



Property Highlights

- Great location in the City of Fairfax
- Park-like setting
- Suites range from 434 SF to 3,905 SF
- Local, on-site owner



The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

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Site Plan

FAIRFAX SQUARE PROFESSIONAL CENTER



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Overview

LOCATION: Fairfax Square Professional Center
9840-9940 Main Street, Fairfax, VA 22031

DEVELOPER: Van Metre Companies

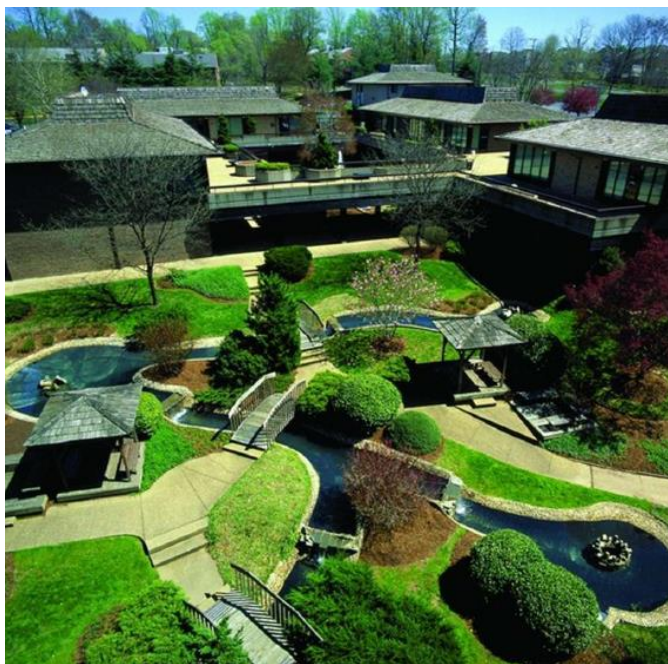
BUILDING: Mid-Rise building with office suites and
Low-rise office/medical/retail buildings

LEASE RATE: \$19.00-\$23.00/SF + utilities

PROPERTY

AMENITIES: Extraordinary offices in buildings facing Main Street and park-like setting in a 10-acre complex enhanced by ponds, streams, fountains, footbridges, gazebos and other rich landscaping. Professional & medical offices, retail and deli on site. Ample parking and CUE bus to George Mason University and Metro. Property manager on site.

DIRECTIONS: From Downtown Fairfax, East on Main Street (Rt. 236) at traffic light at Burke Station Blvd.

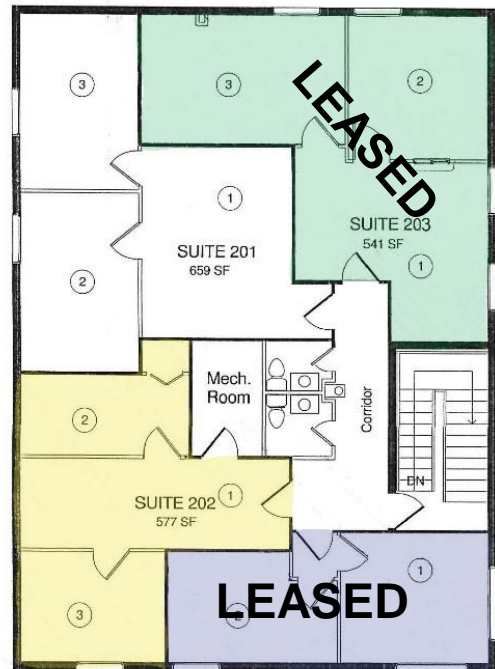


ZONING: C-2 Retail Commercial District

INTERNET CARRIER: Cox Cable and Verizon


Summary

Suite 201	659 SF
Suite 202	577 SF
Lease Rate:	\$22.00/SF plus utilities



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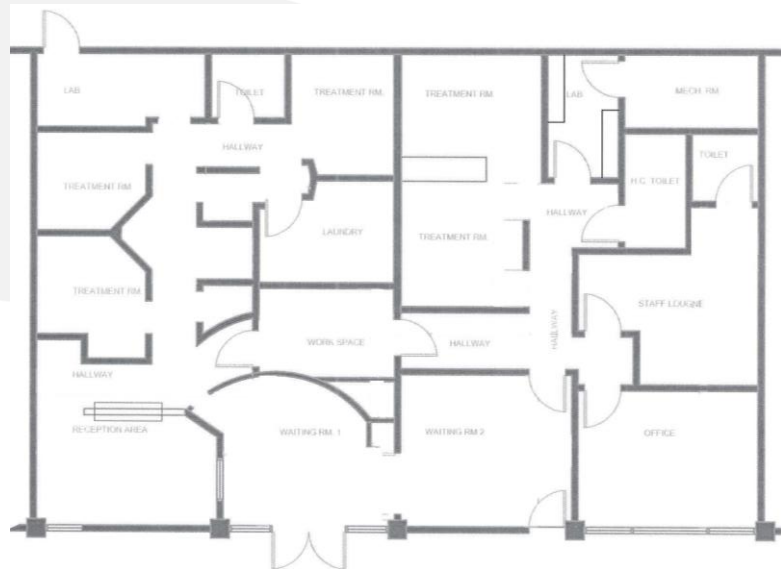
Suite: 9850-9854

Available SF: 2,400 S F

Lease Rate: \$23.00/sf plus utilities

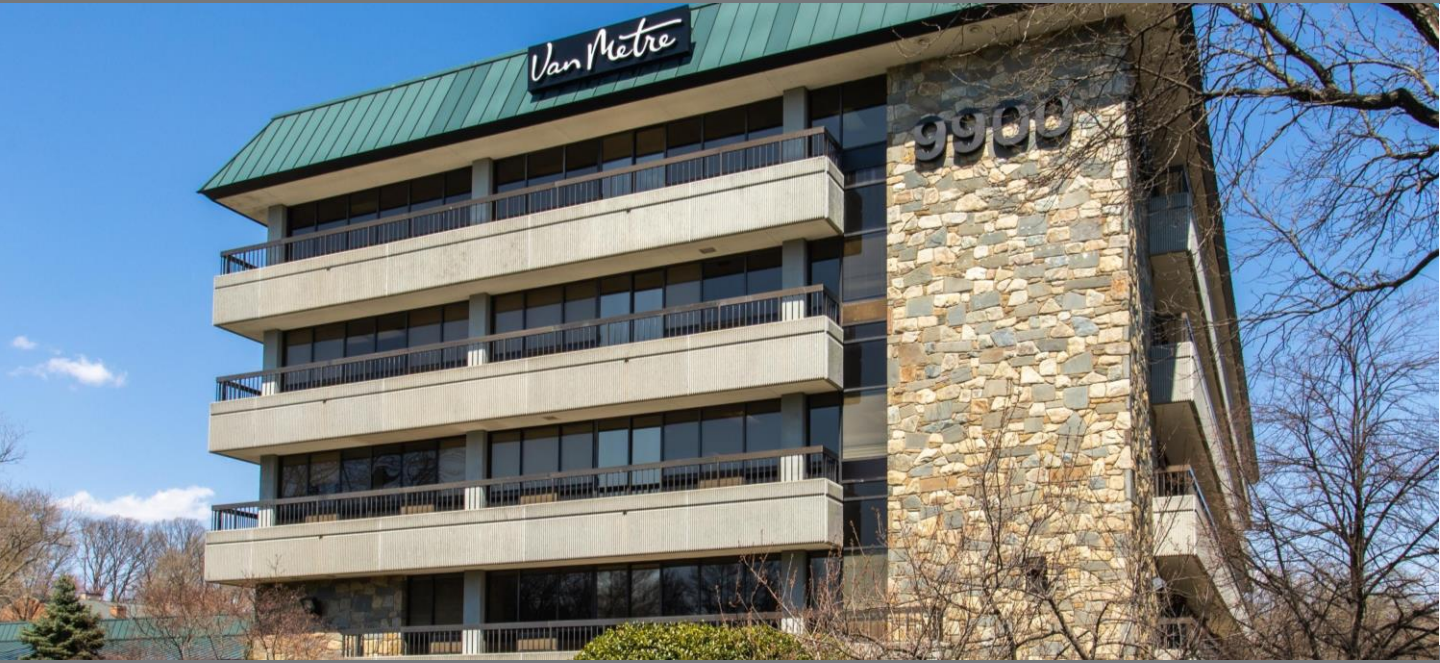
Property Highlights

- Fully furnished dental suite
- Double door entry off plaza
- Buildout with 5 treatment rooms, large reception area, office, lab, lounge, laundry and 3 restrooms



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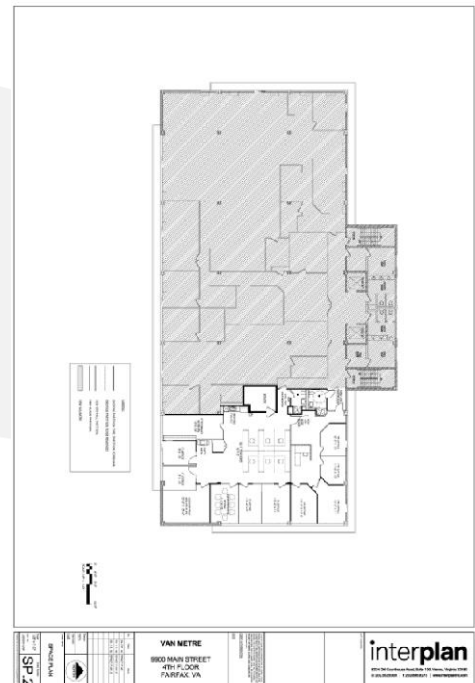
Suite: 401

Available SF: 3,905 SF

Lease Rate: \$27.00/sf Full Service

Suite Highlights

- Reinforced server room with supplemental HVAC and vault door
- File room with moveable/rolling file racks
- Fully wired
- Parking space in the basement garage
- Dedicated bathroom & shower
- Commercial tenants have access to the apartment clubhouse fitness facility & pool, rental incentives at the apartments



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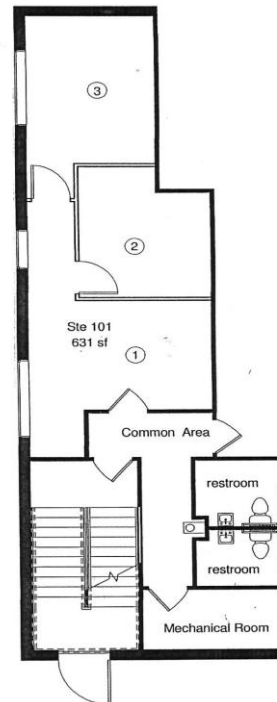


Summary

Suite:	101
Available SF:	631 SF
Lease Rate:	\$22.00/SF plus utilities

Property Highlights

- Two offices and open area
- Move-in ready condition



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Buyers should independently confirm its accuracy and completeness.

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