



FAIR OAKS PLAZA

11350 RANDOM HILLS ROAD
FAIRFAX, VA



NEWMARK

OFFERINGS



CLASS A RENOVATION

- Brand New Lobby
- Conferencing Facility has been Upgraded
- Fitness Center equipped with Locker rooms showers, and towel service has now delivered
- Structured Parking
- Tenant Lounge and Micro Market has now delivered
- Common Area Improvements
- Structured Parking



LOCATION

- 5 minute walk to over 20 restaurants & shops
- Premier location for commerce and technology
- Less than 1-mile from major intersection of I-66 and Route 50
- Centrally located to Fair Oaks Mall, Fairfax Town Center, and Fairfax Corner



LOCATION

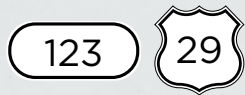
IMPROVED INFRASTRUCTURE & CONNECTIVITY:

- 22.5 miles of new Express Lanes alongside three regular lanes on I-66 from I-495 to University Boulevard in Gainesville
- Dynamically-tolled Express Lanes
- New and improved bus service and transit routes
- New and expanded park and ride lots providing convenient access to the Express Lanes and more than 4,000 new park and ride spaces
- 11 miles of new bike and pedestrian trails, including shared-use trails along I-66

MAIN EAST/WEST THOROUGHFARES



REGIONAL CONNECTORS



Washington Dulles International
20 minutes

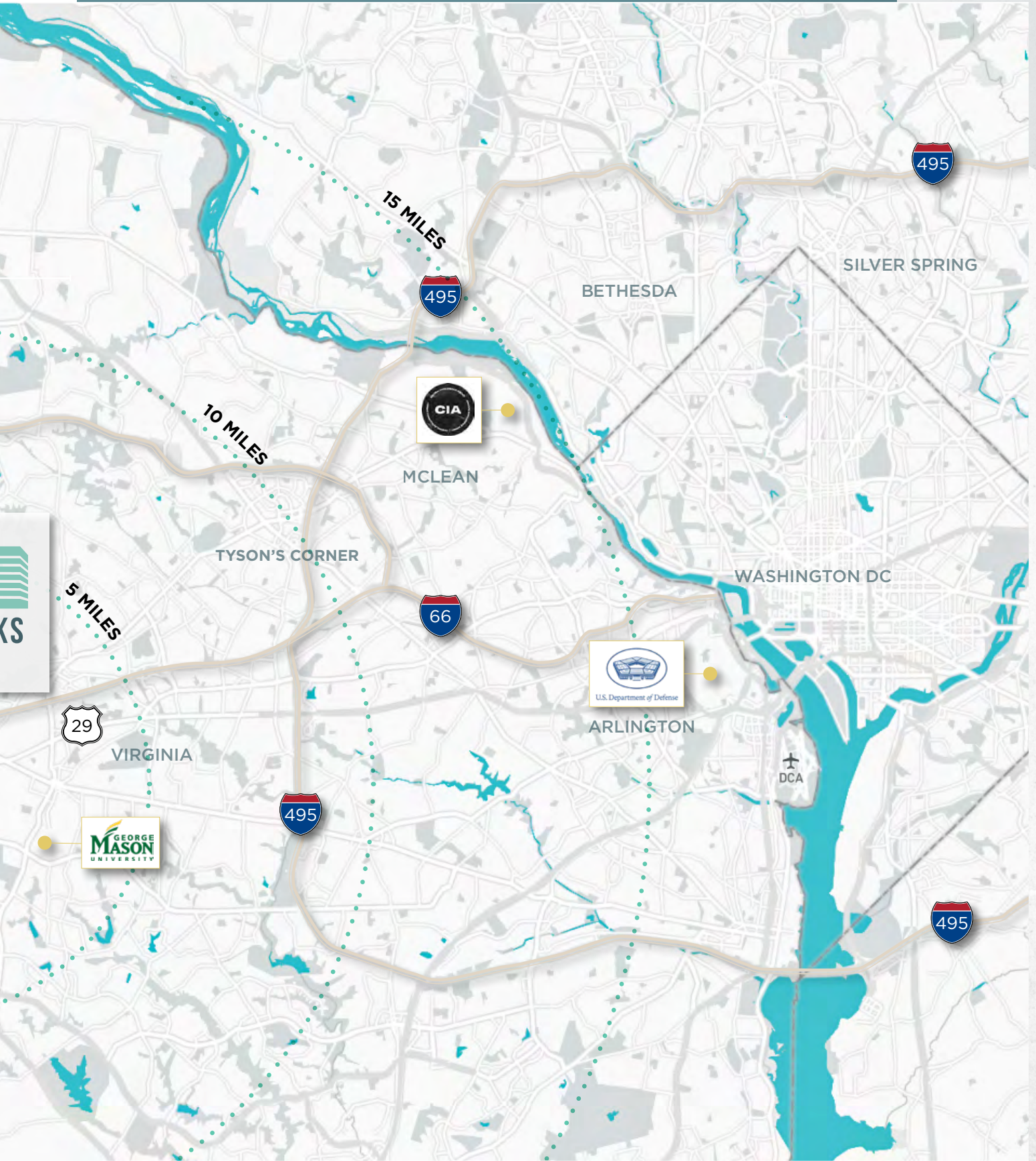
Ronald Reagan National
30 minutes



Downtown Washington DC
30 minutes



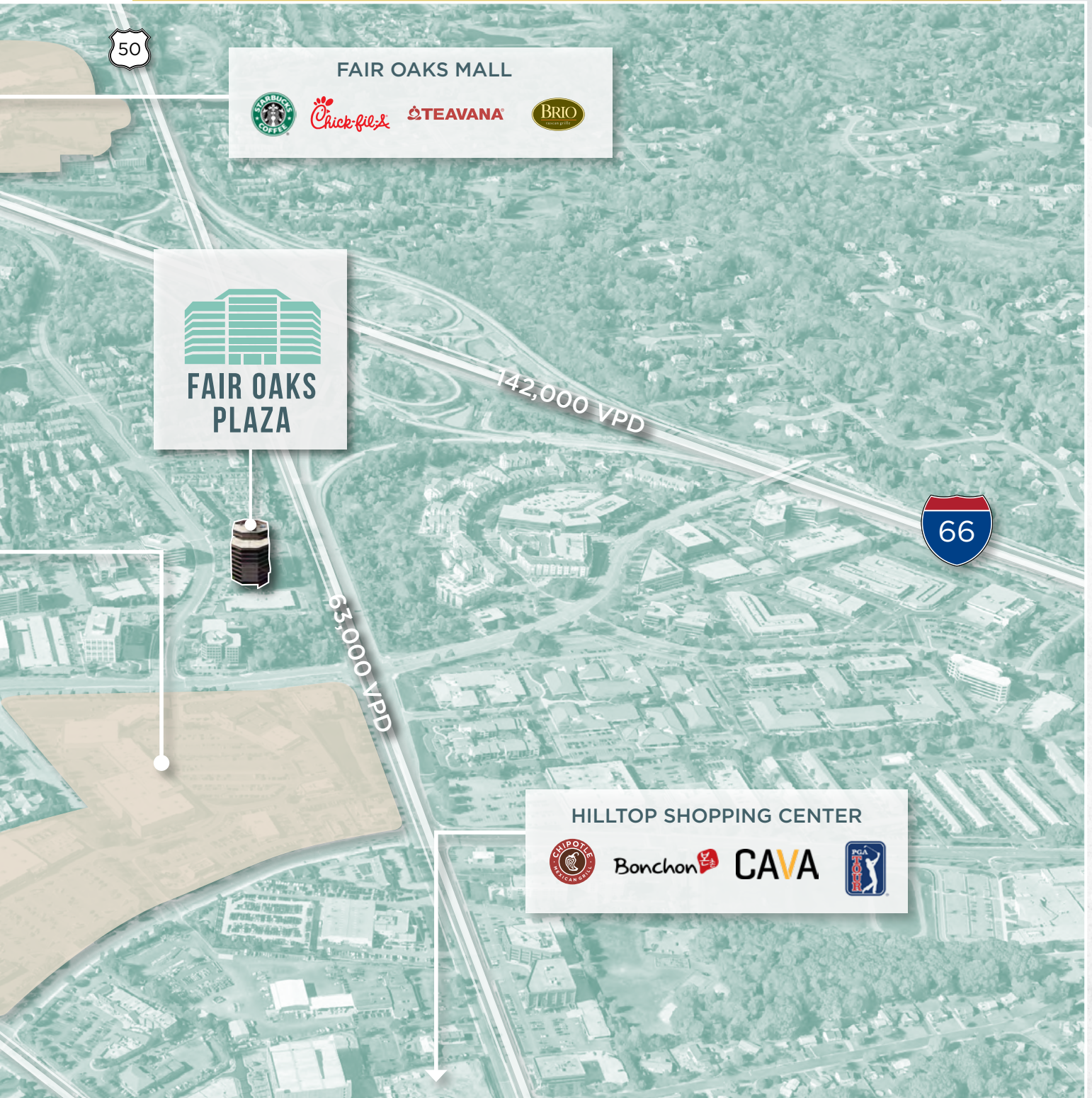
CLOSE PROXIMITY TO KEY DEMAND DRIVERS



AMENITY-RICH NEIGHBORHOOD



AMENITY-RICH NEIGHBORHOOD



FAIR OAKS MALL



FAIR OAKS PLAZA



142,000 VPD

93,000 VPD

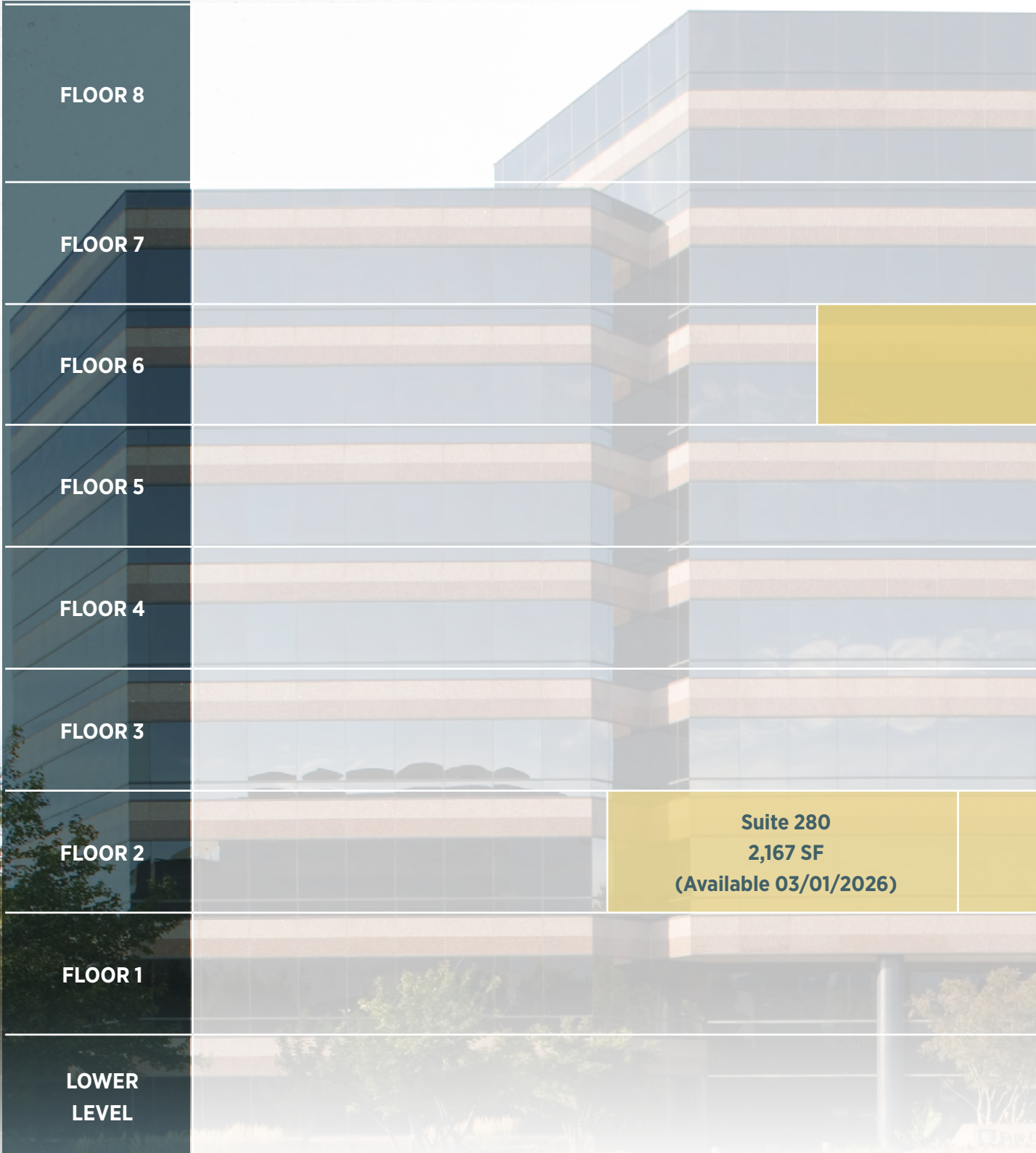


HILLTOP SHOPPING CENTER



PROPERTY OVERVIEW

AVAILABLE



FLOOR 8

FLOOR 7

FLOOR 6

FLOOR 5

FLOOR 4

FLOOR 3

FLOOR 2

FLOOR 1

LOWER
LEVEL

Suite 280
2,167 SF
(Available 03/01/2026)



Suite 600
14,656 SF

Suite 350
2,718 SF

Suite 235
2,417 SF

Suite 210
6,602 SF

Suite C-190
3,858 SF

Suite C-140
1,943 SF

C-120
2,718 SF

RENOVATION ✓

MICROMARKET/ TENANT LOUNGE



BEAUTIFULLY RENOVATED LOBBY



FULL AMENITIES ✓

FITNESS CENTER

- LOCKER ROOMS
- SHOWERS
- TOWEL SERVICE



CONFERENCE ROOM



FAIR OAKS PLAZA

LEASING INFORMATION

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NEWMARK

