



FAIR OAKS BUSINESS PARK

3949-3959 Pender Drive | 11200-11216 Waples Mill

Jack Redmond
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OWNED/MANAGED BY:

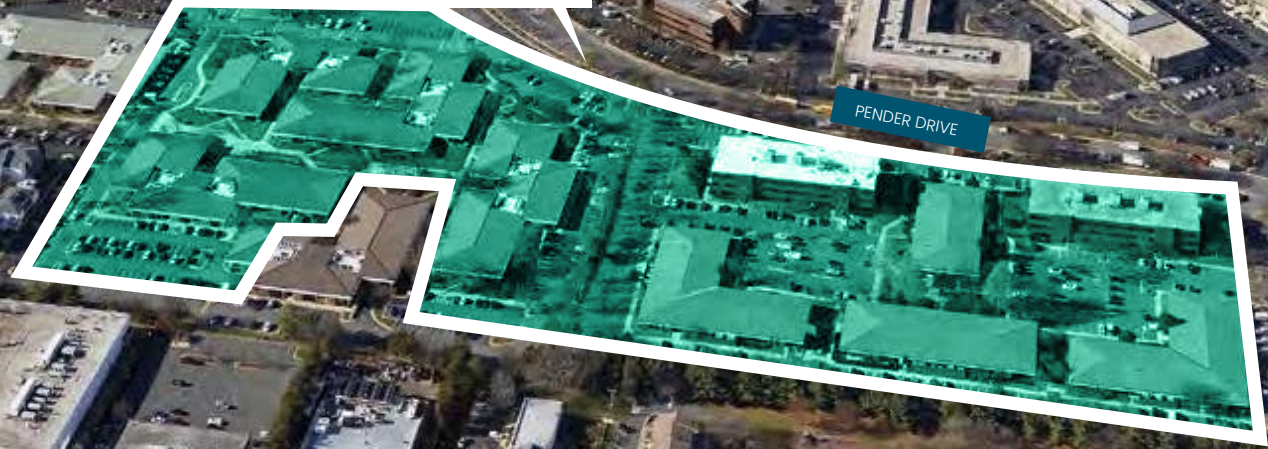




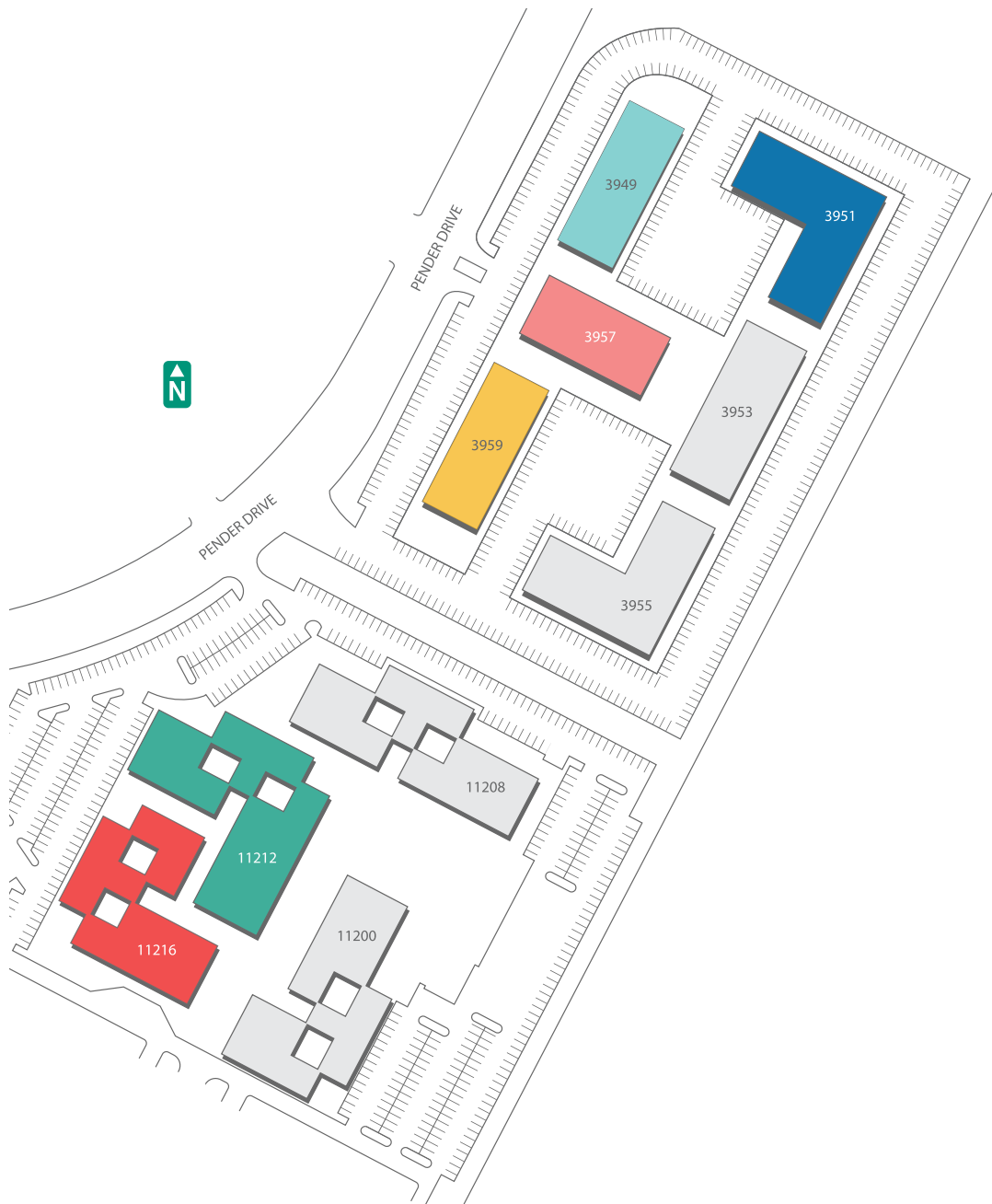
**FAIR OAKS
BUSINESS PARK**
FAIRFAX, VA

WAPLES MILL

PENDER DRIVE



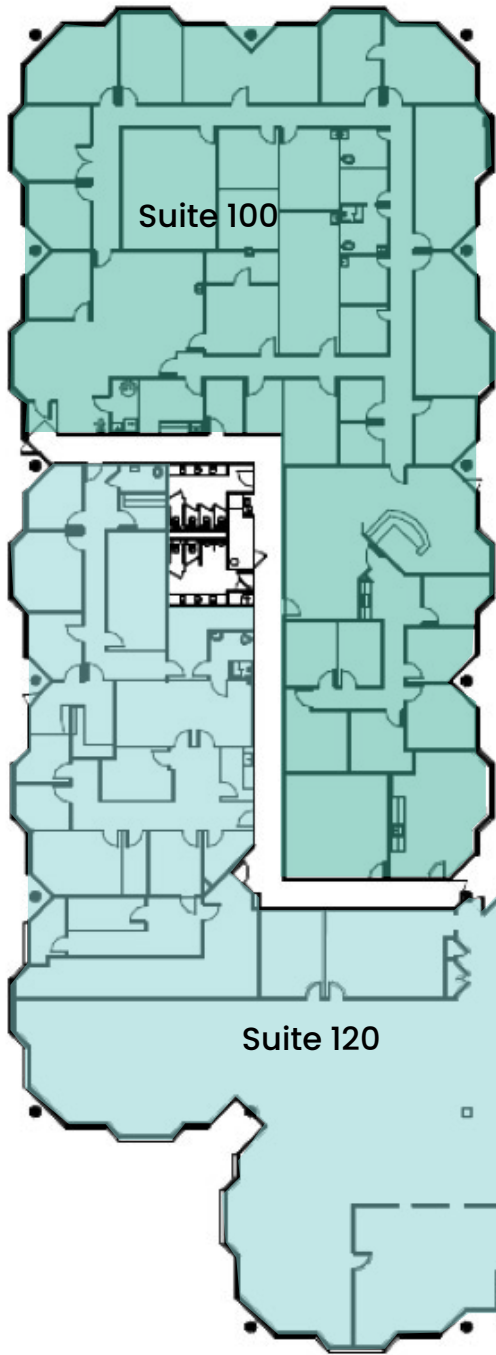
SITE PLAN



Availabilities	SF	Rate	Date Available
1st Floor	35,677	\$20 FS	Immediately
Suite 101	3,807	\$20 FS	Immediately
Suite 102	2,651	\$20 FS	Immediately
Suite 106	3,410	\$20 FS	Immediately
Suite 107	6,068	\$20 FS	Immediately
Suite 120B	2,365	\$20 FS	Immediately
Suite 125	1,895	\$20 FS	Immediately
Suite 230	1,216	\$20 FS	Immediately
Suite 240	1,211	\$20 FS	Immediately
Suite 260	2,374	\$20 FS	Immediately
Suite 105	1,610	\$20 FS	08/01/2023
Suite 130	4,499	\$20 FS	Immediately
Suite 101	2,153	\$20 FS	Immediately
Suite 103	1,195	\$20 FS	Immediately
Suite 105	1,108	\$20 FS	Immediately
Suite 240	1,617	\$20 FS	Immediately
Suite 310	3,409-5,821	\$20 FS	Immediately
Suite 320	2,412-5,821	\$20 FS	Immediately

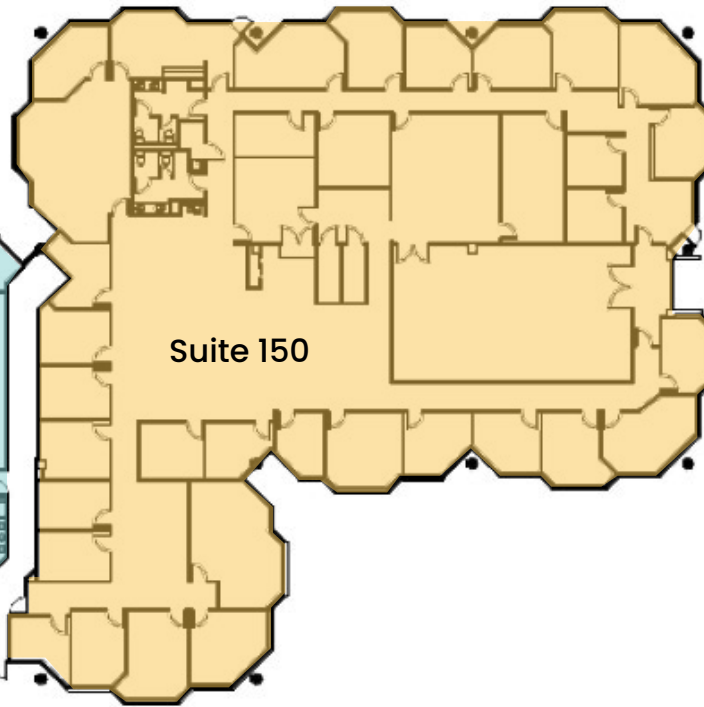
Property Highlights:

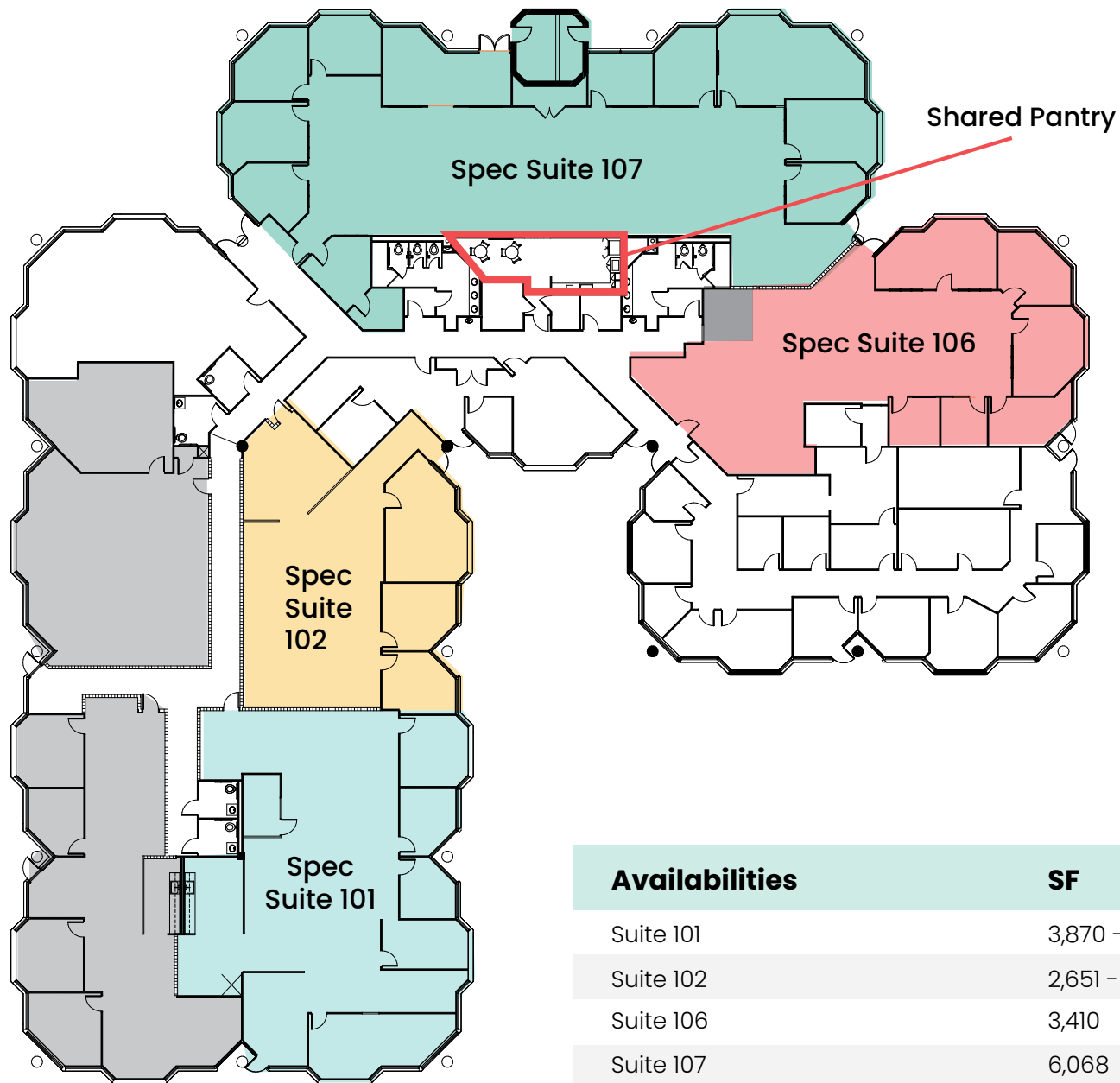
- Ten-building campus located in the heart of Fairfax, VA
- 4 Newly delivered spec suites ranging from 2,651 SF - 6,521 SF & tenant shared access to newly built pantry
- Ample parking options 3.8/1,000 SF
- Cafe with indoor/outdoor seating
- Walkable to popular retailers, restaurants, and entertainment
- Quick & easy access to major commuting routes including I-66, Route 50 and 29, and Fairfax County Parkway
- Walking distance to exercise and childcare facilities



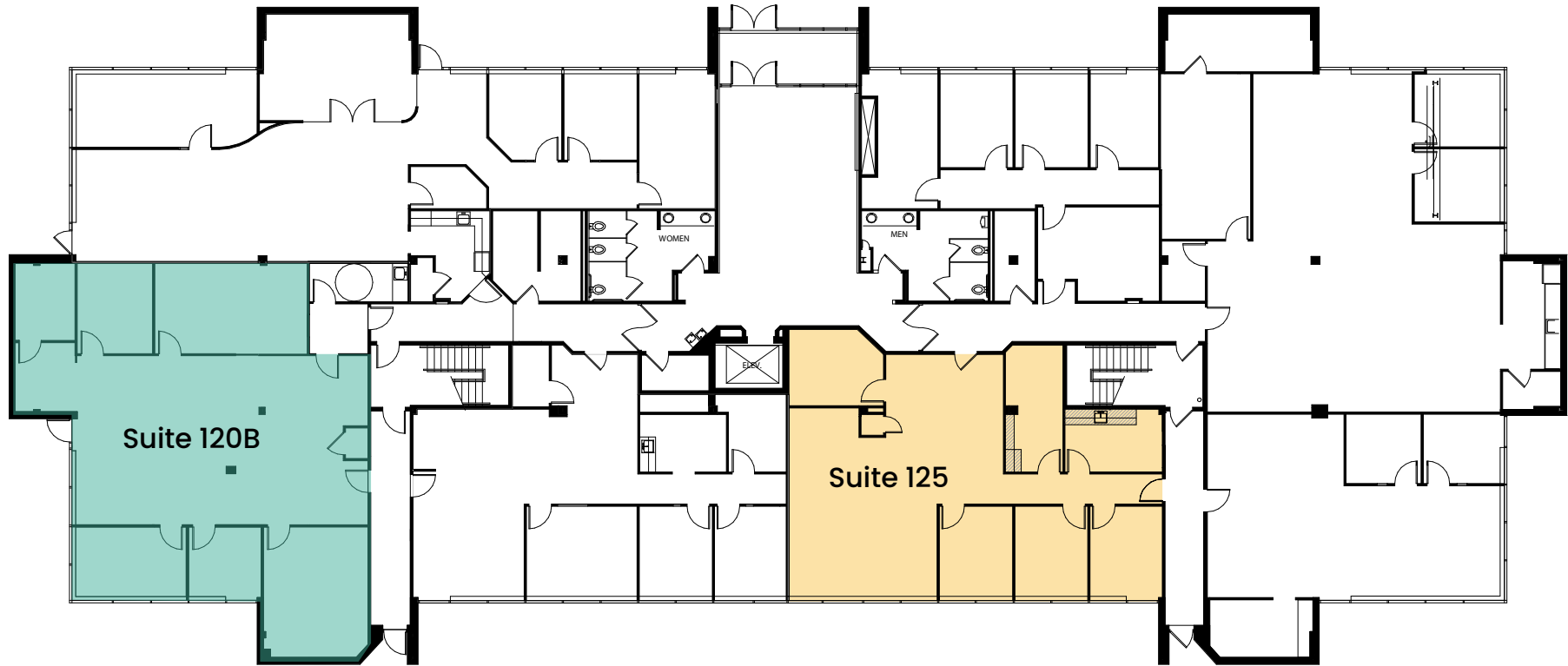
Availabilities	SF	Date Available
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Suite 100	13,866 - 35,677	Immediately
Suite 120	7,997 - 35,677	Immediately
Suite 150	13,814 - 35,677	Immediately

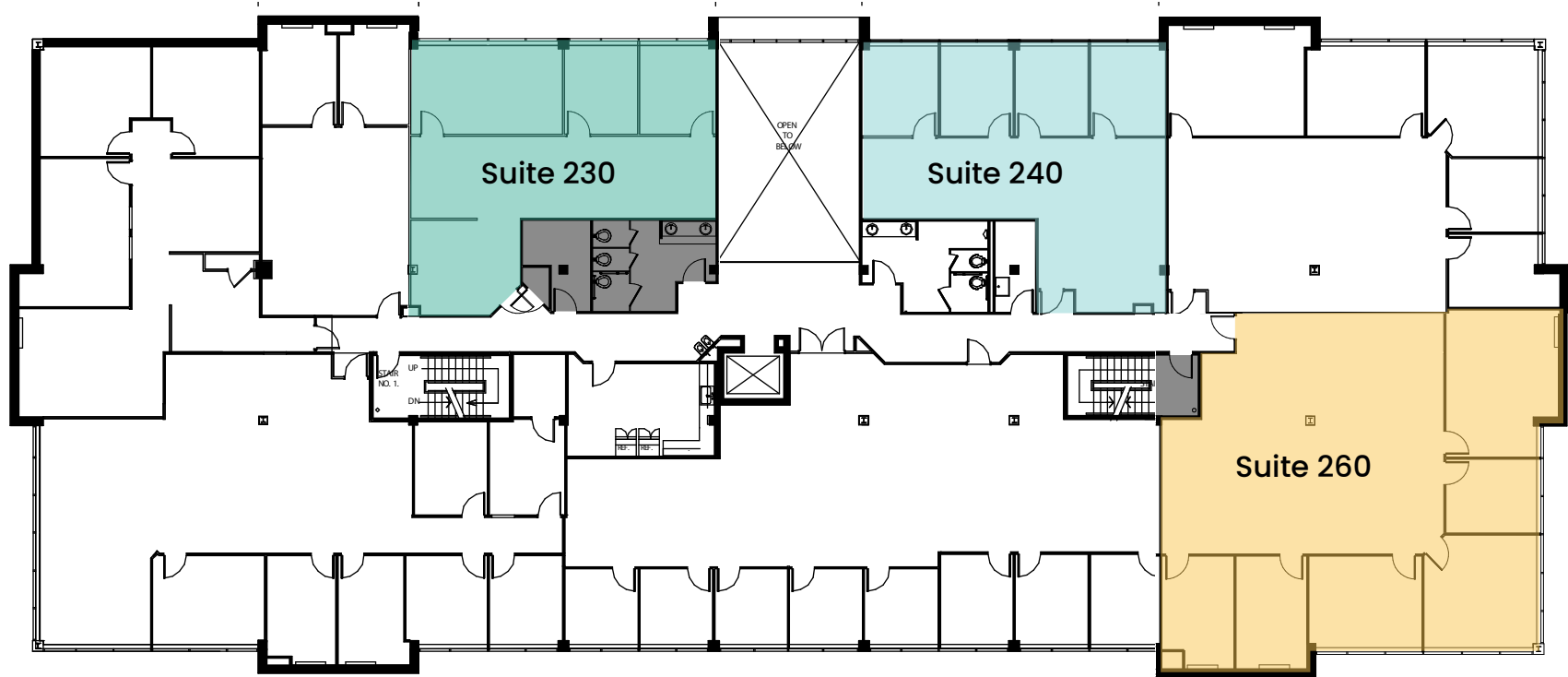




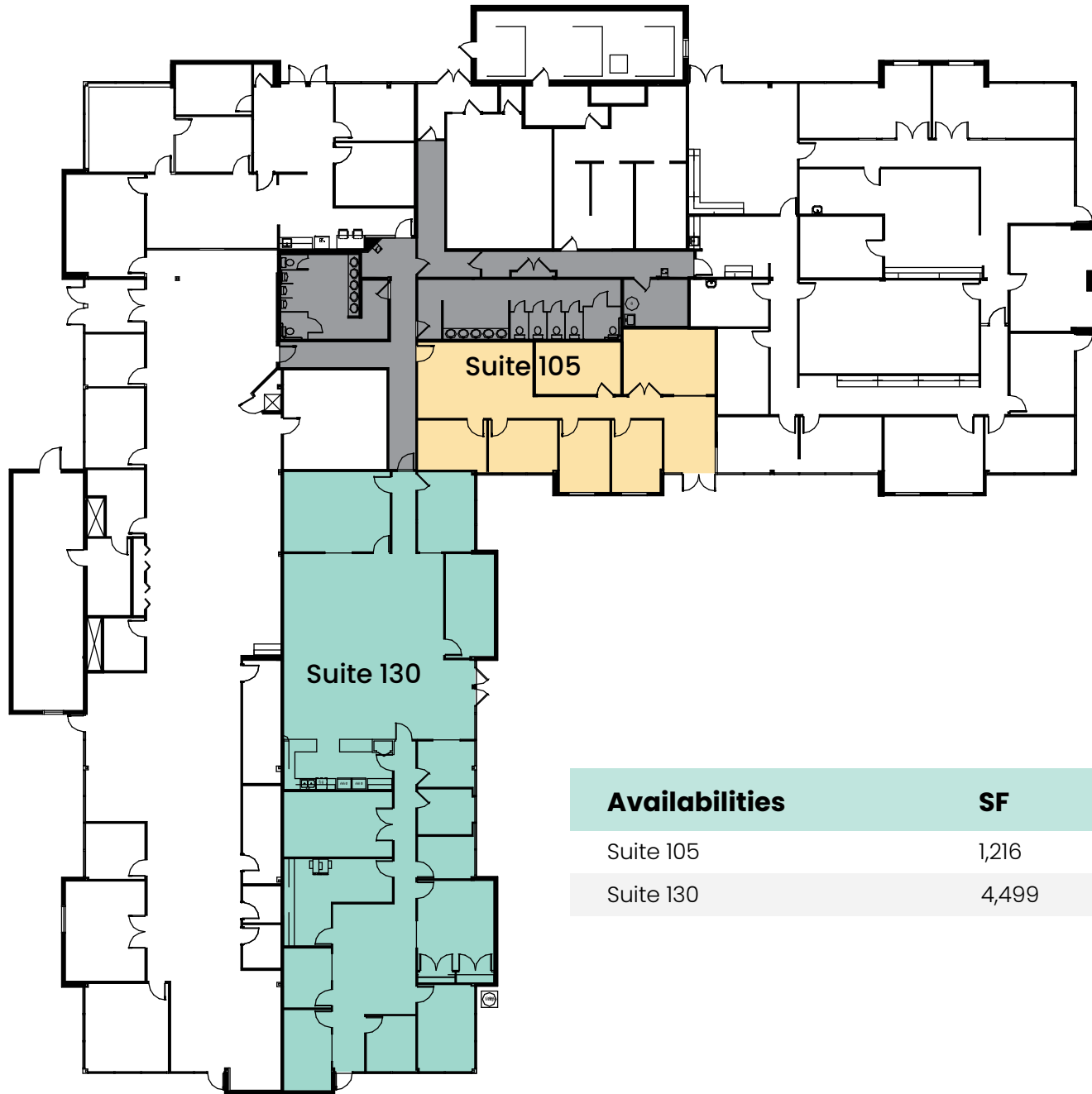
Availabilities	SF	Date Available
Suite 101	3,870 - 6,521	Immediately
Suite 102	2,651 - 6,521	Immediately
Suite 106	3,410	Immediately
Suite 107	6,068	Immediately



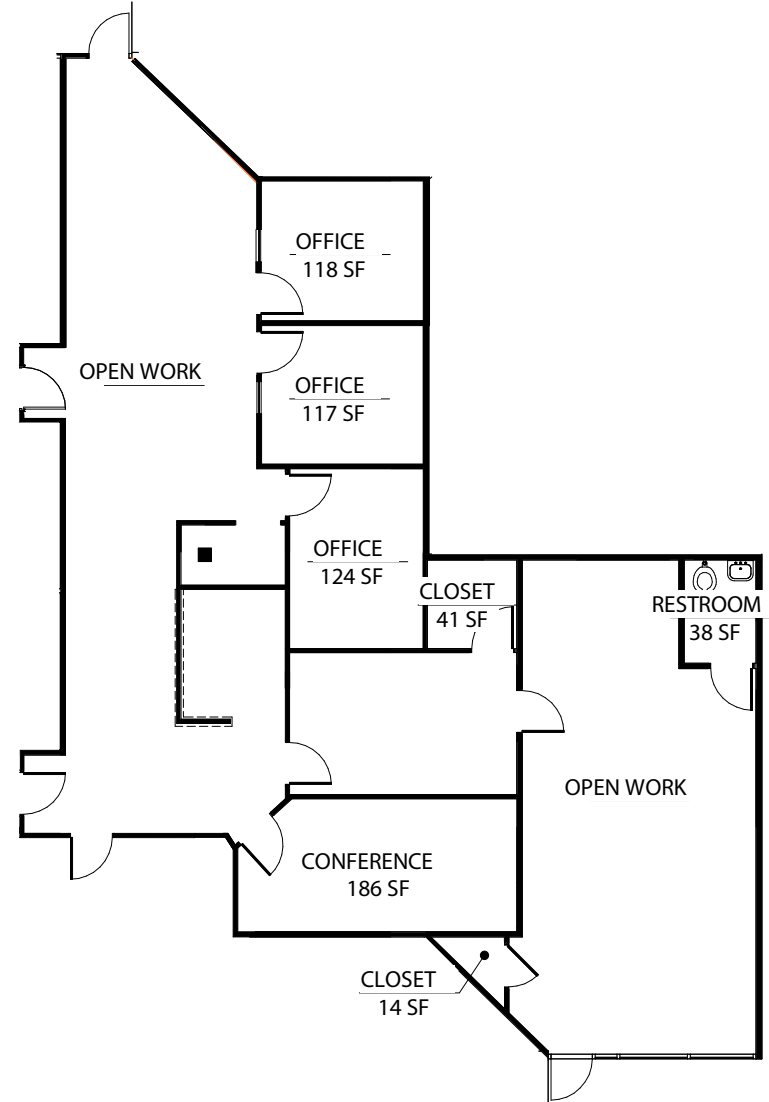
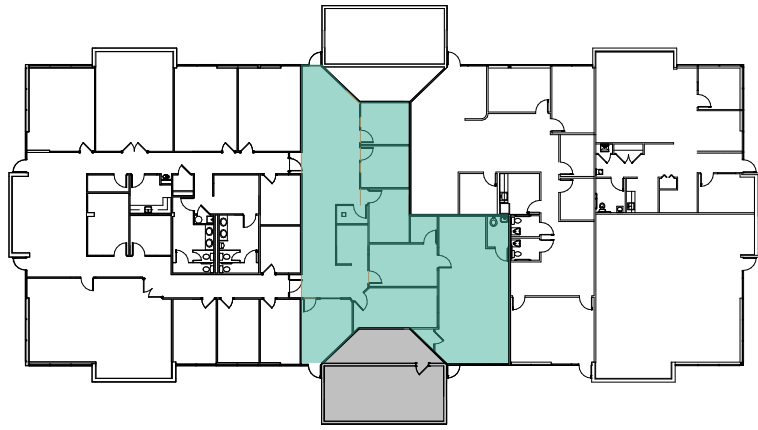
Availabilities	SF	Date Available
Suite 120B	2,365	Immediately
Suite 125	1,895	Immediately



Availabilities	SF	Date Available
Suite 230	1,216	Immediately
Suite 240	1,211	Immediately
Suite 260	2,364	Immediately



Availabilities	SF	Date Available
Suite 105	1,216	08/01/2023
Suite 130	4,499	Immediately



Availabilities

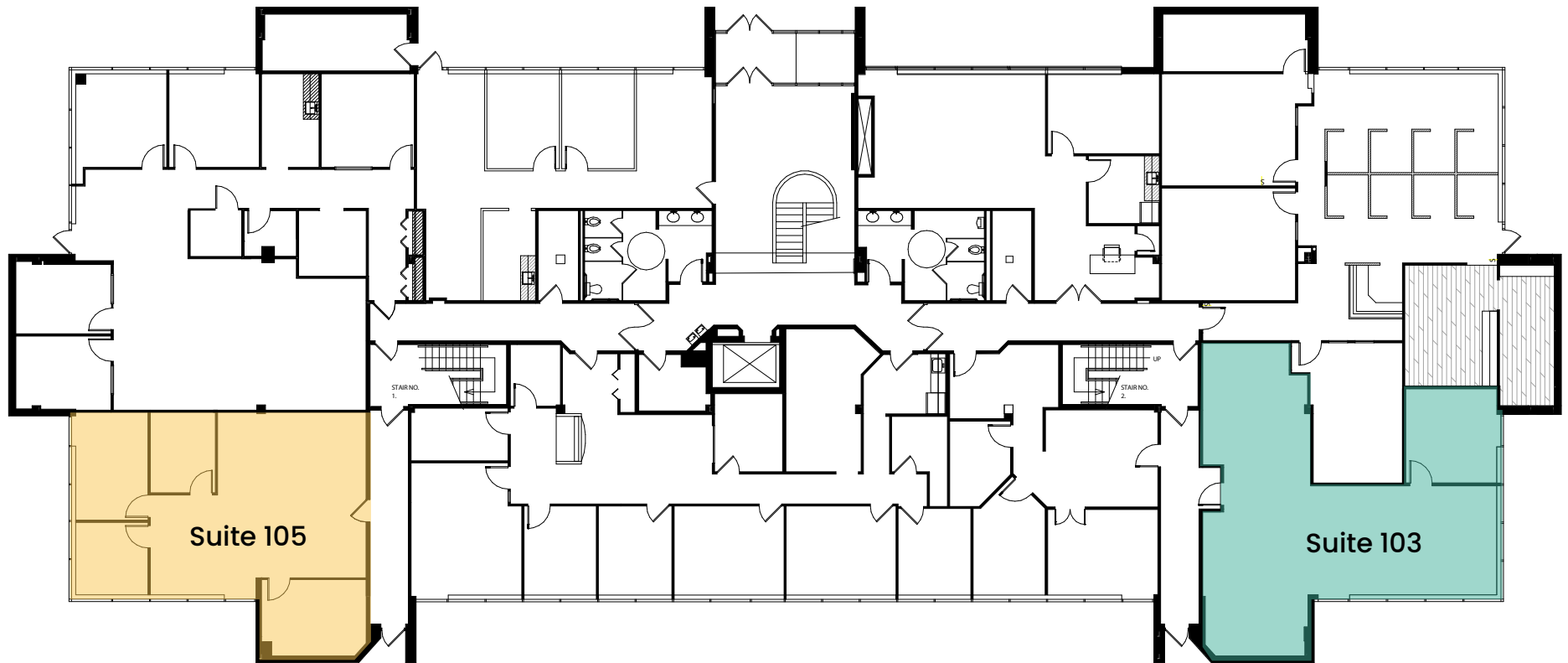
Suite 101

SF

2,153

Date Available

Immediately



Availabilities

SF

Date Available

Suite 103

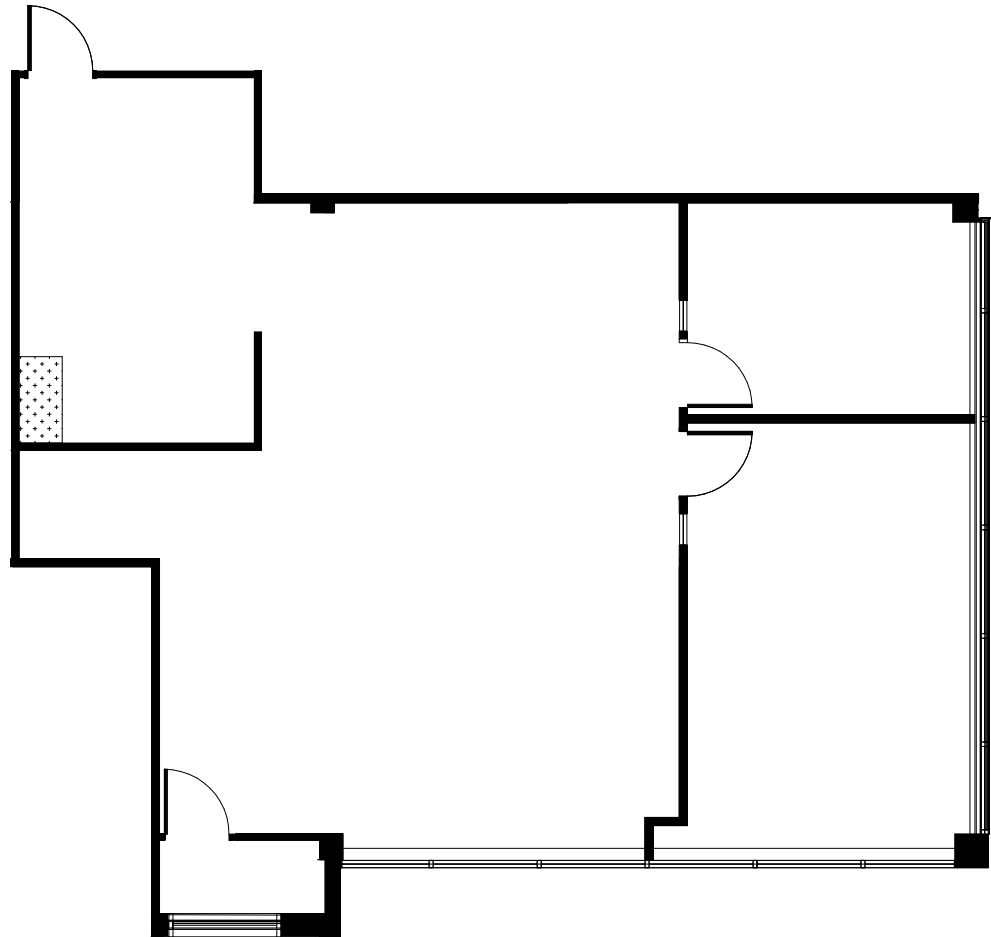
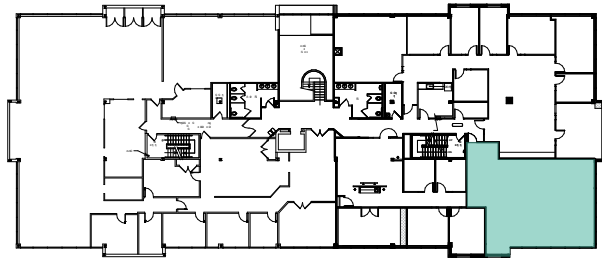
1,195

Immediately

Suite 105

1,108

Immediately



Availabilities

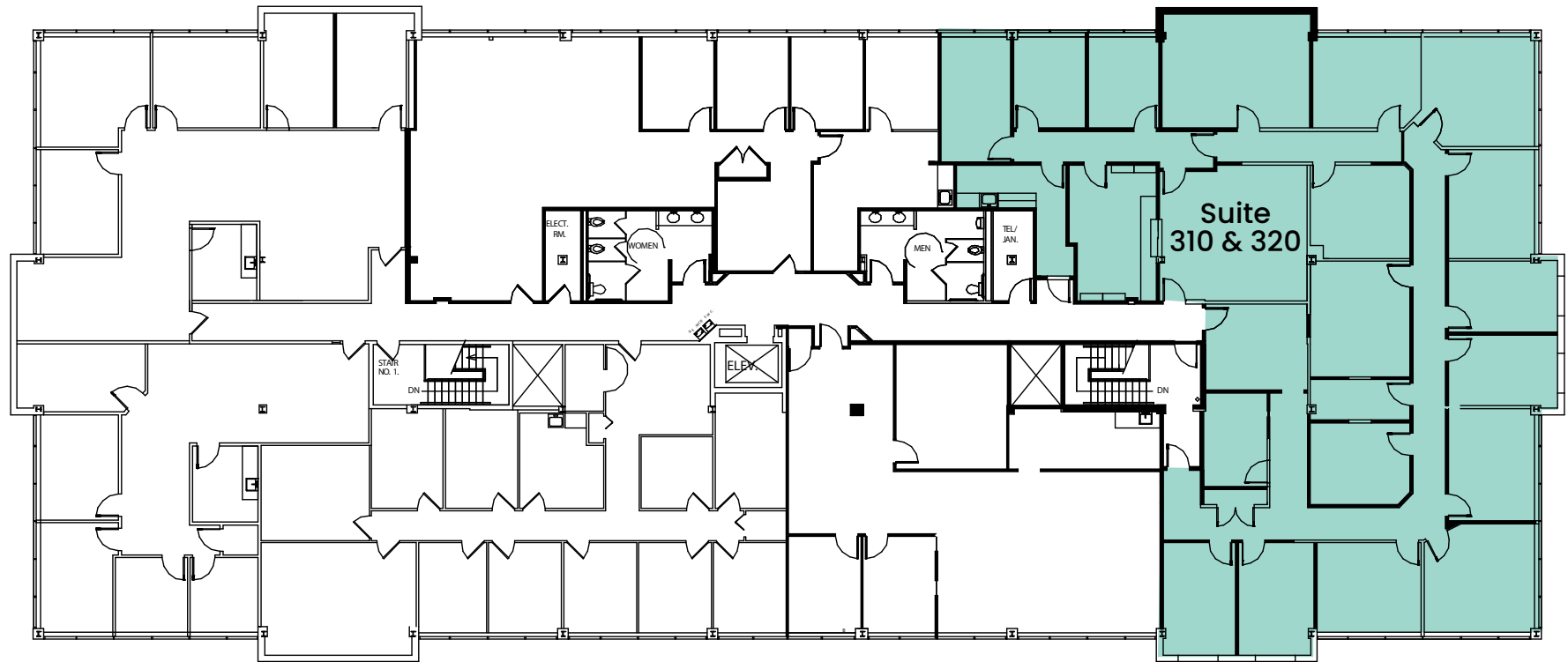
Suite 240

SF

1,617

Date Available

Immediately



Availabilities

SF

Date Available

Suite 310

3,409-5,821

Immediately

Suite 320

2,412-5,821

Immediately

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LINCOLN
PROPERTY
COMPANY