



3251

BLenheim BOULEVARD

FAIRFAX, VA



NAIOP AWARD OF EXCELLENCE
BEST BUILDING RENOVATION CAPITAL IMPROVEMENT



OVERVIEW



FLEXIBLE SUITE SIZES AVAILABLE IMMEDIATELY

- SPEC SUITE 202 - 2,471 SF
- SPEC SUITE 204 - 1,468 SF
- 3RD FLOOR - 20,391 SF (DIVISIBLE)
- SPEC SUITE 403 - 2,274 SF
- SPEC SUITE 502 - 2,461 SF (AVAILABLE 10/1/26)
- SPEC SUITE 504 - 2,013 SF
- SPEC SUITE 510 - 4,462 SF (AVAILABLE 12/1/26)
- SPEC SUITE 512 - 2,225 SF
- SPEC SUITE 514 - 1,405 SF



NAIOP AWARD OF EXCELLENCE

Best Building Renovation Capital Improvement

OVERVIEW

PROPERTY HIGHLIGHTS

- Brand new conference and fitness facility
- Mama Chang restaraunt located on-site
Awarded #1 Best New Restaurant by Washington Post Spring Dining Guide 2019
- Other on-site amenities include a Bike Room, Vending / Break Room and fantastic neighborhood amenities
- Newly renovated façade, common areas, elevator cabs, restrooms and mechanical systems
- Building signage available for full floor
- Efficient floor plates
- Ample parking ratio - 3.1:1,000 sf
- Bus stop on-site with direct service to Vienna Metro station
- Vienna Metro station located one mile away
- Electric charging stations onsite
- Convenient access to Route 66 and public transportation

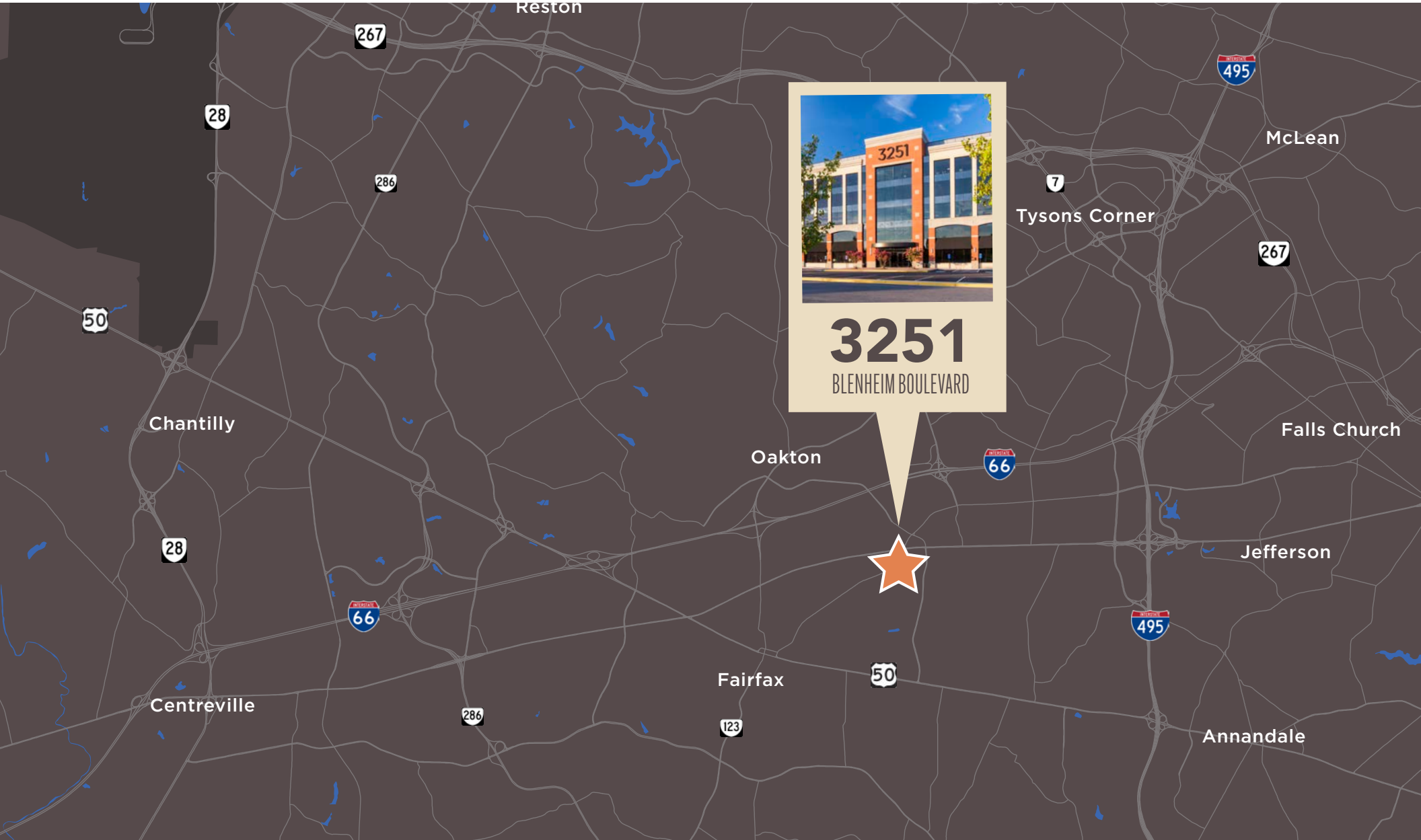


Electric Car Charging Stations



Mama Chang

LOCATION



AMENITIES



WHAT'S IN YOUR AREA:



30 RESTAURANTS

9 QUICK SERVE
21 DINE-IN



14 SERVICES

4 DRY CLEANERS
2 FITNESS CENTERS
8 BANKS
2 HOTELS



10+ RETAIL

STEPS FROM SCOUT
ON THE CIRCLE (GIANT)

QUICK DRIVING DISTANCE TO
POINT 50 (WHOLE FOODS)

IN YOUR BUILDING



(COMING SOON
TO SCOUT ON
THE CIRCLE)



(COMING SOON TO
POINT 50)

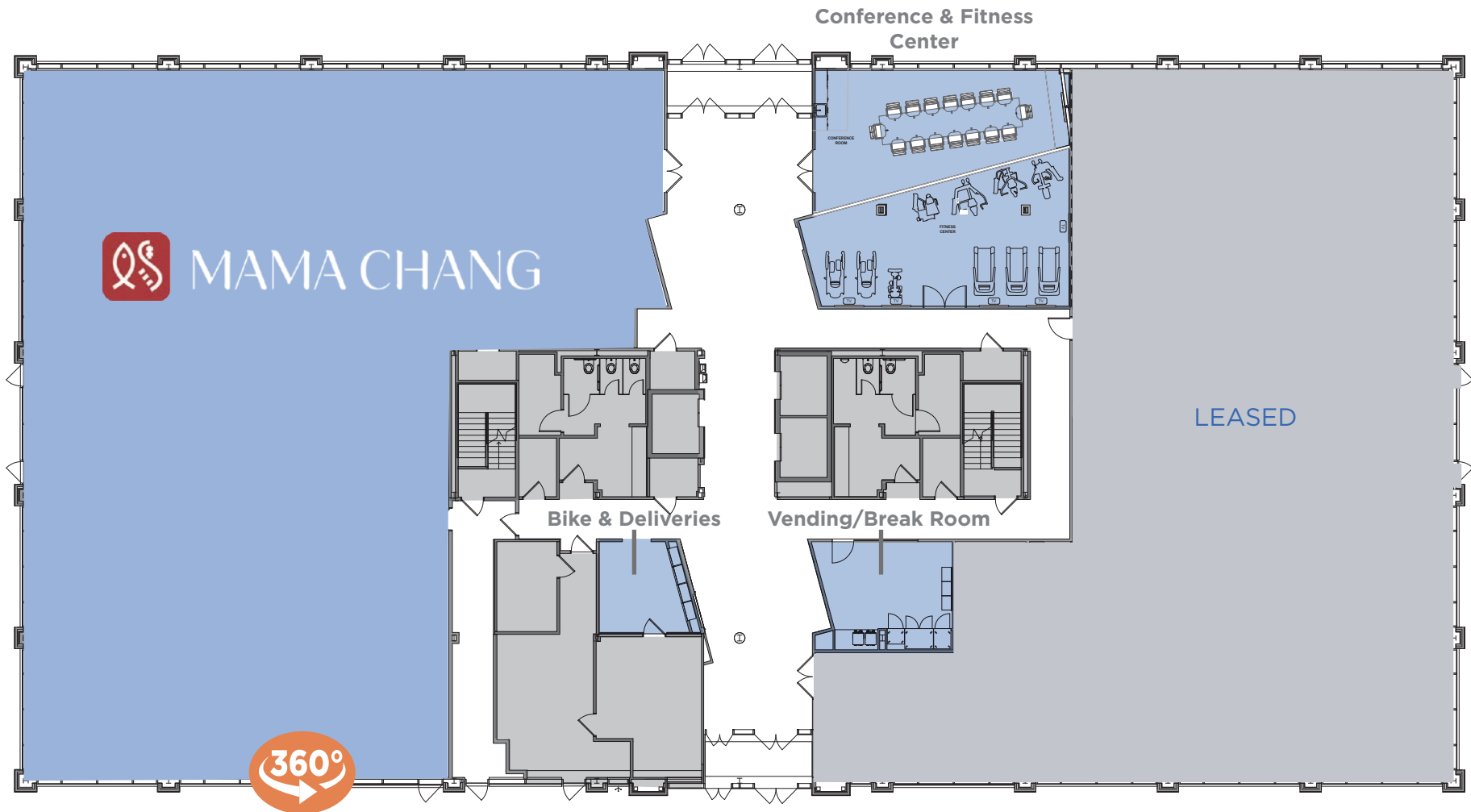


1ST FLOOR RETAIL SPACES

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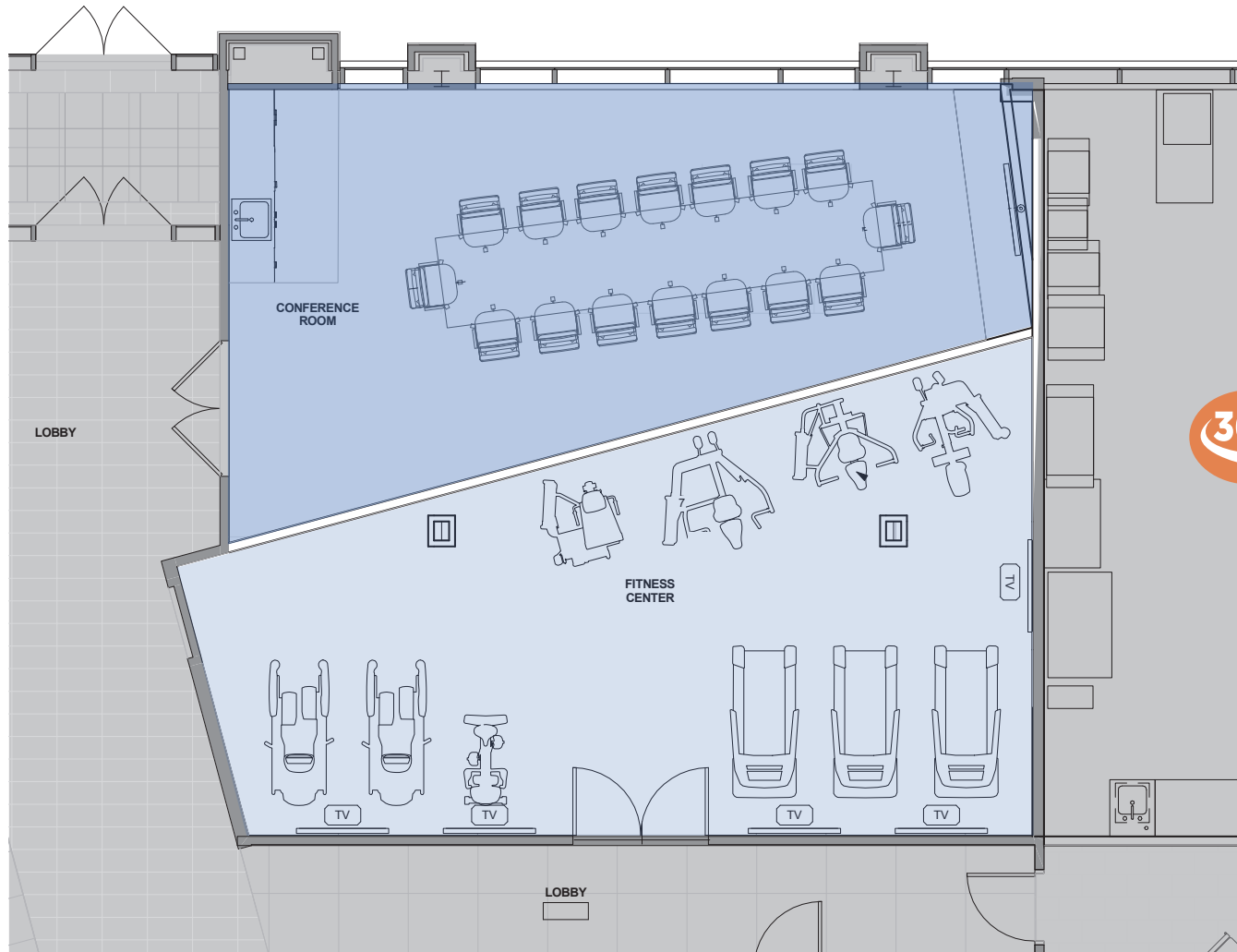


CONFERENCE CENTER AND FITNESS CENTER AMENITIES

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2ND FLOOR

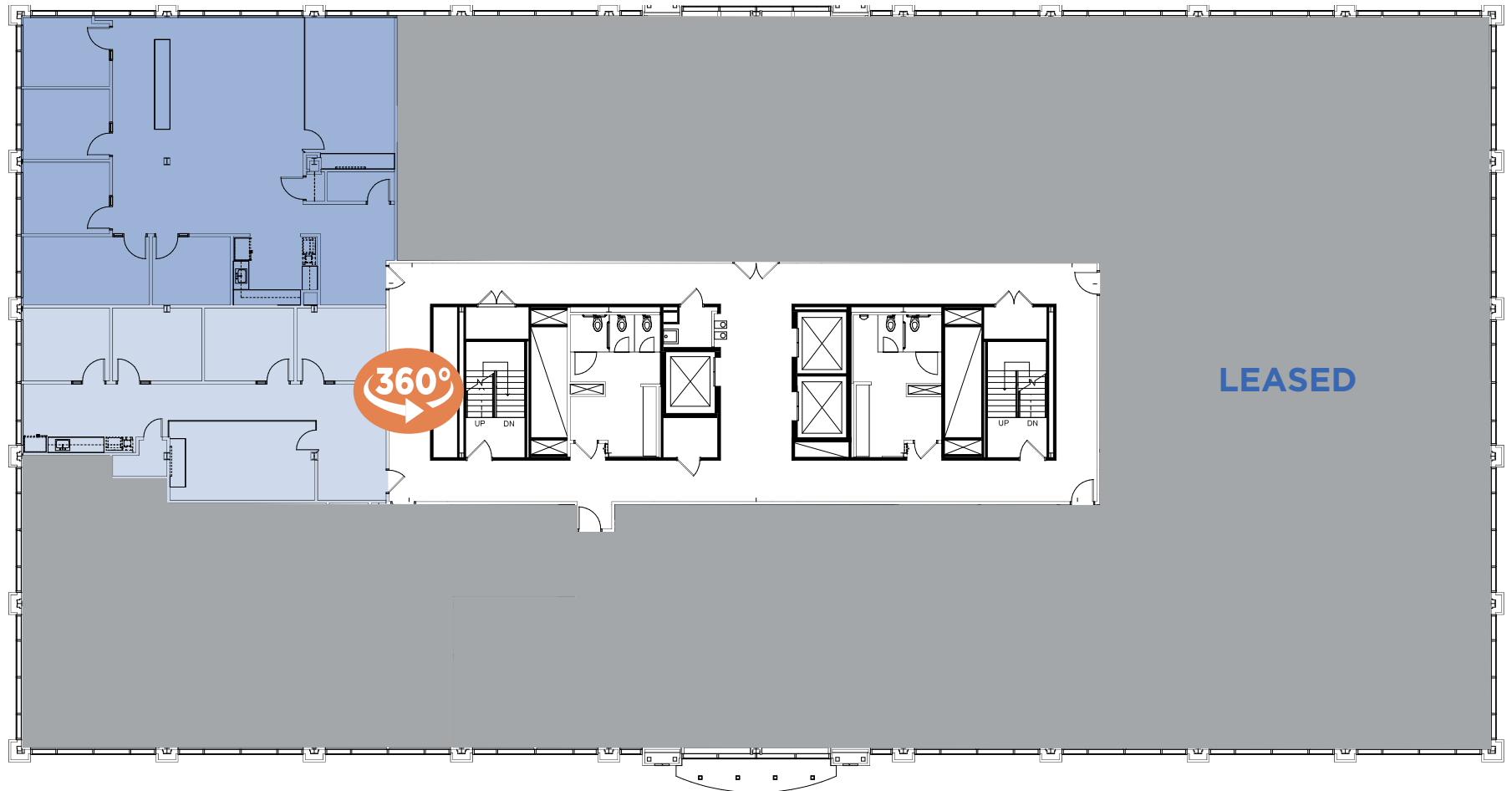
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SPEC SUITE 202
2,471 SF

SPEC
SUITE 204
1,468 SF

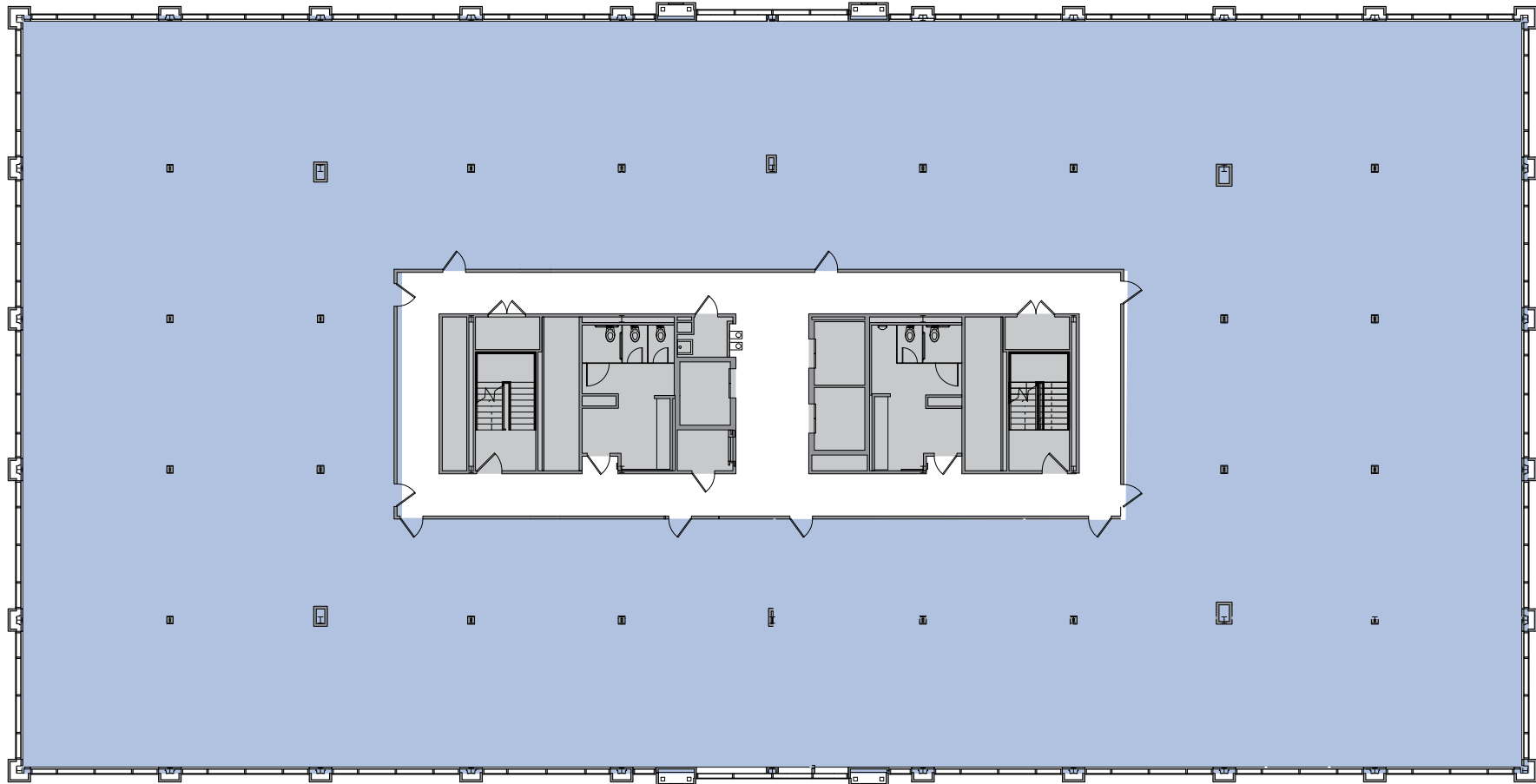


3RD FLOOR - 20,391 SF - DIVISIBLE

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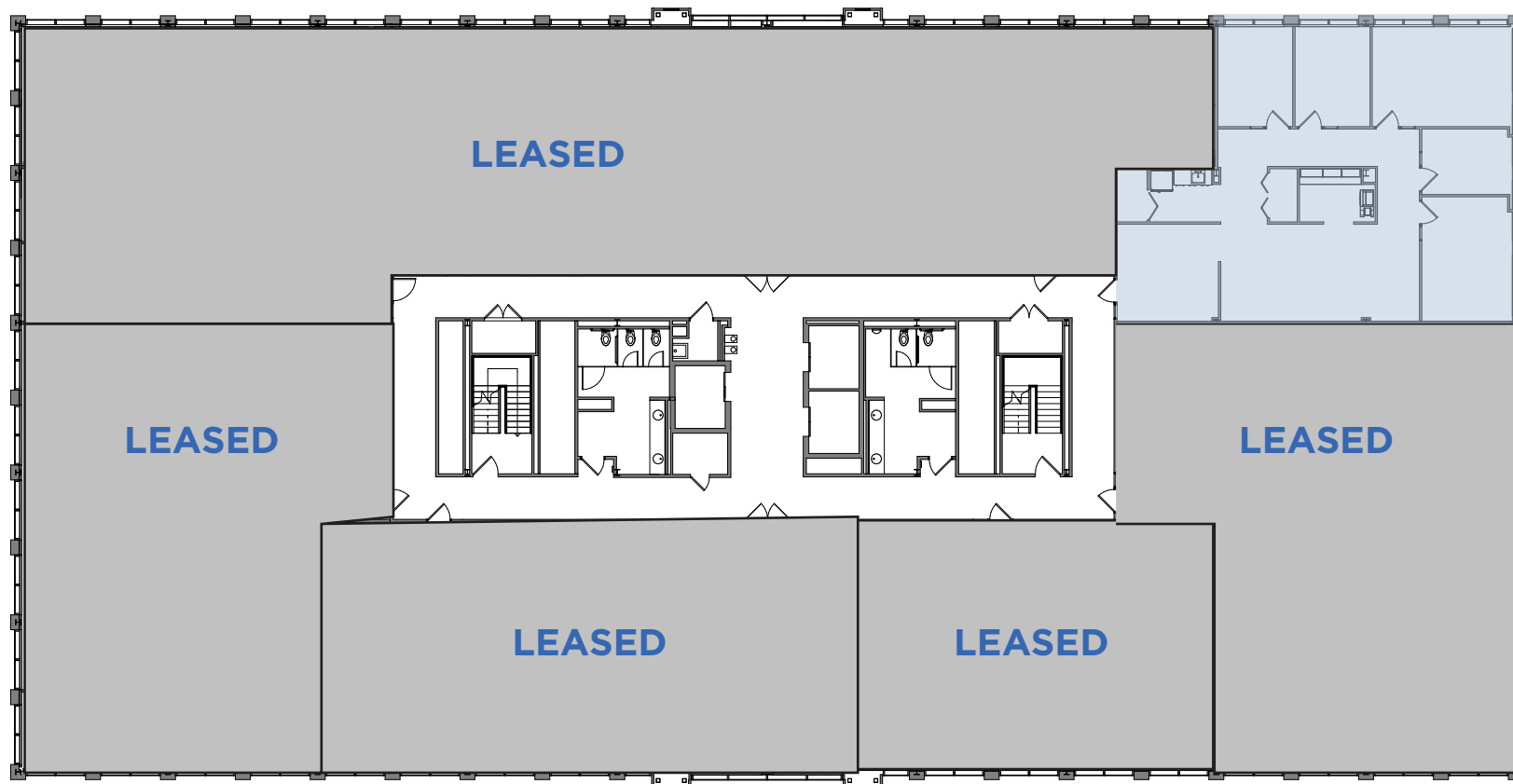
4TH FLOOR

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SPEC SUITE 403
2,274 SF



5TH FLOOR - JUST DELIVERED

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SPEC SUITE 512
2,225 SF

SPEC SUITE 510
4,462 SF
available 12/1/26

SPEC SUITE 514
1,405 SF

LEASED

LEASED

SPEC SUITE 502
2,461 SF
available 10/1/26

SPEC SUITE 504
2,013 SF



**CUSHMAN &
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