

THE MATHY OFFICE BUILDING LEASING INFORMATION

9401 MATHY DRIVE, FAIRFAX, VIRGINIA 22031

<u>Lease Type:</u>	Full-Service Lease. Utilities and M-F Cleaning Services included in rent. Tenants are responsible for low-voltage items such as internet, telephone, cable, etc.
<u>Rate:</u>	\$22.00/SF As-Is Rate.
<u>Lease Term:</u>	3-Year with a 3-Year Option to Renew OR 5-Year with a 5-Year Option to Renew.
<u>Build-Out:</u>	If a build-out is required, it typically takes 3 months to convey space to the Tenant. This process includes architectural drawing submittal, city permit approval, and the build-out itself.
<u>Annual Increases:</u>	3% annual rent increases. Rate will be negotiated at the time of renewal to the then current market rate.
<u>Building Access:</u>	Tenants have 24/7 building access. Building doors are open from 7:30 a.m. – 6:00 p.m. Monday through Friday. The doors remained locked at all other times and on holidays.
<u>Parking:</u>	3.5 unmarked and unassigned parking spaces per 1,000 SF leased get conveyed to the Tenant.
<u>Internet Services:</u>	Verizon Fios and COX Communications are internet providers that are already in the building.
<u>HVAC:</u>	The HVAC operates 24/7.

For More Information Contact:

Christine Lechoco

Leasing Consultant

Foster Management, Inc.

703-385-8900 / leasing@fostermgt.com