

Fairfax, VA



### Summary

Available SF: 7,866 SF Total

Suite 106: 571 SF

Suite 114: 3,724 SF

Suite 214: 2,543 SF

Suite 220: 1,028 SF

Lease Rate: \$24-26/SF

Lease Type: Full Service Gross

### Property Highlights

- Modern, high-end buildout with glass conference rooms, designer bathrooms, and convenient kitchenettes
- well-suited for professional services, tech, or corporate users
- Recently completed top-to-bottom renovation
- Abundant on-site parking for employees and visitors
- Close proximity to the Mosaic District
- Walkable access to popular restaurants, retail, and services
- Excellent access to major roadways and surrounding business hubs

Demographics	2 Mile	5 Mile	10 Mile
Total Households:	15,516	121,933	458,392
Total Population:	45,752	358,224	1,208,943
Average HH Income:	\$169,285	\$164,873	\$160,417

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Jennifer Burke**

703.435.4007 x 118

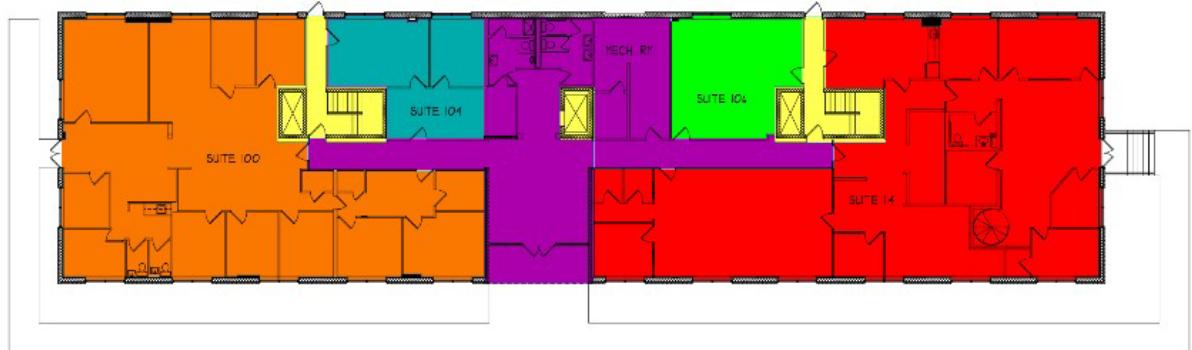
jburke@veritycommercial.com



For Lease | Office Condo

3918 Prosperity Ave

## Floor Plan – First Floor



FIRST FLOOR S.F. PLAN

COMMON AREA = 1479 SF  
SUITE 00 RSF = 2,150 SF X 1/13282 = 3.221 RSF  
SUITE 04 RSF = 541 SF X 1/13282 = 4.35 RSF  
SUITE 08 RSF = 481 SF X 1/13282 = 3.11 RSF  
SUITE 14 RSF = 3,89 SF X 1/13282 = 5.742 RSF

### BLDG. CORE FACTOR

TOTAL RENTABLE AREA = 26,02 SF  
TOTAL TENANT AREA = 22,241 SF  
= 1/13282

**PINE RIDGE PROFESSIONAL BUILDING**  
3918 PROSPERITY AVENUE  
FAIRFAX, VIRGINIA 22031

**Arencibia Architects Inc.**  
103-298-8181  
2323 DULLES STATION BLVD., #201, HERNDON, VA. 20171

DATE:  
9 MARCH 2022  
SCALE:  
1/16" = 1'-0"  
JOB NO.: 22-017

FIRST FLOOR



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Jennifer Burke**

703.435.4007 x 118

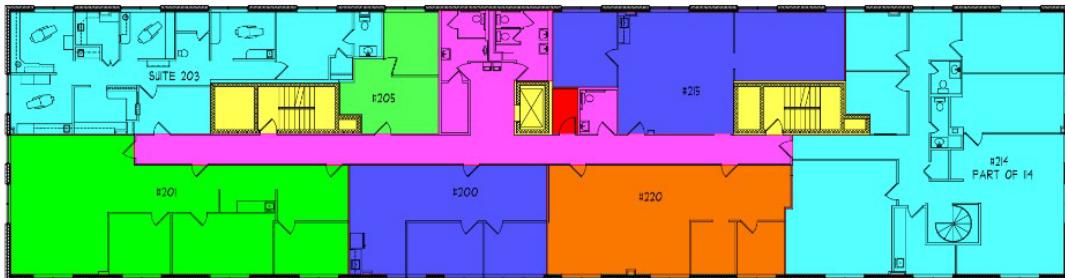
jburke@veritycommercial.com



For Lease | Office Condo

3918 Prosperity Ave

## Floor Plan – Second Floor



### SECOND FLOOR S.F. PLAN

COMMON AREA = 1,444 SF  
SUITE 200 USF = 130 SF X 1173282 = 851 RSF  
SUITE 201 USF = 1344 SF X 1173282 = 1403 RSF  
SUITE 203 USF = 1,202 SF X 1173282 = 1,110 RSF  
SUITE 205 USF = 311 SF X 1173282 = 345 RSF  
SUITE 215 USF = 850 SF X 1173282 = 1,044 RSF  
SUITE 220 USF = 874 SF X 1173282 = 1,028 RSF  
SUITE 14 (2ND) USF = 2,471 SF X 1173282 = 2,543 RSF  
BLDG. STORAGE = 39 SF X 1173282 = 46 RSF

**PINE RIDGE PROFESSIONAL BUILDING**  
3918 PROSPERITY AVENUE  
FAIRFAX, VIRGINIA 22031

**Arencibia Architects Inc.**  
703-298-8181  
2323 DULLES STATION BLVD., #201, HERNDON, VA. 20171

DATE:  
© MARCH 2022  
SCALE:  
1/4" = 1'-0"  
JOB NO.: 22-011

SECOND FLOOR



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Jennifer Burke**

703.435.4007 x 118

jburke@veritycommercial.com

**Photos**



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Jennifer Burke**

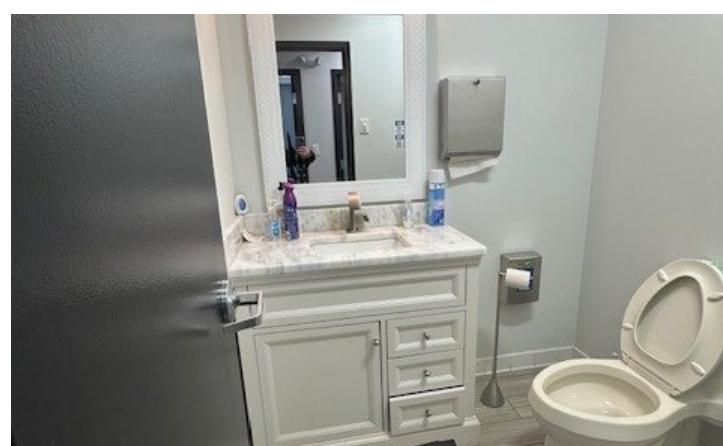
703.435.4007 x 118

jburke@veritycommercial.com



For Lease | Office Condo  
3918 Prosperity Ave

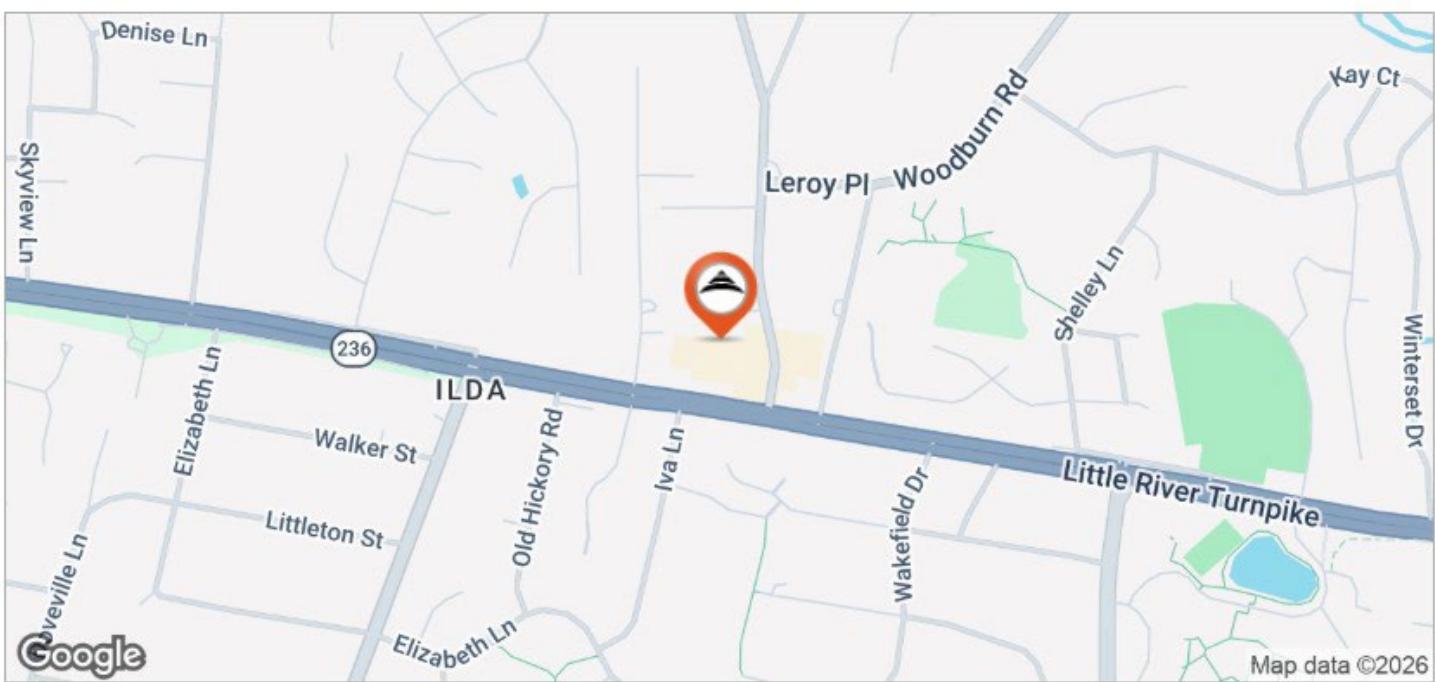
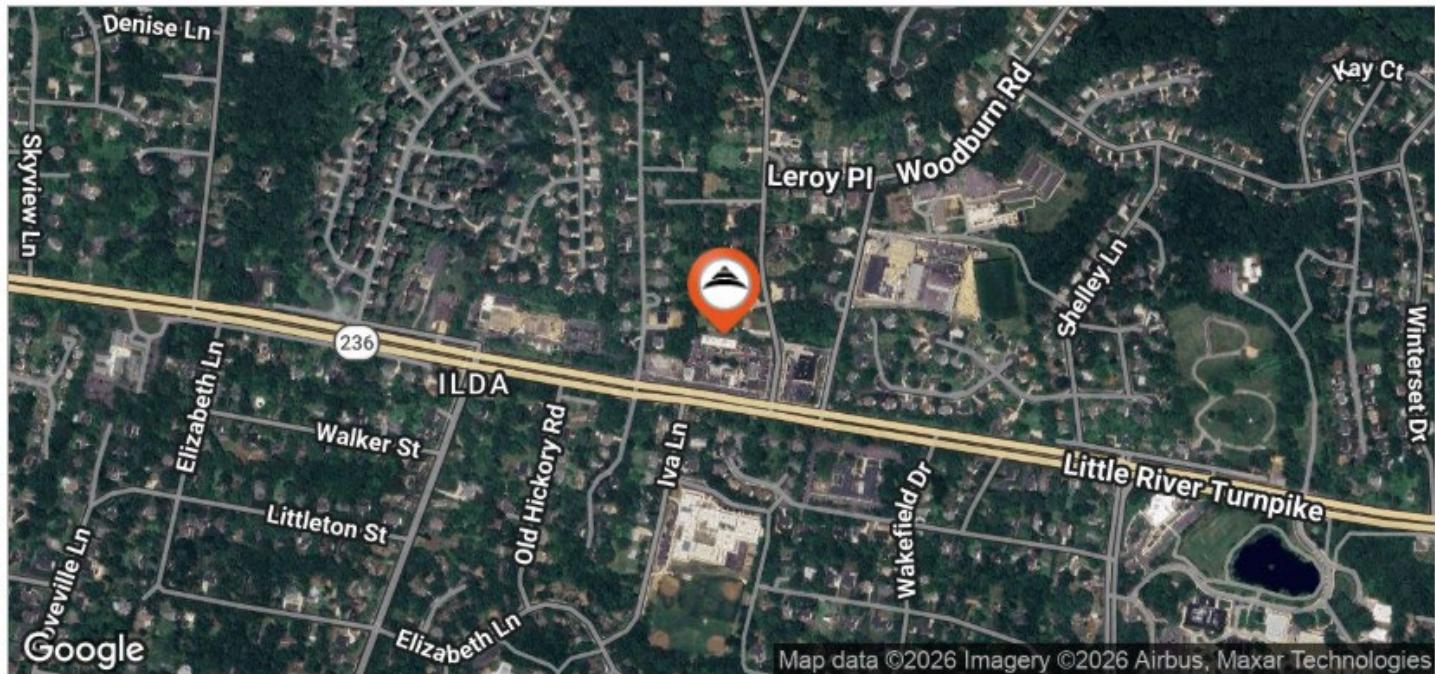
Photos



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Jennifer Burke**  
703.435.4007 x 118  
jburke@veritycommercial.com

## Maps



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Jennifer Burke**

703.435.4007 x 118

jburke@veritycommercial.com