

OWNER/USER

BUILDING FOR SALE

WEST OAKS EXECUTIVE PARK 2

3702 Pender Drive, Fairfax, VA 22030

OPPORTUNITY

**PROMINENT OFFICE BUILDING
WITH HIGH VISIBILITY
FRONTAGE ON I-66**



HIGHLIGHTS



Superior location
off I-66 and Rt.
50 in Fairfax
Center



Excellent signage
potential on Rt.
66



60.00%
Total immediate
vacancy



Class A common
area finishes



Minutes from Fair
Oaks Mall, Fairfax
Corner and East
Market



Four delis within
walking distance



Amenities such as
health club, hotel,
day care, and
banks within
minutes



Outdoor patio
overlooking pond
for building
tenants

SALES PRICE

- \$11,000,000 (\$141.76 PSF)



BUILDING SIZE

- 77,595 SF



LEGATSM

— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

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RENT ROLL

Unit	Available Area Square Footage	Current Tenant	Lease Start Date	Intended Lease End Date	Monthly Amount	Lease (Rent) Monthly \$/SF	Annual Amount	Annual \$/SF	Exp. Lease Termination	1 Year Cap
2000 Lullwater Drive, Fairfax, VA 22030										
101	2,000	WALTON	10/1/2000	11/30/2007	\$4,896.00	\$2.45	\$58,752.00	\$29.38	11/30/07	3.0%
	7,400									
102	2,000	CCF	07/1/2000	10/31/2007	\$6,074.00	\$3.04	\$72,888.00	\$36.44	10/31/07	3.0%
	9,170									
200	2,000	Laffer Holdings P/C	07/1/2000	1/28/2008	\$7,300.00	\$3.65	\$87,600.00	\$43.80	1/28/08	3.0%
	6,770									
201	2,000	VACANT			\$6,264.00		\$75,168.00	\$37.58		
	7,270									
202	2,000	VACANT			\$6,786.00		\$81,432.00	\$40.72		
	3,770									
203	1,800	Pace Services	07/1/2000	4/30/2007	\$4,371.00	\$2.43	\$52,452.00	\$29.14	10/31/07	3.0%
	3,300									
204	1,200	Leads The LLC	07/1/2000	3/31/2004	\$1,200.00	\$1.00	\$14,400.00	\$12.00	07/31/04	3.75%
	3,000									
204	1,200	Alisa Inc	10/01/2000	10/31/2007	\$1,200.00	\$1.00	\$14,400.00	\$12.00	10/31/07	6.0%
	4,000									
207	1,200	Hoff & Moran P/C	07/1/2000		\$1,200.00	\$1.00	\$14,400.00	\$12.00	07/31/07	3.0%
	300									
207/208	2,200	Shawnti W & Service	07/1/2000	1/31/2004	\$17,376.00	\$7.90	\$208,512.00	\$94.78	07/31/04	3.0%
	20,200									
209	2,200	Perkins and Hobbs	07/1/2000	3/31/2008	\$4,800.00	\$2.18	\$57,600.00	\$26.18	07/31/08	3-3.25%
	4,000									
209	1,200	Fisher Family LLC	07/1/2000	3/30/2008	\$1,944.00	\$1.62	\$23,328.00	\$19.44	07/30/08	4.0%
	4,000									
210	800	Fisher Family LLC	07/1/2000	3/30/2008	\$1,272.00	\$1.59	\$15,264.00	\$19.08	07/30/08	4.0%
	1,770									
200	2,000	VACANT			\$6,144.00		\$73,728.00	\$36.86		
	20									
Storage #1	20	Shawnti W & Service	07/01	07/01	\$100.00	\$5.00	\$1,200.00	\$7.00	07/01	
Storage #2	20	Shawnti W & Service	07/01	07/01	\$75.00	\$3.75	\$900.00	\$7.00	07/01	
	1,000									
Storage #3	100	CCF - Sublease	07/1/2000	3/31/2007	\$100.00	\$1.00	\$1,200.00	\$12.00	03/31/07	
	500									
Storage #4	40	MAINTENANCE STORAGE								
	6,270									
Storage #5	20	Shawnti W & Service	07/01	07/01	\$175.00	\$8.75	\$2,100.00	\$7.00	07/01	

Please execute the NDA for full financial details

Total Occupied: 27,070 SF

Total Vacant: 48,843 SF

Vacancy %: 64.34%

Disclaimer: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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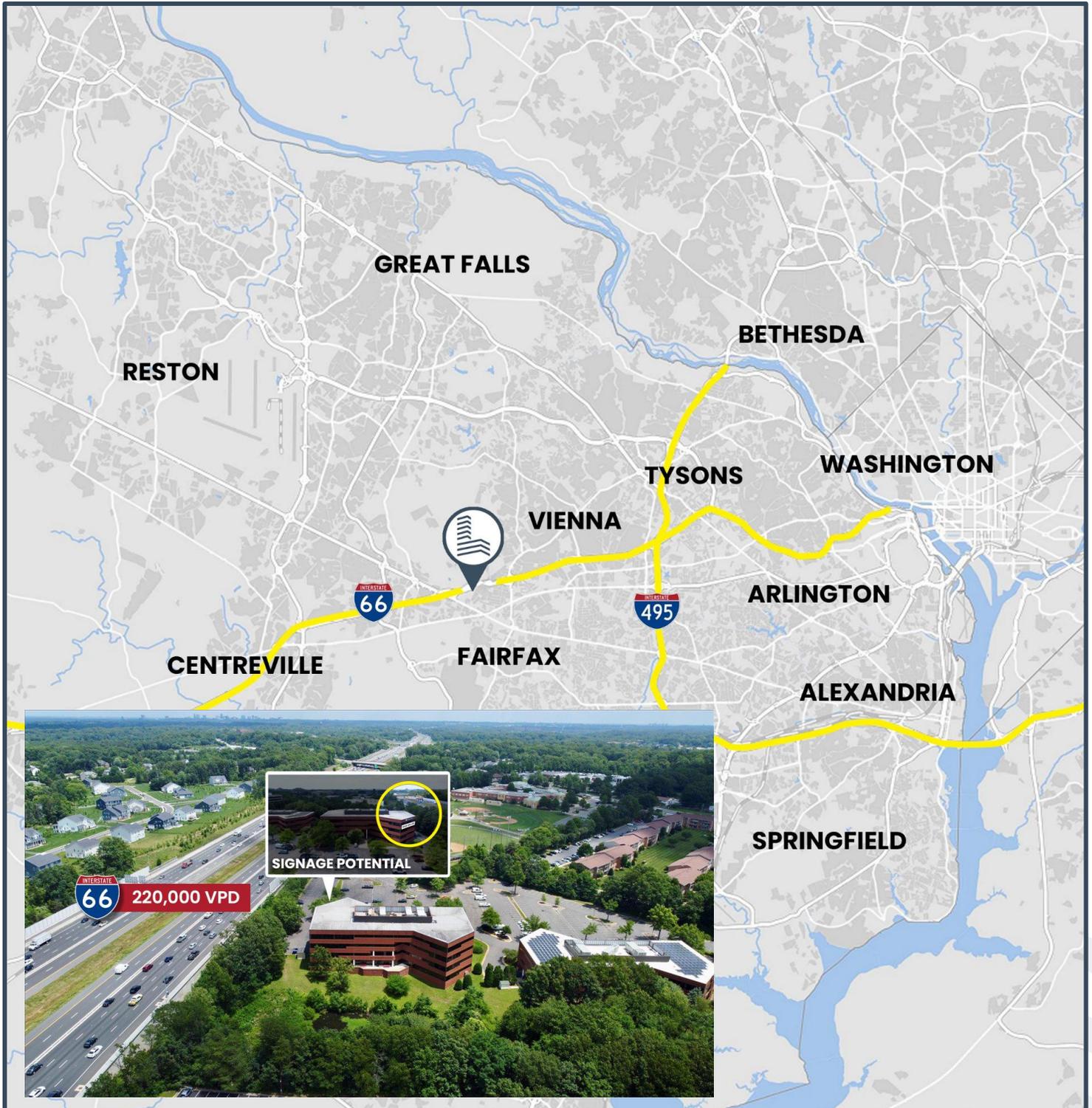
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LOCATION MAP



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AMENITY MAP



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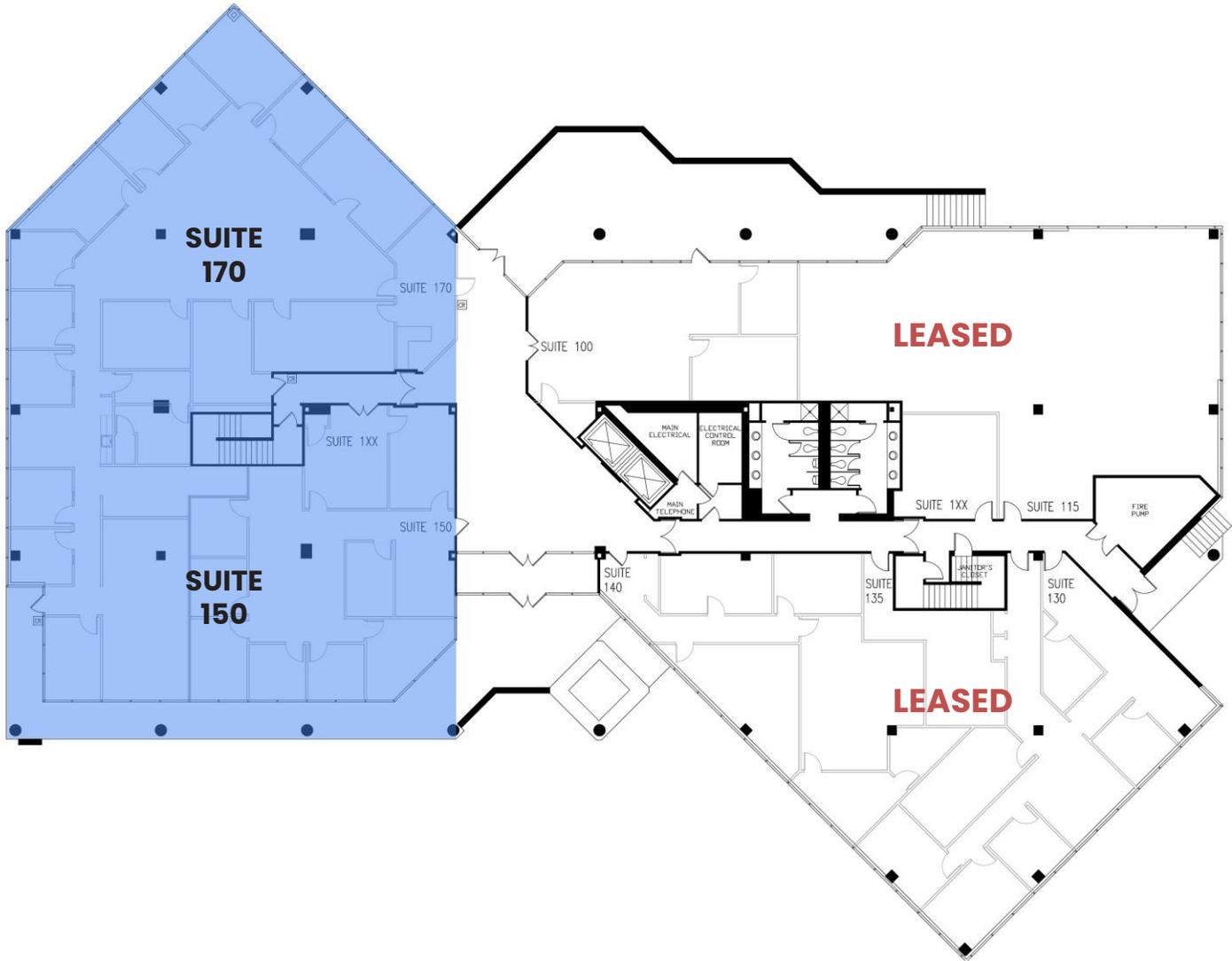
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Suite 150: 1,740 SF

Suite 170: 7,013 SF

FIRST FLOOR (Total vacant: 8,753 SF)



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Suite 200-210:	7,649 SF	Suite 230:	3,014 SF
Suite 200-B:	5,480 SF	Suite 250:	3,240 SF

SECOND FLOOR (Total Contiguous Vacant: 19,383 RSF)

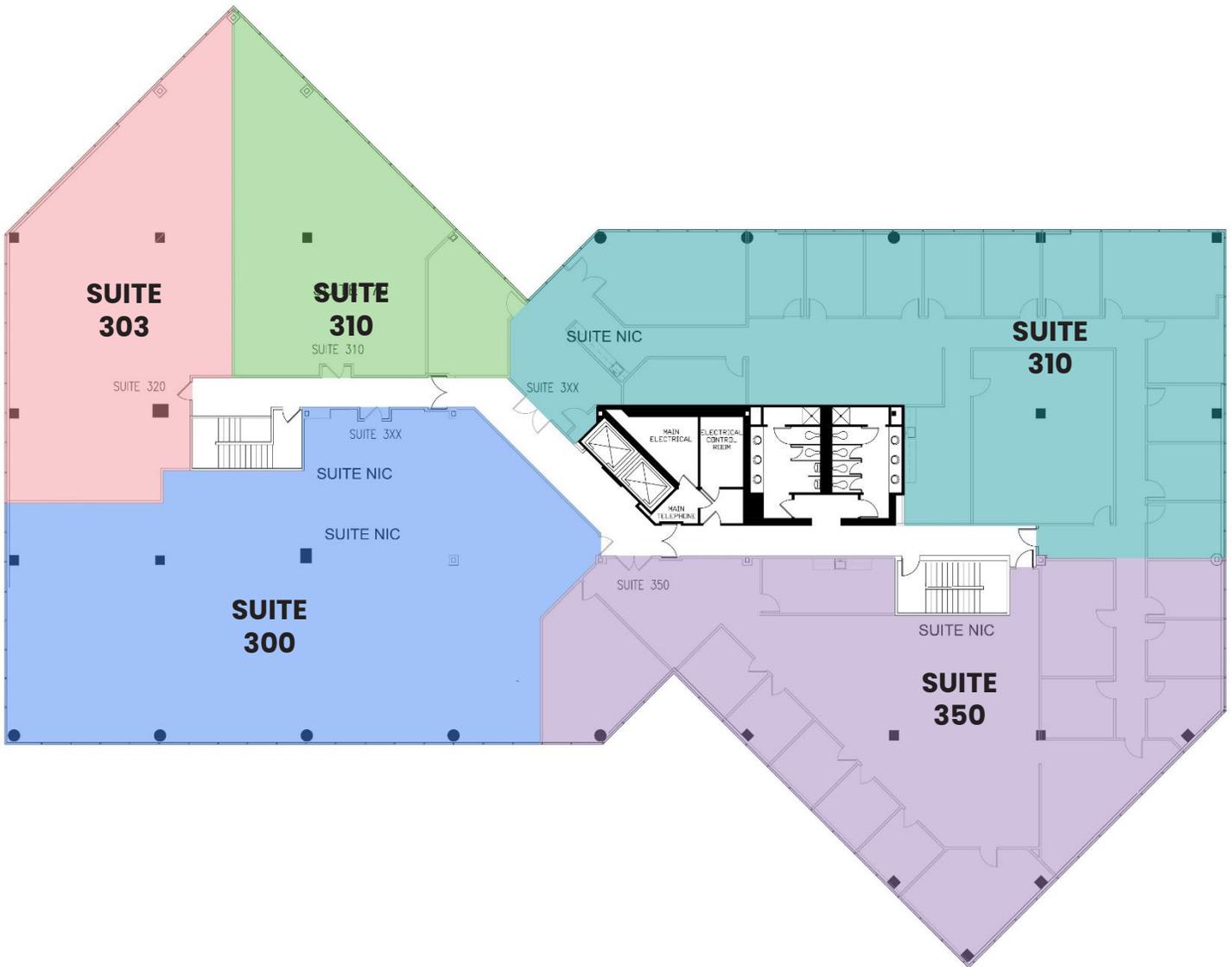


FLOOR PLANS HIGHLIGHTING VACANCIES

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Suite 300:	5,654 SF	Suite 310:	5,132 SF
Suite 303:	2,640 SF	Suite 350:	4,942 SF
Suite 305:	4,942 SF		

THIRD FLOOR (Total Contiguous: 19,450 RSF)



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Suite 400: 4,369 SF

Suite 410: 4,323 SF

FOURTH FLOOR (Total: 8,692 RSF)



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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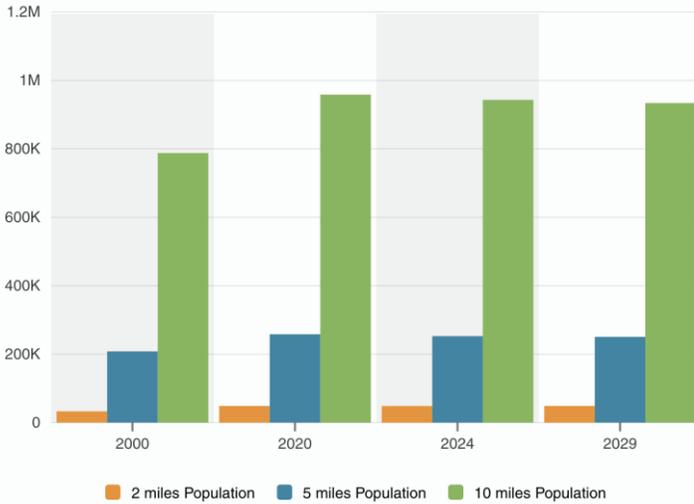
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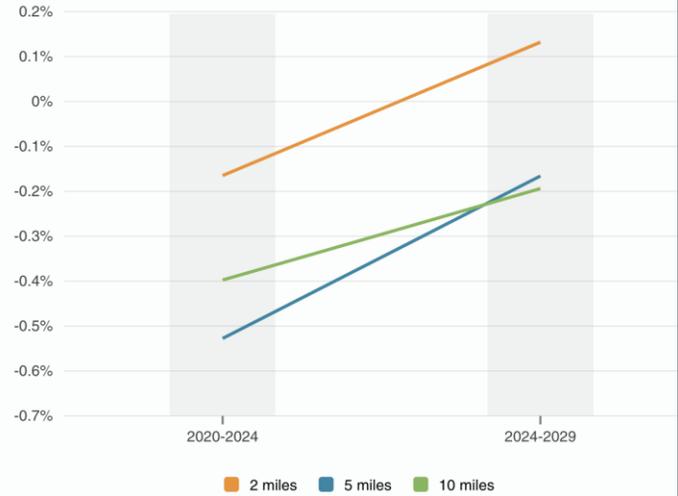
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DEMOGRAPHICS

POPULATION



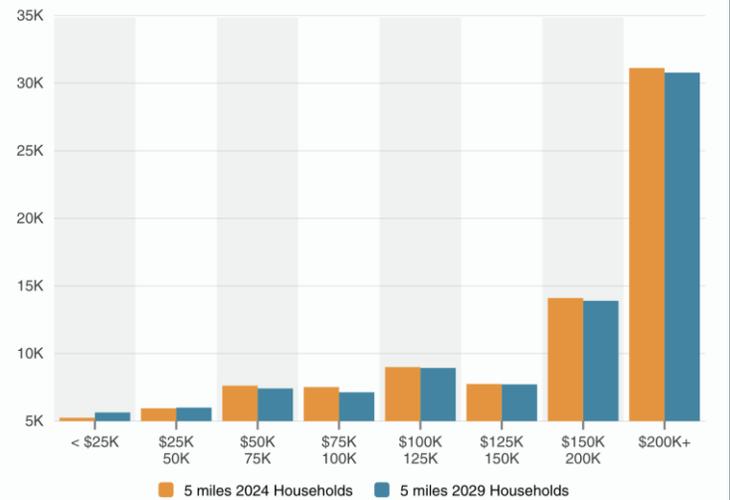
ANNUAL POPULATION GROWTH



INCOME

	2 miles	5 miles
Avg Household Income	\$150,563	\$176,937
Median Household Income	\$125,060	\$153,807
< \$25,000	1,455	5,246
\$25,000 - 50,000	1,874	5,947
\$50,000 - 75,000	2,107	7,621
\$75,000 - 100,000	1,857	7,520
\$100,000 - 125,000	2,212	8,994
\$125,000 - 150,000	1,862	7,749
\$150,000 - 200,000	2,958	14,105
\$200,000+	4,694	31,120

HOUSEHOLD INCOME



TRAFFIC

Collection Street	Cross Street	Traffic Volume	Count Year
I- 66	Waples Mill Rd W	191,781	2025
I 66	Waples Mill Rd W	168,190	2025



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EXPENSES AND ANALYSIS

OPERATING EXPENSES	PSF	
Real Estate Taxes	\$2.00	\$71,500
Water and Sewer	\$0.17	\$5,807
Electricity	\$1.42	\$48,756
Phone - int sec cameras	\$0.01	\$308
Trash Removal	\$0.06	\$2,200
Paint - HVAC	\$0.09	\$3,240
Paint - Misc	\$0.09	\$3,240
Elevator	\$0.07	\$2,380
Insurance	\$0.17	\$5,807
Fire Alarm & Security	\$0.17	\$5,807
Pest Control		\$675
Landscaping	\$0.09	\$3,240
Cleaning Service	\$1.00	\$33,000
Handicap	\$0.17	\$5,807
Bus Stop - City	\$0.04	\$1,400

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SALES PRICE **\$11,000,000**
(\$141.76 PSF)

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