

OFFICE FOR SUBLEASE 12150 MONUMENT DRIVE

Fairfax, VA 22033

Available: 2,356 SF



LISTING DATA

AVAILABLE SF: 2,356 SF

ECONOMIC DATA

LEASE RATE: \$19 PSF

PROPERTY INFORMATION

COUNTY: Fairfax County
MARKET: Washington, DC
SUBMARKET: Fairfax Center

BUILDING DATA

TOTAL BUILDING SF: 217,157 SF
YEAR BUILT: 1990
ZONING: PDC, County

PROPERTY OVERVIEW

Sub Lease Term: Through 4/1/2025 | - Type: Class A | 4 Star Office

LOCATION OVERVIEW

Situated in the heart of Fairfax, VA, this prime area offers convenient access to a wealth of amenities and attractions. The property is surrounded by a diverse range of dining options, including upscale restaurants and casual eateries, perfect for business lunches or team dinners. Easy access to I-66 and Route 50. Adjacent to Fair Oaks Mall.

PROPERTY HIGHLIGHTS

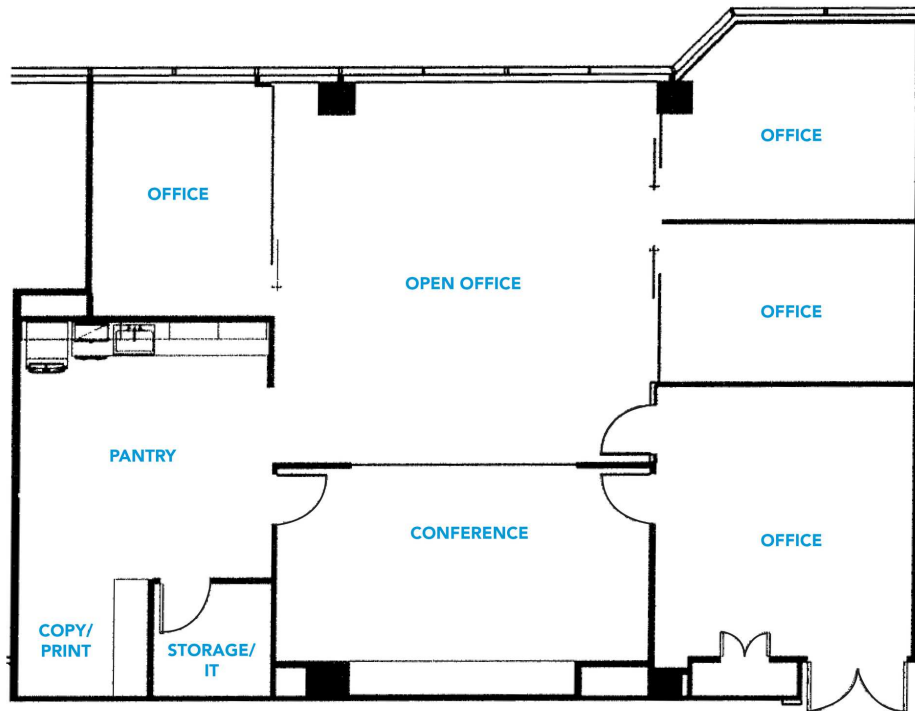
- Type: Class A | 4 Star Office
- 8 Stories
- Parking: Covered - 735 | 3.38/1,000 SF
- Year Built: 1990
- 24 Hour Access
- Controlled Access
- Property Manager on Site
- Fitness Center
- Outdoor Seating

Kristin Rebeck
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LEASE INFORMATION

Lease Type: Call for info Lease Term: Negotiable
Total Space: 2,356 SF Lease Rate: \$19 PSF

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 850	2,356 SF	Call for info	\$19 PSF

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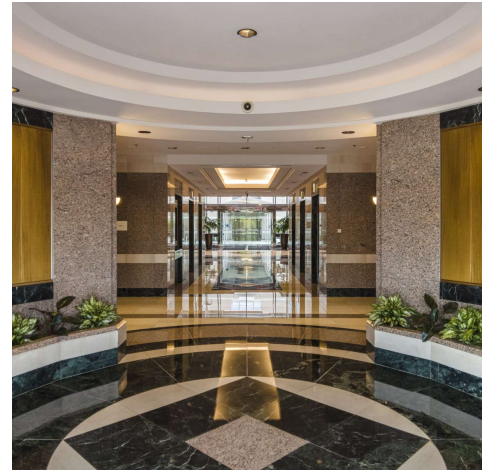
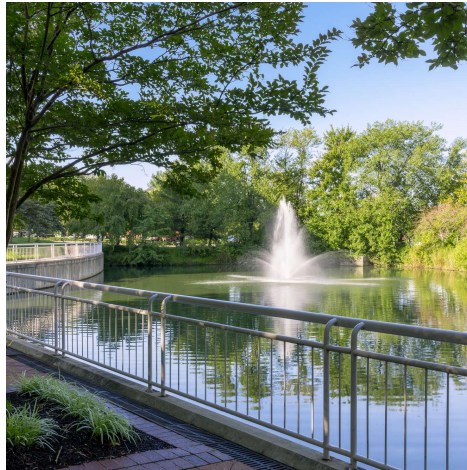
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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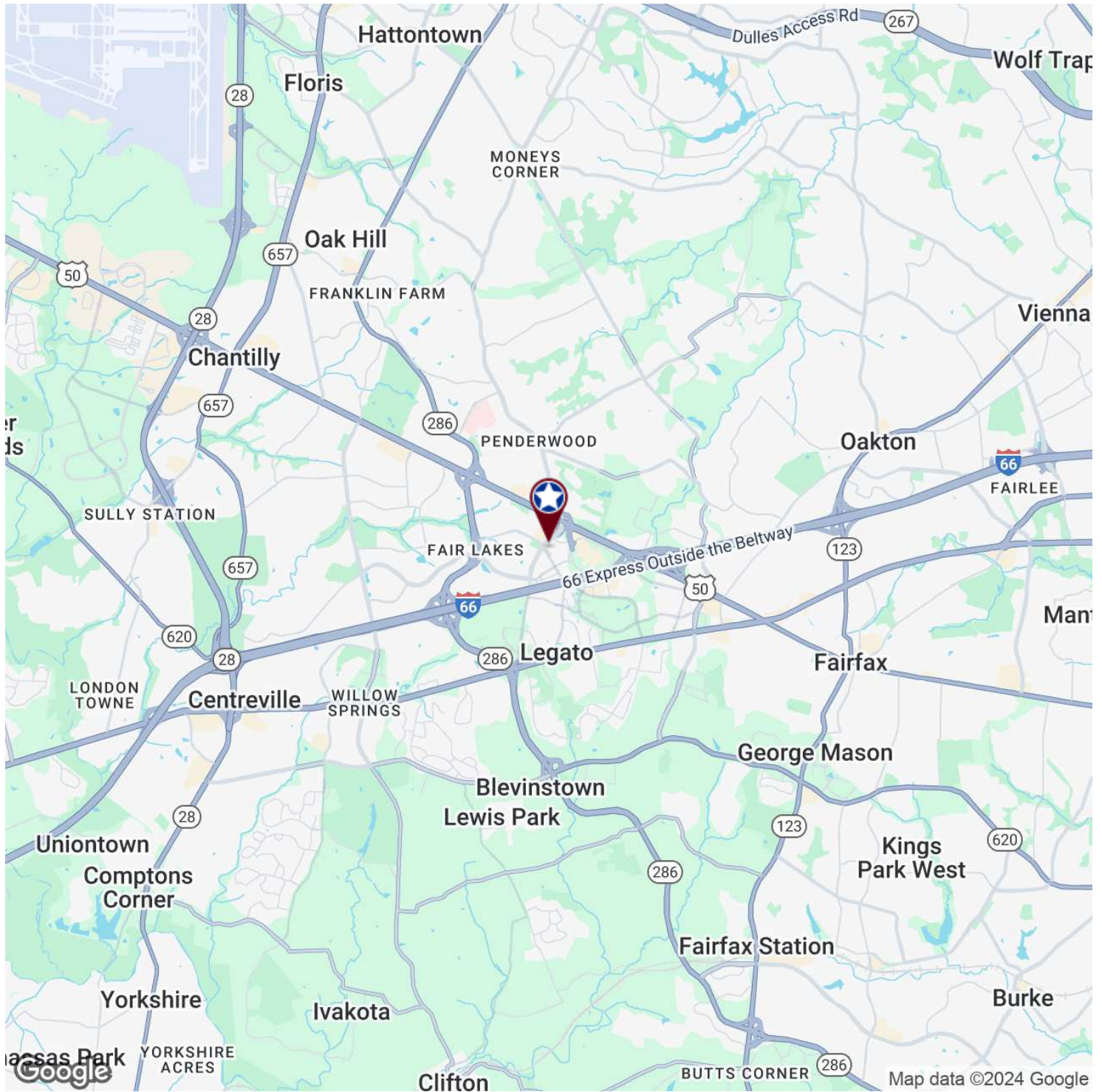


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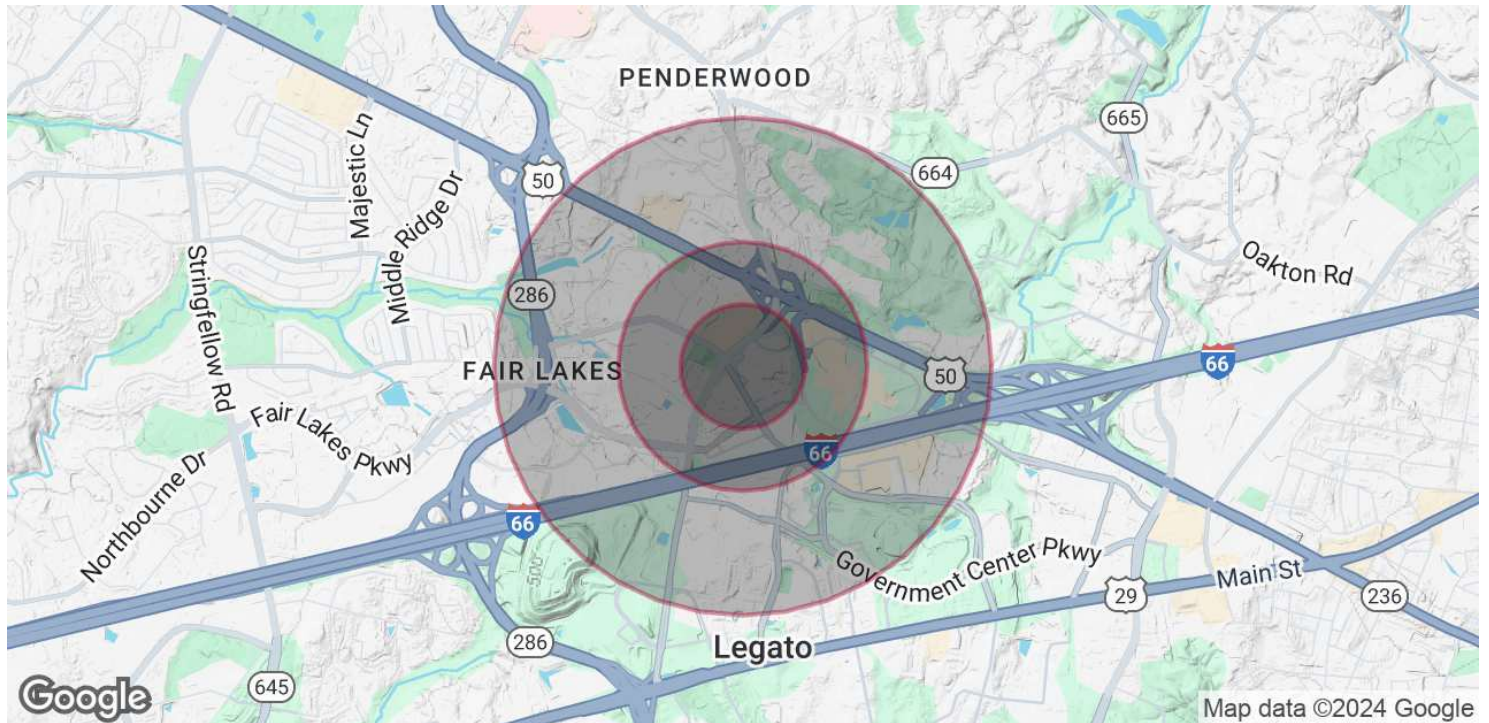


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,508	6,499	21,734
Average Age	36.6	35.8	36.0
Average Age (Male)	36.8	36.3	35.9
Average Age (Female)	36.4	35.9	36.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	785	3,312	9,976
# of Persons per HH	1.9	2.0	2.2
Average HH Income	\$111,081	\$111,105	\$124,726
Average House Value	\$347,038	\$315,193	\$330,201

2020 American Community Survey (ACS)

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