

OFFICE SPACE FOR LEASE

FAIR CENTER OFFICE BUILDING

11240 Waples Mill Rd, Fairfax, VA 22030

Prime office space available

OPPORTUNITY

- | | |
|-------------|--|
| • Suite 100 | 2,851 SF (exterior entrance) |
| • Suite 200 | 3,924 SF |
| • Suite 201 | 4,451 SF |
| • Suite 203 | 3,095 SF |
| • Suite 301 | 3,156 SF (medical w/ built out restroom) |
| • Suite 420 | 3,191 SF |



HIGHLIGHTS

- Just off I-66 and Rt. 50. Numerous amenities located nearby including banking, hotel, restaurants and retail
- Ideally located Multi-Tenant Professional Office/Medical Building
- Generous turnkey buildout available
- Buildout options for medical or office suites
- Near mass transit bus line
- Spectacular balconies for select spaces
- Ample free surface parking with covered parking
- Responsive and professional management

RENTAL RATE

- \$25.00 Full Service

TERM

- 3-7 years



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT
Principal

📞 | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE
Vice President

📞 | 847.562.6736

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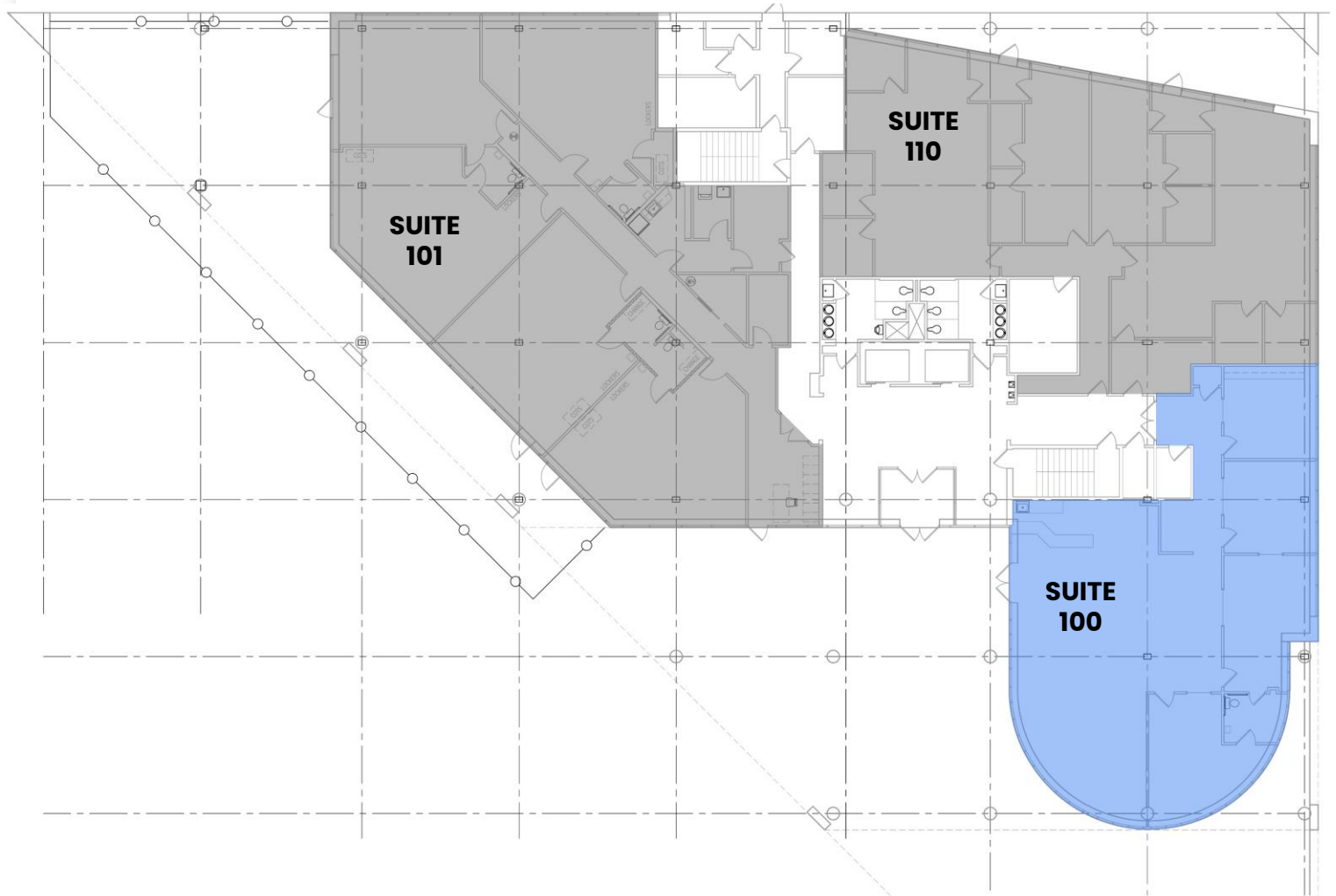
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FIRST FLOOR



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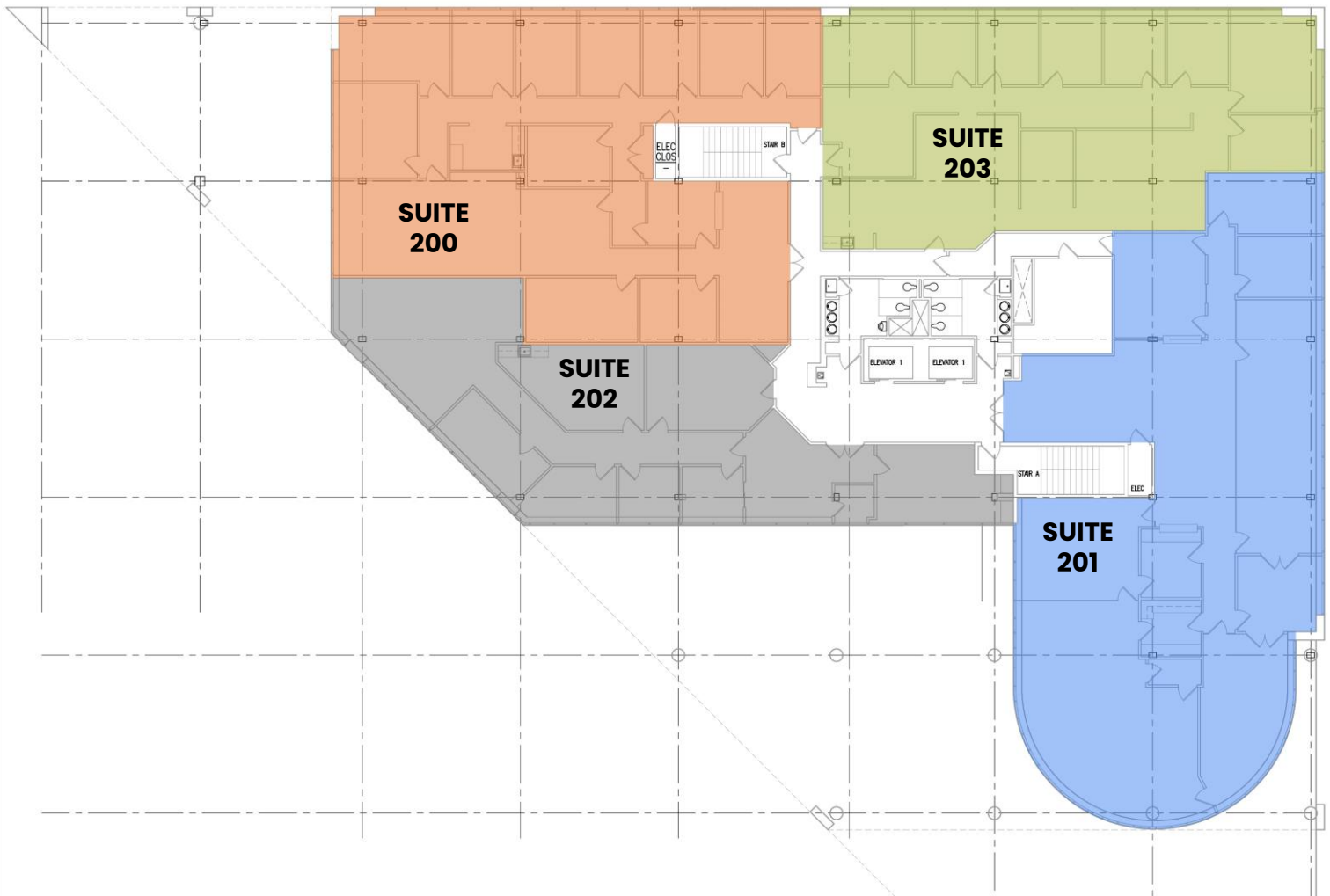
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Suite 203: 3,905 SF

Suite 201: 4,451 SF

SECOND FLOOR



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Suite 301:

3,156 SF (Built-out medical with an internal private full bathroom)

THIRD FLOOR



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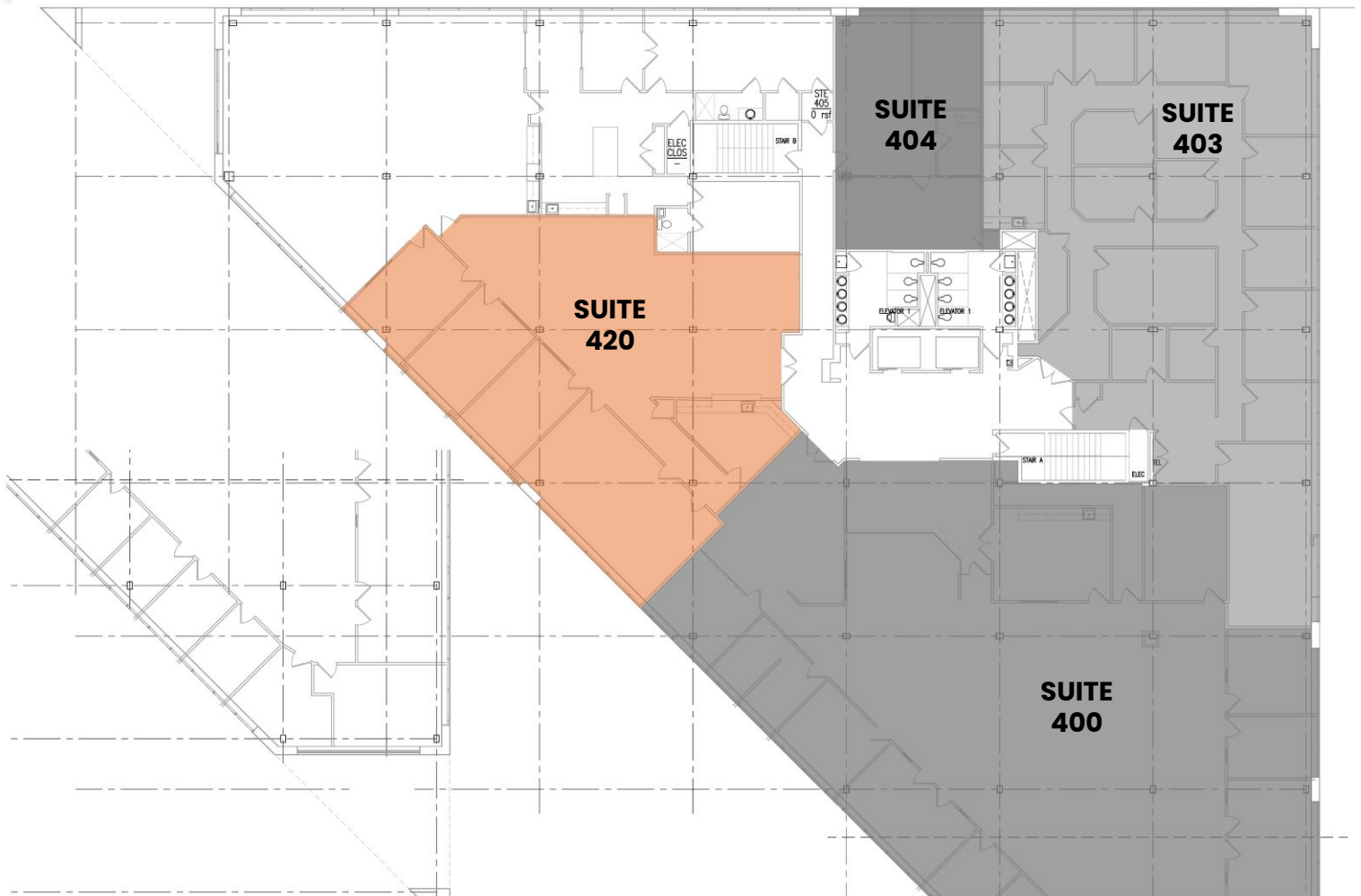
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FOURTH FLOOR



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EXTERIOR PHOTOS



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