

3554 Chain Bridge Road

Fairfax City, VA

BUILDING & ENHANCING
RELATIONSHIPS & VALUES

Suite 101 - 1,314 sf

Suite 103 - 2,412 sf

Suite 202 - 2,983 sf

Suite 402 - 2,070 sf

Suite 403 - 1,196 sf

THE BUILDING

4 stories with 40,533 rentable s.f.

Renovated common areas & restrooms

Vending machines

Nicely landscaped

Ample free parking at 3.2/1000

Easy access to Routes 29, 50, and 66

24/7 building access

Daily cleaning services



THE AREA

Bus stop in front of building to Vienna

Metro station

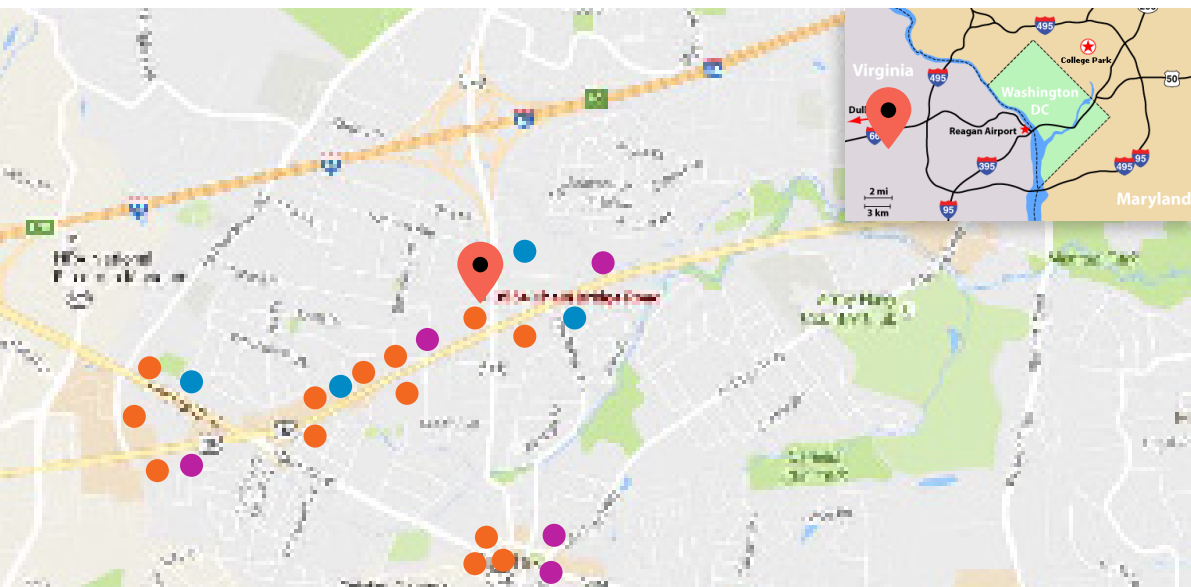
Walking distance to restaurants

Washington Dulles International Airport:

36 minutes, 13.2 miles

Reagan Washington National Airport:

32 minutes, 19.2 miles



Nearby

Old Town Fairfax

Fairfax Boulevard Shopping Center

Oakton Shopping Center

Fairfax Racquet Club Fitness Center

Fairfax Marketplace

Washington Sports Club

● 3554 Chain Bridge Rd

● Restaurant

● Hotel

● Retail

CONTACT: John E. Napolitano | john@lann.com | 703.934.4600

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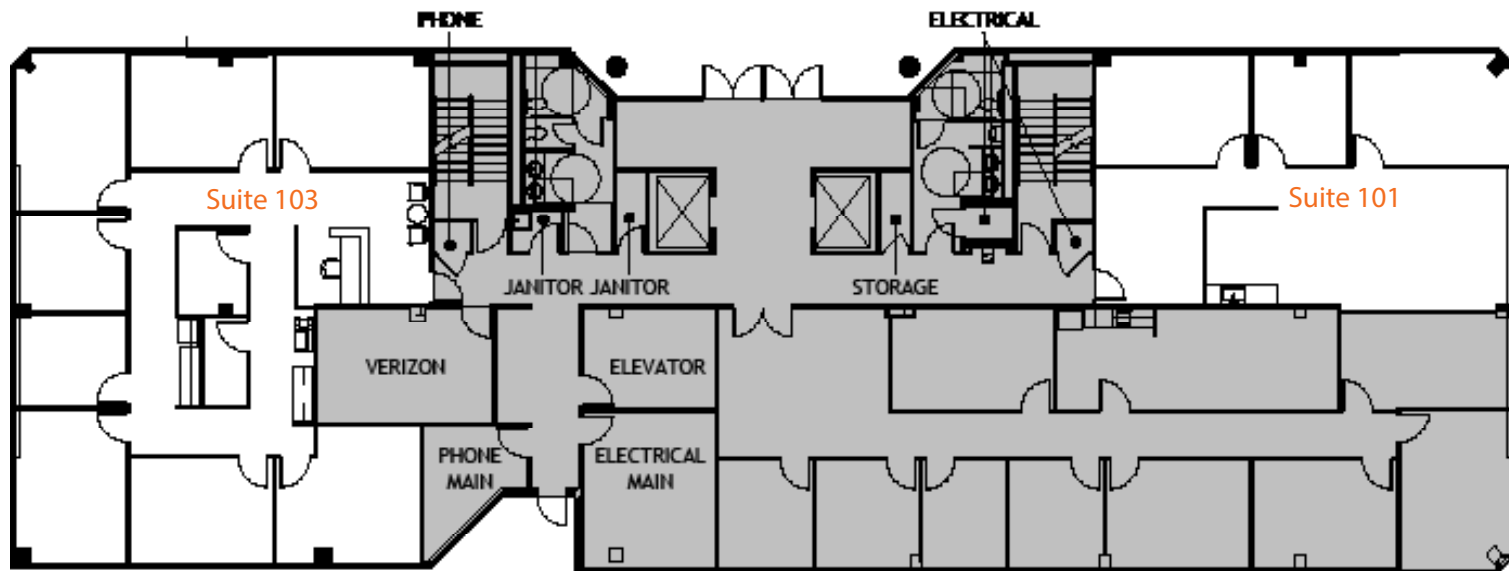
1ST
Floor

THE
LANN
COMPANIES

COMMERCIAL
REAL ESTATE SERVICES

BUILDING & ENHANCING
RELATIONSHIPS & VALUES

Suite 101 and Suite 103



Suite	Square Footage	Availability
Suite 101	1,314 SF	Immediately
Suite 103	2,412 SF	Immediately

- Recently renovated
- Kitchen area
- Modern finishes
- All offices windowed

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The Lann Companies | Suite 300, 3900 Jermantown Road | Fairfax, Va

3554 Chain Bridge Road

Fairfax City, VA

2ND
Floor

THE
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COMMERCIAL
REAL ESTATE SERVICES

BUILDING & ENHANCING
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Suite 202



Suite	Square Footage	Availability
Suite 202	2,983 SF	Immediately

- 8 private windowed offices (2 corner)
- Large kitchen and workroom
- Efficient layout
- Space in good condition
- New paint and flooring included
- Extra large conference room

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3554 Chain Bridge Road

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4TH
Floor

THE
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Suite 402 and Suite 403



Suite	Square Footage	Availability
Suite 402	2,070 SF	Immediately

- Corner suite
- Many windowed offices
- Large kitchen
- Efficient layout
- Space in good condition
- New paint and flooring included

Suite	Square Footage	Availability
Suite 403	1,196 SF	Immediately

- Two windowed offices
- Large open working area
- Space in good condition

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