

# OFFICE SPACE FOR LEASE

## FAIR CENTER OFFICE BUILDING

11240 Waples Mill Rd, Fairfax, VA 22030

Prime office space available

### OPPORTUNITY

- Suite 100 2,868 SF
- Suite 200 3,847 SF
- Suite 201 4,434 SF
- Suite 203 2,978 SF
- Suite 301 3,368 SF
- Suite 420 2,868 SF



### HIGHLIGHTS

- Just off I-66 and Rt. 50. Numerous amenities located nearby including banking, hotel, restaurants and retail
- Ideally located Multi-Tenant Professional Office/Medical Building
- Generous turnkey buildout available
- Buildout options for medical or office suites
- Near mass transit bus line
- Spectacular balconies for select spaces
- Ample free surface parking with covered parking
- Responsive and professional management

### RENTAL RATE

- \$25.00 Full Service

### TERM

- 3-7 years



**LEGAT**<sup>SM</sup>  
— COMMERCIAL REAL ESTATE, LLC —

**JAMES LEGAT**

Principal

📞 | 703.677.0101

✉ | [jlegat@legatcre.com](mailto:jlegat@legatcre.com)

**AUDREY WALLACE**

Vice President

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## AMENITY MAP



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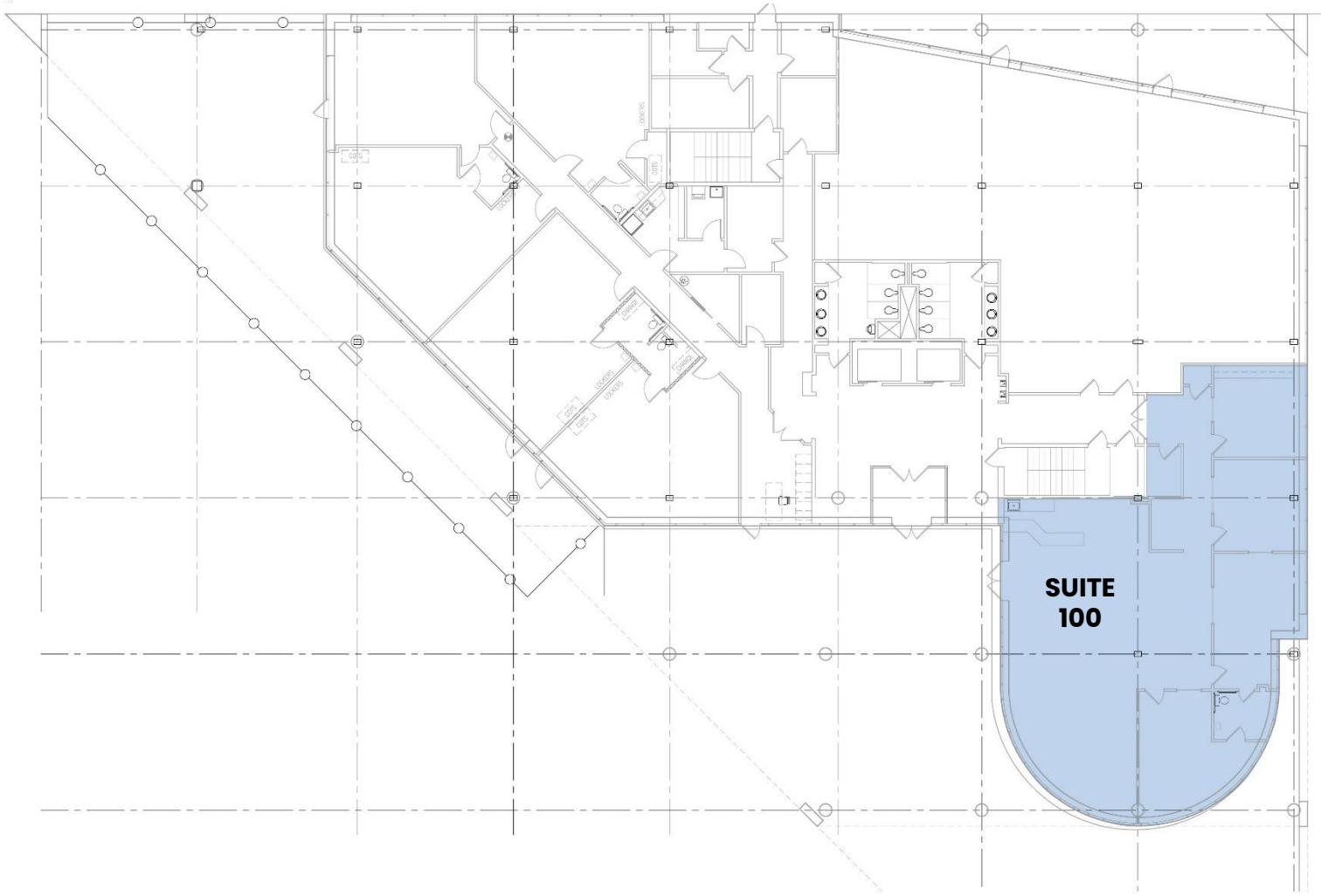


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Suite 100: 2,868 SF

## FIRST FLOOR



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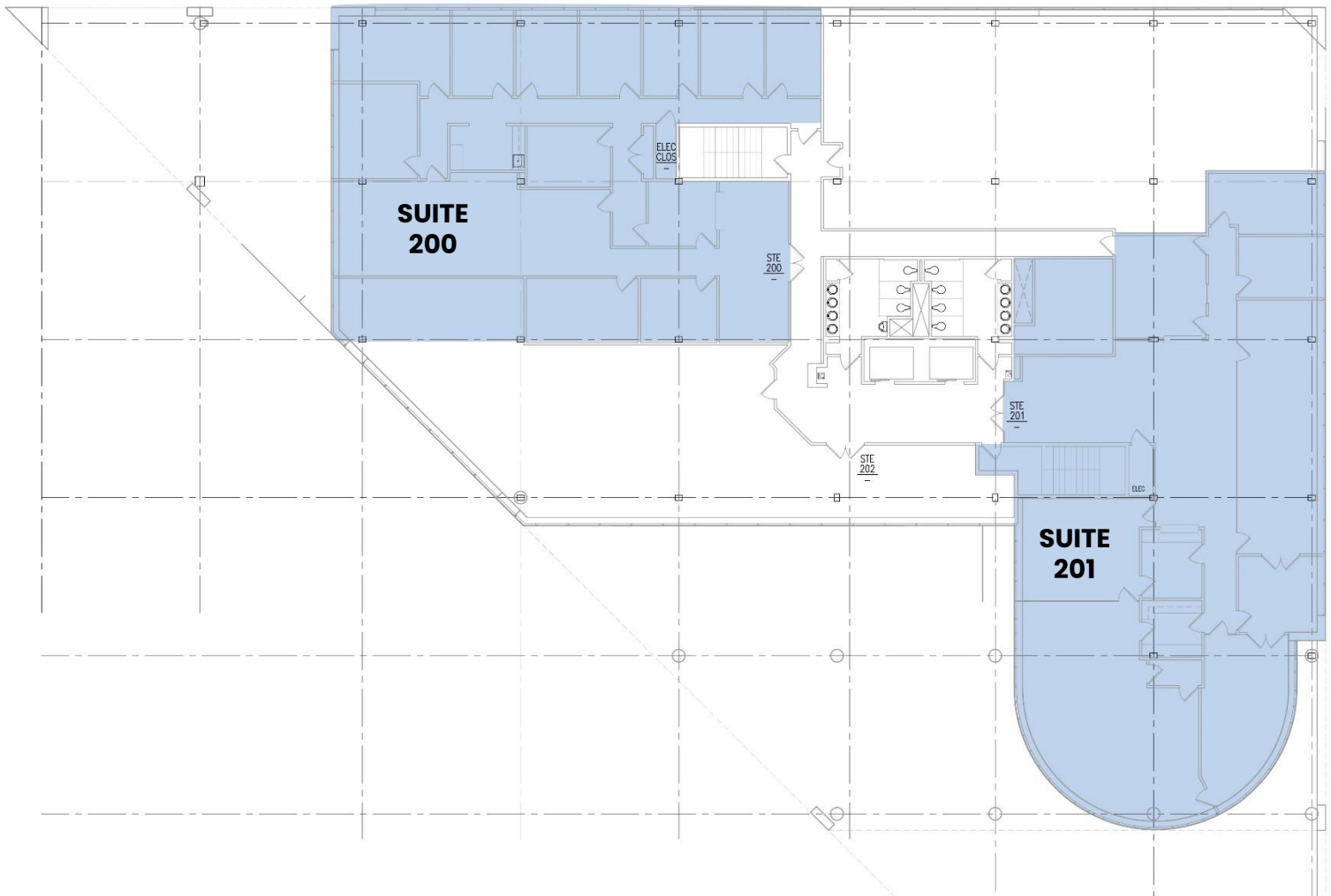
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## SECOND FLOOR



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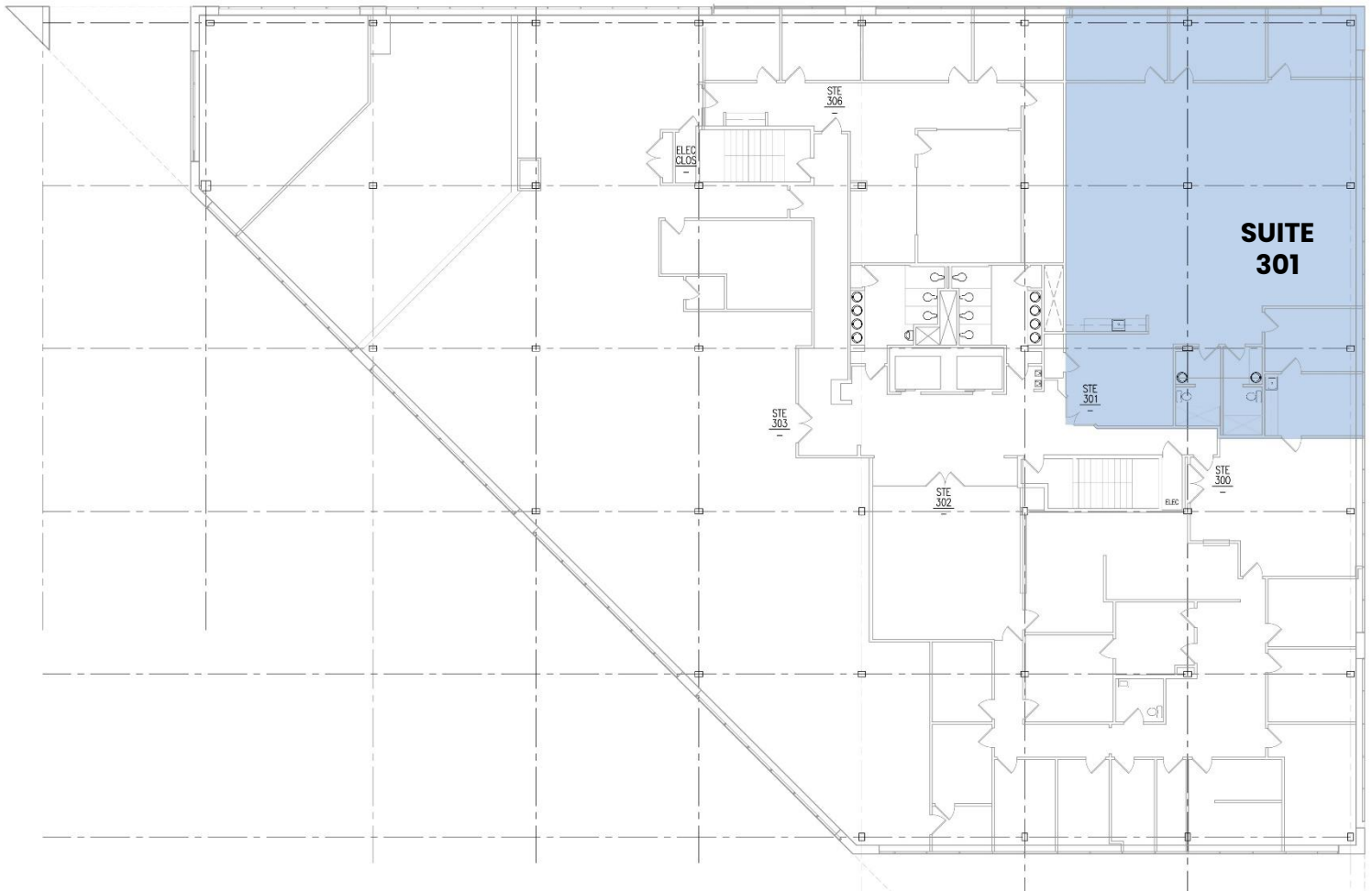
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Suite 301: 3,368 SF

## THIRD FLOOR



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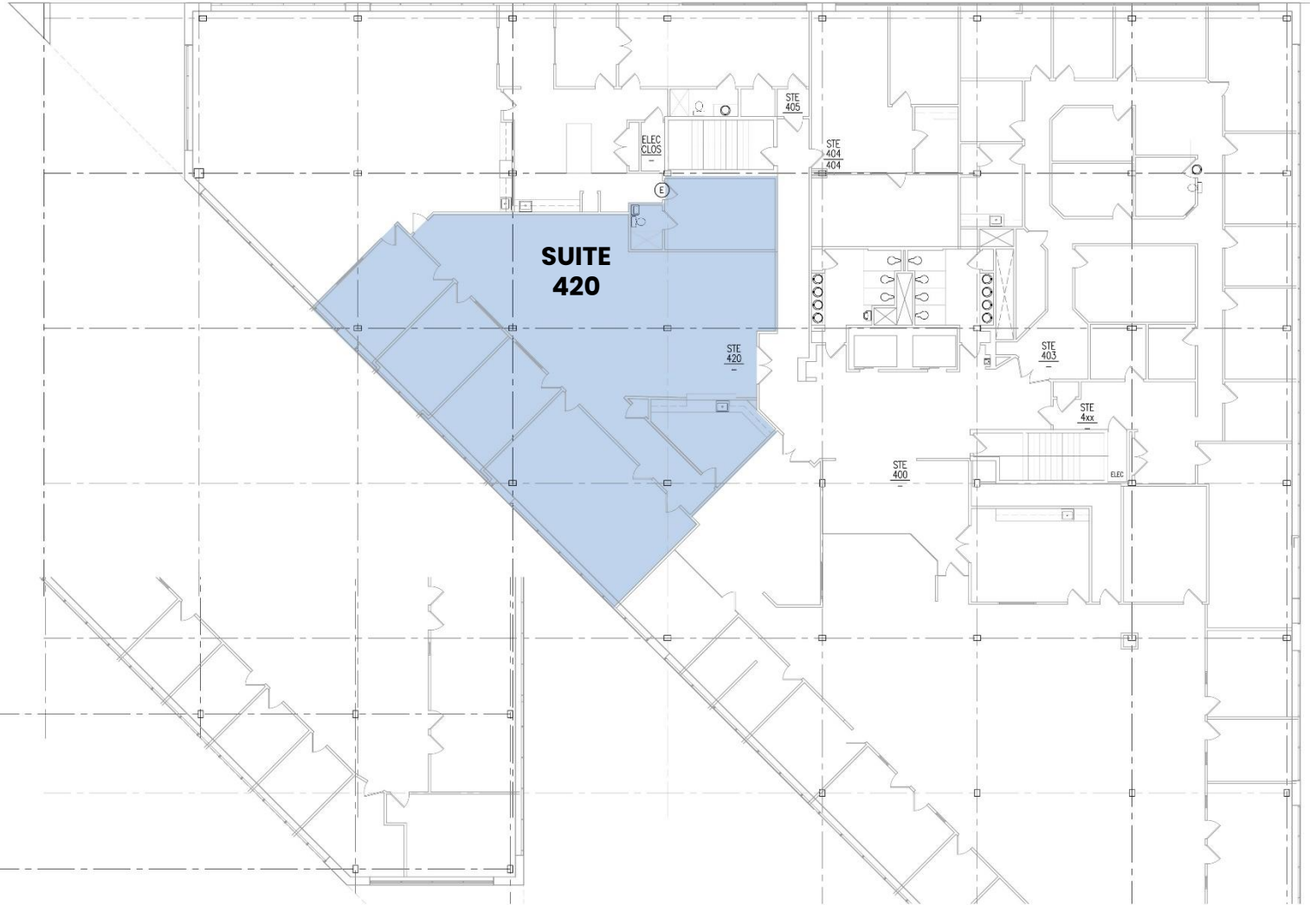
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Suite 420: 2,868 SF

## FOURTH FLOOR



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## EXTERIOR PHOTOS



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