

OFFICE SPACE FOR LEASE

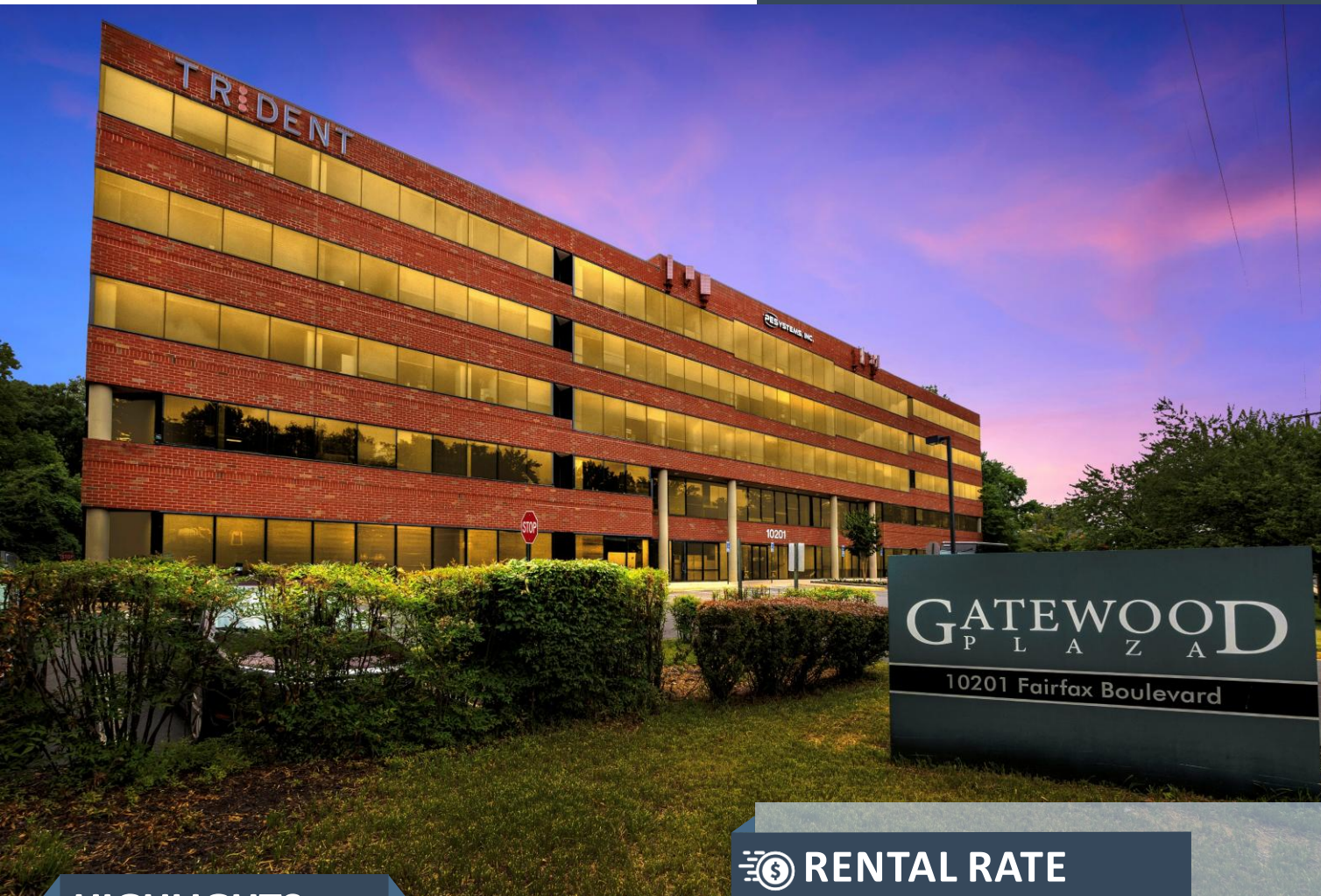
Gatewood Plaza

10201 Fairfax Blvd. | Fairfax, VA 22030

*Major Building Renovation Complete,
Class A Office Space*

OPPORTUNITY

- Suite 224 1,840 SF
- Suite 500 6,472 SF
- Suite 525 1,147 SF
- Suite 570 2,088 SF



HIGHLIGHTS

- Walking distance access to retail amenities including hotels, banking, restaurants on Rt.50. Great access to I-66 and Rt. 123.
- Class A lobby and common areas
- On site management
- 24-hour security camera monitoring system with key-card after hour access
- 3.4/1000 Parking Ratio, Generous Parking with surface, structured and covered parking available to tenants and guests
- Top Class Turn-key improvements available
- Major renovations were recently completed. Class A building

RENTAL RATE

- \$25.00 PSF
- Full Service

TERM

- 3-7 years



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Senior Vice President

☎ | 847.562.6736

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FLINT HILL SCHOOL

EXIT 60

EXIT 60

CHAM BRIDGE RD

50 29

amazon fresh

Red Lobster

10201 FAIRFAX BLVD
FAIRFAX, VA 22030

9 MILES TO
DULLES
INTERNATIONAL

FAIRFAX COURT

Burlington

XSPORT FITNESS

SUBWAY

SportClips

Wendys

McDonald's

FAIRFAX BLVD

LEE HWY

29

236

50

29

123

FAIRFAX BLVD

236

50

29

123

UNIVERSITY DR

SAFeway

OLD TOWN SQUARE

MAIN STREET MARKETPLACE

TJ-maxx

Walgreens

STARBUCKS

QDOBA MEXICAN EATS

ups

FAIRFAX KABOB

De Clieu

236

4.5 MILES TO
I-495

SHIRLEY GATE RD

Walmart

Save money. Live better.

edible arrangements

Chuy's

ALDI

Advance Auto Parts

planet fitness

CVS

Domino's

7-ELEVEN

PNC

HIGH SIDE SISTER2

TRUIST

FAIRFAX COUNTY COURTHOUSE

FAIRFAX CITY HALL

123

GEORGE MASON UNIVERSITY

COMMERCE BUILDING

Inova

EMERGENCY ROOM

THE SHOPS AT FAIRFAX

BBQ RANCH MARKET

Party City

Panera BREAD

PAPA JOHN'S

Rita's

MIDAS

7-ELEVEN

verizon

Auto Zone

FIVE GUYS

WELLS FARGO

LA BOY

McDonald's

BURGER KING

DUNKIN'

T-Mobile

HYUNDAI

OLD TOWN PLAZA

THE COMMONS

Bollywood Bistro

ORNERY

ONE

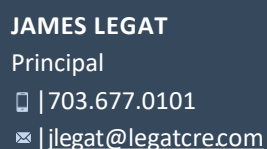
COURTSIDE

POKEMOTO

SEVEN LIVES

HAMROCK'S RESTAURANT

DRAPER'S



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2ND FLOOR



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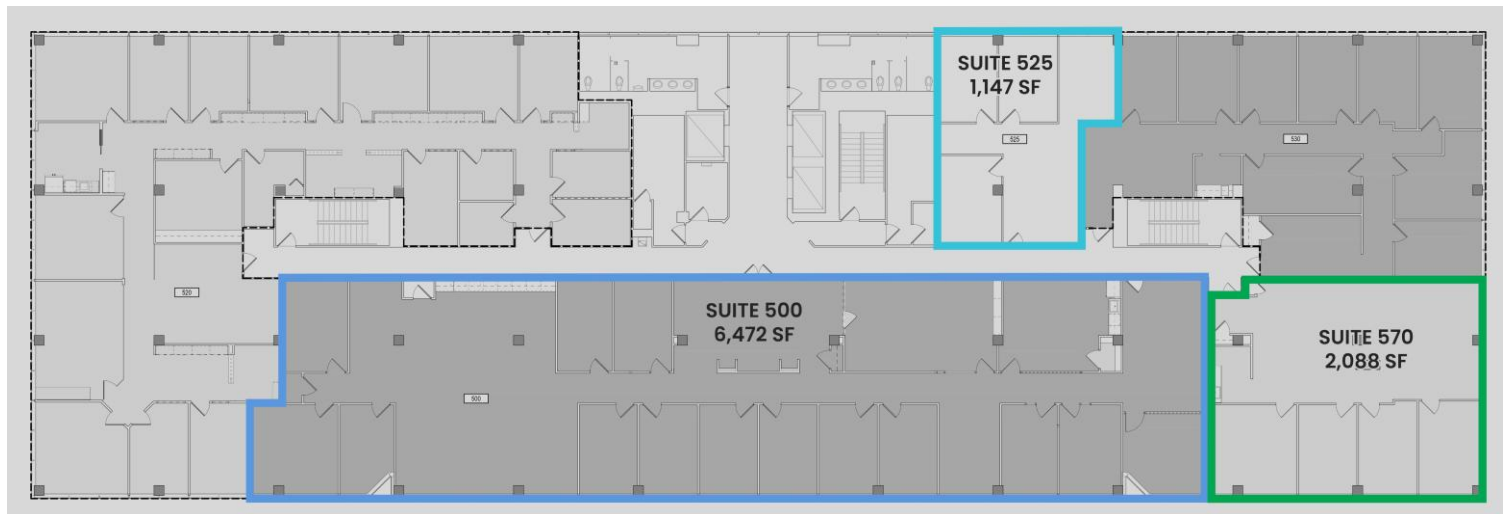
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Major Building Renovation Complete, Class A Office Space

Suite 500:	6,472 SF
Suite 525:	1,147 SF

Suite 570:	2,088 SF
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FIFTH FLOOR



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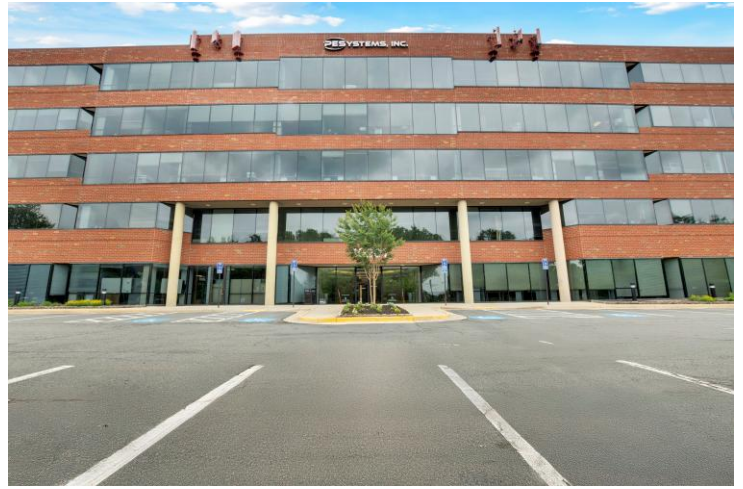
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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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