

10340 Democracy Lane

Fairfax, VA 22030, Fairfax City Submarket

DEMOCRACY SQUARE OFFICE BUILDING



Office & Medical Spaces For Lease

Property Address:

10340 Democracy Lane, Fairfax, VA 22030, Fairfax County

Professional Office Spaces Available: - Available Immediately

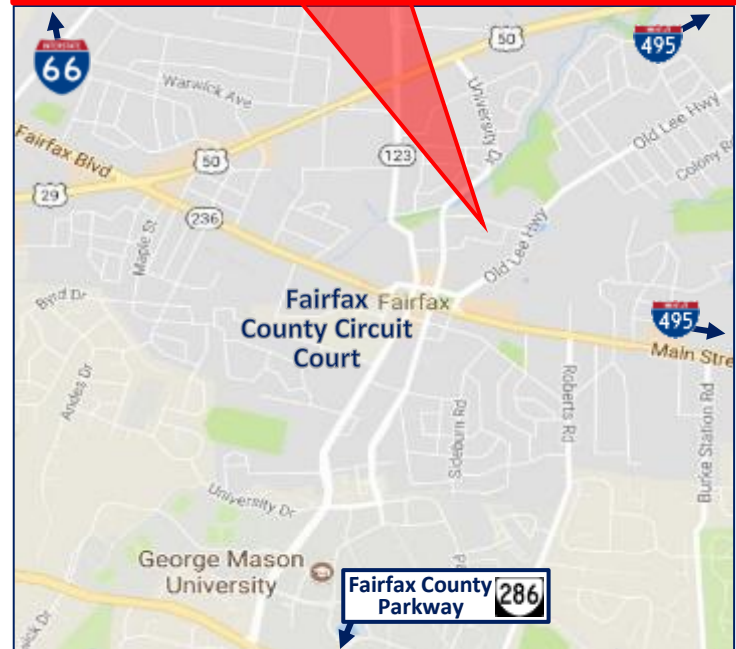
- Suite 102 - 4,498 SF (\$23.00 PSF Full Service)
- Suite 202 - 6,259 SF (\$23.00 PSF Full Service)
- Suite 301 - 2,023 SF (\$23.00 PSF Full Service)
- Suite 302 - 1,113 SF (\$23.00 PSF Full Service)
- Suite 304/305 - 6,678 SF (\$23.00 PSF Full Service)
- Suite 306 - 4,586 SF (\$23.00 PSF Full Service)

Building Features & Amenities:

- Prime Corner Locations, with Reception Area / Waiting Room, Private Window Lined Offices, Corner Executive Window Lined Offices, Open Office Areas, File Room, Conference Room, Kitchen & Break Room.
- Turnkey spaces ready for immediate use, no build-out required, excellent leasing opportunity.
- High-end lobby, and recently renovated interiors with extensive window line, providing abundant natural light.
- Entire office park, buildings, and grounds designed for ADA accessibility, building features & Elevators.
- Professional Office Spaces, Ideal For Healthcare / Medical Office, Law Offices, Consulting & Professional Service Firms.

Exceptional Location & Area Amenities:

- Walking distance to numerous restaurants, entertainment, retailers & shopping centers and various amenities.
- Located blocks away (15 minute walking distance) from the Fairfax County Courthouse / Fairfax Circuit Court.
- Mass Transit-Friendly, walking distance to City of Fairfax City-University Energysaver (CUE) bus system which connects to the Vienna/Fairfax-GMU Metrorail Station.
- Close proximity to I-66, I-495 & the Fairfax County Parkway, while both the Washington Dulles International Airport and Washington, D.C. is only about fifteen miles away.



rlt

R.L. Travers & Associates, Inc.

Post Office Box 686
Springfield, Virginia 22150
P: 703.339.0100
F: 703.550.8815
www.rltinc.net

For more information, please contact:

Guy Travers, Principal Broker

703.339.0100

gtravers@rltinc.net

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Building Exterior Property Views:



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Building Amenities, Highlights and Features:

- Newly renovated lobby with ADA compliant, power-assisted automatic glass doors, marble floors, common areas, two elevators, plus one additional exterior glass door building entry/exit.
- Three story building, with updated common areas and both men's and women's restrooms on each level.
- On-site engineering, energy-efficient HVAC, integrated access and security system.
- Abundant natural light, open work area opportunities and flexible floor plans and attractive full-service lease rates.
- Nearby marketplace shops & stores, restaurants and 24-Hour Fitness & various types of Health Clubs and Gyms. Retail stores and restaurants include Safeway Grocery Store, CVS, 7-Eleven, Asian Bistro, Bollywood Bistro, Jersey Mike's Subs, Potbelly Sandwich Shop, Subway, Starbucks, Coyote Grille, Walgreens, City of Fairfax Regional Library, and many, many more.



Abundant On-Site Parking (4 spaces per 1000± sf)

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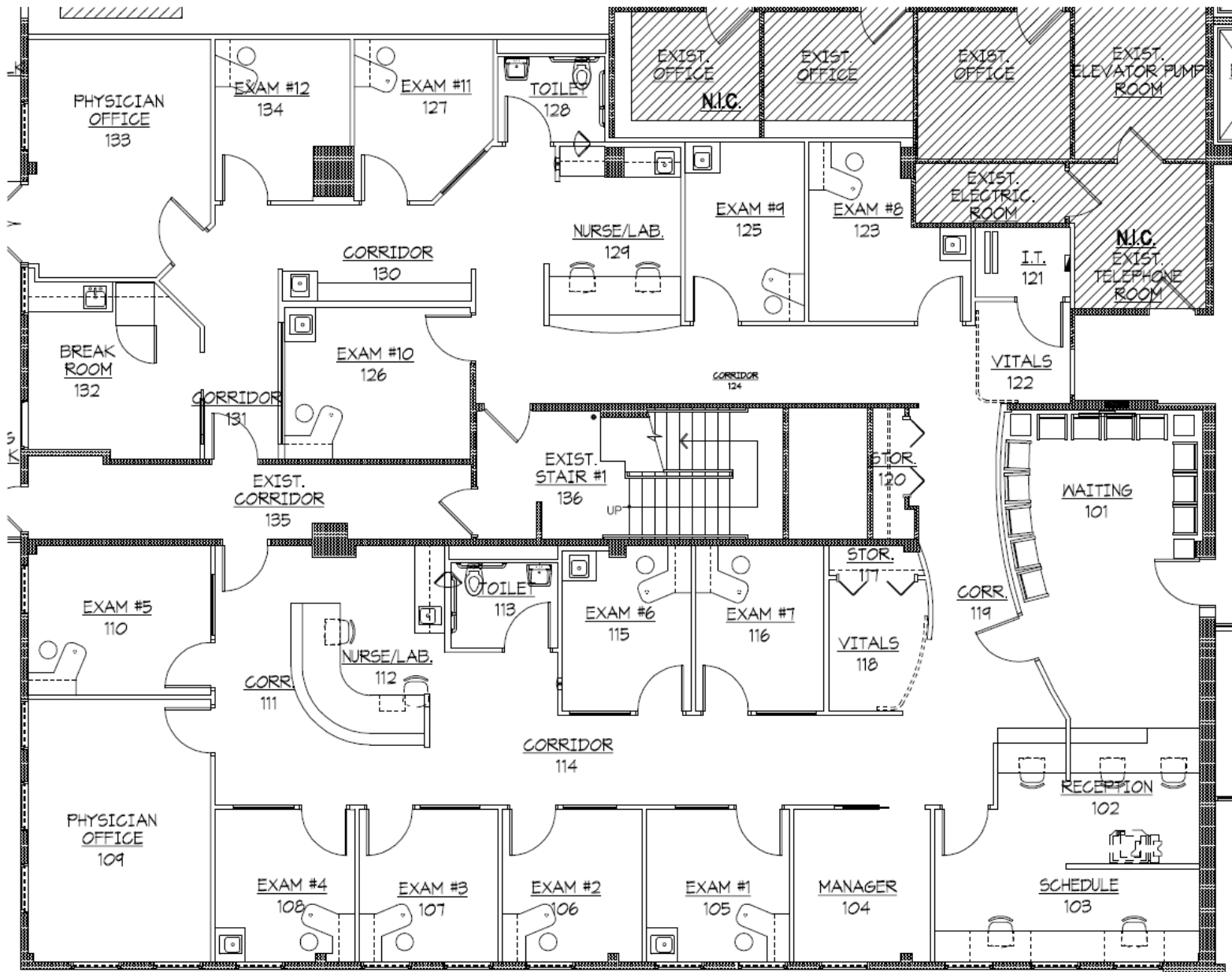
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DEMOCRACY SQUARE OFFICE BUILDING

Suite 102 Floor Plan:

4,498 SF



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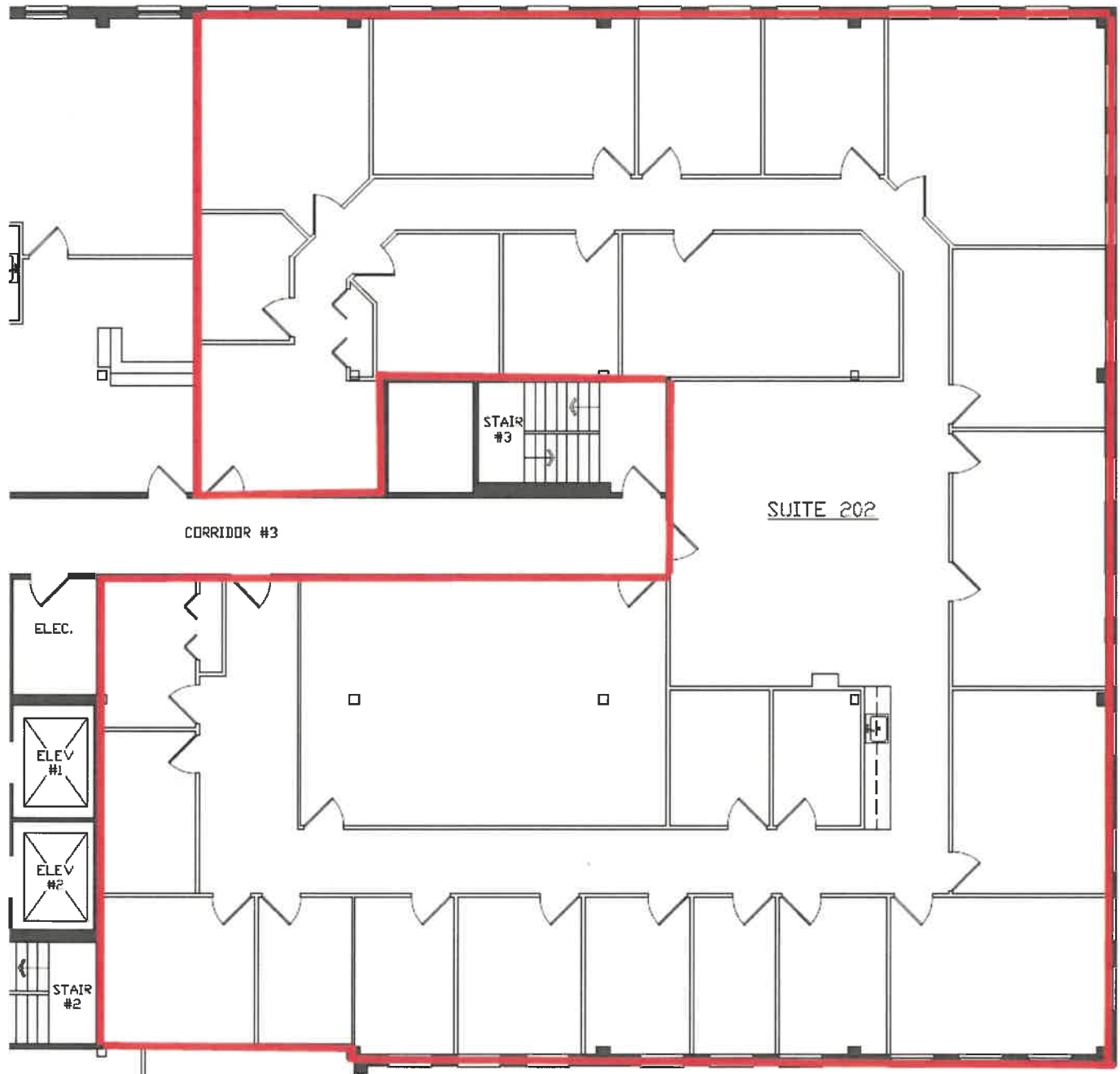
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DEMOCRACY SQUARE OFFICE BUILDING

Suite 202 Floor Plan:

6,259 SF



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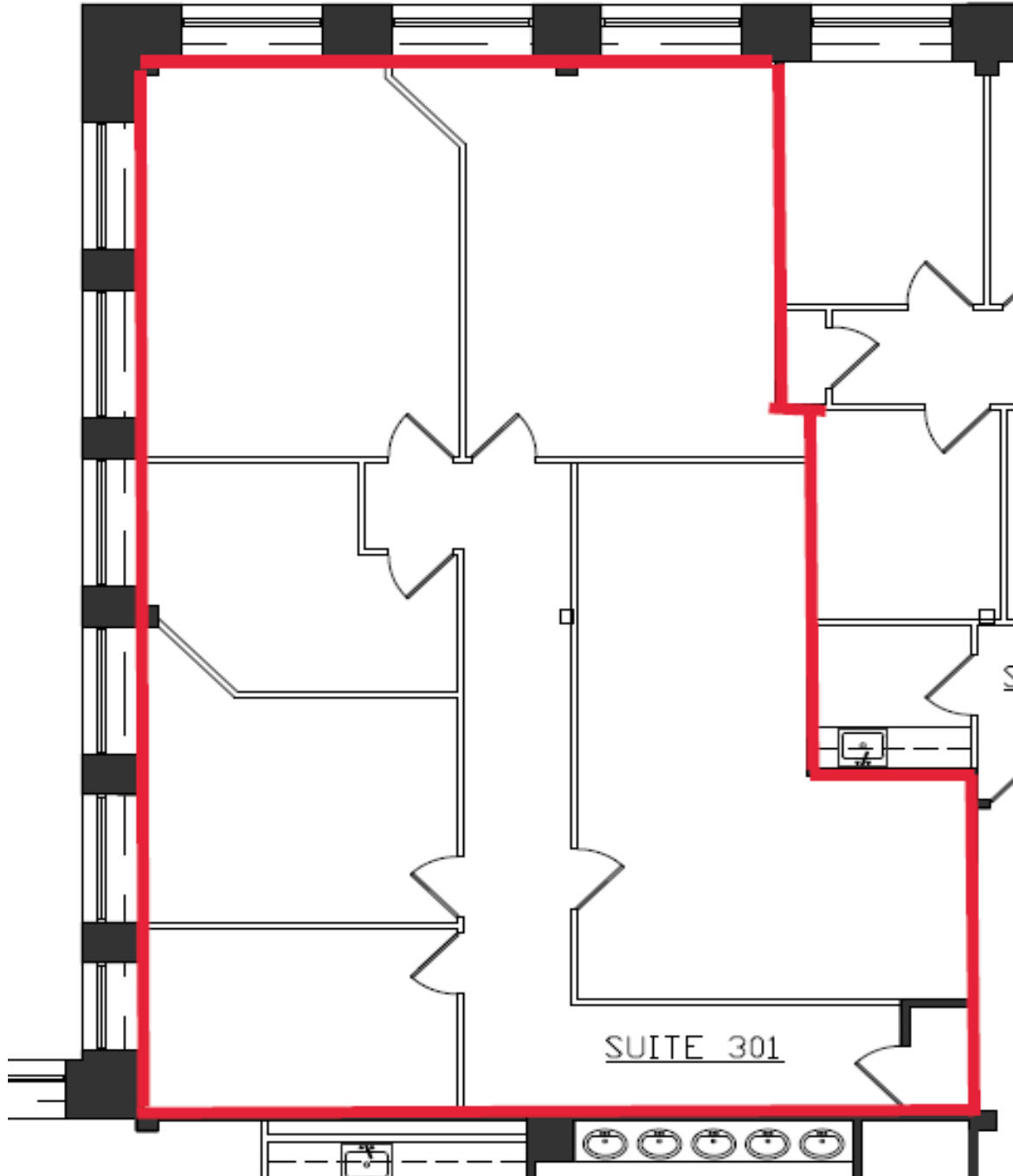
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10340 Democracy Lane
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Democracy Square Office Building

Suite 301 Floor Plan:
2,023 SF



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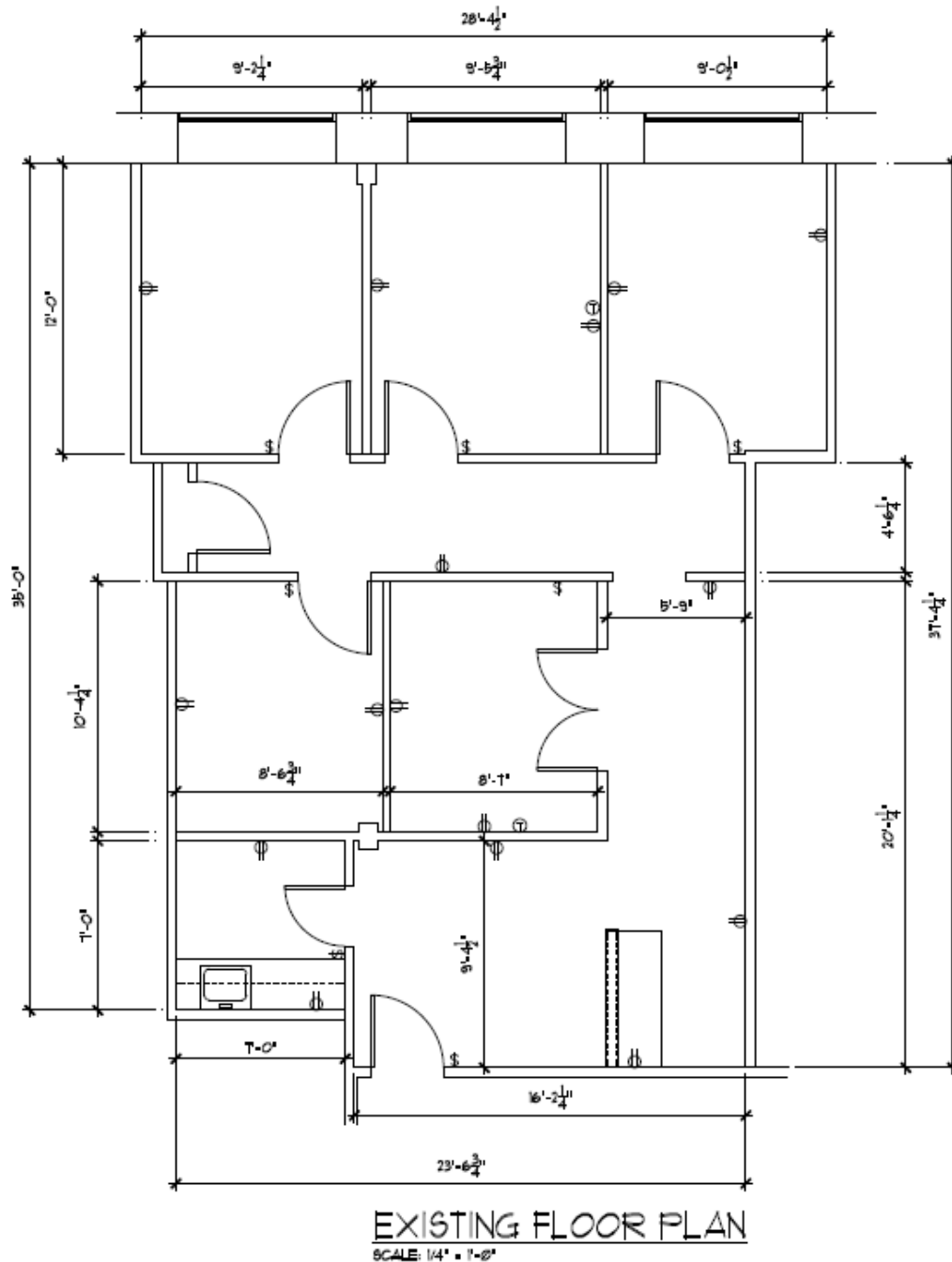
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10340 Democracy Lane
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Democracy Square Office Building

Suite 302 Floor Plan:
1,113 SF



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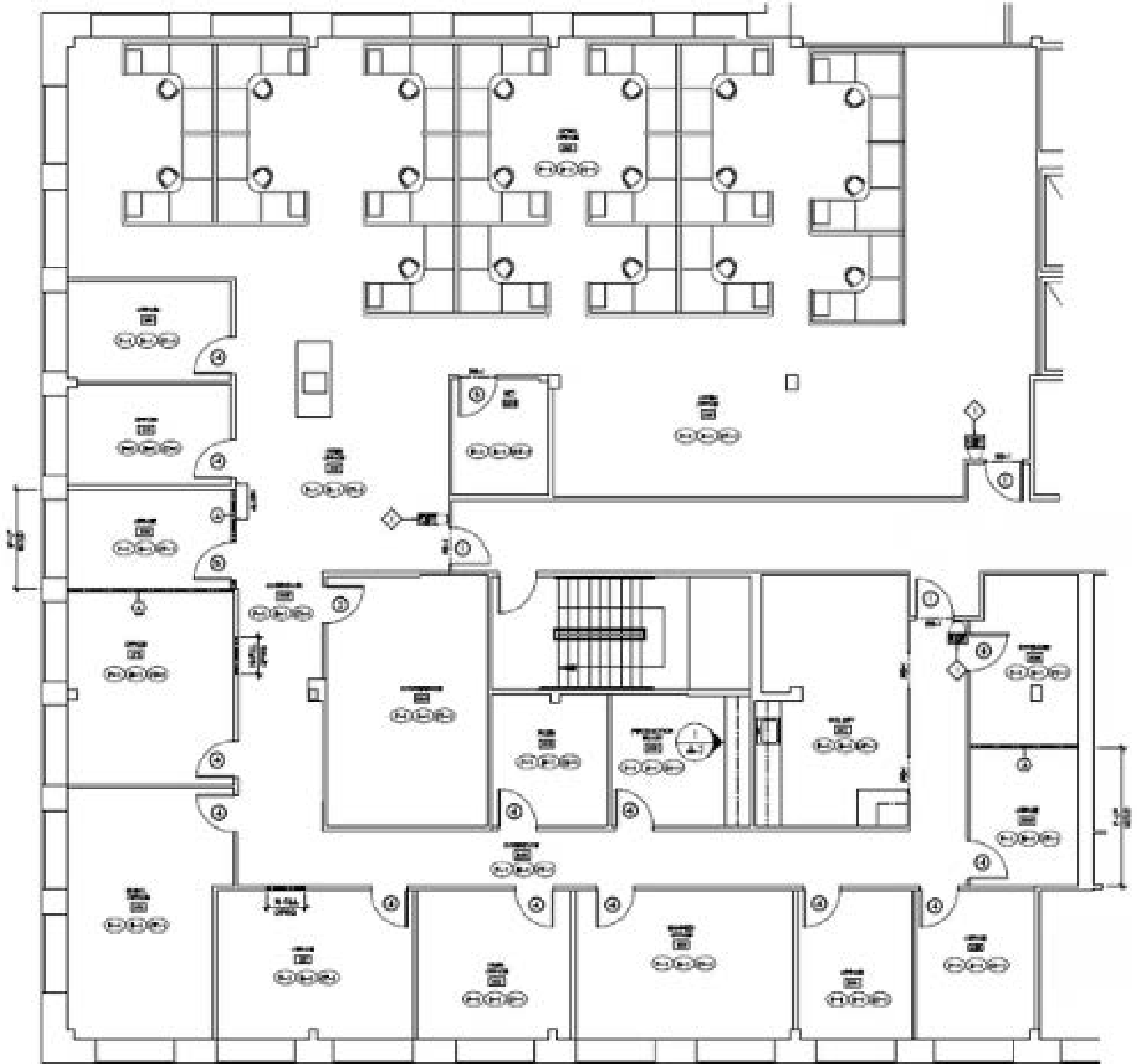
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Democracy Square Office Building

Suite 304/305 Floor Plan:
6,678 SF



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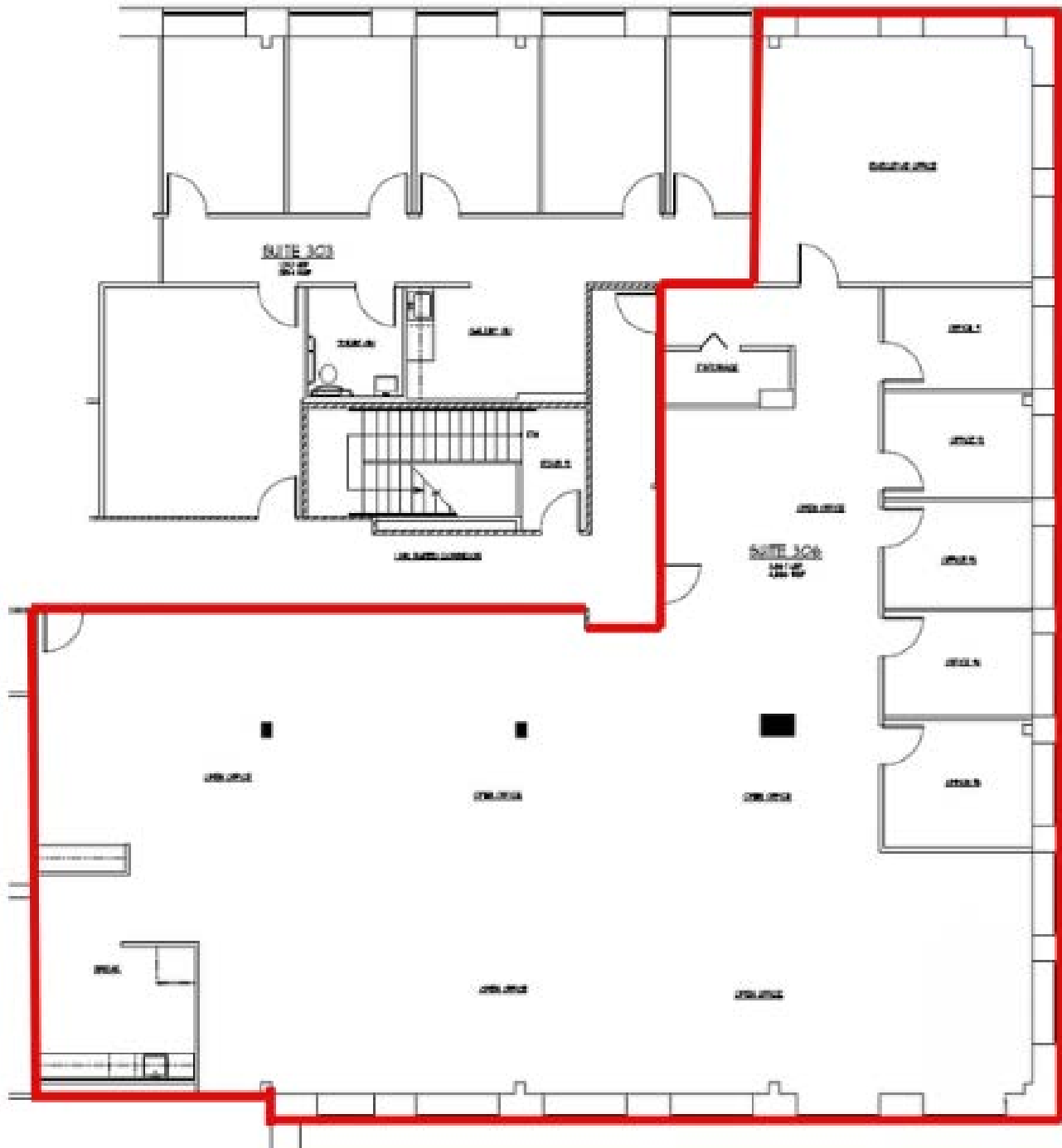
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Democracy Square Office Building

Suite 306 Floor Plan:
4,586 SF



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DEMOCRACY SQUARE OFFICE BUILDING
10340 Democracy Lane, Fairfax, VA
22030, Northern Virginia

Vienna/Fairfax-GMU Metro Station

Lines Metro:  Orange Line
Commuter Connections: WMATA Metrobus,
Fairfax Connector, CUE Bus Green and Gold
Parking: 2,565 parking spaces
Bicycle facilities: 54 bicycle racks & 68 lockers

Fair Oaks Mall

**Fairfax County
Government
Center**

Walmart

Fairfax High School

Fairfax Circle

W. T. Woodson High School

George Mason Stadium

**EagleBank Arena (formerly
the Patriot Center)**

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COMMERCIAL REAL ESTATE, LAND DEVELOPMENT, PROPERTY MANAGEMENT

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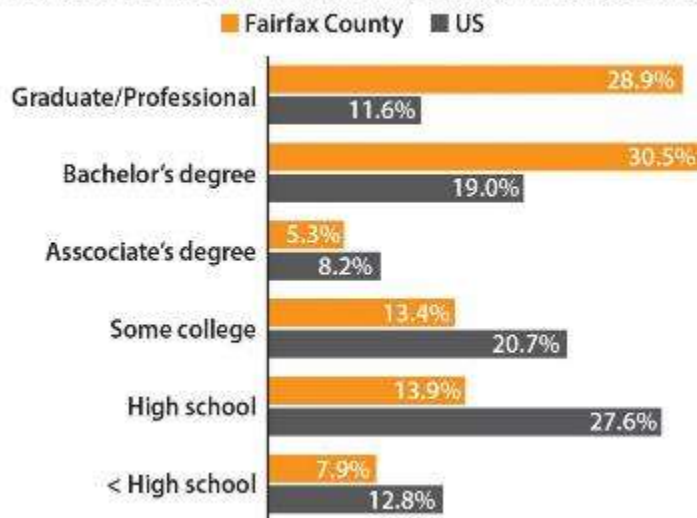
Fairfax County Demographics:

Fairfax County's 1.1 million residents are diverse, well-educated and overwhelmingly employed in business and professional services.

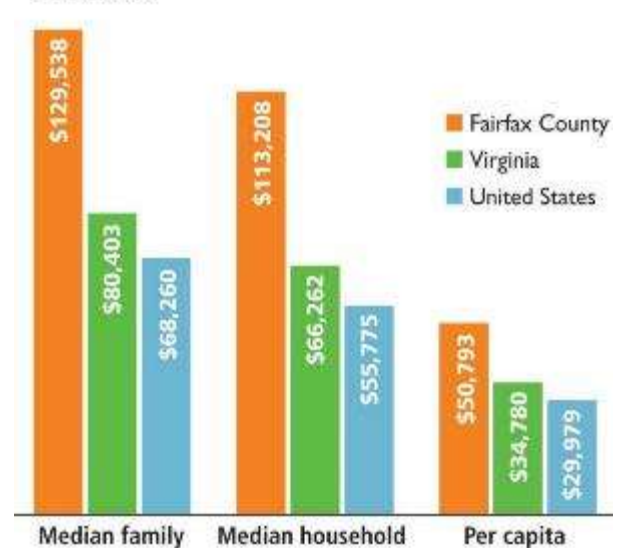
Overview Statistics

| | |
|----------------------------------------------------------------|------------------------------------|
| Population | 1,142,234 (24,097 City of Fairfax) |
| Median Age | 35.7 |
| Foreign-born population | 31.5% |
| Persons age 5+ who speak a language other than English at home | 39.5% |
| Number of persons per household | 2.88 |

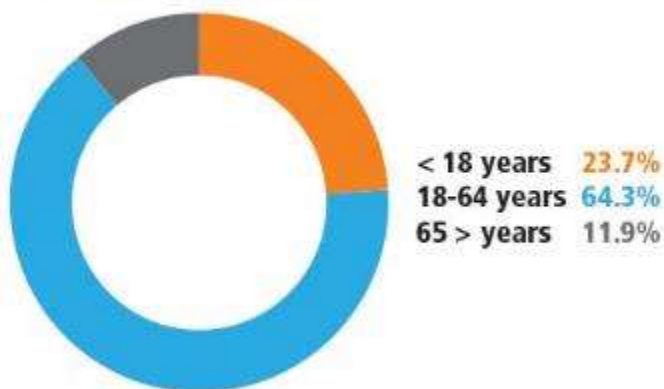
EDUCATIONAL ATTAINMENT (AGE 25 AND OLDER)



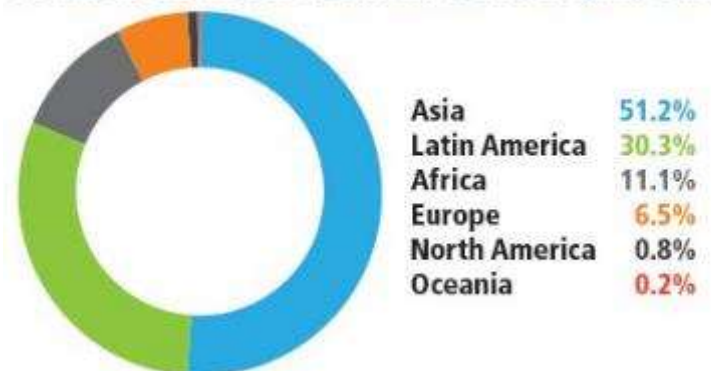
Income



POPULATION BY AGE



FOREIGN-BORN POPULATION: World Region of Birth



*Information and statistics provided by Fairfax County Economic Development Authority (FCEDA)



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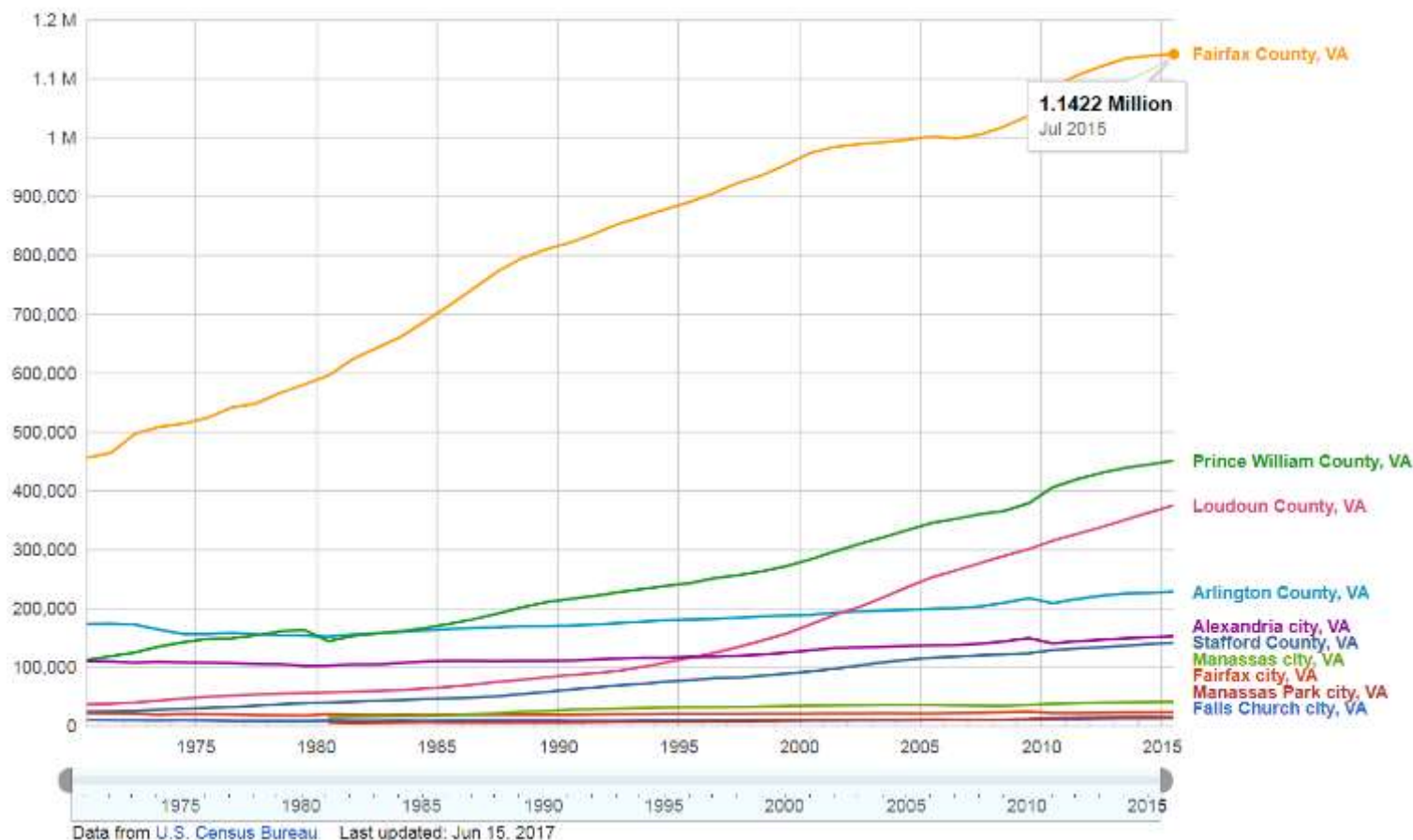
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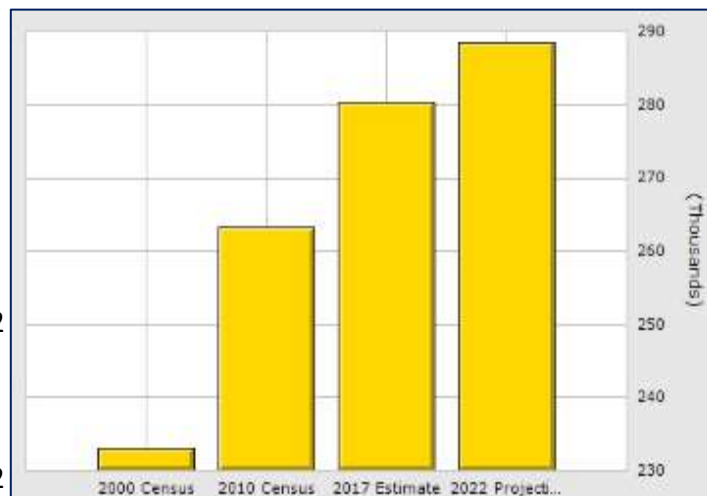
Fairfax County Population Comparison:



Demographics for 5 Mile Radius – Fairfax County

10340 Democracy Ln, Fairfax, VA 22030 - Fairfax City Submarket

| | 1 Mile | 3 Mile | 5 Mile |
|------------------------|-----------|-----------|-----------|
| Population | | | |
| 2017 Total Population: | 14,202 | 114,892 | 280,403 |
| 2022 Population: | 14,938 | 118,736 | 288,613 |
| Pop Growth 2017-2022: | 5.18% | 3.35% | 2.93% |
| Average Age: | 40.20 | 37.60 | 38.00 |
| Households | | | |
| 2017 Total Households: | 4,774 | 40,436 | 101,430 |
| HH Growth 2017-2022: | 5.82% | 3.47% | 3.00% |
| Median Household Inc: | \$119,649 | \$119,349 | \$120,672 |
| Avg Household Size: | 2.60 | 2.60 | 2.70 |
| 2017 Avg HH Vehicles: | 2.00 | 2.00 | 2.00 |
| Housing | | | |
| Median Home Value: | \$478,789 | \$559,796 | \$591,312 |
| Median Year Built: | 1969 | 1979 | 1980 |



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Reasons To Locate Your Business Into The Fairfax Area:

The Fairfax area, with the most highly educated workforce in the nation, is a thriving business center located just west of the nation's capital. It is a great place to live, work and do business. This is where the nation turns for new solutions in aerospace, cybersecurity, information technology and biomedicine. When compared to other similar areas of the country, Fairfax area stands out as an excellent business location. In the Fairfax area, you will find:

- Fairfax City has established a Technology Zone in the city limits, which allows Qualified Technology Businesses to acquire special tax exemptions. A Qualified Technology Business is a business which derives a reasonable accounting of its income from the design, development, manufacture or other creation of technology-based products, processes, or related services.
- Access To A Regional Market Of Almost 6 Million People and a Highly Educated And Trained Workforce;
- A Dynamic Network Of Technology Firms And Services;
- A multi-modal transportation network with direct links to national and international markets through three national and international airports; and close proximity to Washington, D.C.;
- A Competitive Tax Structure;
- Multiple Sources Of Public / Private Financing and with Affordable, Flexible And Attractive Real Estate Options;
- Close Proximity To Federal Government Agencies And Service Providers In Washington, D.C., As Well As To The Diplomatic Community, Embassies and International
- Excellent Public Schools, Colleges, Universities and Adult Continuing Education Programs.
- Fairfax County is home to eight Fortune 500 company headquarters: Booz Allen Hamilton, Capital One Financial, CSC, Freddie Mac, General Dynamics, Hilton Worldwide, Northrop Grumman and NVR. (Fortune)
- More than 94 percent of the companies in Fairfax County are small businesses with fewer than 50 employees. (Fairfax County Economic Development Authority)
- Forty-seven companies based in Fairfax County have 1,000 or more employees and 92 companies have at least 500 employees. (Fairfax County Economic Development Authority)
- U.S. government contracts totaling \$22.8 billion were awarded to Fairfax County companies in fiscal year 2015. That accounted for 5 percent of all federal procurement contracts—more than 46 states and Washington, D.C. (Federal Procurement Data System)
- Fairfax County accounts for 47 percent of federal contract dollars awarded in Virginia. (Fairfax County Economic Development Authority)
- Fairfax County is headquarters for nearly 300 trade associations and professional societies, and is home to more than 400 foreign-owned firms, more than any other jurisdiction in the Washington area. (Fairfax County Economic Development Authority)
- Twelve of Inc. magazine's 500 fastest-growing, privately-owned companies are located in Fairfax County, which also has 125 firms on the Inc. 5000 list. (Inc. magazine)
- Fairfax County dominated Washington Business Journal's 2015 list of the 50 fastest-growing companies in the Washington area with 28 total. Those included the top three (Greensmith Energy Management Systems, Itility LLC, The RSR Co.) and seven of the top 10. (Washington Business Journal)
- Fairfax County is home to the largest number of minority-owned businesses in Virginia, with those businesses accounting for 41 percent of all businesses



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DEMOCRACY SQUARE OFFICE BUILDING

Points of Interest & Things To Do Near and In Fairfax City:

In addition to 10340 Democracy Ln being blocks away from Fairfax County Courthouse, Fairfax County Circuit Court, Fairfax County Detention Center, Fairfax County Judicial Center, and the Public Safety Center/Massey Building. The area offers a small trendy type small town feel, with many various kinds of shops, restaurants, bars & entertainment. In addition, these are other nearby options and points of interest:

Old Town Square (7 min walk away from 10340 Democracy Ln)

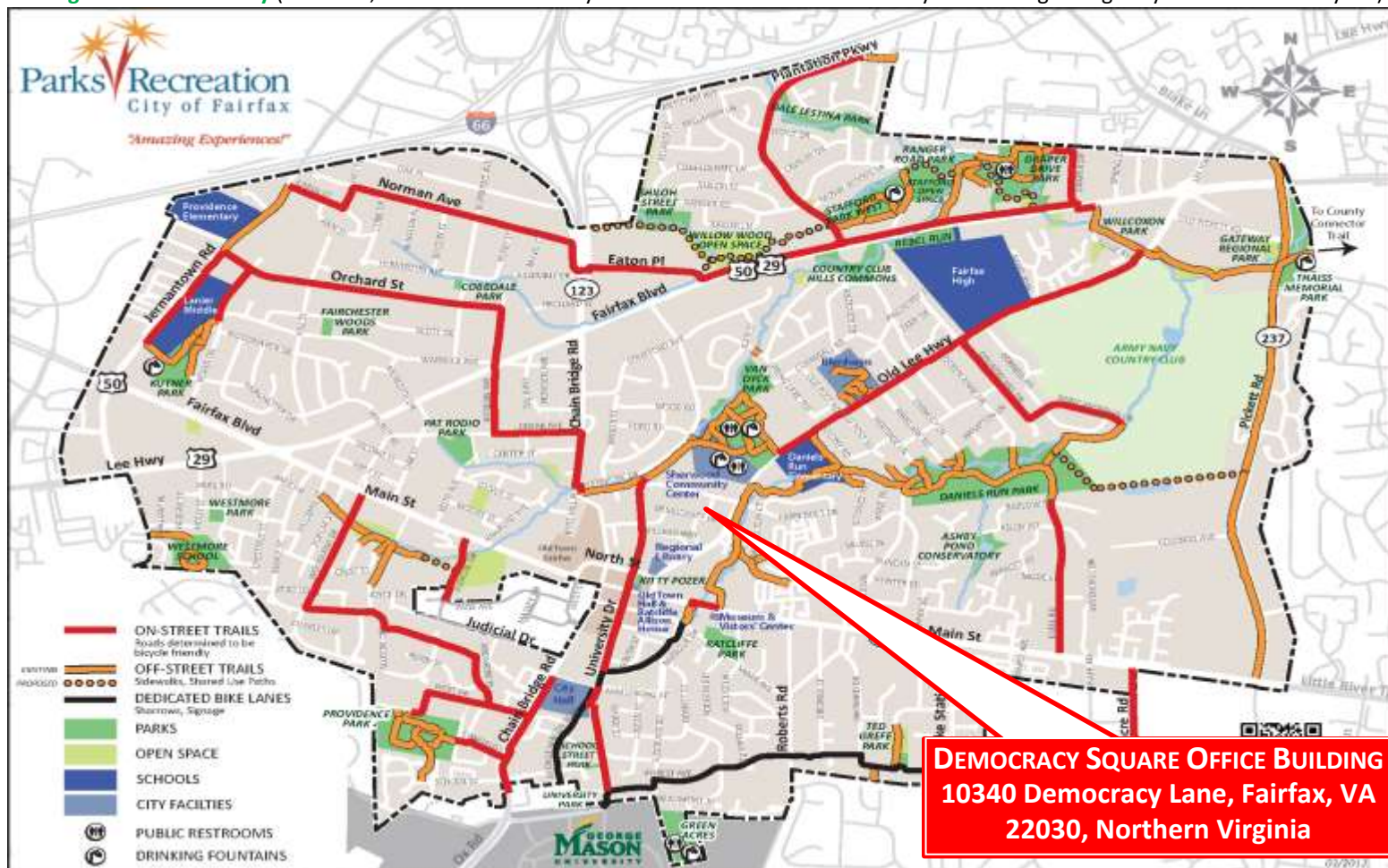
Park Address: 10415 North Street Fairfax, VA 22030

Spray Pad Hours: 8am - 10pm

Old Town Square sits adjacent to the historic Old Town Hall in the heart of Old Town Fairfax. This addition to the City enhances the downtown area with its visual appeal and wonderful features, as well as plays host to many city events including Rock the Block, Derby-Q, Fall Festival and Festival of Lights and Carols. The park also hosts numerous concerts and entertainment events. Blending the old with the new, Old Town Square features some of the traditional loved landmarks of the downtown area such as Kitty Pozer Garden and the Fairfax Rotary clock, along with a new splash pad, cascade water feature, pergola, McCandlish Memorial Garden and much more. Other nearby parks include Bells Bird Sanctuary Park, Van Dyck Park, Ratcliffe Park, Pat Rodio Park, Daniels Run Park, and the Army Navy Country Club (ANCC).



George Mason University (1.6 miles, a short bike ride away. The "Fairfax Mason to Metro Bicycle Route" goes right by 10340 Democracy Ln.)



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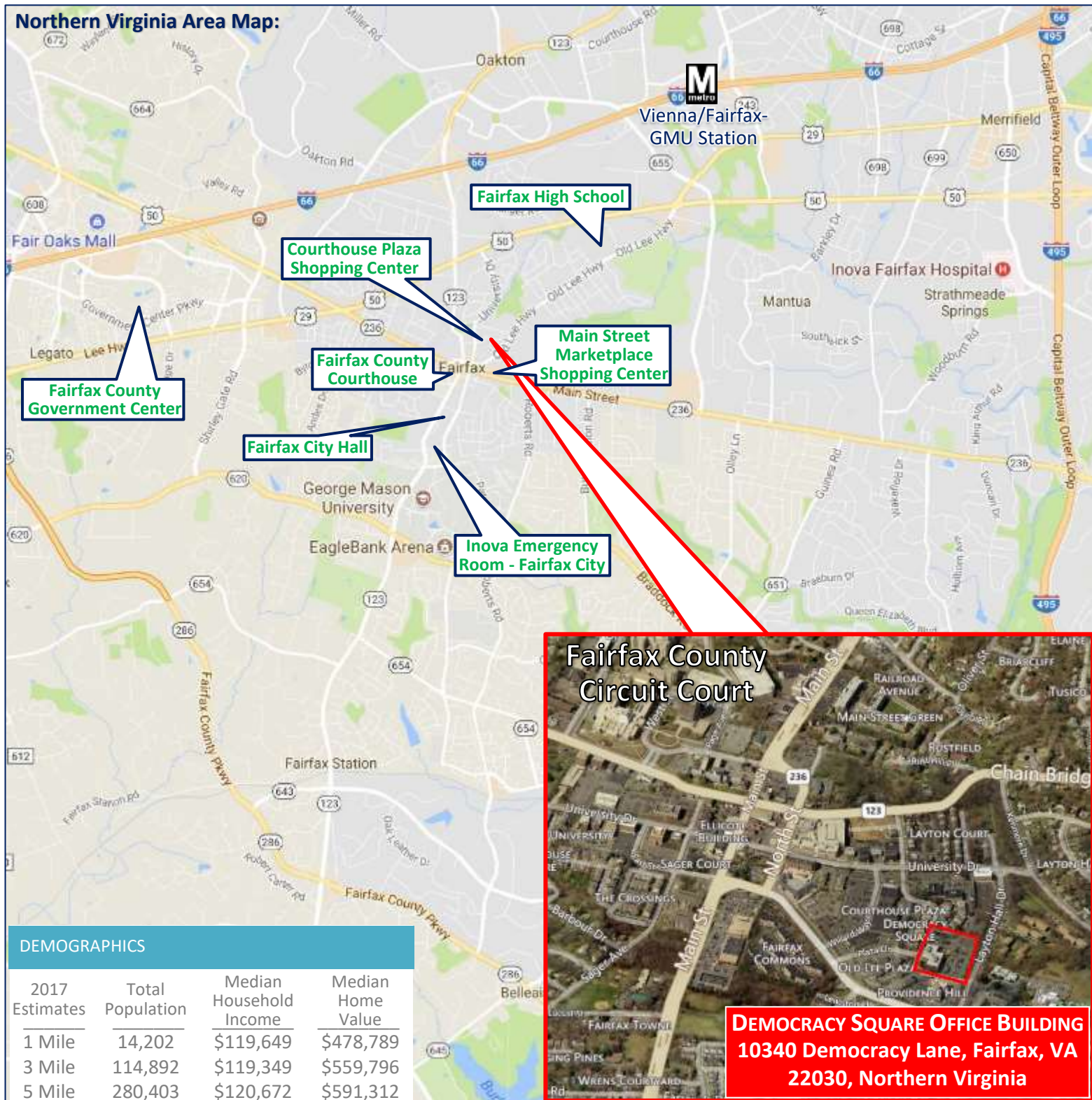
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DEMOCRACY SQUARE OFFICE BUILDING

Northern Virginia Area Map:



| DEMOGRAPHICS | | | |
|-------------------|---------------------|-------------------------------|-------------------------|
| 2017 Estimates | Total Population | Median Household Income | Median Home Value |
| 1 Mile | 14,202 | \$119,649 | \$478,789 |
| 3 Mile | 114,892 | \$119,349 | \$559,796 |
| 5 Mile | 280,403 | \$120,672 | \$591,312 |



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