



Summary

Available SF: 7,806 SF Total

Suite 106: 571 SF

Suite 108: 2,176 SF

Suite 112: 787 SF

Suite 114: 782 SF

Suite 220: 1,039 SF

Suite 225: 1,257 SF

Suite 230: 1,194 SF

Lease Rate: \$24-26/SF

Lease Type: Full-Service Gross

Property Highlights

- Top of Building Signage Available
- Modern, high-end buildout with glass conference rooms, designer bathrooms, and convenient kitchenettes
- Well-suited for tech or corporate users (no professional services or medical)
- 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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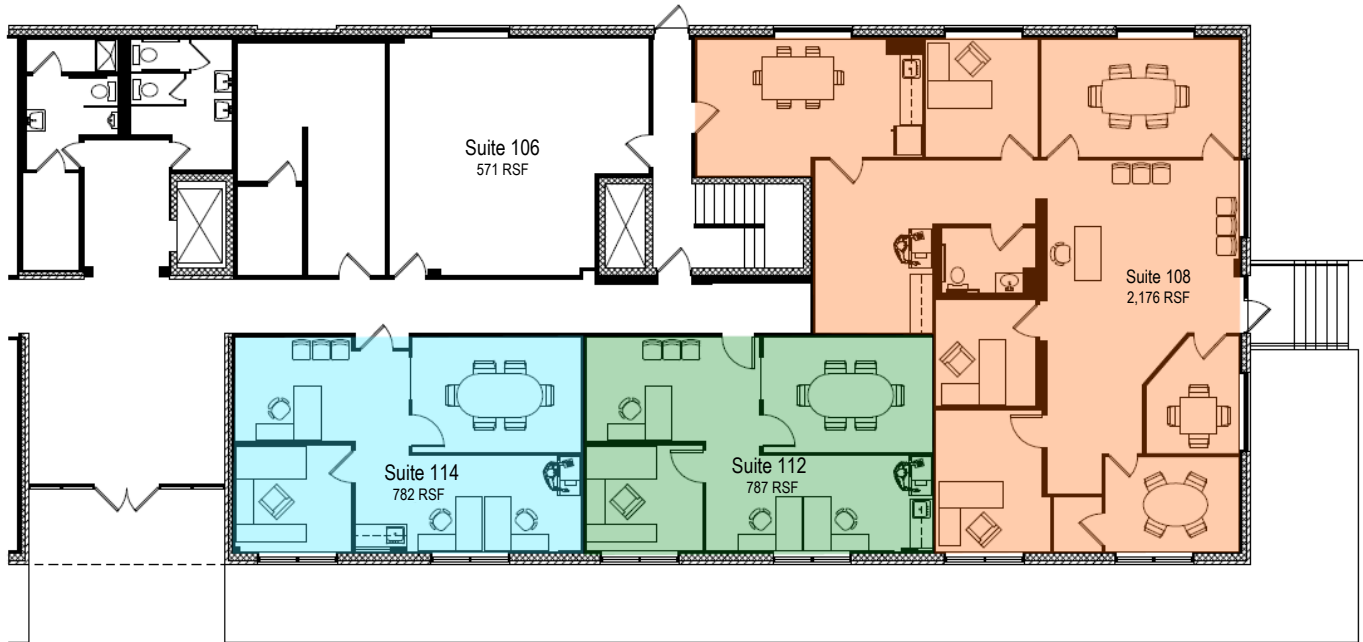
Jennifer Burke

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Floor Plan – First Floor



PINE RIDGE PROFESSIONAL BUILDING
 3918 PROSPERITY AVENUE
 FAIRFAX, VIRGINIA 22031

Arencibia Architects Inc.
 703-298-8181

2534 E. TIMBER CREST DRIVE NE LELAND, NORTH CAROLINA 28451

DATE:
15 JUNE 2024
SCALE:
1/8" = 1'-0"
JOB NO.: 24-019

1ST FLR. SUITE PLAN

Suite 106: 571 SF

Suite 108: 2,176 SF

Suite 112: 787 SF

Suite 114: 782 SF

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Floor Plan – Second Floor



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 FAIRFAX, VIRGINIA 22031

Arencibia Architects Inc.
 703-298-8181

2534 E. TIMBER CREST DRIVE NE LELAND, NORTH CAROLINA 28151

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15 JUNE 2024
SCALE:
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JOB NO.: 24-019

2ND FLR. SUITE PLAN

Suite 220: 1,039 SF

Suite 225: 1,257 SF

Suite 230: 1,194 SF

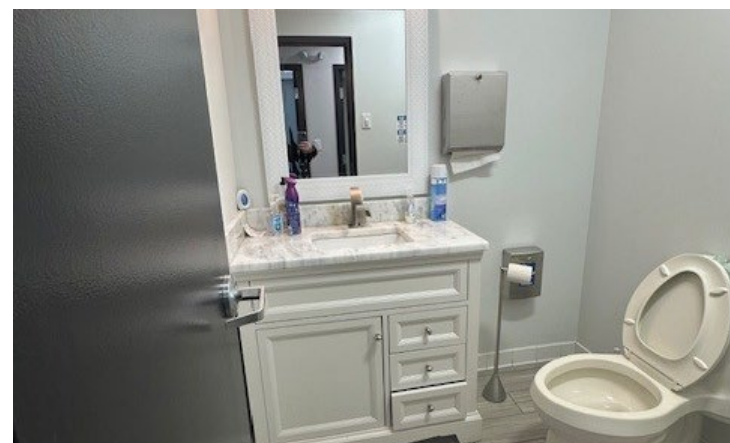
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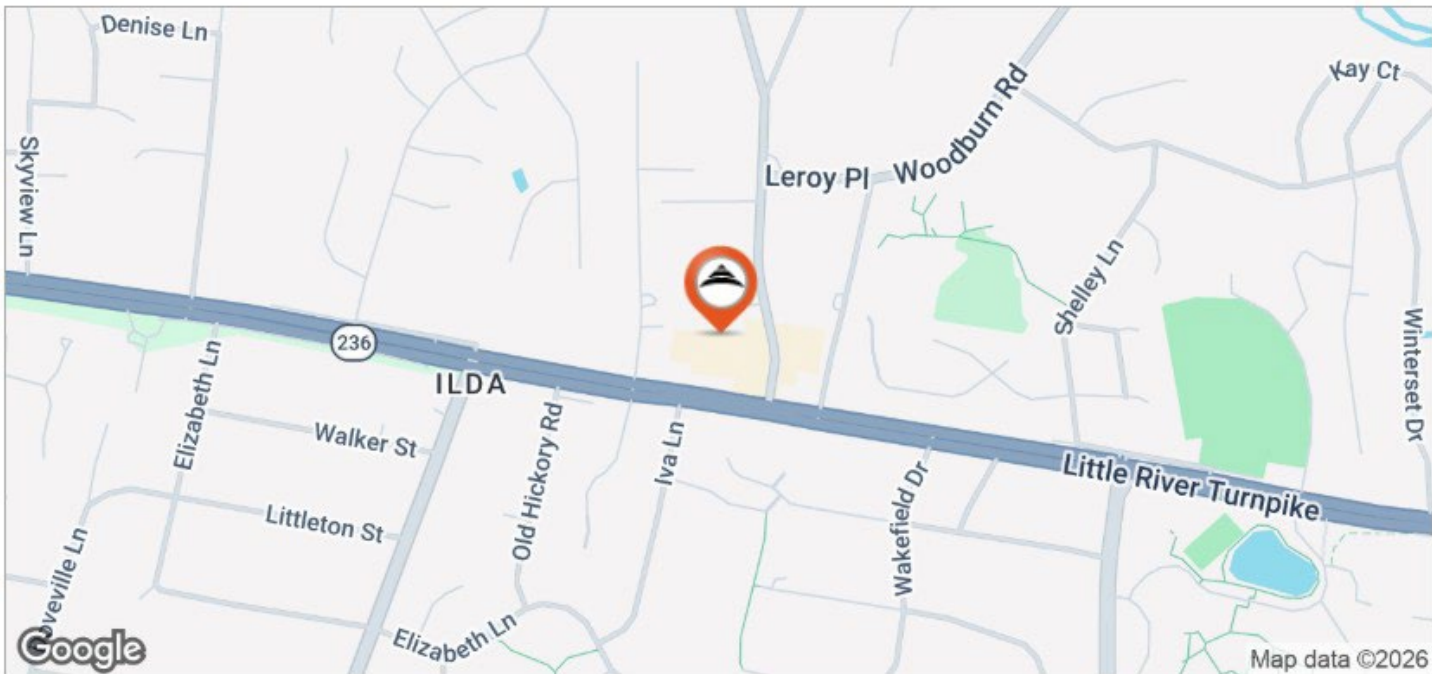
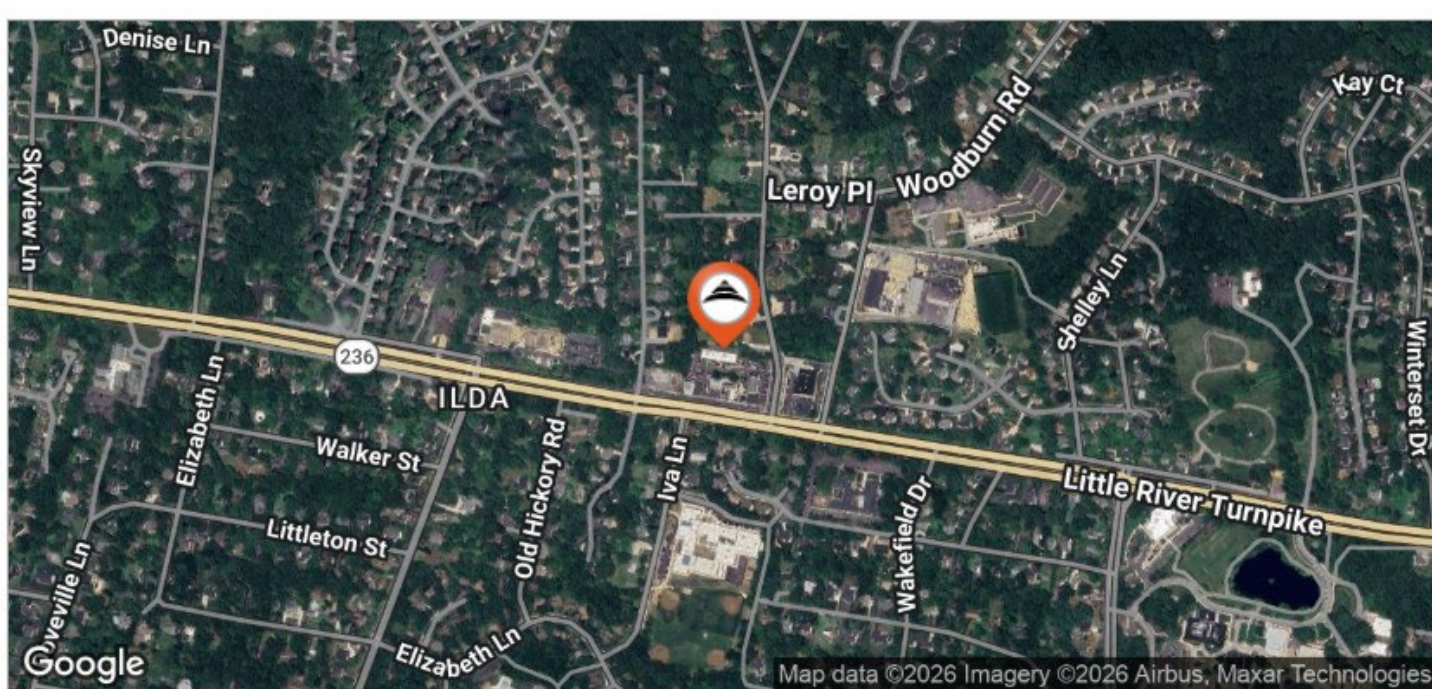
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Maps



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