

Sherwood Plaza



9990 Fairfax Boulevard
Fairfax, VA 22030

**AVISON
YOUNG**

Property highlights

Sherwood Plaza
9990 Fairfax Boulevard
Fairfax, VA 22030

- » Renovated building lobby and common areas
- » Multiple spaces available on the fifth floor
- » Convenient access to I-66/Route 123 interchange
- » High visibility from Route 50/Lee Highway
- » Immediate access to Vienna Metro via Fairfax City Cue bus, which stops at property's entrance
- » Ample free surface parking
- » Walking distance to numerous restaurants, banks and retail amenities
- » Jogging trail connects building to Fairfax Racquet Club
- » Free membership for tenants to Fairfax Racquet Club
- » Building engineer on-site



At-a-Glance

9990 Fairfax Boulevard | Fairfax

Floor Size	19,429 sf	Stories	5
Rent psf	\$25.00 fs	Submarket	Fairfax City
Parking	3.2 spaces per 1,000 rsf	Nearest Metro	Vienna (Orange Line)

Location & amenities

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Sherwood Plaza is positioned between various dining and retail amenities that are within walking distance.

At Sherwood Plaza, you can experience the benefits of a free membership to Fairfax Racquet Club with easy access through a jogging trail that is connected to the building.



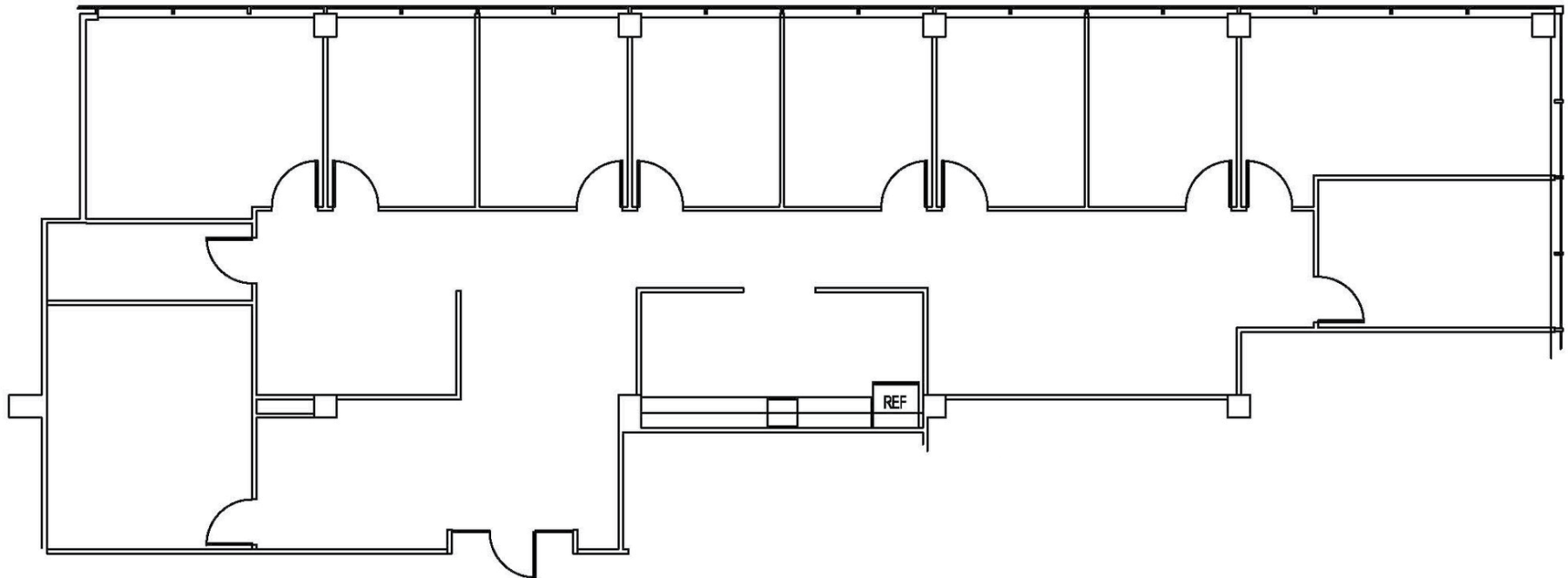
click to explore



Fourth floor

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Suite 430- 3,318 SF Available



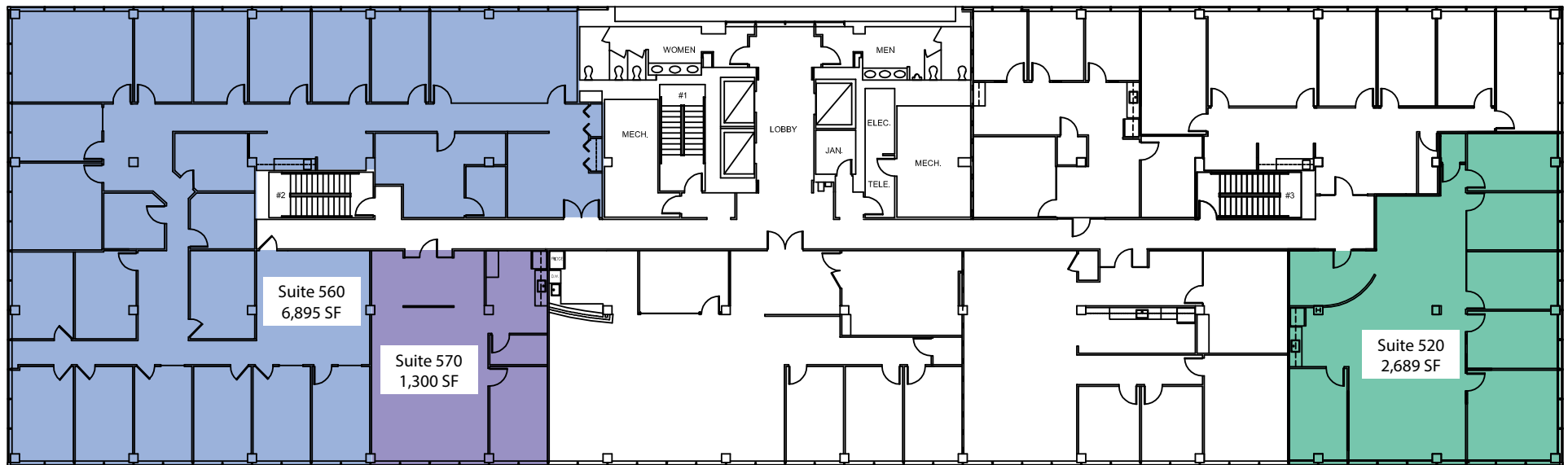
Fifth floor

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Suite 520- 2,689 SF Available

Suite 560- 6,895 SF Available

Suite 570- 1,300 SF Available



Suites 560 + 570 can be combined for a total of 8,195 SF

Fifth floor, suite 570 photos





Drive Times

Fairfax Racquet Club	3 mins	0.7 miles
Vienna Metro	7 mins	2.4 miles
I-66/Route 123 Interchange	9 mins	3.8 miles
Chain Bridge Road	4 mins	1.2 miles

Traffic Counts

Fairfax Boulevard	40,000 Vehicles Per Day
Lee Highway	41,000 Vehicles Per Day
Old Lee Highway	16,00 Vehicles Per Day

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