

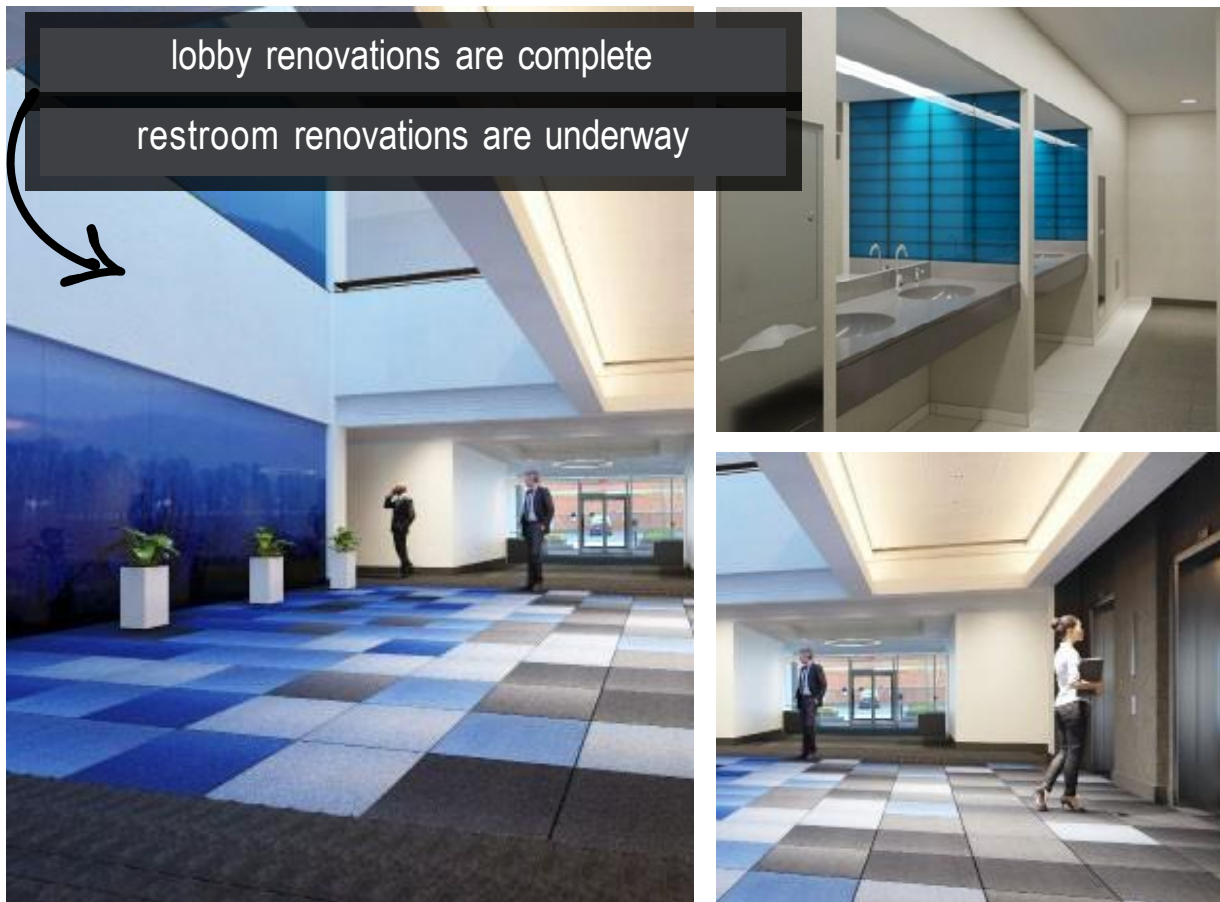


# Greenbriar Office Center

13135 Lee Jackson HIGHWAY

# Property overview

As the proud new owner of **Greenbriar Office Center**, Prescott Group is dedicated to making this asset one of Fairfax's premier office buildings. The property is ideally located right off US-50 and minutes from two major VA interchanges (US-50/I-66 and US-50/Route 28).



## Highlights

Lobby renovations have been recently completed with bathroom renovations underway with completion schedule for early 2022

50+ restaurants and retailers conveniently located in the adjacent Greenbriar Town Center with direct, walkable access to the office

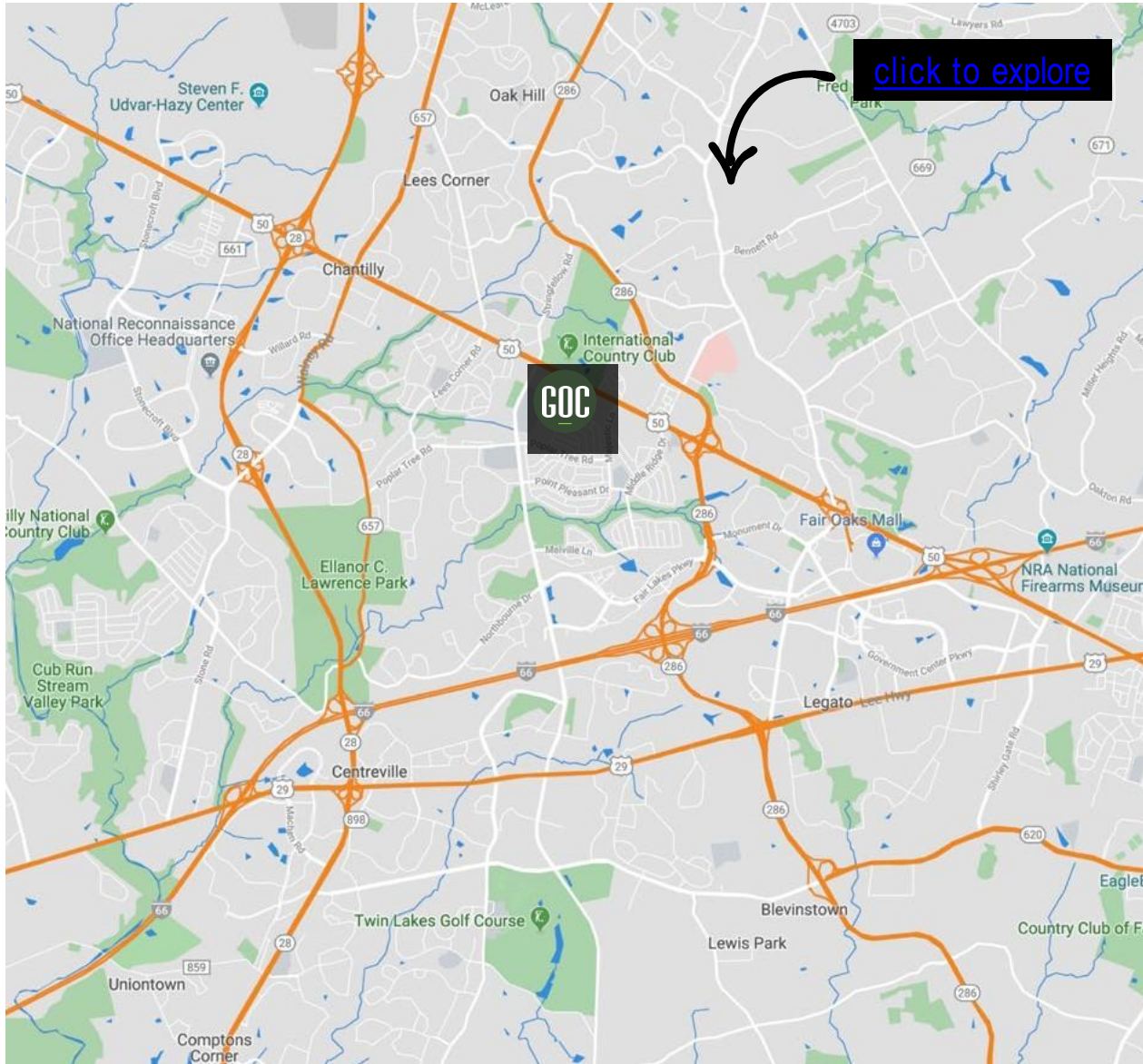
Less than 10 minutes from the I-66/US-50 Interchange and the US-50/Route 28 Interchange

Close proximity to Dulles International Airport, Inova Fair Oaks Hospital and Emergency Room, NRO Headquarters and the International Country Club

382 parking spaces  
(ratio of 3.50/1,000 sf)



# location overview



## destinations (in miles)

1.5

INOVA FAIR OAKS  
HOSPITAL +  
EMERGENCY ROOM

2.4

US-50/ROUTE 28  
INTERCHANGE

3.0

US-50/I-66  
INTERCHANGE

3.3

FAIR OAKS MALL

4.9

NRO HEADQUARTERS

7.8

DULLES INT'L  
AIRPORT

21

WASHINGTON, DC

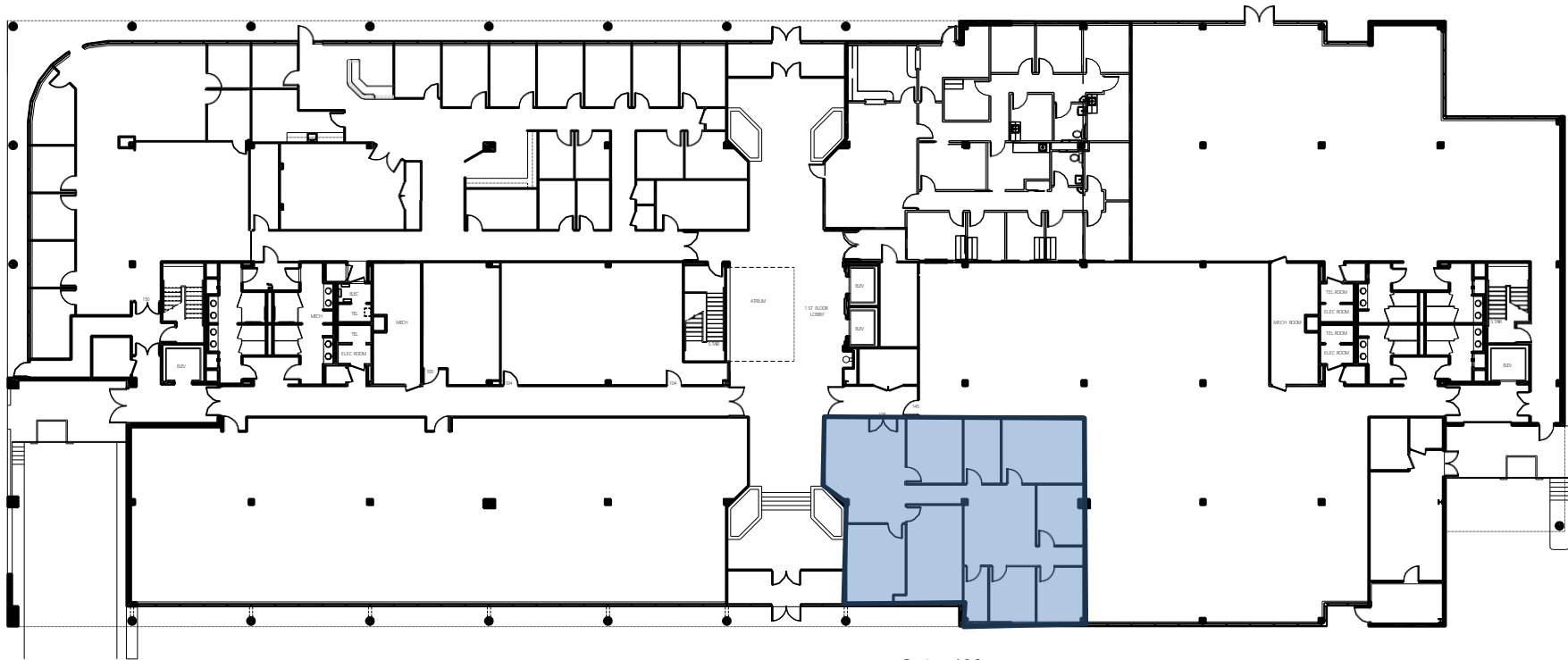
# on-site amenities



# 1<sup>st</sup> Floor Availabilities

## Greenbriar Office Center

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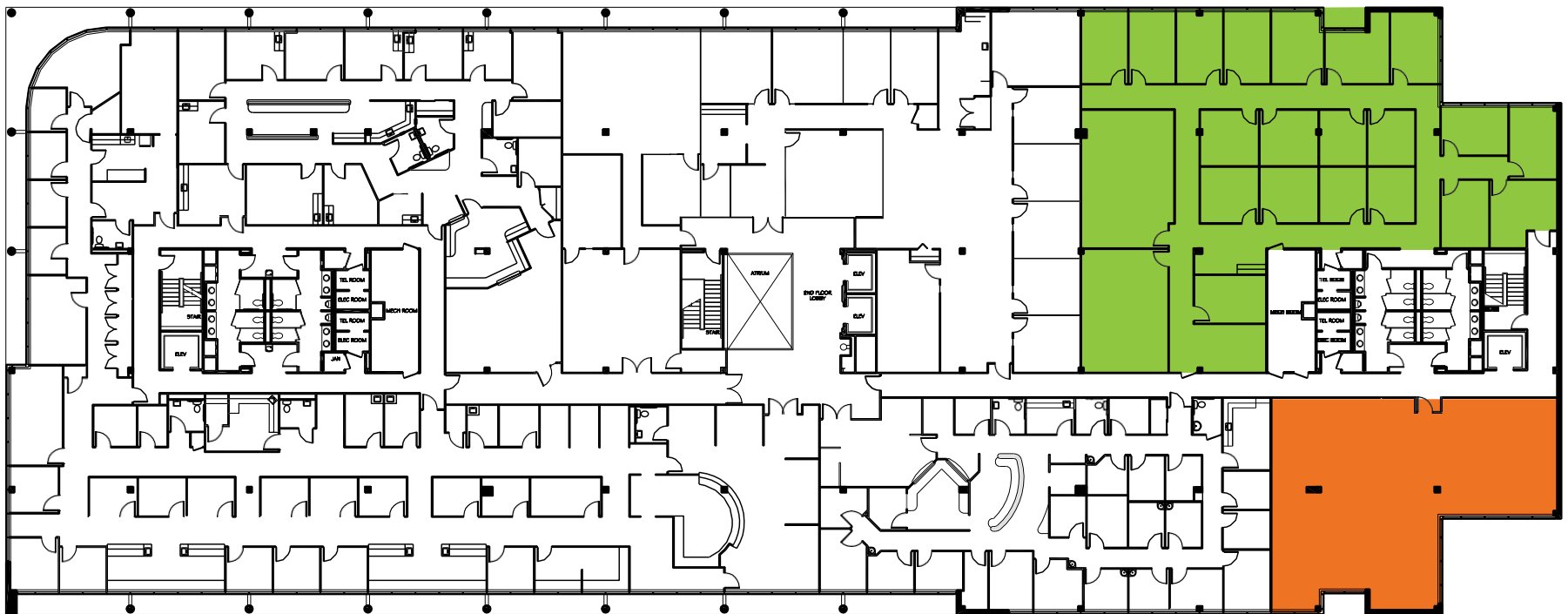
Suite 108  
2,558 sf

## 2<sup>nd</sup> Floor Availabilities

# Greenbriar Office Center

13135 Lee Jackson HIGHWAY

Suite 220 Available  
6,386 sf



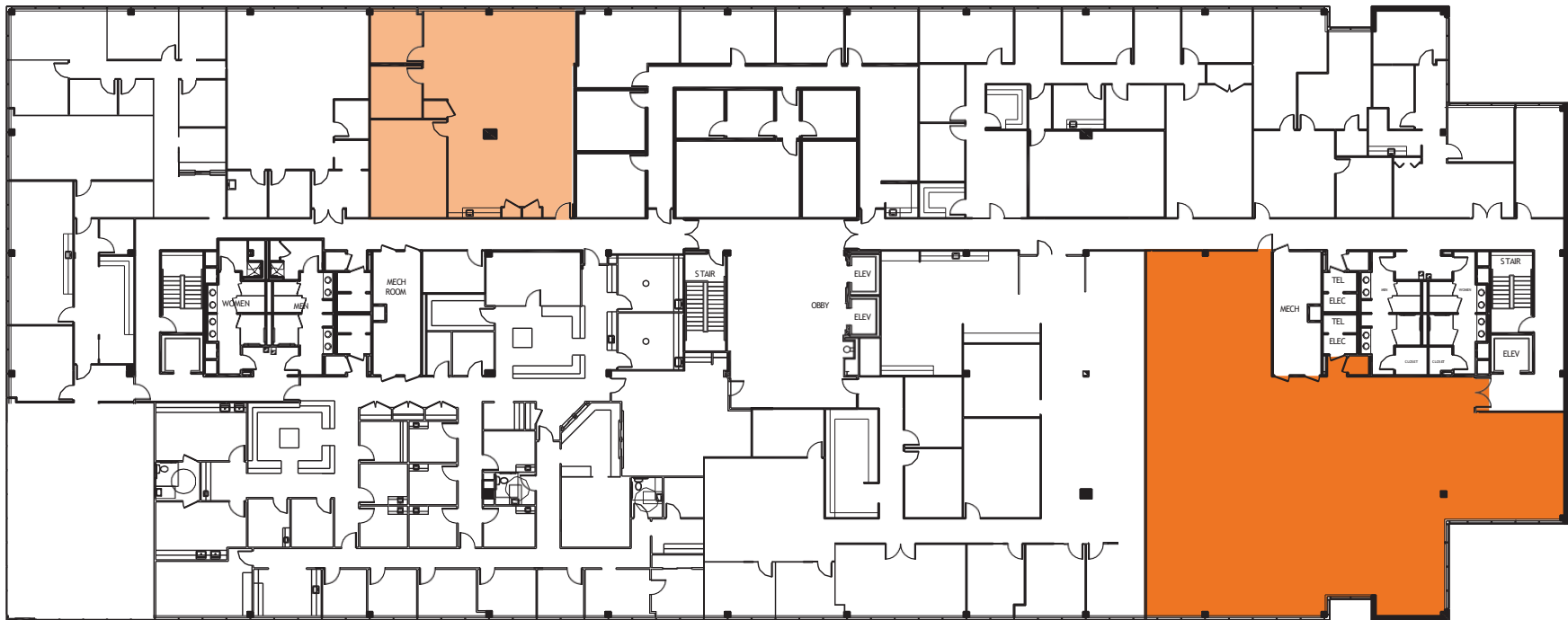
Suite 203 Available  
2,558 sf

# 3<sup>rd</sup> Floor Availabilities

## Greenbriar Office Center

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Suite 330 Available  
2,225 sf



Suite 390 Available  
5,229 sf

# Greenbriar Office Center

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FOR LEASING INFORMATION, CONTACT:

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OWNER



PRESCOTT  
GROUP

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[prescottgroup.com](http://prescottgroup.com)

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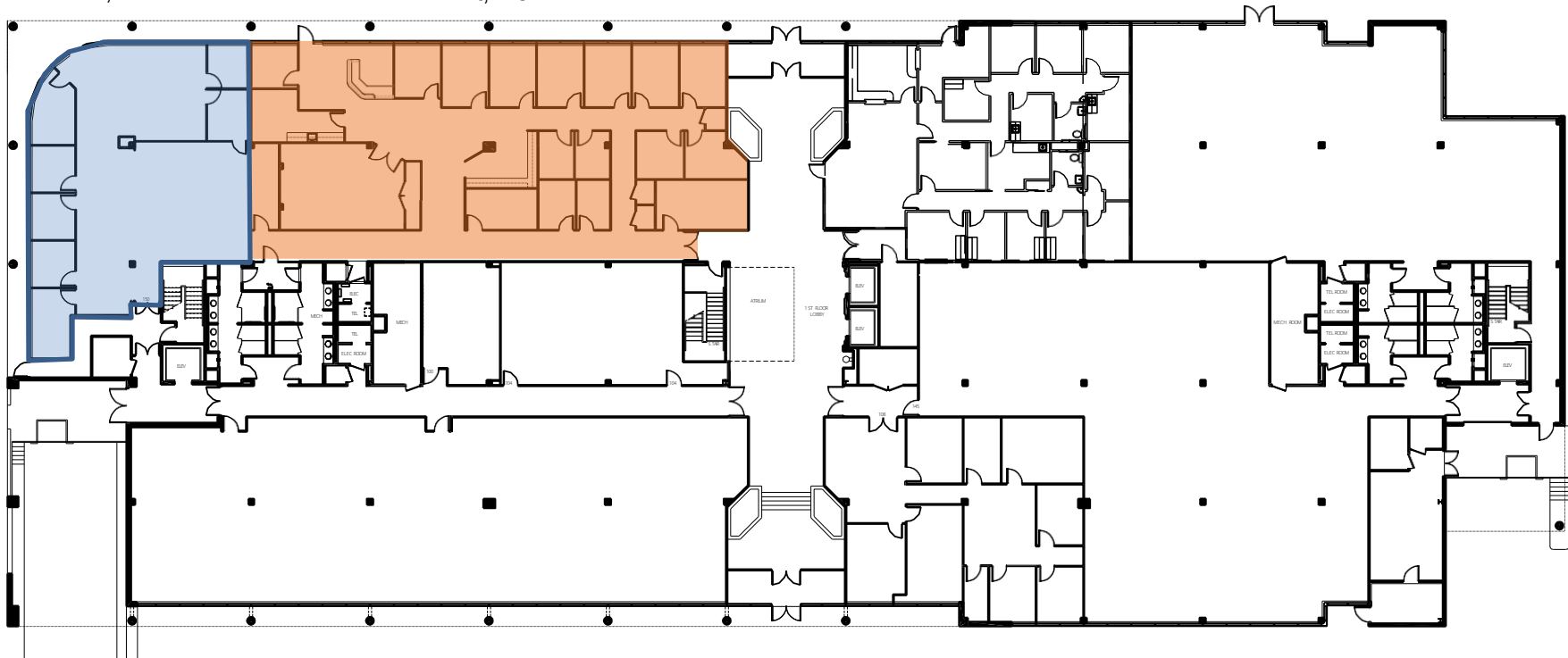
# 1<sup>st</sup> Floor Availabilities

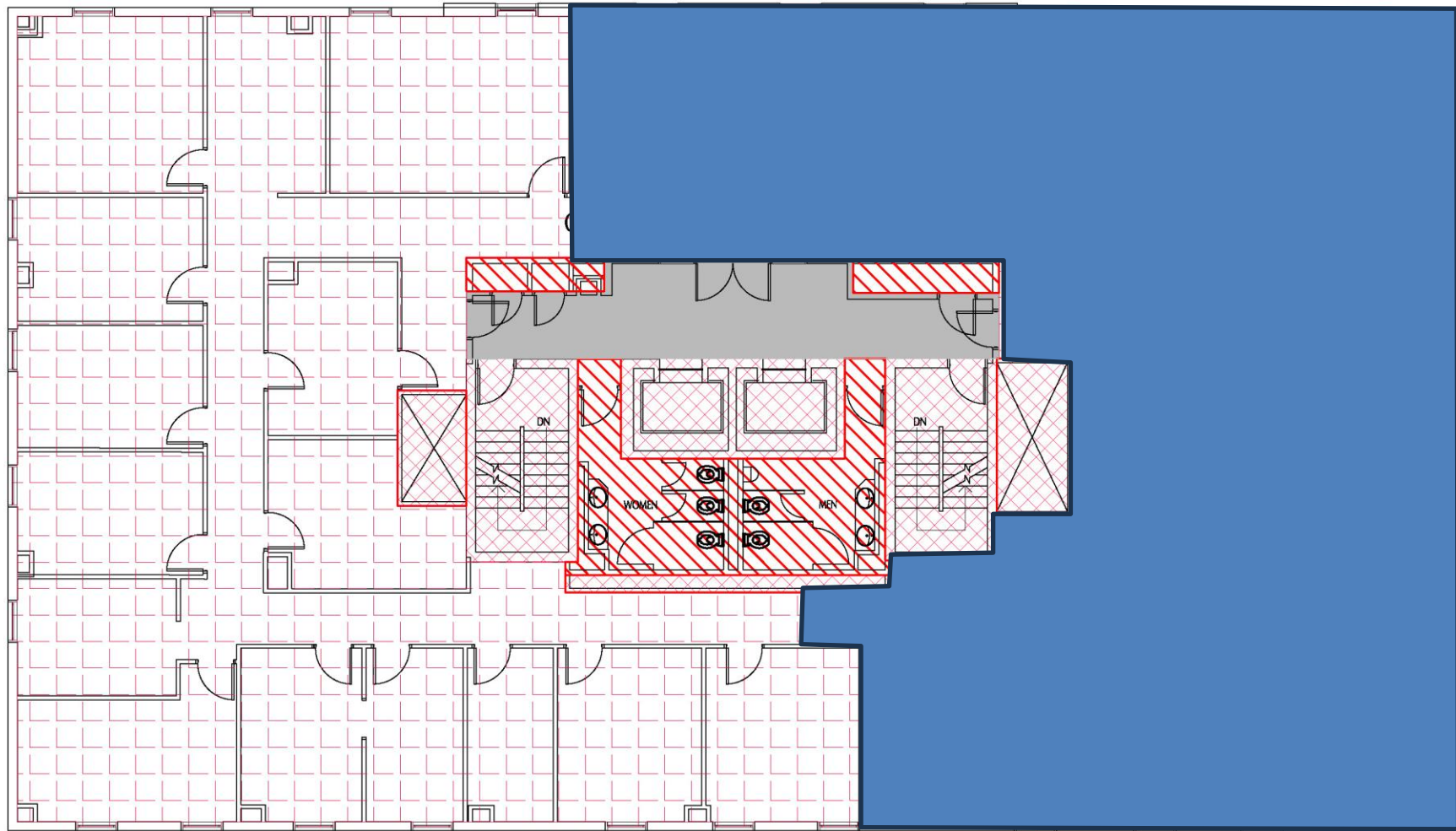
## Greenbriar Office Center

13135 Lee Jackson HIGHWAY

Suite 10 Available  
2,858 SF

Suite 115 Available  
5,417 SF





# FAIRFAX BUILDING - FIFTH FLOOR - OCCUPANT AREAS

OCCUPANT AREAS DETERMINED IN ACCORDANCE WITH - OFFICE BUILDINGS: STANDARD METHODS OF MEASUREMENT (ANSI /BOMA Z65.1-2010) (ROUNDED TO NEAREST FULL FOOT)

1 FIFTH FLOOR  
1/8" = 1'-0"



ANSI /BOMA  
Z65.1-2010

FIFTH FLOOR - OCCUPANT AREAS

JANSON YOUNG  
100 LAKEFOREST BOULEVARD  
GAITHERSBURG, MD 20878

FAIRFAX BUILDING - 10555 MAIN STREET - FAIRFAX, VA

JFT-AIA

JAMES F. TUCKER, AIA  
ARCHITECT  
A PROFESSIONAL LIMITED LIABILITY COMPANY  
30 S. COTTAGE BATH STREET  
WASHINGTON, DC 20004, 202.638.2028  
560.347.3411  
jftac.com

PROJECT 707	DATE 04-19-17	SHEET 6
TITLE 707-MB	DRAWING NUMBER MD-6	OF 7