

3120 Fairview Park
Falls Church, VA 22042

3120

FAIRVIEW PARK



PROPERTY HIGHLIGHTS

High visibility 191,361 SF property with over one million cars passing per week, centrally located with direct access to Route 50 and Interstates I-495 and I-66.

 8 floors of unobstructed window lines with both wooded park views & I-495

 Centrally located with direct access to I-495, I-66, and RT. 50

 Free covered parking at 3.0/1,000

 9' finished ceiling 12' 7" slab to slab

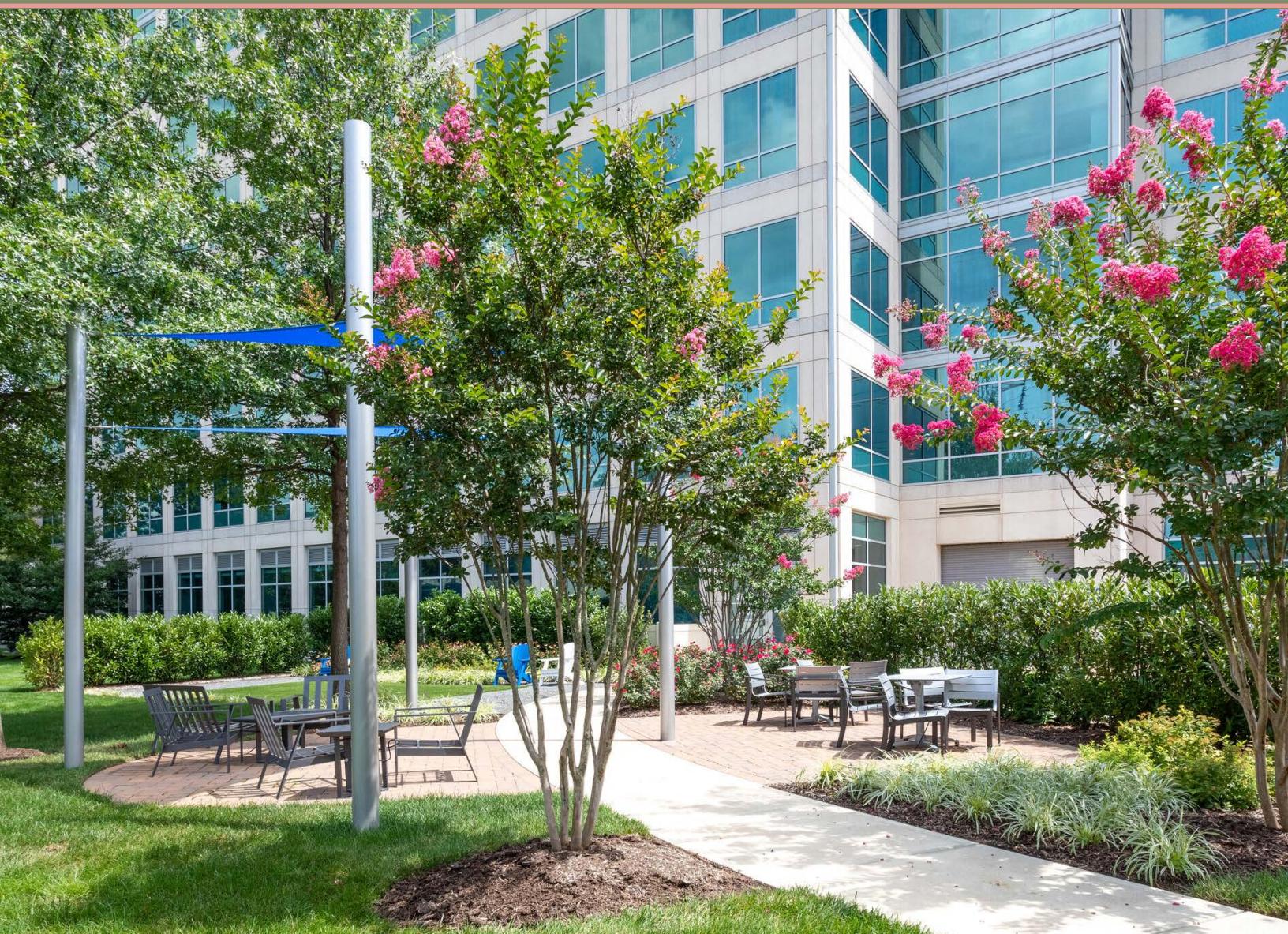
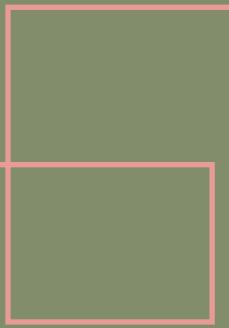
 Charging stations on-site

 Park setting with beautiful views and jogging trails

 Minutes to Tysons and the Mosaic District

 Onsite conference center, fitness center and café

 Convenient shuttle service



ON WHERE YOU WORK

Raising the Bar



Tenant Lounge

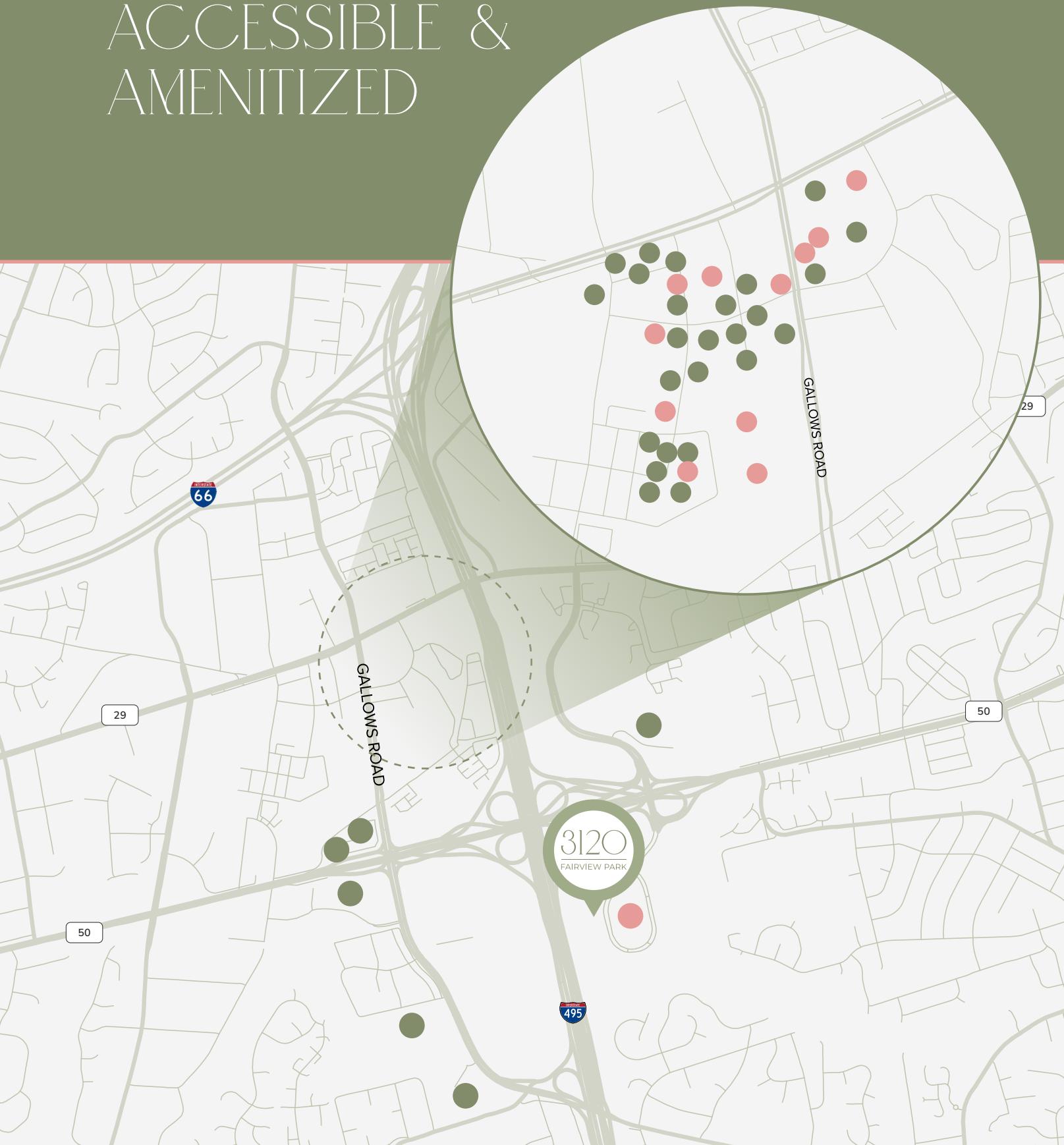
Fitness Center

On-site Deli & Cafe



Minutes to Mosaic District

ACCESSIBLE & AMENITIZED



● RESTAURANTS :

- JINYA Ramen
- Ted Bulletin
- Alta Strada
- Kirby Club
- Chipotle
- Panera Bread
- Shake Shack
- Bartaco
- Macmillan Whiskey Room
- Colada by Bloomies
- Gyu Shige
- Urban Hot Pot
- Pupatella
- Sisters Thai
- Our Mom Eugenia
- Nando's PERI-PERI
- True Kitchen
- Sweetgreen
- Pastry Xpo Cafe
- AKB, A Hotel Bar
- Le Pain Quotidien
- B Side
- MOM's Bakery
- Caboose Commons
- Arby's
- Raouche
- Silver Diner
- Panera Bread
- Woodburn Cafe
- Sophia's Cafe
- Guapo's Tex-Mex
- Sweetwater Tavern
- Puzukan Tan Korean Grill
- 2941 Restaurant

● OTHER AMENITIES :

- Marriot
- Target
- H Mart
- Lidl
- Wells Fargo
- LA Fitness
- Bloomie's
- Solidcore
- Gold's Gym
- Musicbox Karaoke
- Paper Source
- Muse Paintbar

CONVENIENT SHUTTLE SERVICE :

3120 Fairview Park Dr now offers a complimentary shuttle service for tenants and their employees, running conveniently from 7:30 AM to 6:45 PM. Enjoy complimentary rides between your office, the Dunn Loring Metro station, and the Mosaic District. Easily track the shuttle in real time with the Reston Limousine app.

Panera
BREAD®

Nando's



[solidcore]

bartaco



sweetgreen

Marriott®

SHAKE
SHACK

NEARBY TENANTS



SIGNAGE OPPORTUNITY

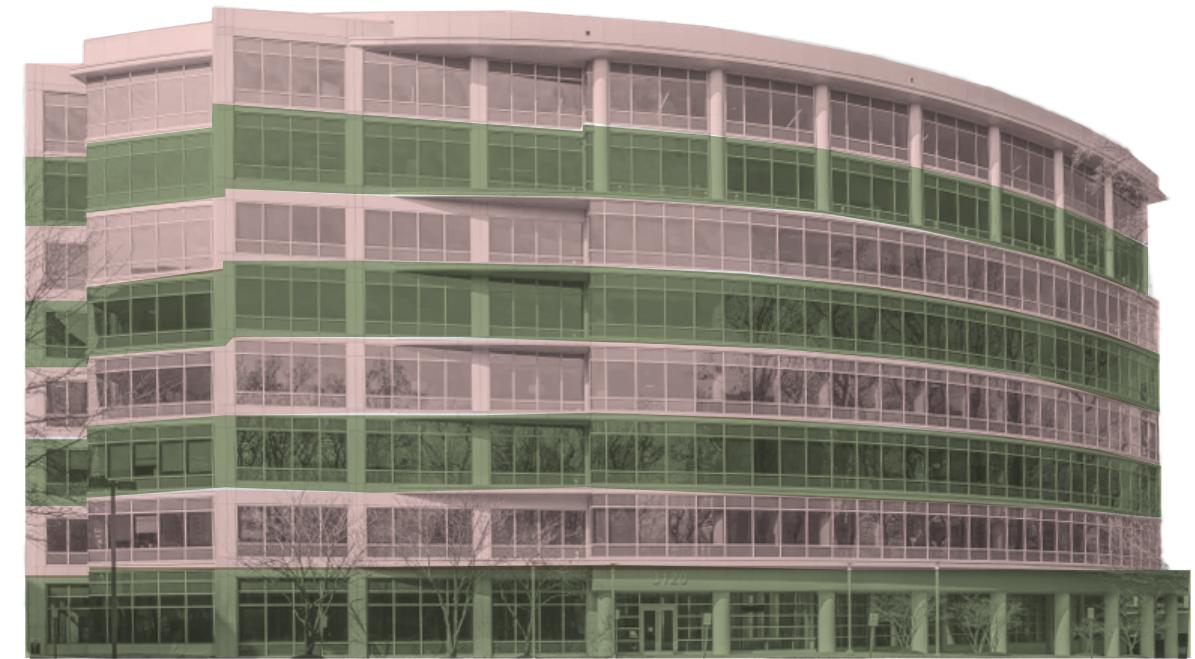
UNMATCHED VISIBILITY FROM I-495



AVERAGE DAILY TRAFFIC VOLUME
ON I-495, BETWEEN US-50 & I-66
CARRIES 222,000 VEHICLES.

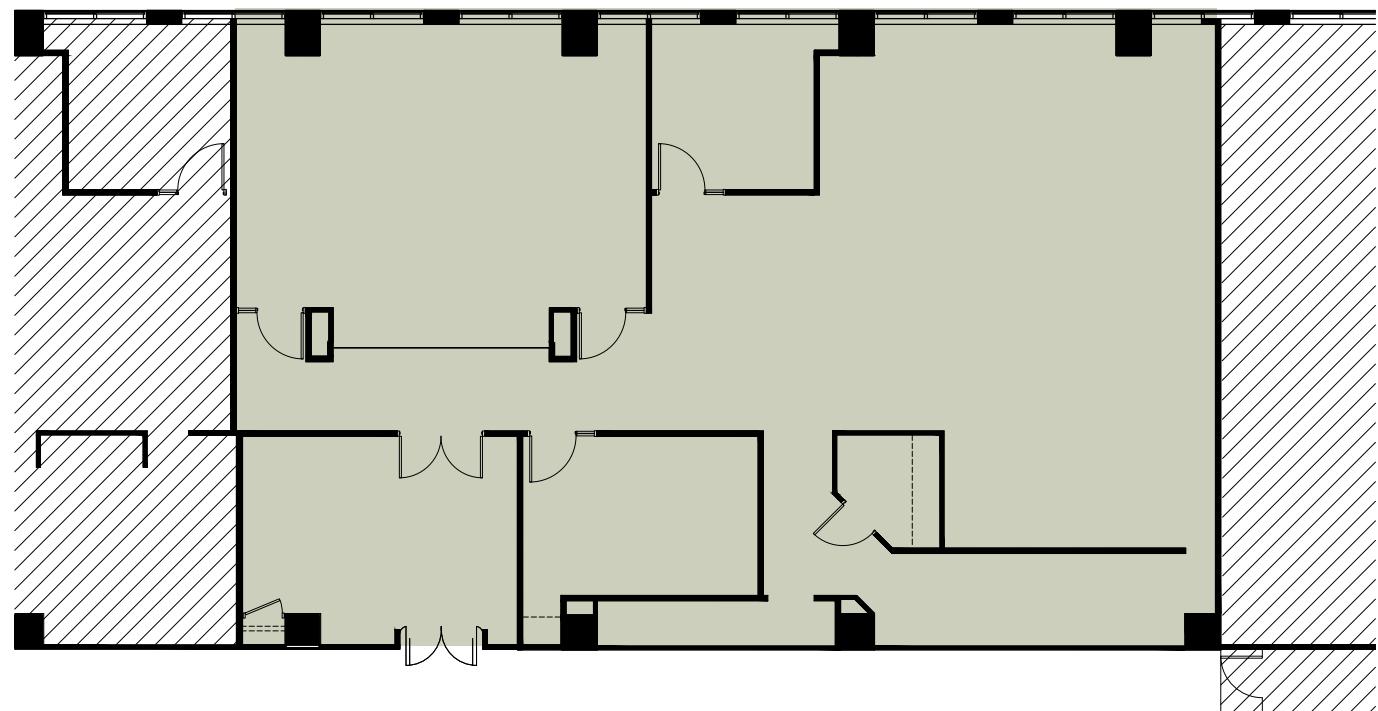


AVAILABILITIES



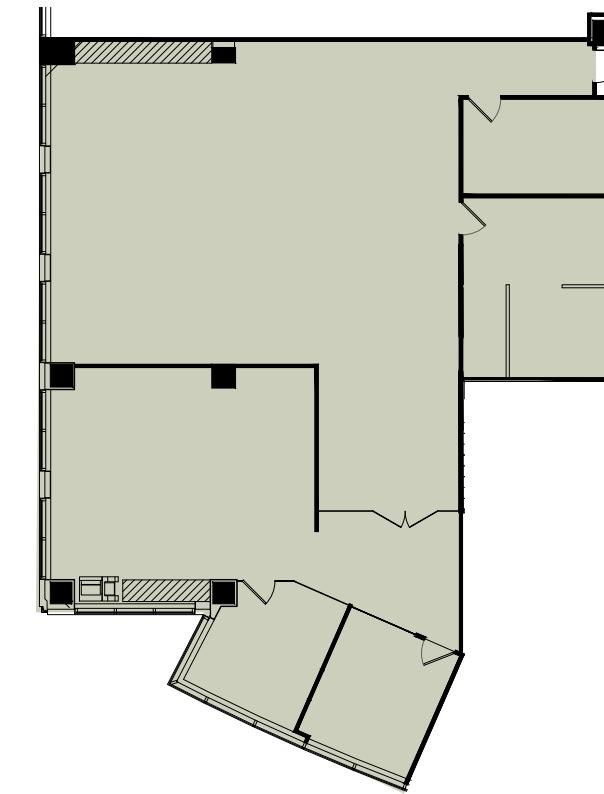
8TH FLOOR	Suite 800 23,534 SF - Available 08/2028		
7TH FLOOR	Leased	Suite 750 4,572 SF	Leased
6TH FLOOR		Leased	Suite 620 5,388 SF
5TH FLOOR	Suite 500 7,000 - 17,029 SF		Leased
4TH FLOOR	Leased	Suite 410 2,150 SF	Leased
3RD FLOOR	Fully Leased		Suite 320 2,628 SF
2ND FLOOR	Leased		Suite 250 4,621 SF
1ST FLOOR	Fully Leased		

SECOND FLOOR



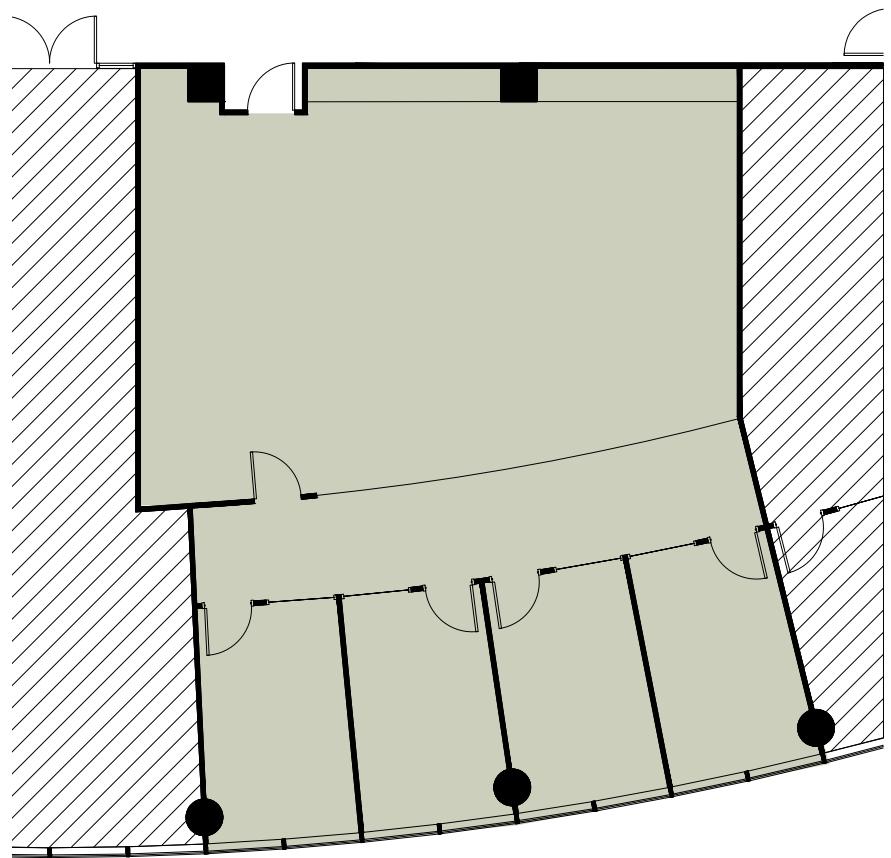
Suite 250 | 4,621 SF

THIRD FLOOR



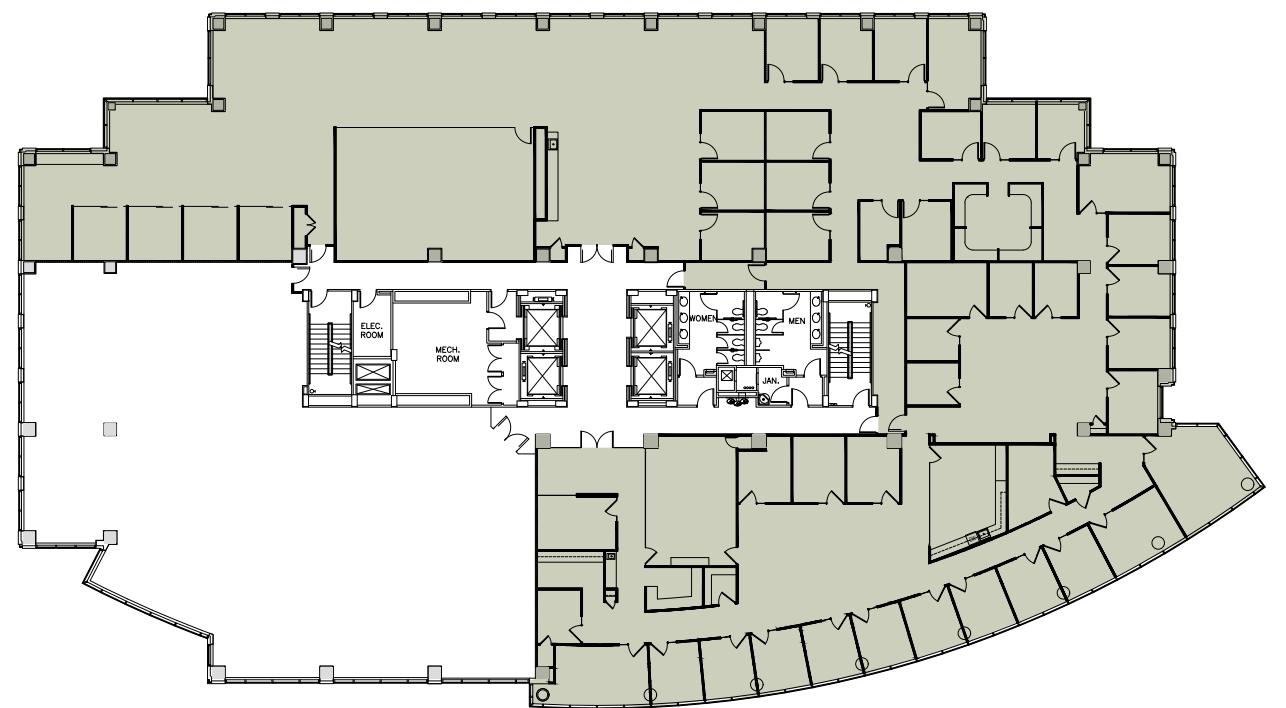
Suite 320 | 2,628 SF

FOURTH FLOOR



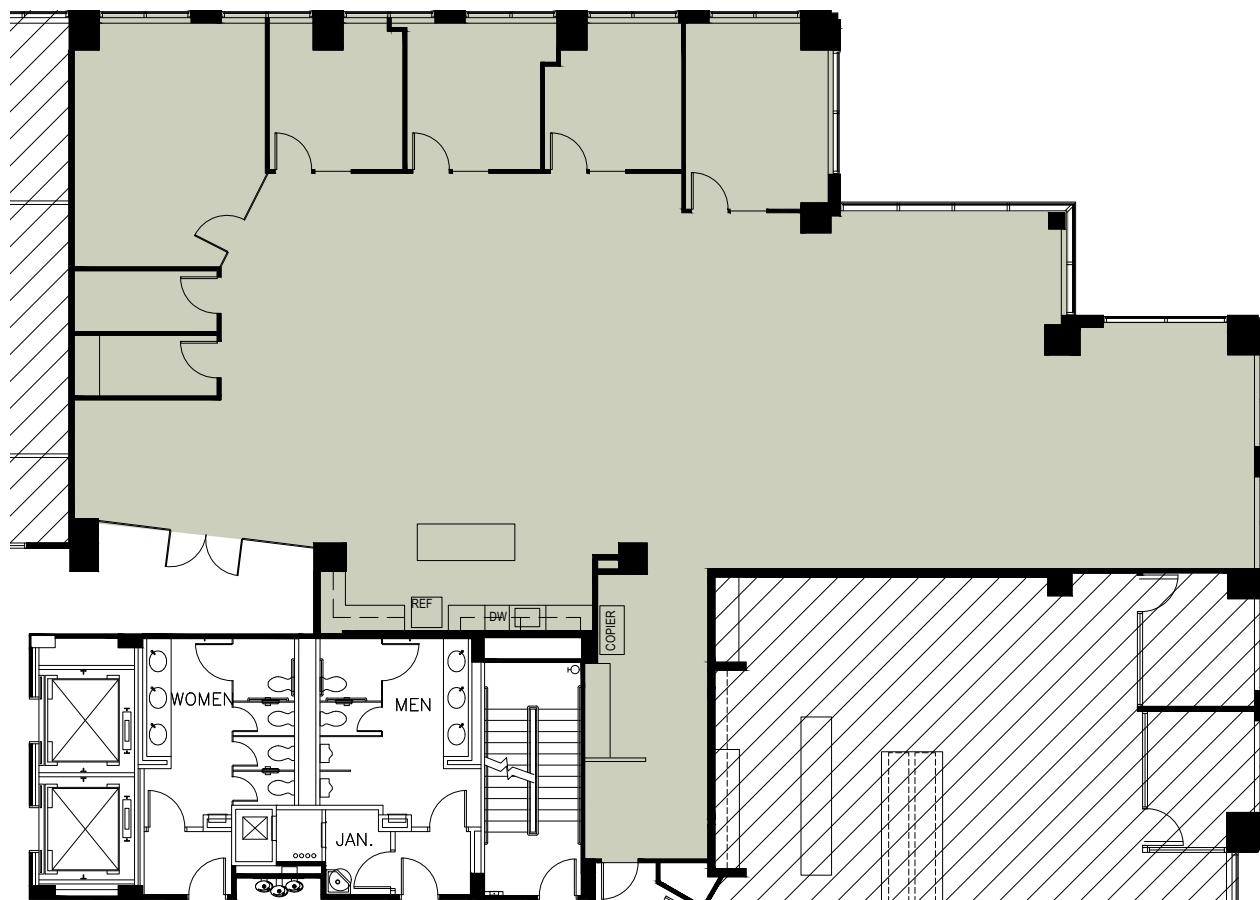
Suite 410 | 2,150 SF

FIFTH FLOOR



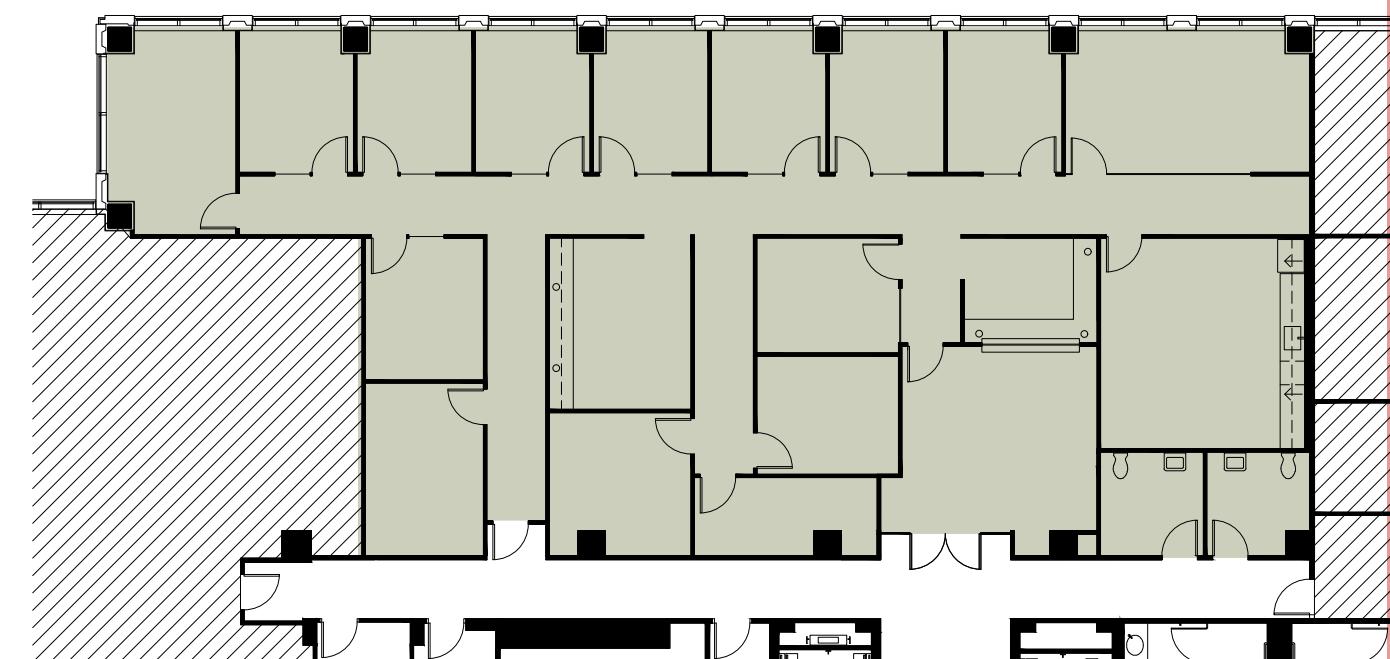
Suite 500 | 7,000 SF - 17,029 SF

SIXTH FLOOR



Suite 620 | 5,388 SF

SEVENTH FLOOR



Suite 750 | 4,572 SF



PROPERTY OVERVIEW

YEAR BUILT	2008 (tower and garage)
Stories	Eight levels above ground
BOMA RSF	195,260 SF
Typical Floor Plate	1st Floor: 16,229 SF 2nd-8th Floors: Approximately 24,154 SF
Structure	Post tensioned cast in place. Loading capacity: 100 PSF (80 PSF dead load, plus 20 PSF partition load).
Column Spacing	20' x 45' structural bay
Ceiling Height	Slab-to-slab heights are 12.7' feet in the office building and 10.0' to 10.5' feet in the parking structure. All base building systems are installed to allow for installation of a 9' finished ceiling height with clearance for ductwork and approved recessed lighting fixtures in all tenant spaces.
Elevators	Four Otis traction high speed passengers of which one is a freight/passenger, each 4,000 pound capacity, in a central bank serve all levels. Garage has one hydro elevator serving all three levels.
Loading Dock	Single bay loading dock with two truck height dock floor.
HVAC	Each floor has one McQuay 80 SCU serving all VAV zones. The building has a 872 ton BAC induced draft cooling tower on the roof and condenser water risers serve each floor.
Energy Management System (EMS)	Siemens Insight Energy Management System with access for programming and alarm notification.
Emergency Power	One Generac 350 KW diesel generator that provides emergency power to permit the operation of at least one elevator and emergency lighting and Life Safety Systems in the event of complete power failure to the building.
Electrical Service	Typical floor electrical closets provide 480/277 panel boards supplying 2 watts per square foot for lighting; 208/120 panel boards supplying 5 watts per square foot below the finished ceiling on each floor with K-4 rated transformers for computer and receptacle loads.
Security	Datawatch Security System with 24 Hour Access Card. Internal camera system monitoring main lobby and building entrance points.
Parking	There is a three-level 144,558 GSF structure providing parking for 403 vehicles, and surface spaces for an additional 162 vehicles, for a total of 565 spaces (3.0 per 1,000 RSF)



3120

FAIRVIEW PARK

CONTACTS

MALCOLM SCHWEIKER

703.629.2632

malcolm.schweiker@streamrealty.com

CARTER BYRNES

703.439.1096

carter.byrnes@streamrealty.com

AUSTIN HIGH

703.596.1012

austin.high@streamrealty.com

ERIK MC LAUGHLIN

703.439.1137

erik.mclaughlin@streamrealty.com



VERO STREAM