

RANDOM HILLS CENTER

11351 Random Hills Road, Fairfax, VA 22030
Fairfax County



OFFICE CONDO FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- Year Built/Renov: 1987/2009/2019
- Type: Class B Office/Medical
- Land Acres (SF): 2.30 AC (100,188 SF)
- RBA: 88,693 SF
- Stories: 5
- Parking: 3.20/1,000 SF
144 - Surface | 140 - Covered
- Amenities: New Conference & Fitness Center

PROXIMITY

- Route 50: 0.3 mi. (2 min. drive)
- I-66: 1 mi. (4 min. drive)
- I-495: 7.5 mi. (12 min. drive)
- IAD: 14 mi. (25 min. drive)

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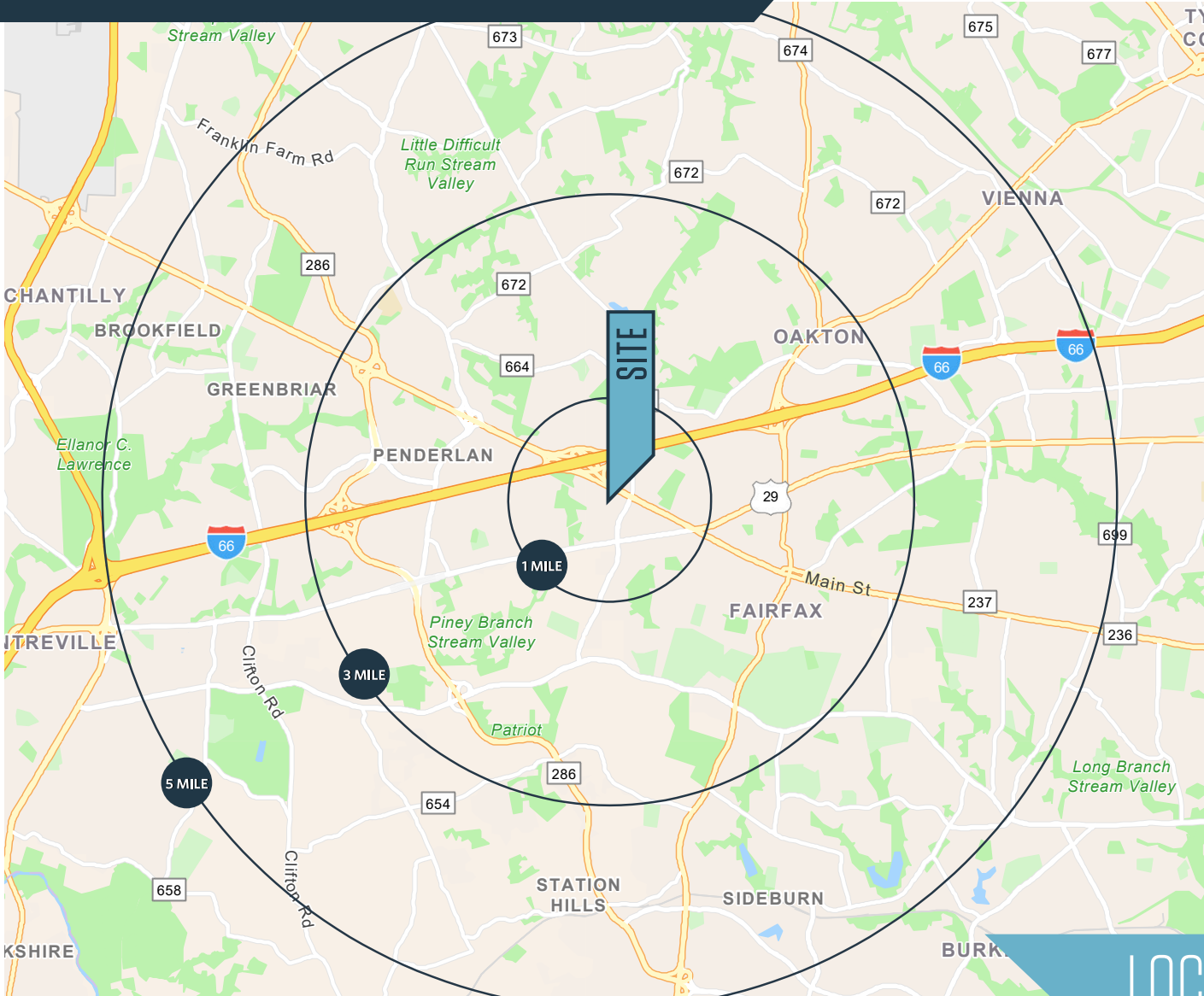
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AVAILABLE SPACE

- First Floor: 3,731 SF
- Second Floor: 3,889 SF
- Third Floor: 7,060 SF
- Fourth Floor: 5,275 SF
- Fifth Floor: 19,181 SF (Full Floor)

DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	15,255	99,684	256,140
Daytime Population	24,110	144,153	263,083
Households	6,605	35,889	89,597
Average HH Income	\$155,203	\$186,321	\$210,696

TRAFFIC COUNTS | 2022:

Lee Jackson Memorial Hwy, US 50	54,706ADT
Waples Mill Road	14,889 ADT
Random Hills Road	8,882 ADT
Ridge Top Road	1,223 ADT

LOCATION & DEMOGRAPHICS

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5TH FLOOR

BUILDING EXPENSES

- Condo fee/Operating expenses= \$9.00 PSF
- Real Estate Taxes= \$2.00 PSF



SHARED CONFERENCE ROOM



5TH FLOOR

BUILDING EXPENSES

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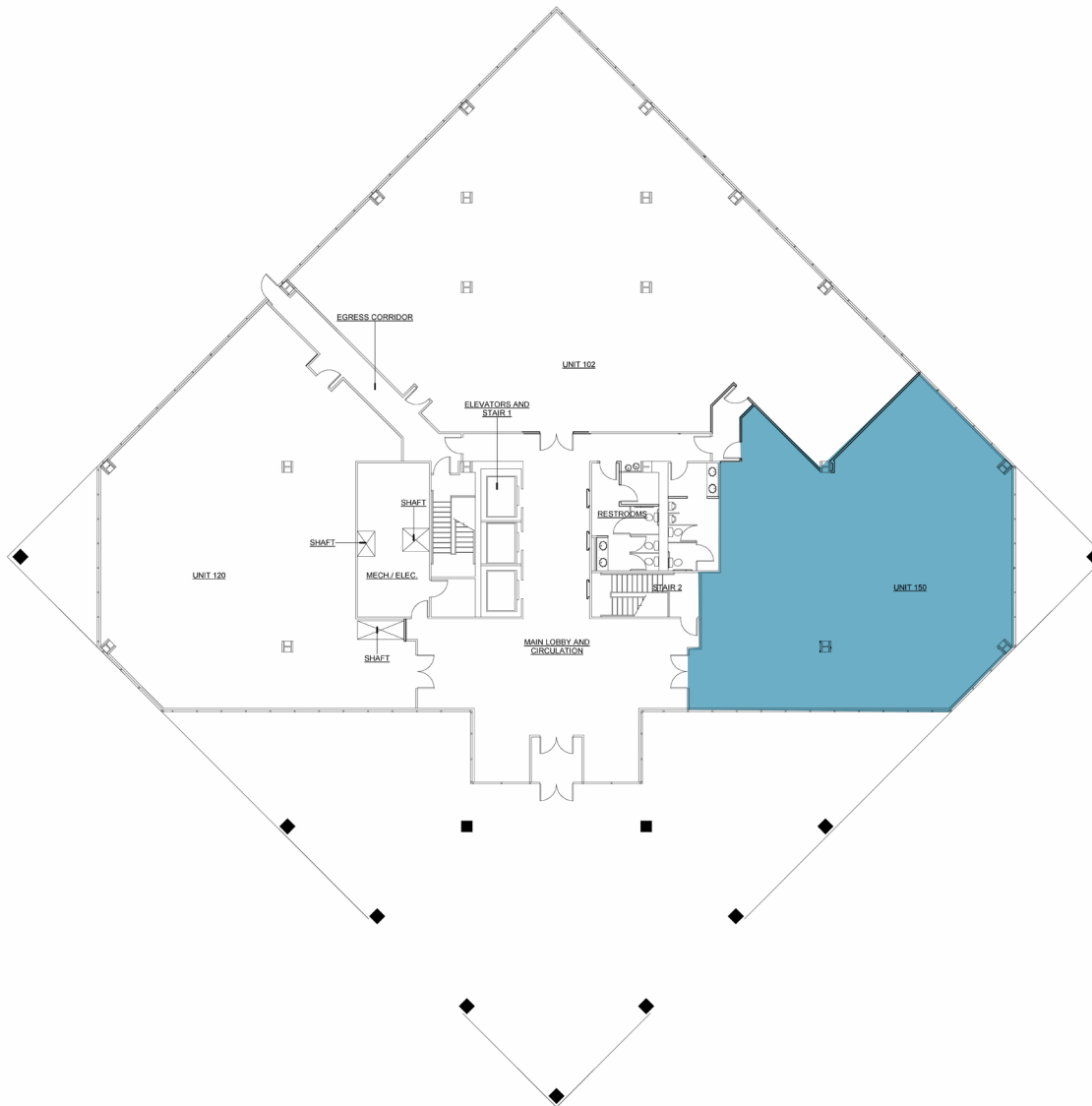
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1ST FLOOR

 SUITE 150 3,536 SF

FLOOR PLAN

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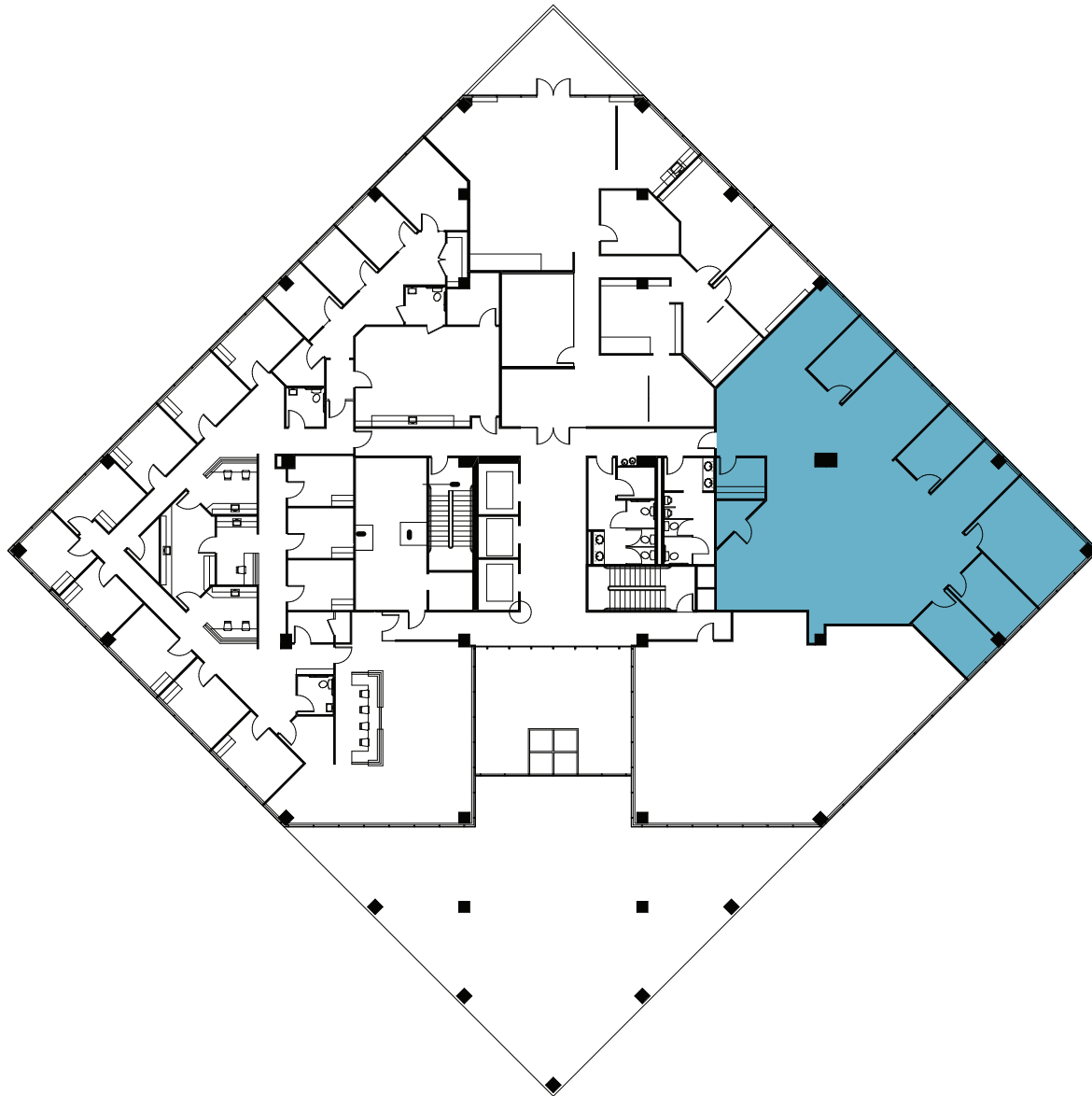
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2ND FLOOR

■ SUITE 220 3,889 SF

FLOOR PLAN

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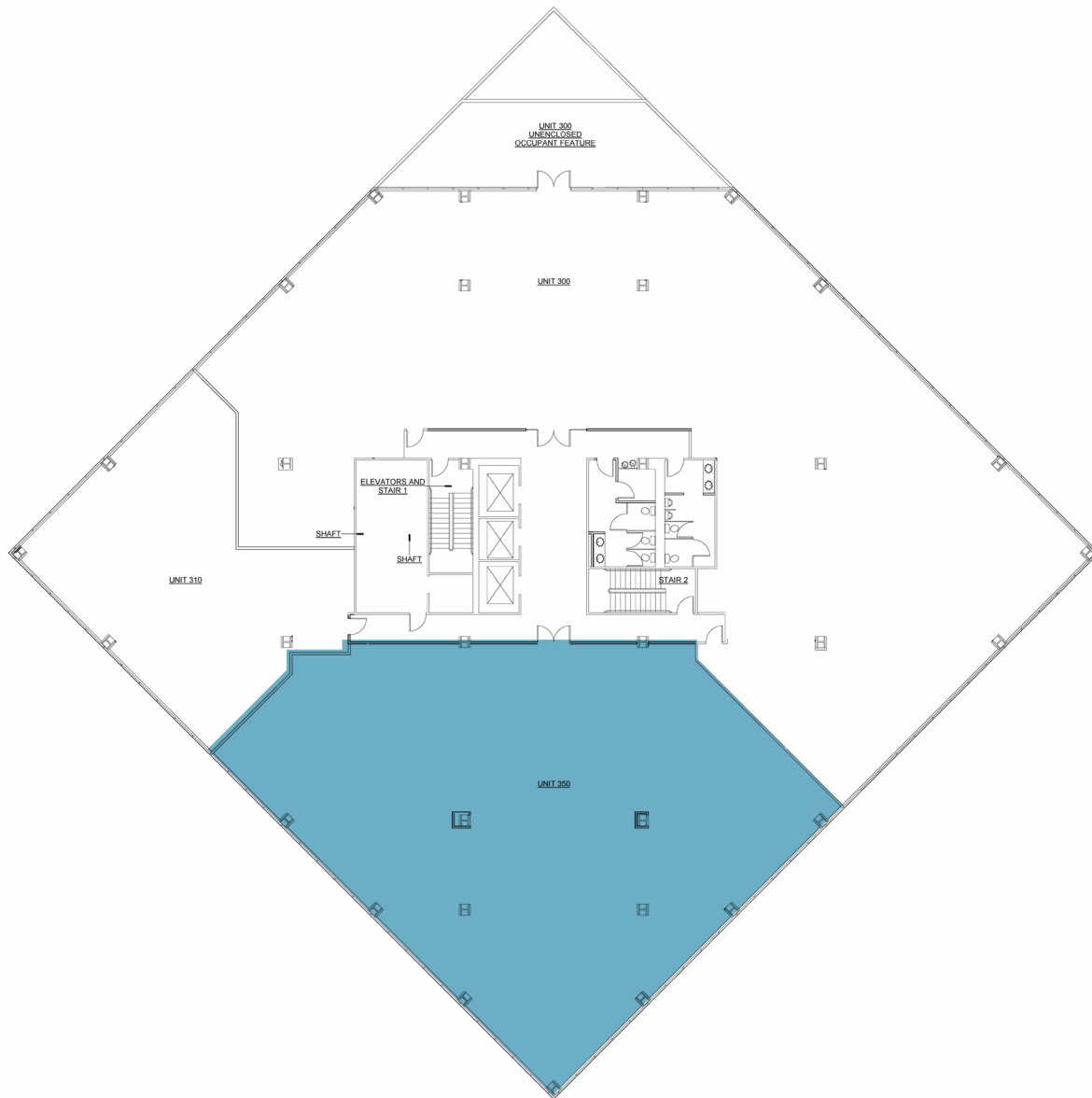
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3RD FLOOR

- SUITE 350 7,062 SF
SHELL CONDITION.
READY FOR TENANT BUILD-OUT

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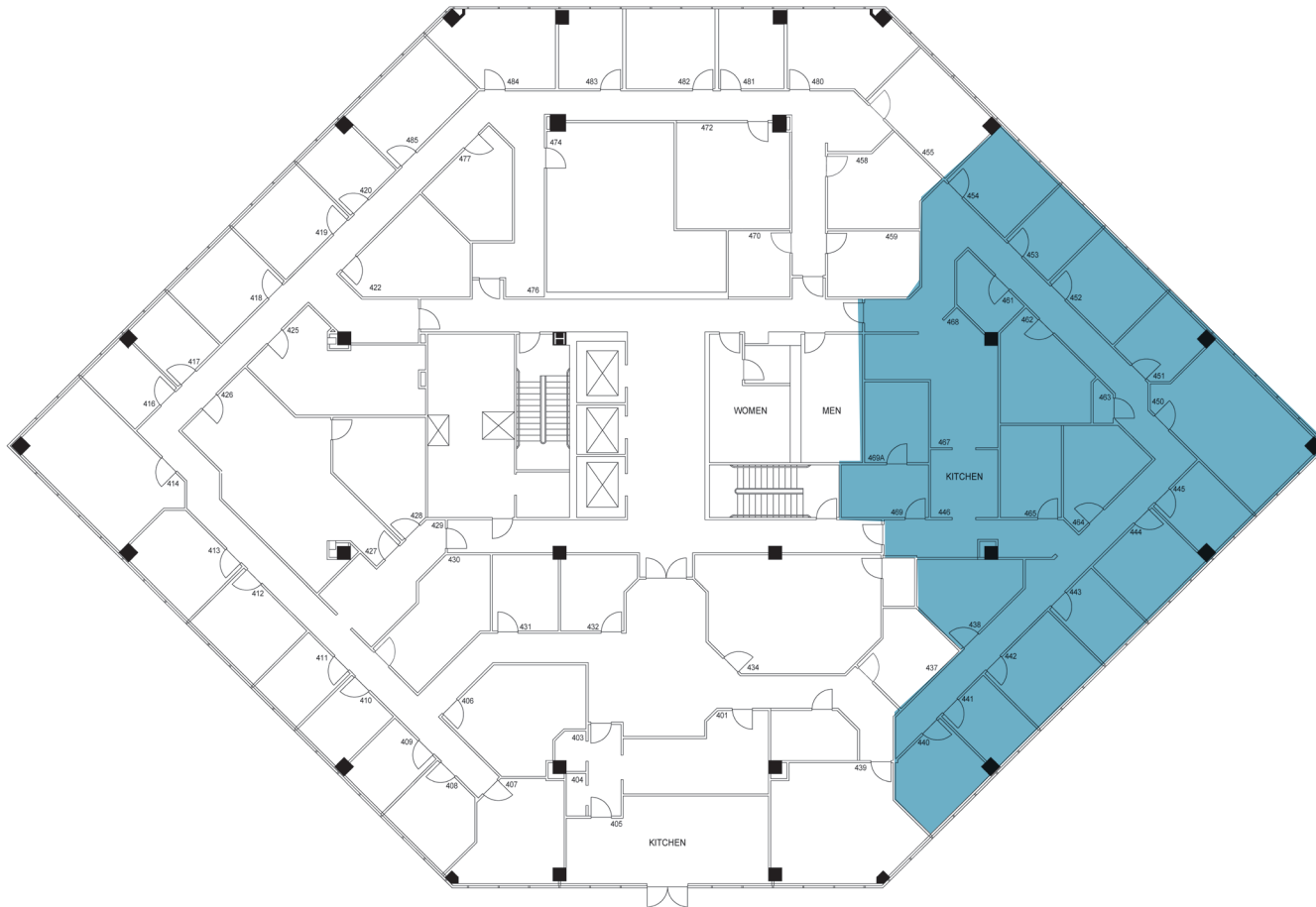
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4TH FLOOR

 SUITE 410 5,275 SF

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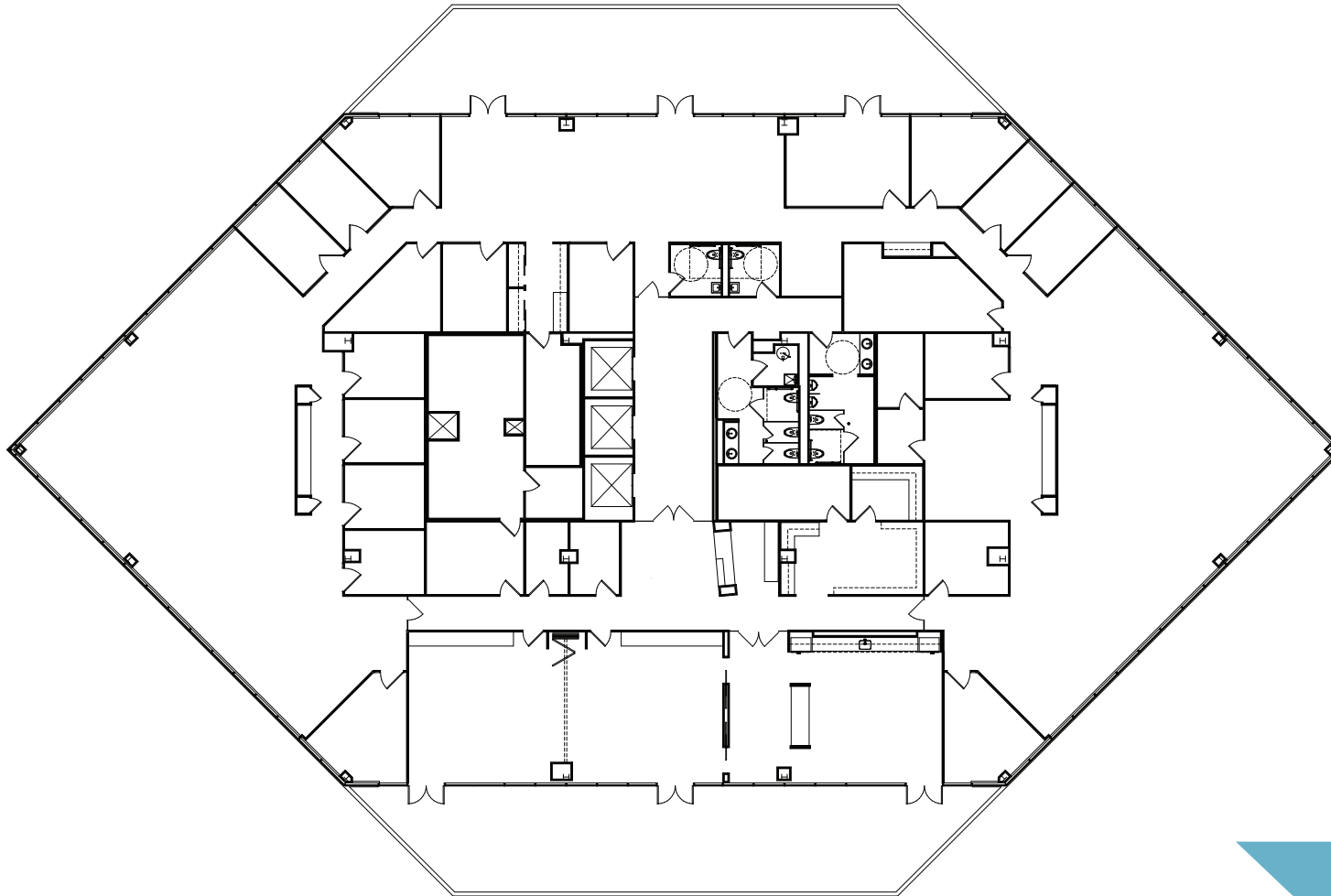
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5TH FLOOR

19,181 SF

FULL-FLOOR BUILDING
SIGNAGE AVAILABLE

TWO (2) PRIVATE BALCONIES

FLOOR PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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