



3701 PENDER DRIVE | FAIRFAX | VA 22030

NEWMARK



BUILDING OVERVIEW

PROPERTY HIGHLIGHTS



102,365 SF
5-STORY, CLASS A



ADDITIONAL SPEC
SUITES BEING
PLANNED



EXCELLENT
VISIBILITY



AMPLE NATURAL
LIGHT



OPEN PLAN WITH
EXPANSIVE VIEWS



TENANT FITNESS
CENTER



TENANT LOUNGE
& CAFÉ



FREE PARKING
RATIO 3.5 / 1,000 SF



EV CHARGING
STATION

BUILDING & NEARBY AMENITIES



FAIR OAKS MALL



FAIRFAX CORNER



FAIRFAX COURT

**VISIBILITY
FROM I-66** 



BUILDING & NEARBY AMENITIES

2,200 SF AMENITY ZONE CONCEPT NEWLY COMPLETED:

- FITNESS CENTER
- TENANT LOUNGE
& CAFÉ

**562 TOTAL FREE PARKING SPACES;
102 COVERED, 460 SURFACE**

SIGNAGE AVAILABLE

BALCONY ACCESS

**ADDITIONAL SPEC SUITES BEING
PLANNED**

ACCESSIBILITY

- CENTRALIZED LOCATION WITHIN A FIVE-MINUTE
DRIVE FROM AMPLE RETAIL AND DINING
- EASY ACCESS TO WASHINGTON, DC, DULLES
AIRPORT, RESTON AND TYSONS
- LESS THAN 1/2 MILE FROM 50, LESS THAN 1 MILE
FROM INTERSECTION OF 50 AND 66
- UNDER 30 MINUTES TO DULLES
- WALKABLE TO 4 LOCAL DELIS

**FITNESS CENTER,
TENANT LOUNGE & CAFÉ
NEWLY DELIVERED**



FLOORPLANS

AVAILABILITY

AS-BUILT

2,901 SF | CONCEPTUAL
SUITE 320



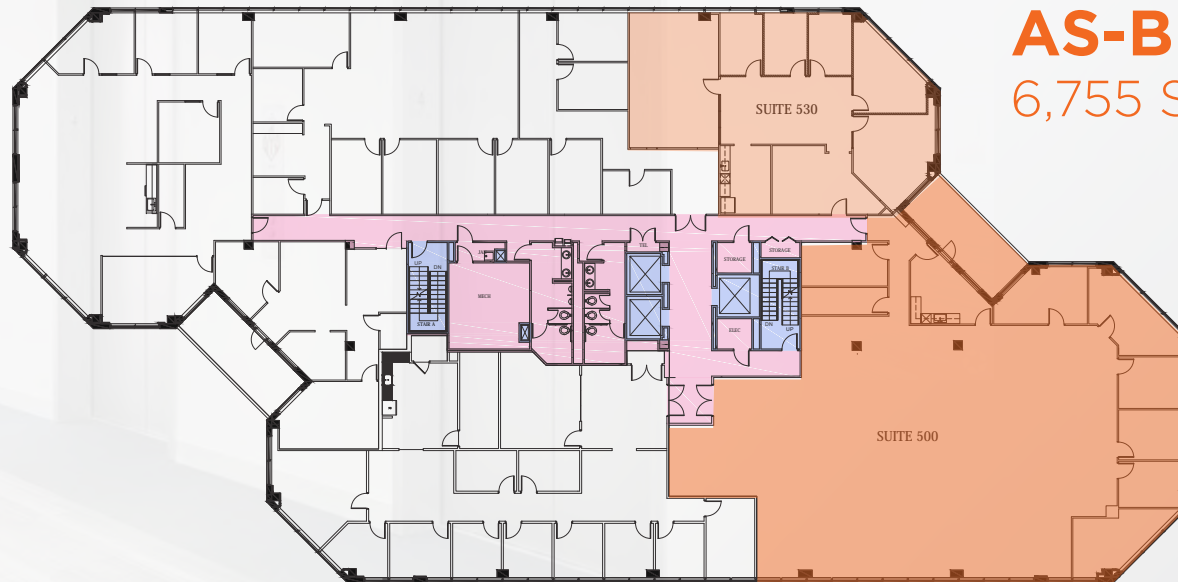
RATE: \$24 PSF, FULL SERVICE

FLOORPLANS

AVAILABILITY

AS-BUILT

2,497 SF | SUITE 530



AS-BUILT

6,755 SF | SUITE 500

RATE: \$24 PSF, FULL SERVICE



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