



### 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

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**Jennifer Burke**

703.435.4007 x 118

[jburke@veritycommercial.com](mailto:jburke@veritycommercial.com)

### Floor Plan – First Floor



FIRST FLOOR S.F. PLAN

COMMON AREA = 1,479 SF  
 SUITE 100 USF = 2,150 SF X 1.173282 = 3,221 RSF  
 SUITE 104 USF = 541 SF X 1.173282 = 435 RSF  
 SUITE 106 USF = 481 SF X 1.173282 = 571 RSF  
 SUITE 14 USF = 3,849 SF X 1.173282 = 5,742 RSF

#### BLDG. CORE FACTOR

TOTAL RENTABLE AREA = 24,002 SF  
 TOTAL TENANT AREA = 22,241 SF  
 = 1.173282

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

**Arencibia Architects Inc.**  
 703-298-8181

2323 DULLES STATION BLVD., #201, HERNDON, VA. 20171

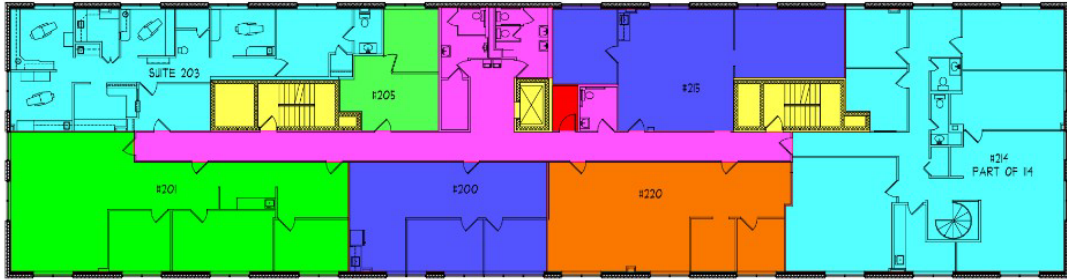
DATE:  
9 MARCH 2022  
 SCALE:  
1/16" = 1'-0"  
 JOB NO.: 22-011

FIRST FLOOR  


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### Floor Plan – Second Floor



#### SECOND FLOOR S.F. PLAN

COMMON AREA = 1,144 RSF  
 SUITE 200 USF = 130 SF X 1173282 = 851 RSF  
 SUITE 201 USF = 1344 SF X 1173282 = 1,403 RSF  
 SUITE 203 USF = 1202 SF X 1173282 = 1,410 RSF  
 SUITE 205 USF = 311 SF X 1173282 = 345 RSF  
 SUITE 215 USF = 890 SF X 1173282 = 1,044 RSF  
 SUITE 220 USF = 876 SF X 1173282 = 1,028 RSF  
 SUITE 14 (2ND) USF = 2,147 SF X 1173282 = 2,543 RSF  
 BLDG. STORAGE = 39 SF X 1173282 = 46 RSF

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**SECOND FLOOR**  


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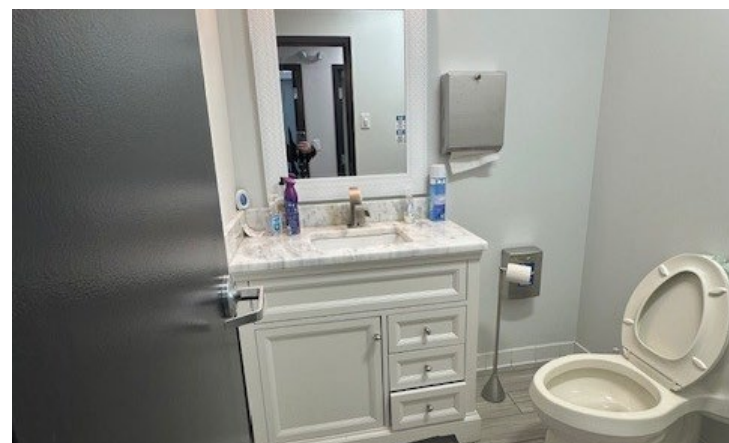




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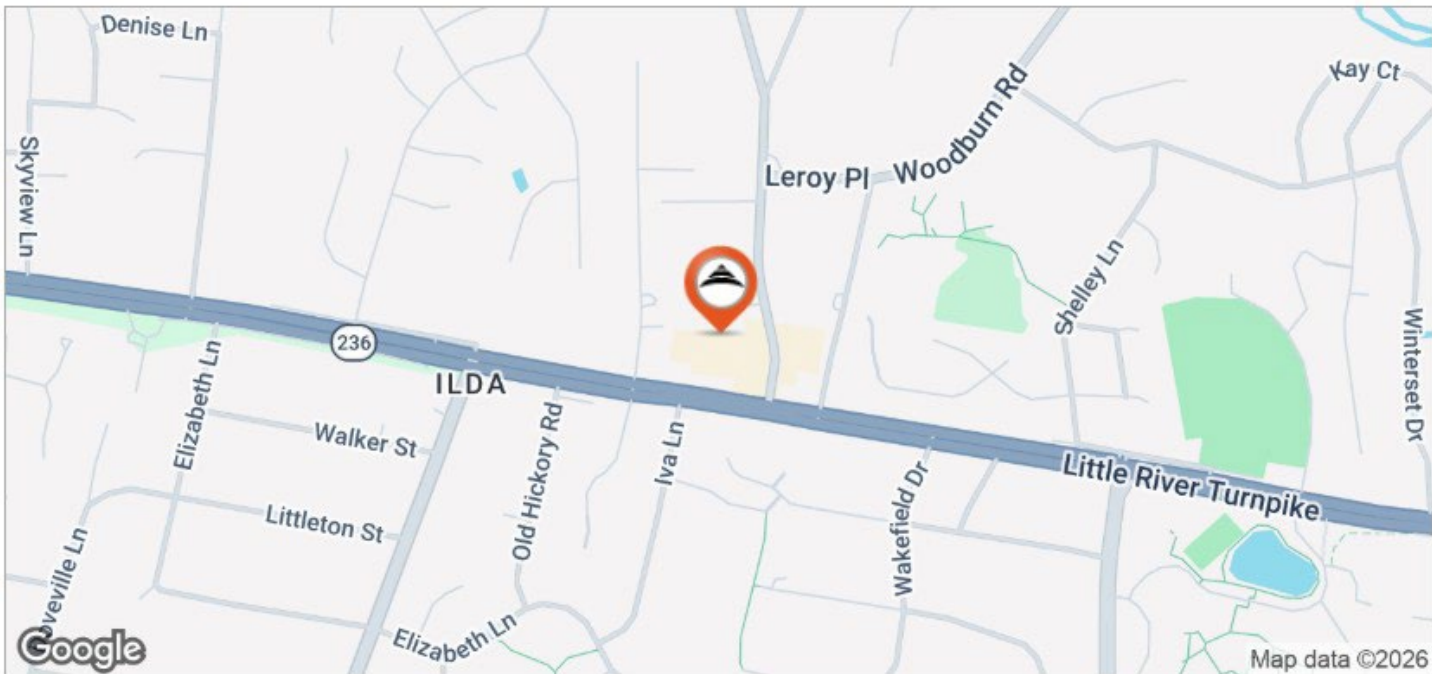
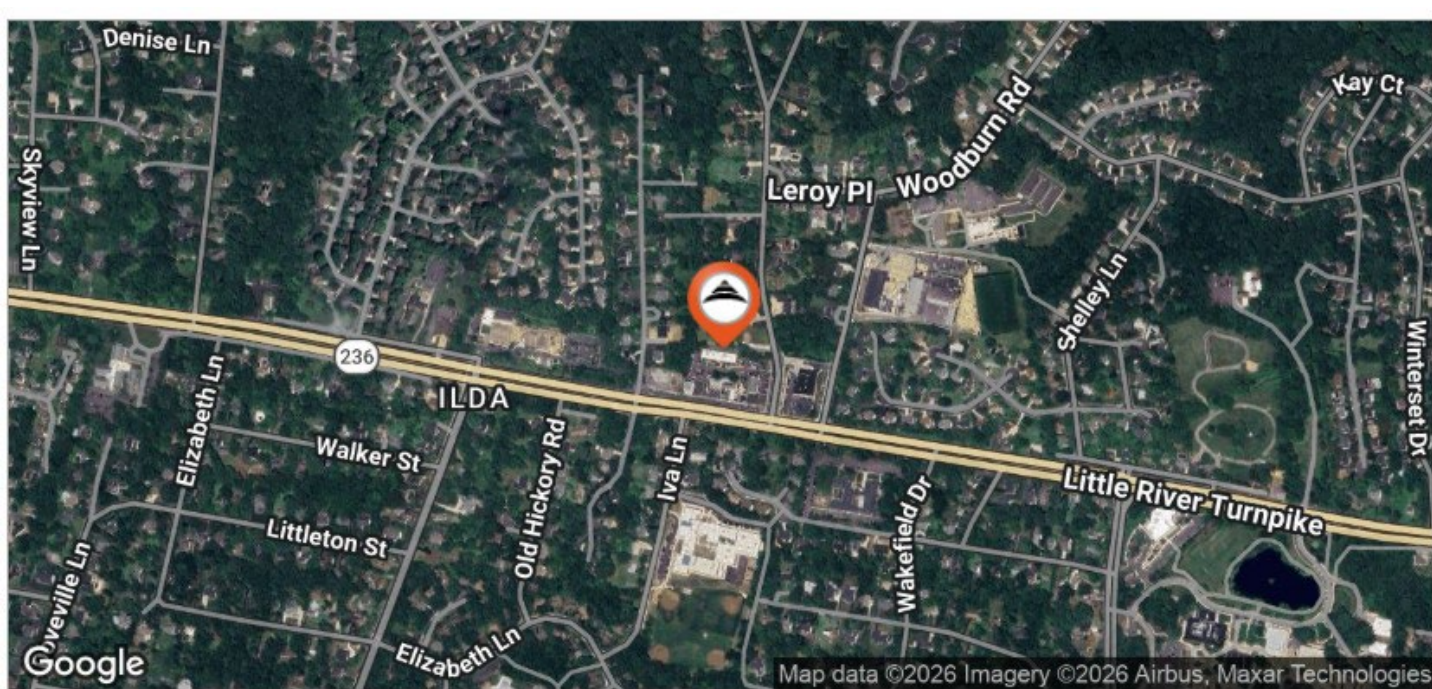


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## Maps



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