

# Fair Oaks Professional Center

*Medical and Office Tenants Welcome*

**\$28.50 PSF**  
**Flexible Lease Term**

- 96,570 SF, 5 Story Class B Medical Office Building
- Located less than 1 mile from Inova Fair Oaks Hospital
- Located on the Fair Oaks Mall Circle
- Locally managed by Guardian Realty
- Free Surface parking surrounding the Building
- Mix of brand name healthcare providers, "built-in" referral source
- Easy access to I-66, Hwy 50, Rte 29, and Fairfax County Hwy.
- Starbucks located directly next door

## Building Features

- Move-in ready medical and office suites
- Extensive lobby and common area upgrades
- Build-to-suit improvement packages
- Building and Monument Signage Available
- New electronic Tenant Directory

## Building Highlights



Less than 1 mile  
from Inova Fair  
Oaks Hospital



Proximity to I-66  
Research Corridor



Convenient &  
Free surface parking



Physician  
Community Built-in  
Referral Sources



Inova Fair Oaks Hospital

High Density Residential Area



Fair Oaks Professional Ctr



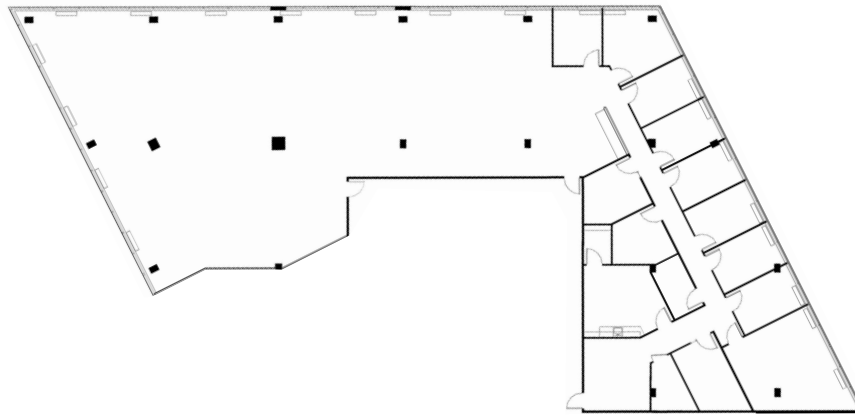
Fair Oaks Mall



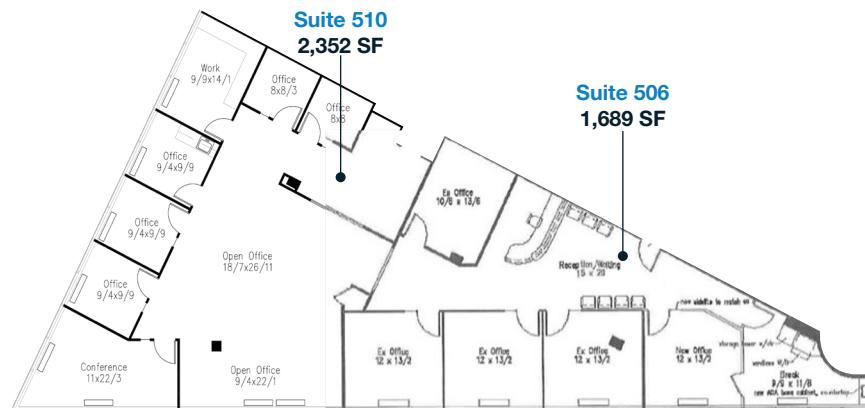
Fair Oaks

## FAIR OAKS PROFESSIONAL CENTER AVAILABILITY

**Suite 400: 8,102 SF**



**Suite 506 & 510: Cotinguous up to 4,041 SF**



For more information or to schedule a property tour, please contact:

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