OFFICE SPACE FOR LEASE

PRIME LOCATION IN THE HEART OF FAIRFAX CITY

4084 University Drive, Fairfax, VA 22030

OPPORTUNITY

- Suite 102: 1,500 SF - 4,145 SF
- Second Floor: 6,256 SF (Demisable down to 3,000 SF)

HIGHLIGHTS

BUILDING HIGHLIGHTS

- Class B+ Office Building
- High end lobby finishes
- Professionally managed by local management
- Generous Build-out available
- Professional office environment
- Convenient underground parking
- Brokers protected
- Abundant free reserved parking
- Reserved parking available (parking ratio 3.5/1,000 SF)
- Available space is a good mix of open plan and executive offices
- Served by mass transit bus line

LOCATION HIGHLIGHTS

- Close to Rt. 50, Rt. 29, I-66 and I-495, and Rt. 236
- Easy access to Old Town shops
- Walk to Judicial Center
- Short walk to restaurants, banking and other amenities

RENTAL RATE

- $22.00-$25.00/SF

TERMS

- 3-10 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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AERIAL MAP

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AMENITY MAP

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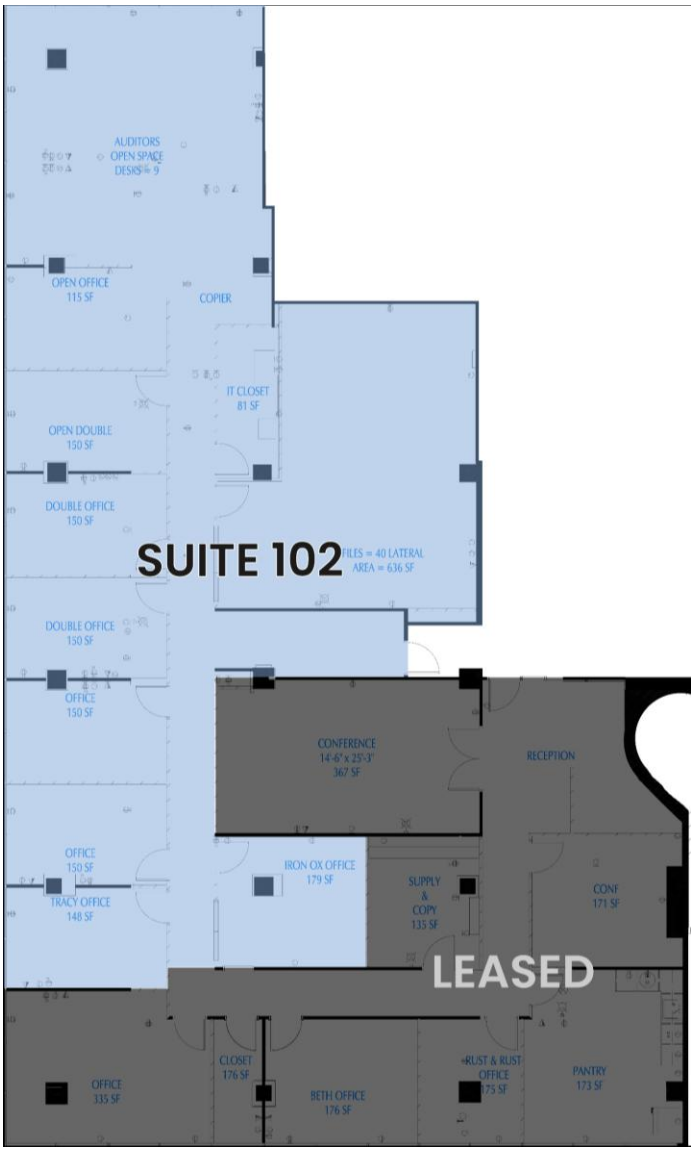
Suite 102:	4,145 SF

FIRST FLOOR



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SECOND FLOOR

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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INTERIOR PHOTOS

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