

OFFICE SPACE FOR LEASE

PRIME LOCATION IN THE HEART OF FAIRFAX CITY

4084 University Drive, Fairfax, VA 22030

OPPORTUNITY

- Suite 101: 1,539 SF
- Suite 102: 1,500 SF - 5,993 SF
- Second Floor: 6,256 SF (Demisable down to 3,000 SF)



HIGHLIGHTS

BUILDING HIGHLIGHTS

- Class B+ Office Building
- High end lobby finishes
- Professionally managed by local management
- Generous Build-out available
- Professional office environment
- Convenient underground parking
- Brokers protected
- Abundant free reserved parking
- Reserved parking available
- Available space is a good mix of open plan and executive offices
- Served by mass transit bus line

LOCATION HIGHLIGHTS

- Close to Rt. 50, Rt. 29, I-66 and I-495, and Rt. 236
- Easy access to Old Town shops
- Walk to Judicial Center
- Short walk to restaurants, banking and other amenities



RENTAL RATE

- \$20 - \$24 PSF



TERMS

- 3-10 Years



LEGAT

COMMERCIAL REAL ESTATE, LLC

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Senior Vice President

☎ | 847.562.6736

✉ | awallace@legatcre.com

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AERIAL MAP



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AMENITY MAP



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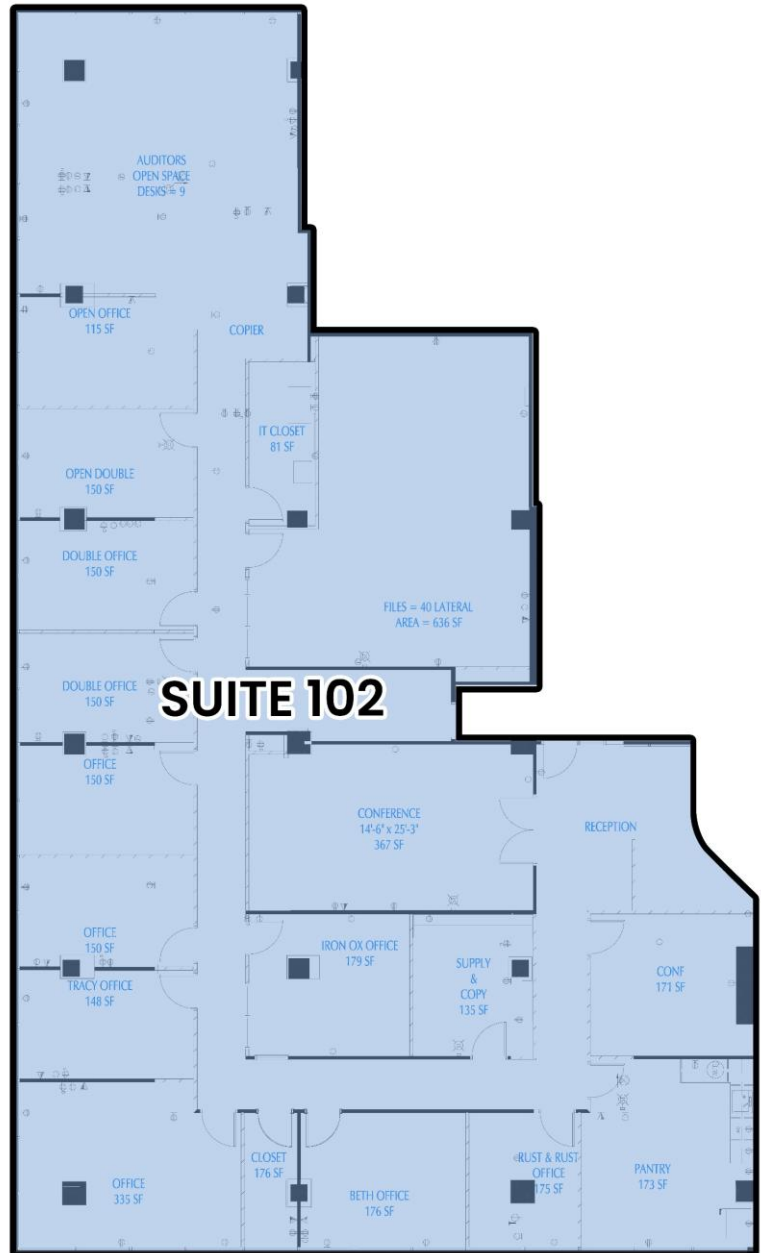
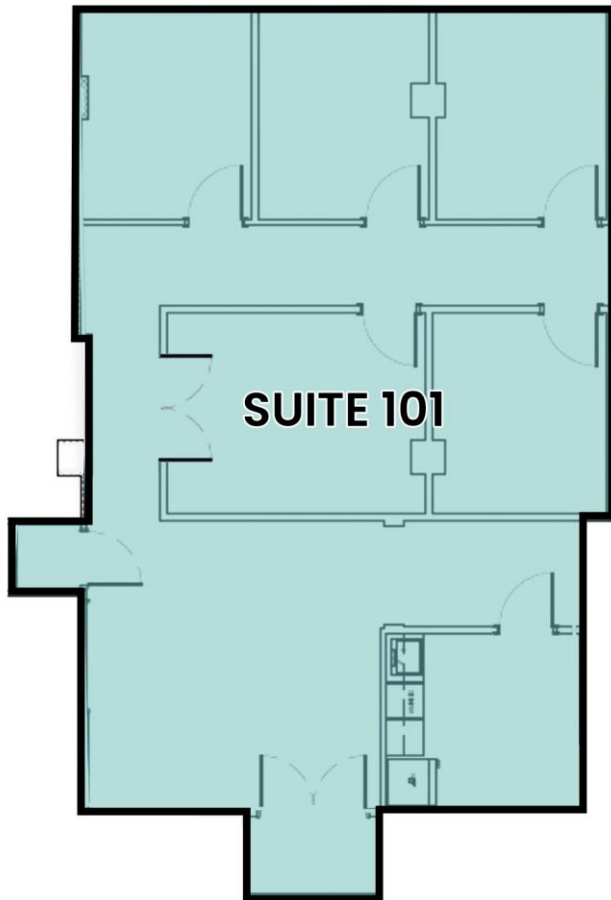
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FIRST FLOOR



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SECOND FLOOR



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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