

OFFICE SPACE FOR LEASE

WEST OAKS EXECUTIVE PARK 2

3702 Pender Drive, Fairfax, VA 22030
Building Signage Available on Rt. 66

OPPORTUNITY

• Suite 140	3,817 SF
• Second Floor	19,383 SF
• Third Floor	19,450 SF
• Suite 400	4,369 SF
• Suite 410	4,323 SF



HIGHLIGHTS

- Excellent signage potential on Rt. 66
- Turn-key Build-out Improvements are available.
- Superior location off I-66 and Rt. 50 in Fairfax Center
- Class A common area finishes
- Minutes from Fair Oaks Mall, Fairfax Corner and East Market
- Four delis within walking distance
- Amenities such as health club, hotel, day care, and banks within minutes
- Generous free surface parking at a 3.5/1000 Parking Ratio,
- Outdoor patio overlooking pond for building tenants
- Generous Parking

RENTAL RATE

- \$23.50 PSF Full Service

TERM

- 3-10 years



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

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AUDREY WALLACE

Vice President

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AMENITY MAP



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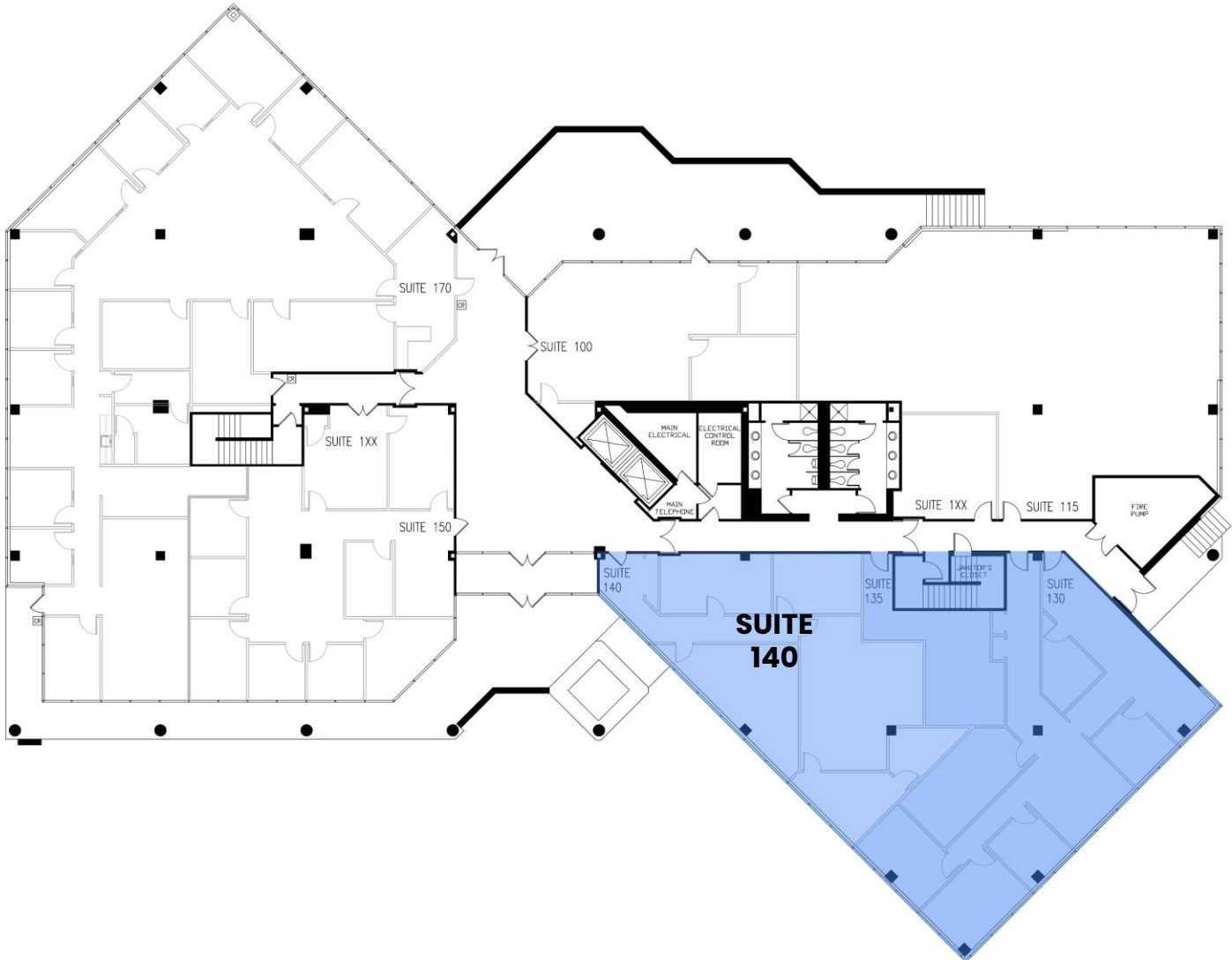
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Suite 140: 3,817 SF

FIRST FLOOR



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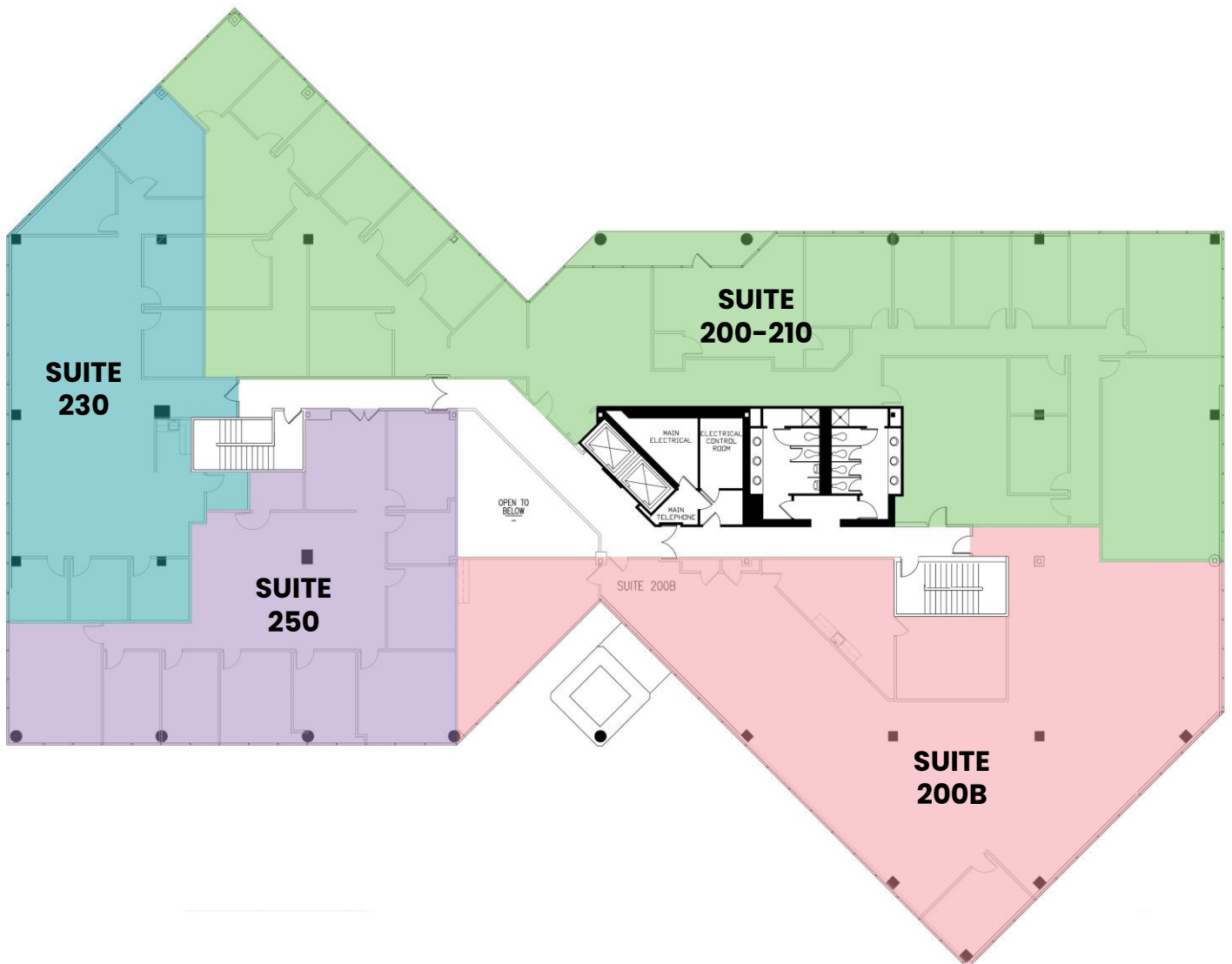
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Suite 200-210:	7,649 SF	Suite 230:	3,014 SF
Suite 200-B:	5,480 SF	Suite 250:	3,240 SF

SECOND FLOOR (Total Contiguous: 19,383 RSF)



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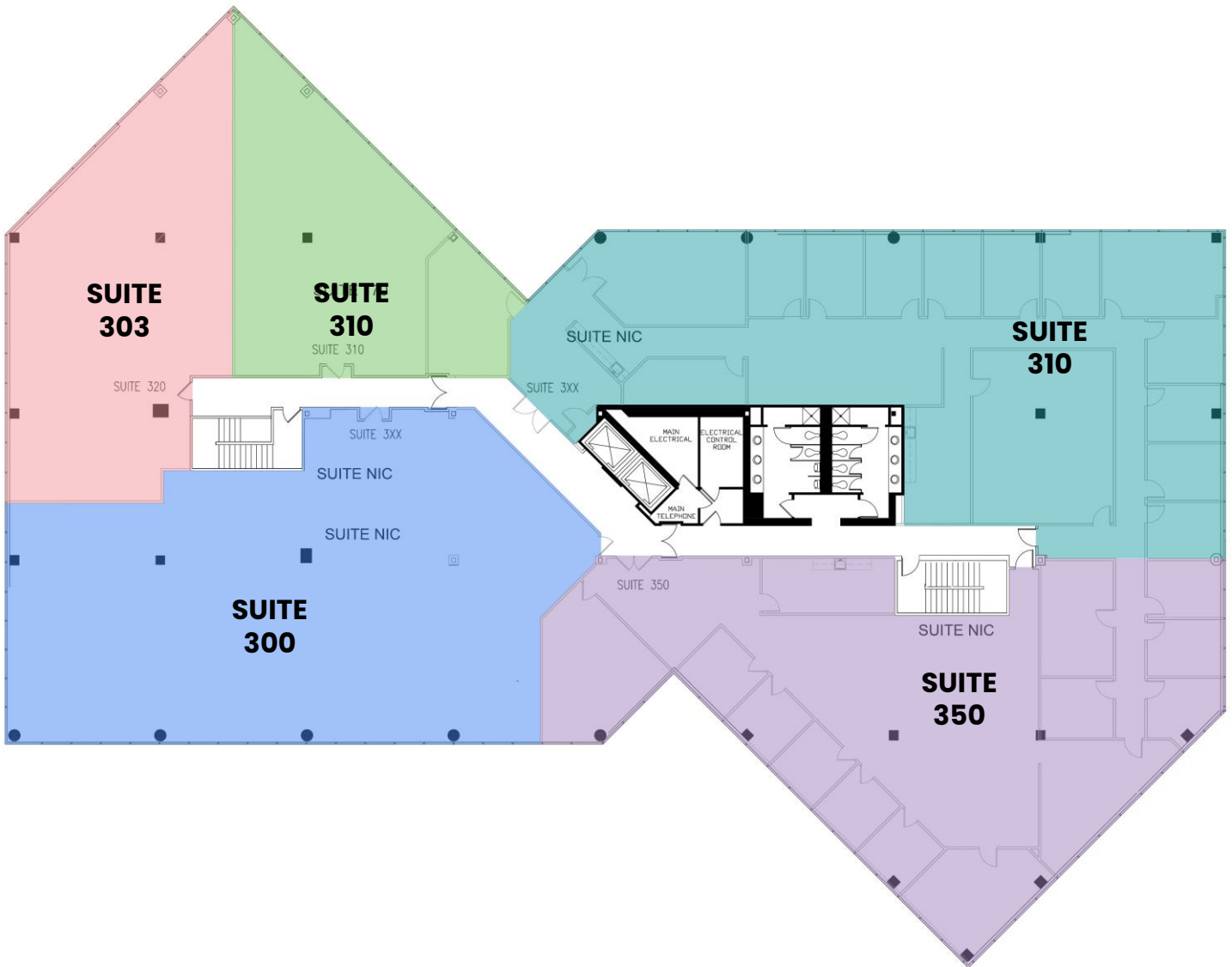
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WEST OAKS EXECUTIVE PARK 2
 3702 Pender Drive, Fairfax, VA 22030
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Suite 300:	5,132 SF	Suite 310:	2,280 SF
Suite 303:	2,640 SF	Suite 350:	3,744 SF
Suite 305:	5,654 SF	Contiguous:	19,450 SF

THIRD FLOOR



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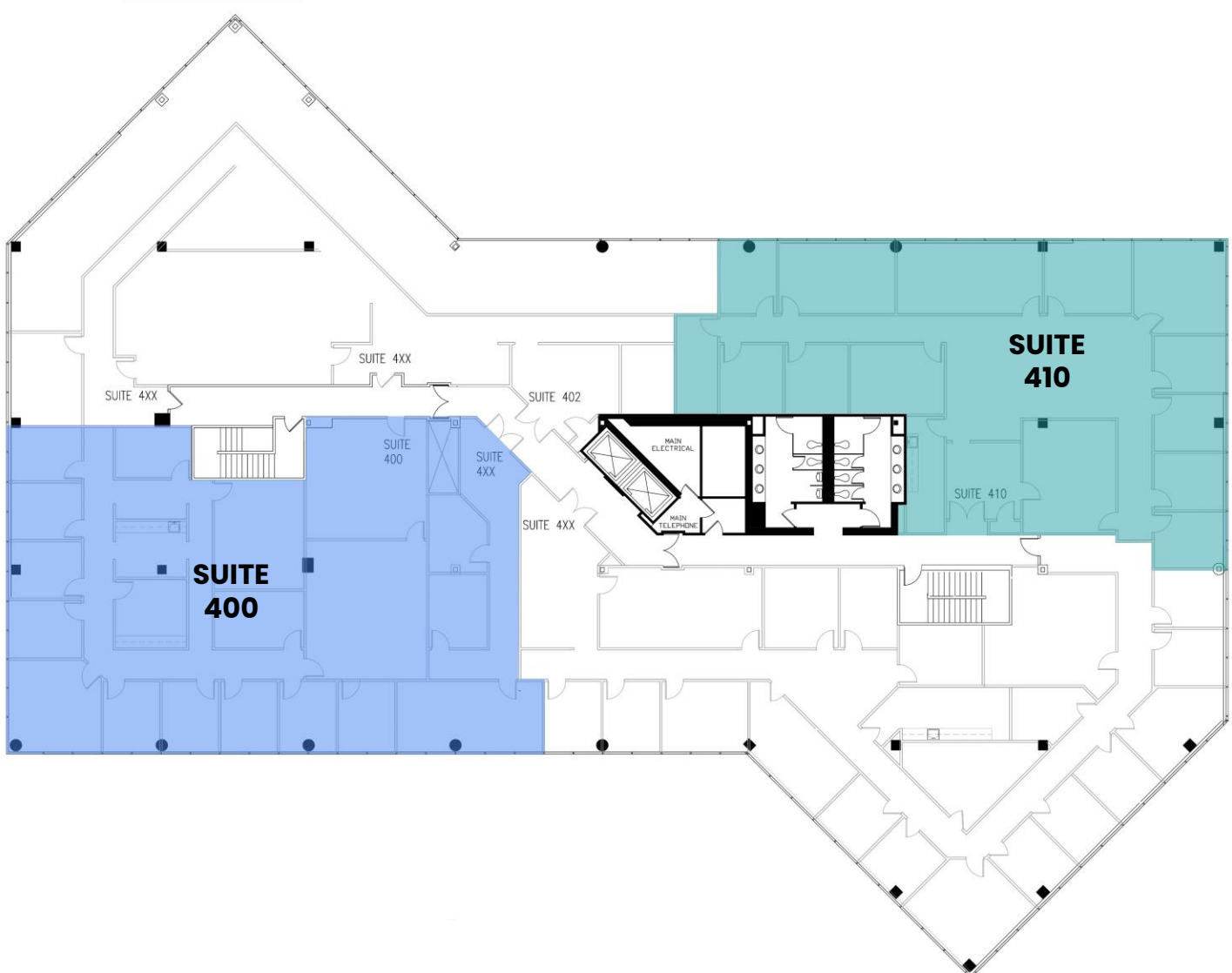
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Suite 400: 4,369 SF

Suite 410: 4,323 SF

FOURTH FLOOR



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