

12450
FAIR LAKES CIRCLE

INSPIRE
SUCCESS

12450 FAIR LAKES CIRCLE, FAIRFAX, VA 22033

STREAM



CONNECTIVITY & COLLABORATION

Discover excellence at 12450 Fair Lakes Circle, a Class A building strategically positioned in Fairfax, Virginia’s premier locale, granting direct access to the vibrant DMV area. Located amidst the crossroads of I-66, Route 50, and Fairfax County Parkway, our spacious full-floor, full-building availabilities provide tenants with a top-tier office destination. Enjoy onsite amenities, abundant walkable retail and dining options, and a curated private lake offering tranquil views and furnished outdoor patio areas.

**THE ENVIRONMENT
SEAMLESSLY BLENDS TO
PROMOTE TEAMWORK AND
IGNITE SUCCESS.**



ATTRACT AND RETAIN TOP TALENT WITH AMENITIES THAT IMPRESS

SERENE VIEWS.
RESPONSIVE ONSITE MANAGEMENT.
BEST IN-CLASS AMENITIES AND MORE.



Lakeside views



Landscaped, walking & jogging trails



Significant walkable amenities including restaurants, cafes, Whole Foods Market and Starbucks



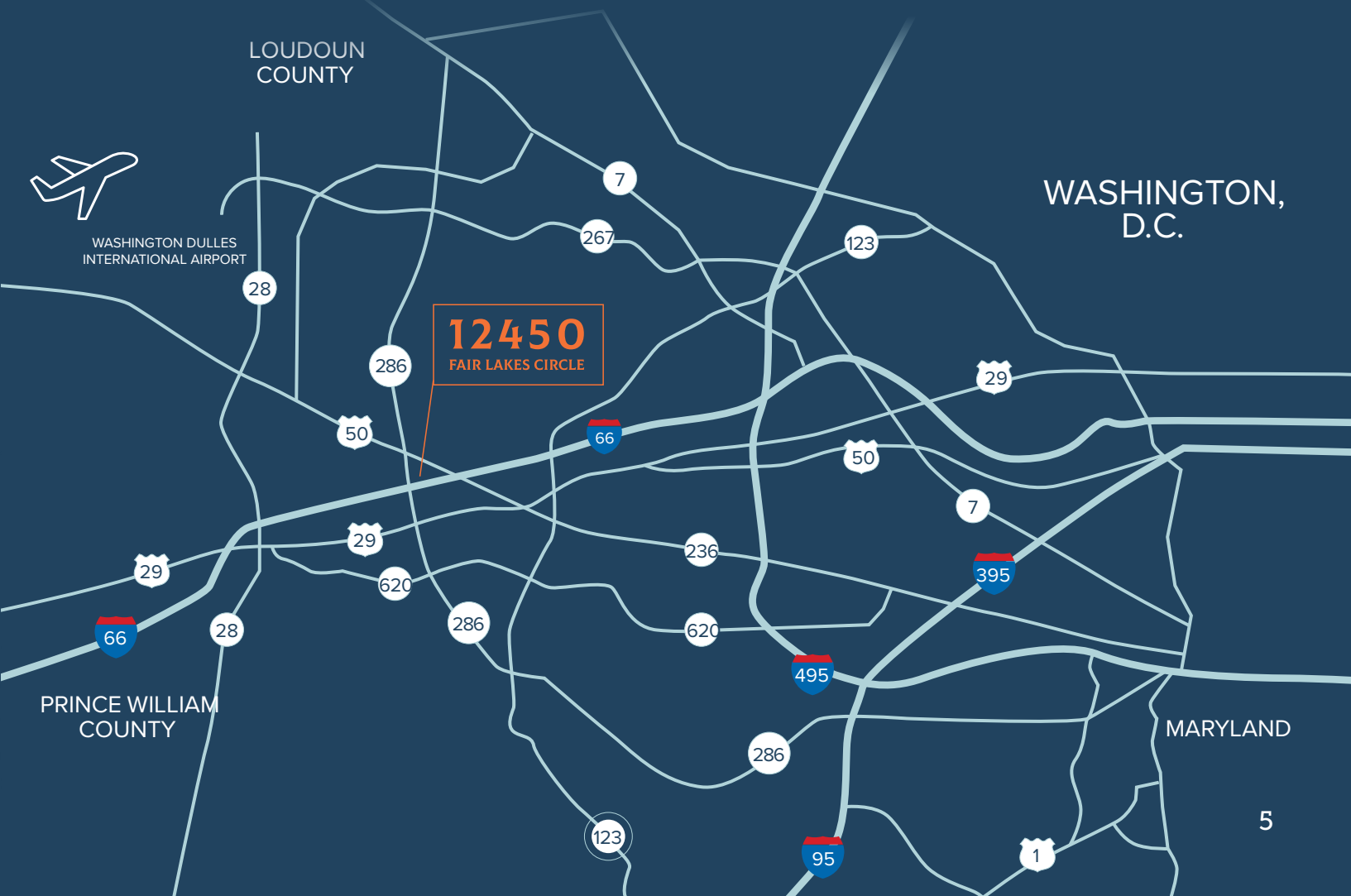
Hilton Fairfax nearby; travel-friendly with numerous nearby hotels



Multiple signage opportunities



Responsive management

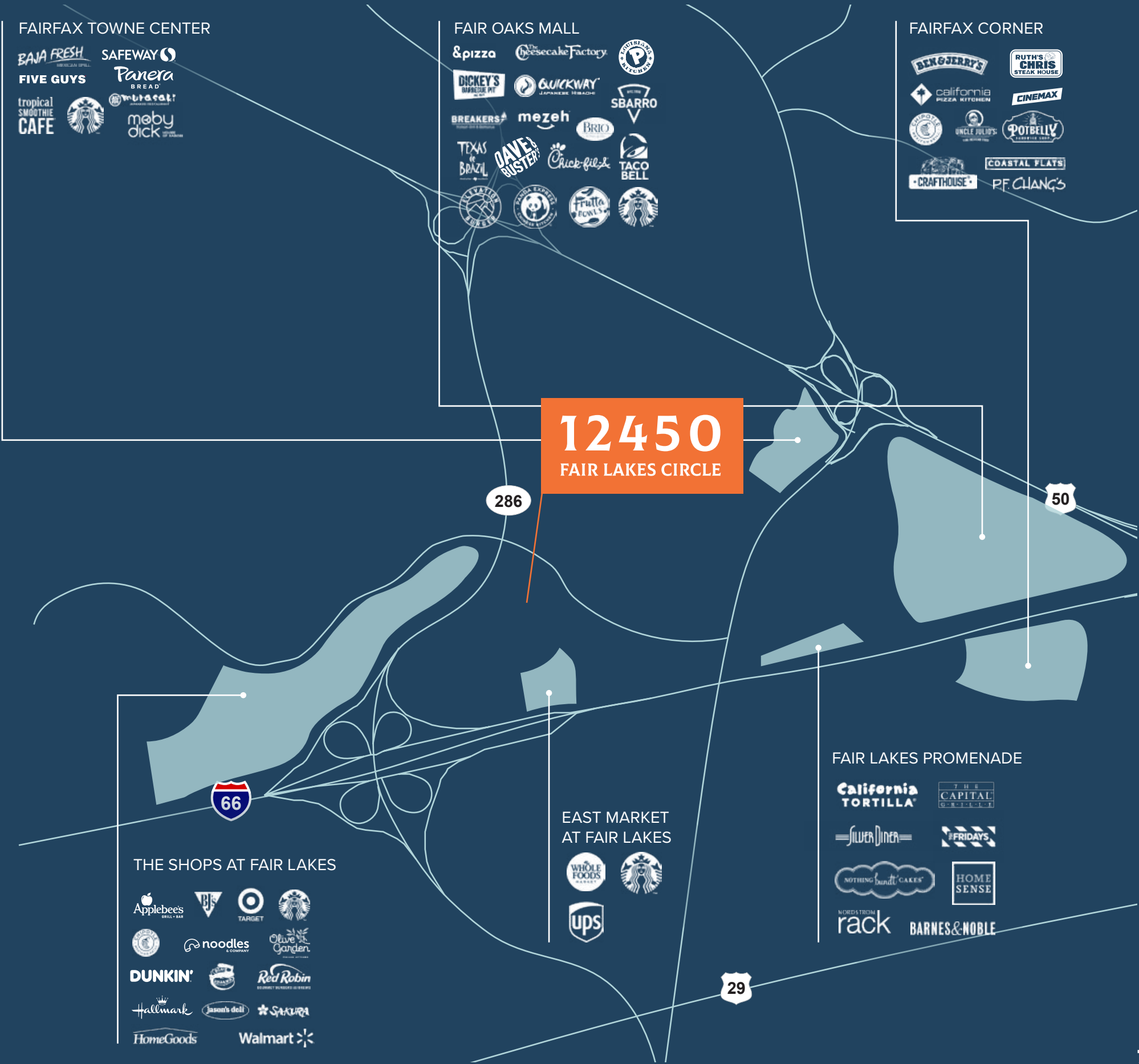


CONVENIENT & WALKABLE

STEPS FROM CONVENIENCE: STARBUCKS & WHOLE FOODS JUST A SHORT WALK AWAY

Nestled between three different shopping centers, three major highways and a moment's stroll from Whole Foods and Starbucks, tenants will be able to work, live, and travel easily around the DMV area.

- 6 Shopping Centers within 1 Mile
- 15 Minutes to Dulles International Airport
- 1 Minutes to I-66, 286, and Route 50
- 30 Minutes to Washington D.C.



RECONNECT WITH NATURE'S CHARM

Lush green spaces, tranquil trails, and a private lake mean tenants are connected to fresh air environments. Bring people together in an environment that encourages success.





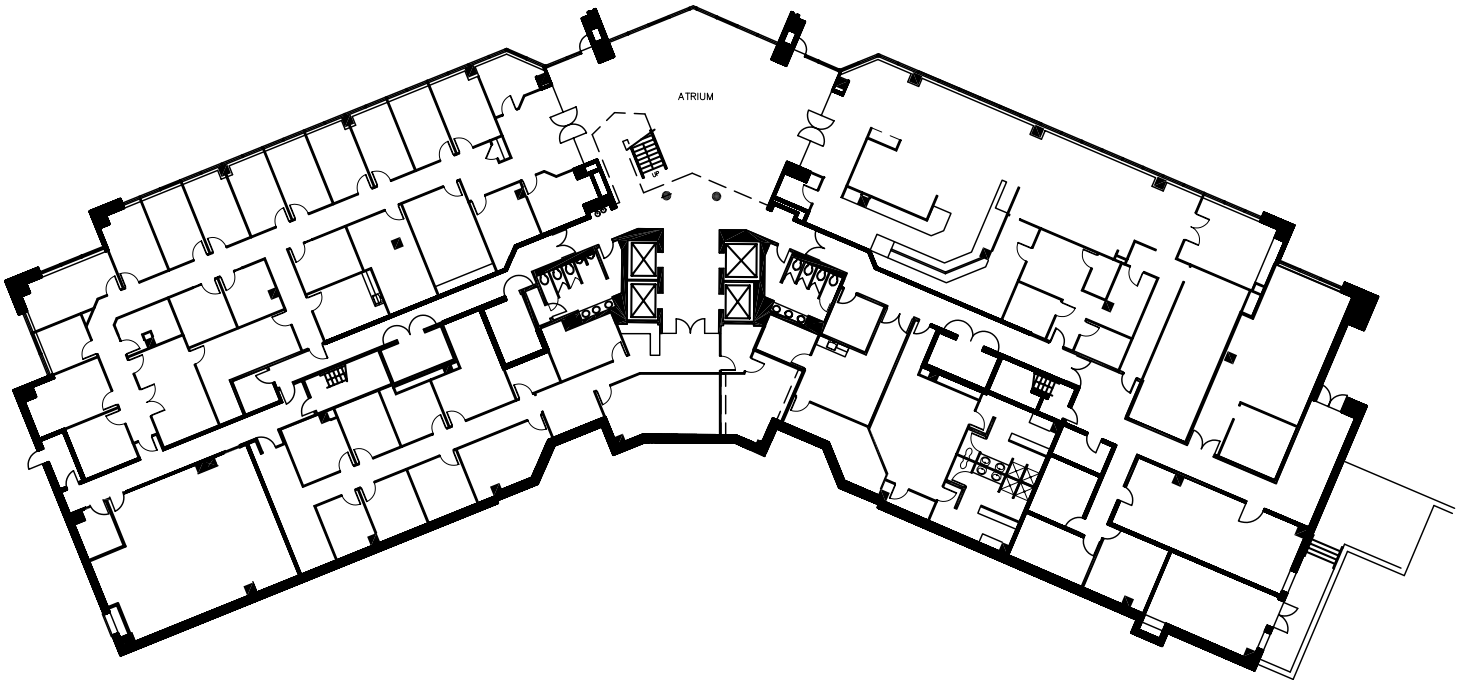
AVAILABILITIES

FULL FLOOR TO FULL BUILDING

SUITE 800 AVAILABLE 25,844 SF	
SUITE 700 AVAILABLE 26,213 SF	
SUITE 600 AVAILABLE 26,195 SF	
SUITE 500 AVAILABLE 26,207 SF	
SUITE 400 AVAILABLE 23,947 SF	
SUITE 300 AVAILABLE 22,684 SF	
SUITE 200 AVAILABLE 21,004 SF	LOBBY
SUITE 100 AVAILABLE 16,287 SF	

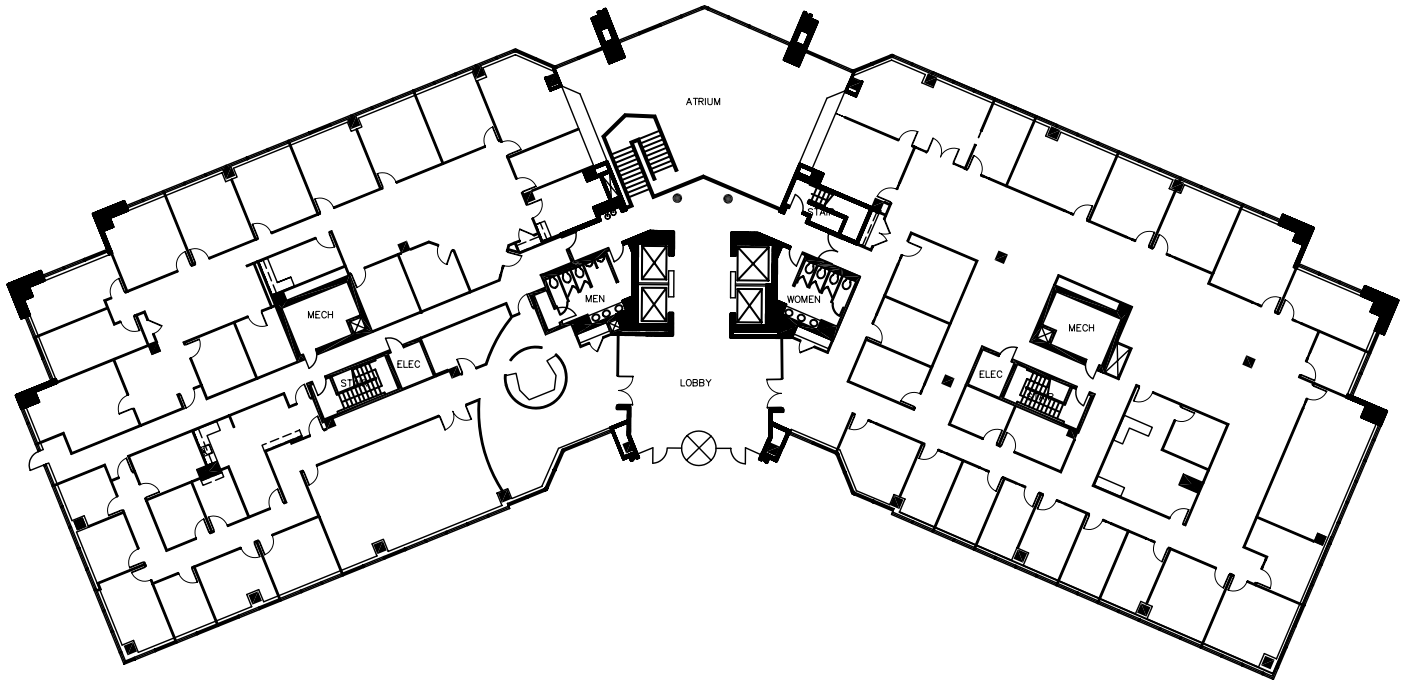
FIRST FLOOR

SUITE 100 | 16,287 SF



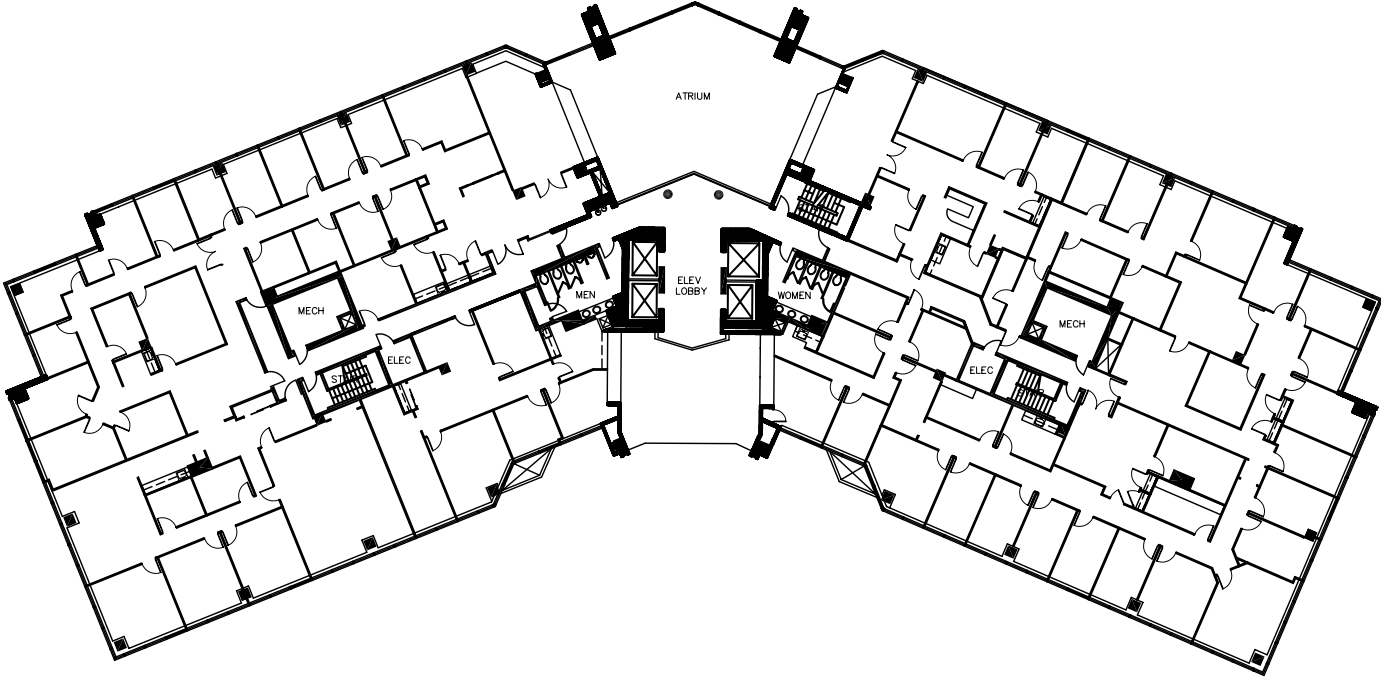
SECOND FLOOR

SUITE 200 | 21,004 SF



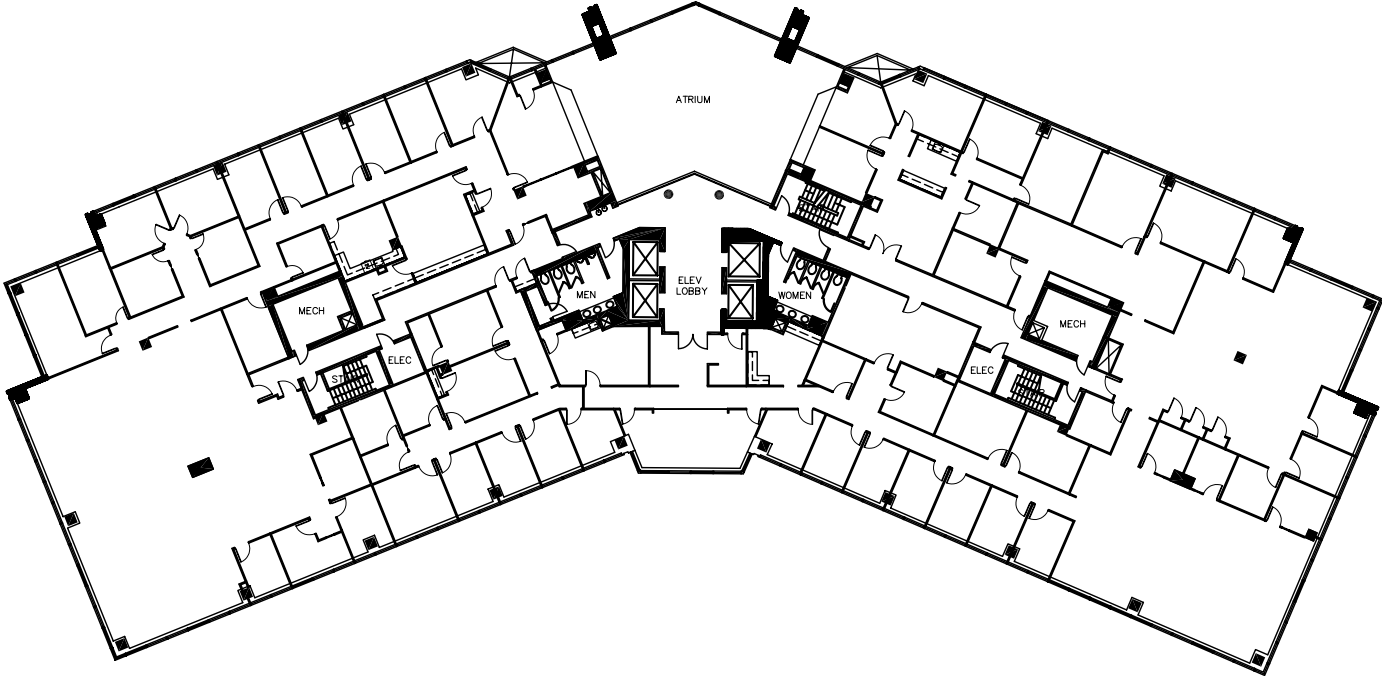
THIRD FLOOR

SUITE 300 | 22,684 SF



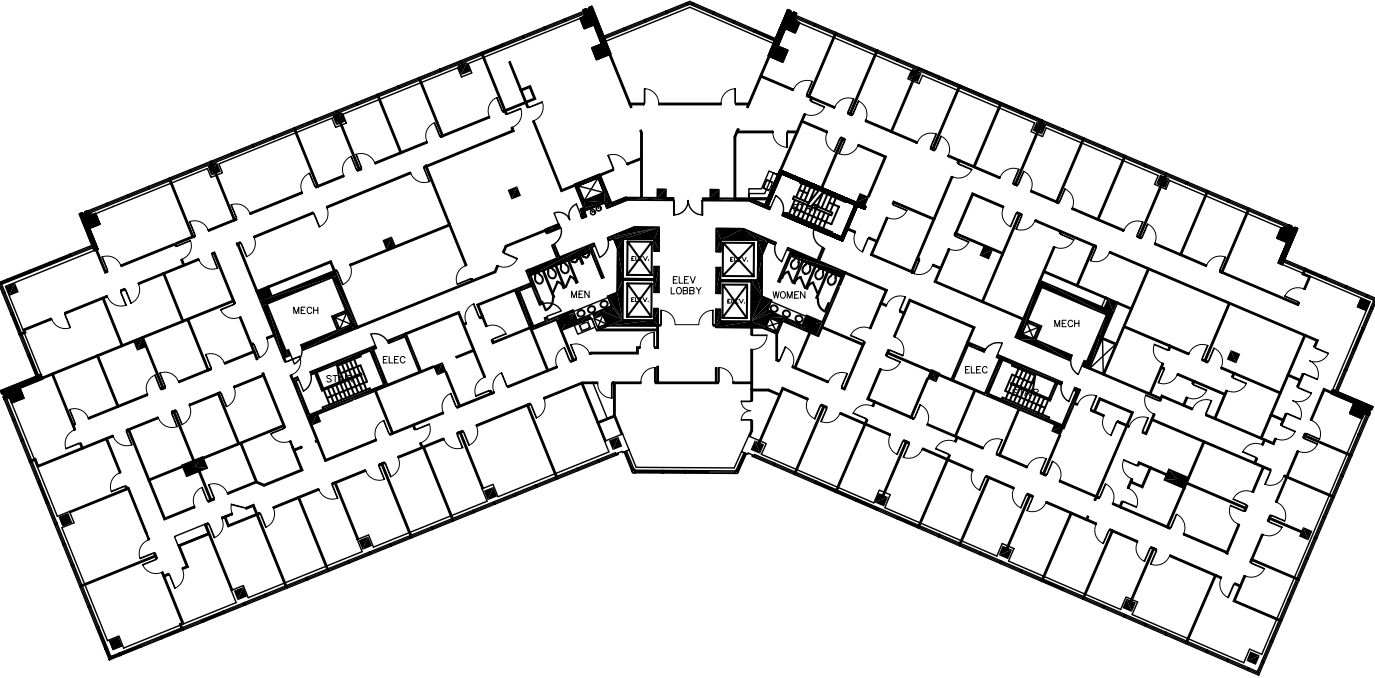
FOURTH FLOOR

SUITE 400 | 23,947 SF



FIFTH FLOOR

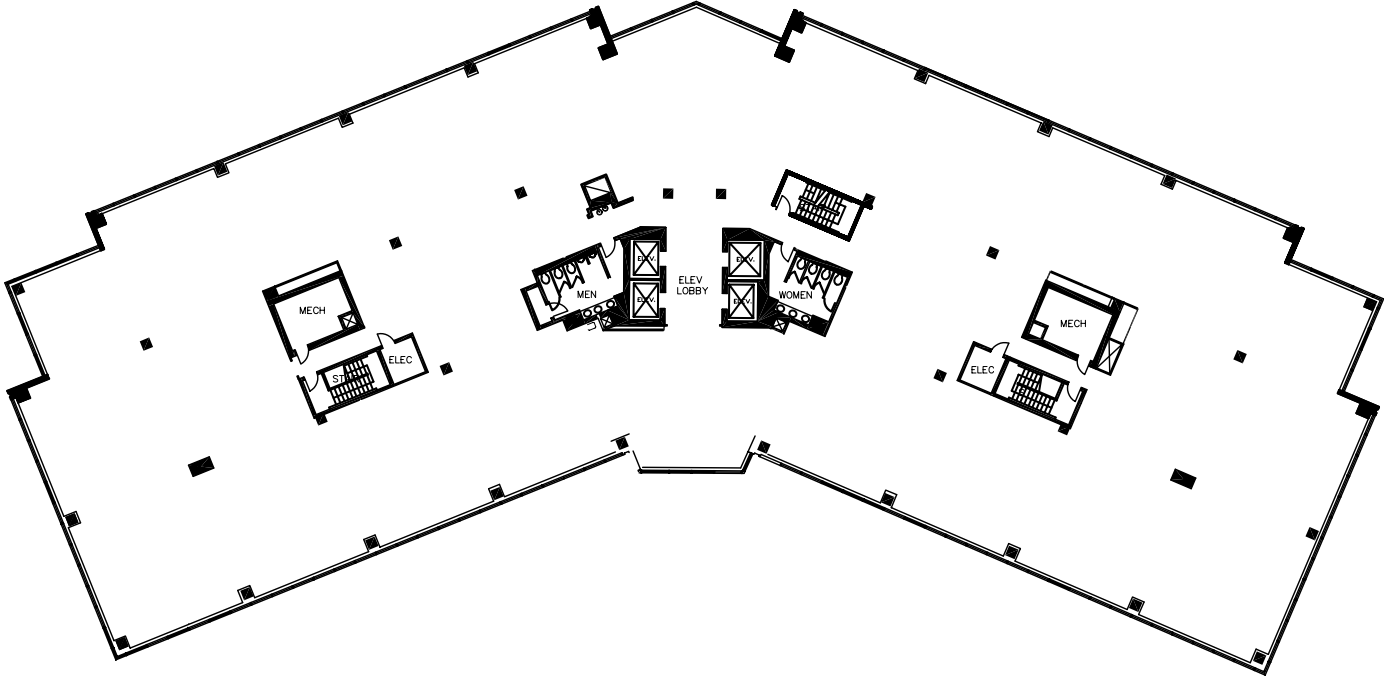
SUITE 500 | 26,207 SF



SIXTH FLOOR

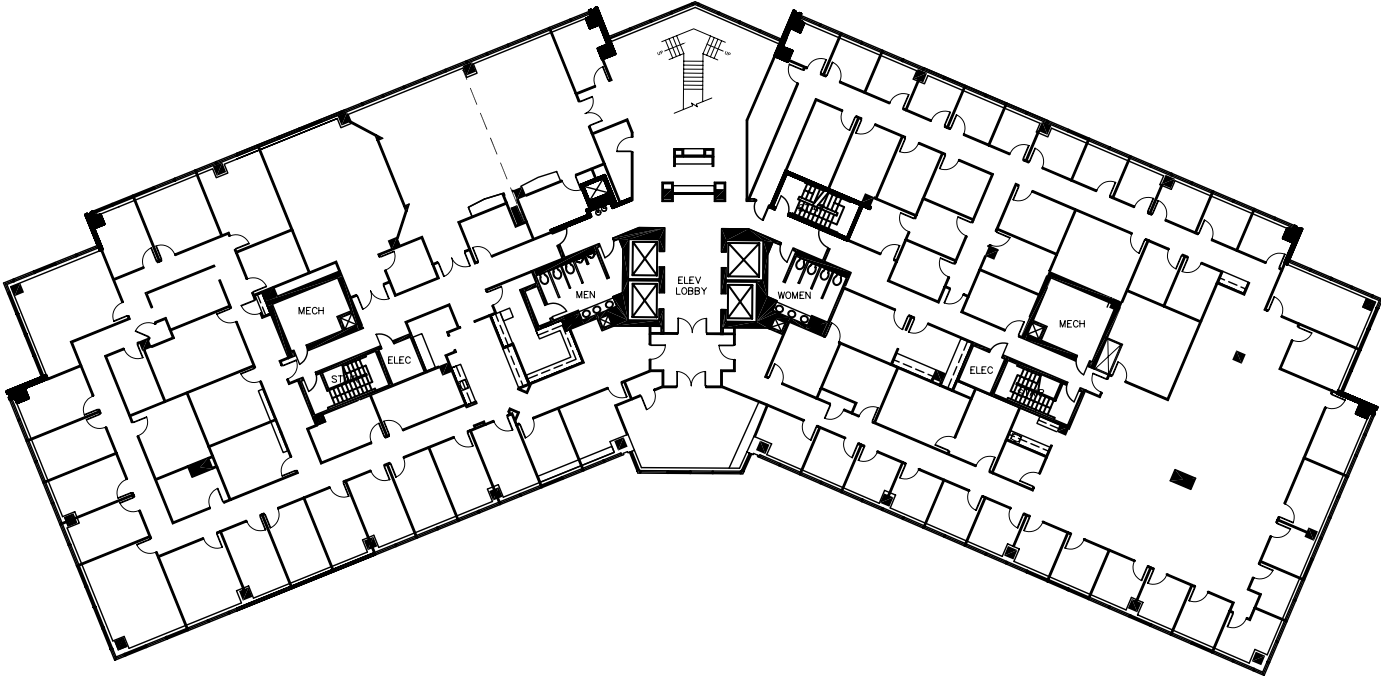
SUITE 600 | 26,195 SF

Typical Floor



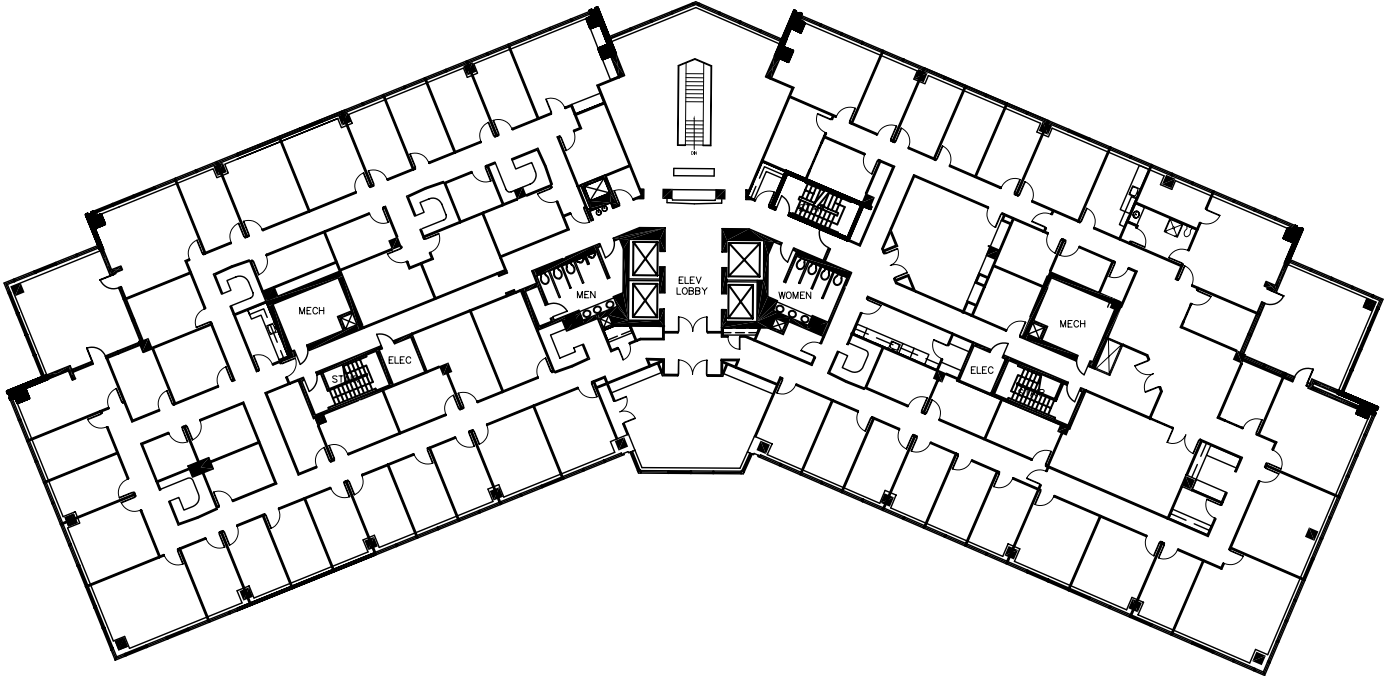
SEVENTH FLOOR

SUITE 700 | 26,213 SF



EIGHTH FLOOR

SUITE 800 | 25,844 SF



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