core due to DOAS mechanical system
- One additional bathroom fixture in core restrooms above code
- Multiple opportunities for knock-out stair locations per floor
- Opportunity for exclusive dedicated tenant entry opportunity on ground floor

CEILING HEIGHTS

- Typical Floor:
 - 11'3" slab-to-underside of slab
 - 9' finished ceiling height
- Second floor:
 - 12'3" slab-to-underside of slab
 - 10' finished ceiling height
- Ground Floor:
 - 18-foot slab-to-underside of slab

AMENITIES

- Rooftop conference and event space with high performance A/V equipment, operable partition, pre-function area, and dedicated restrooms
- Rooftop terrace with outdoor lounge and dining furniture, landscaping and trellis shade canopy
- Fitness studio with personalized fitness room including spa-inspired locker rooms and towel service

- Secure bicycle storage with bicycle wash and fix-it stations plus dedicated bathroom
- Touchless and mobile entry and remote system management (in addition to key card access)

OUTDOOR SPACE

- 3,500 SF tenant-only rooftop terrace
- Exclusive private terrace opportunities on second and third floors
- Over 8,000 SF ground floor public plaza with lush landscaping and programming

ELEVATORS

- Destination Dispatch System
- Three 3,500 lb capacity passenger elevators servicing office floors; one of these servicing the rooftop penthouse
- One 3,500 lb capacity service elevator serving all office levels including rooftop penthouse
- Two shuttle elevators servicing three levels of below-grade parking

PARKING & STORAGE

- 250 parking spaces in three levels of below-grade parking
- 9 EV charging stations plus infrastructure for an additional 8 stations
- Secure storage space available

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3901 Fairfax Drive
Arlington, VA 22203

Mike Shuler
Principal
mike.shuler@avisonyoung.com
703.629.5600

Nick Gregorios
Principal
nicholas.gregorios@avisonyoung.com
703.317.7507

www.3901fairfax.com



Olivia Vietor
Vice President
olivia.vietor@avisonyoung.com
703.382.1982

Jonathan S. Wellborn
Principal
jonathan.wellborn@avisonyoung.com
202.360.7040

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