

OFFICE SPACE FOR LEASE

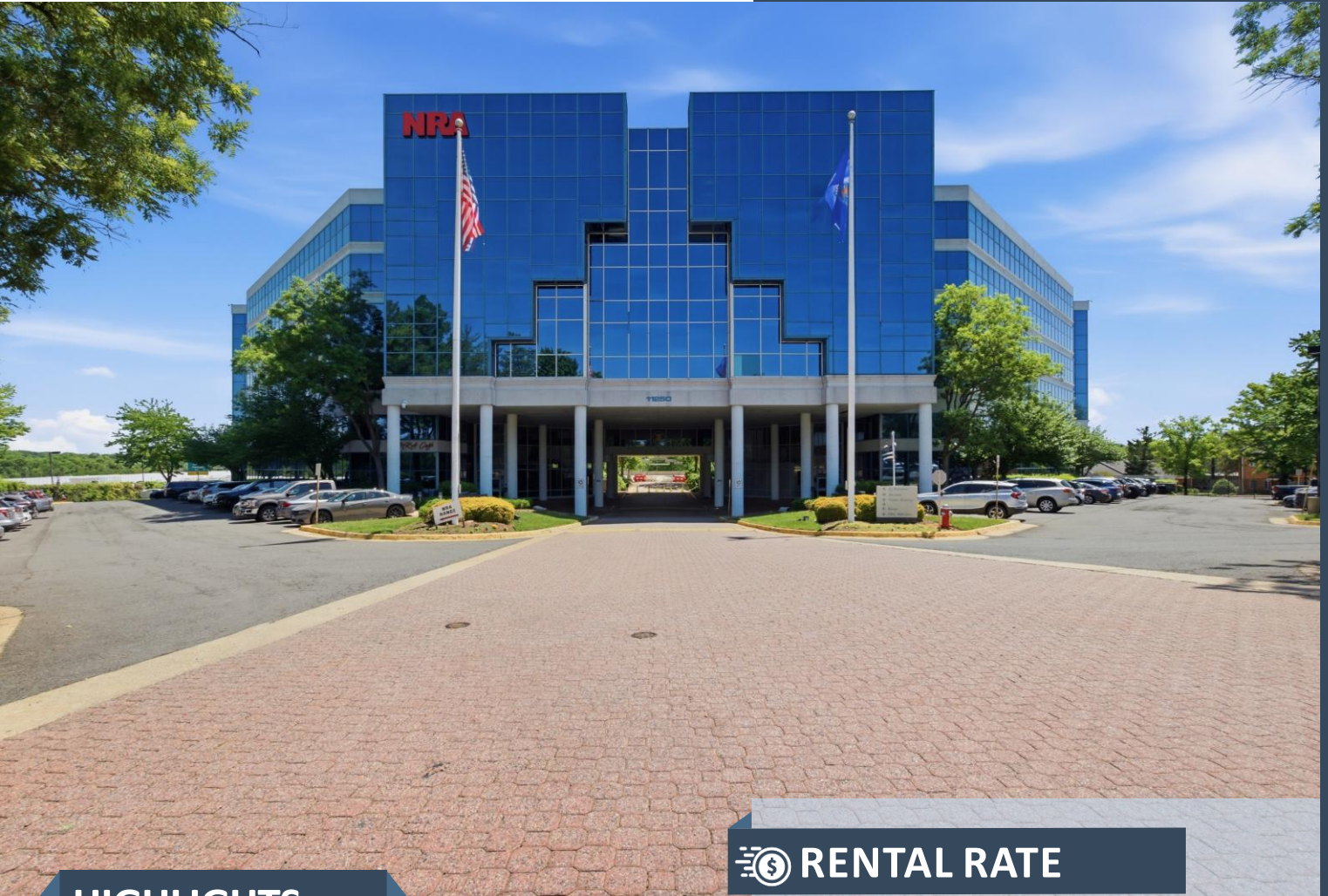
CLASS B+ BUILDING

11250 Waples Mill Rd, Fairfax, VA 22030

Premier Office Opportunity in Fairfax

OPPORTUNITY

- 1st Floor 9,297 SF (cafe and/or restaurant)
- Suite 300 2,269 SF (contig. 6,708 SF)
- Suite 310 2,536 SF (contig. 4,029 SF)
- Suite 410 7,144 SF
- Suite 440 5,422 SF
- Suite 510 5,351 SF



HIGHLIGHTS

- Former SCIF space available (not currently certified)
- Building signage potential with I-66 visibility for large leases
- 3.6/1,000 SF parking ratio
- Free unreserved parking mix of covered and uncovered
- Amenity-rich: fitness center, conference spaces, dining, and tenant services
- Tenants get free gun range time in the on-site gun range facility.
- Prime Northern Virginia location with strong access to major highways and Washington, D.C.

RENTAL RATE

- \$22-\$26 SF full-service
- \$28-\$30/SF (1st floor café/restaurant)

TERM

- 3-10 years



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

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AUDREY WALLACE

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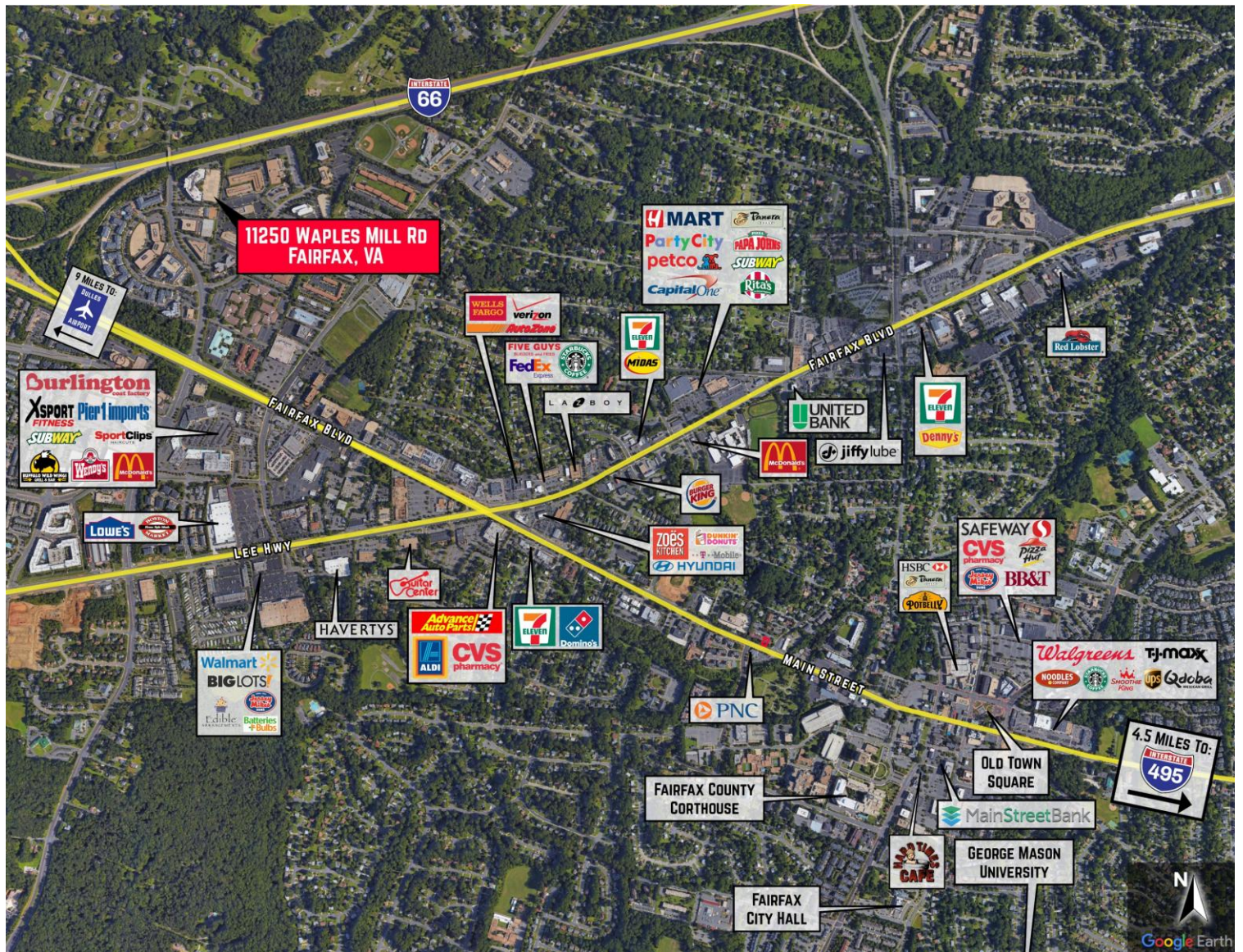
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AMENITY MAP



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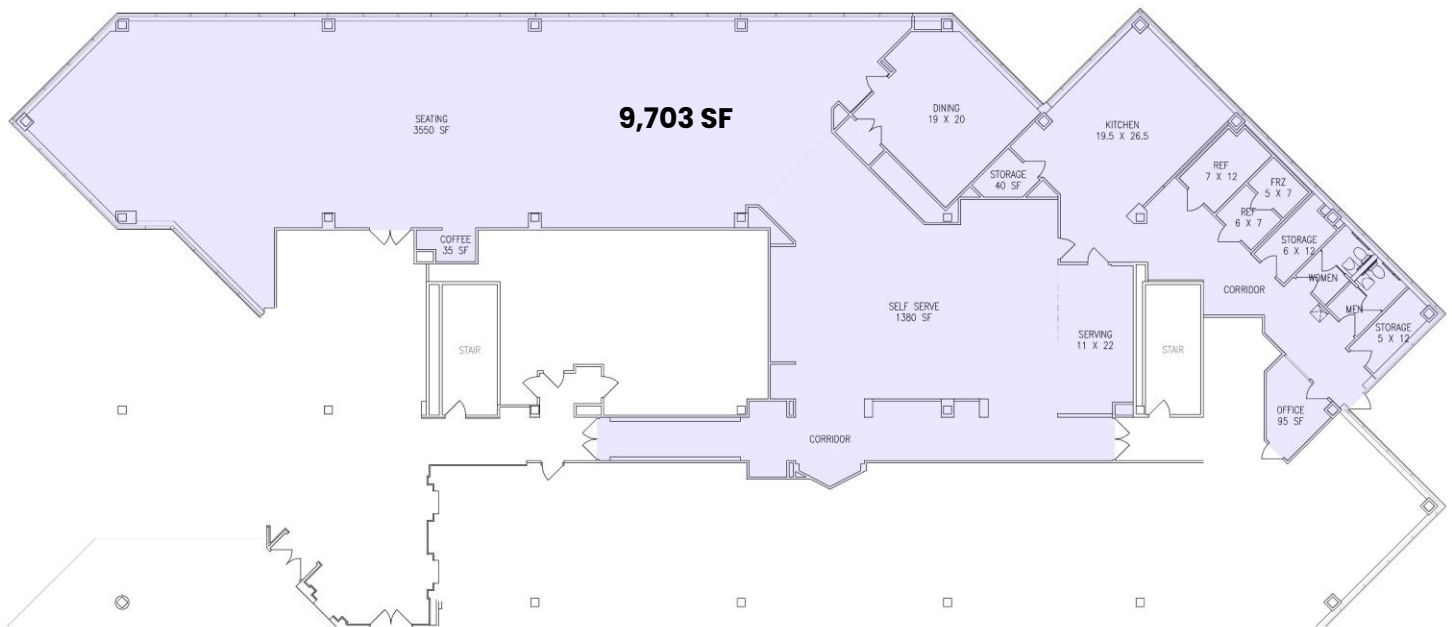
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Cafe: 9,703 SF (Rental Rate \$28-\$30/SF)

1ST FLOOR



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11250 Waples Mill Rd, Fairfax, VA 22030
Premier Office Opportunity in Fairfax

Suite 310: 6,565 SF

OFFICE SPACE FOR LEASE

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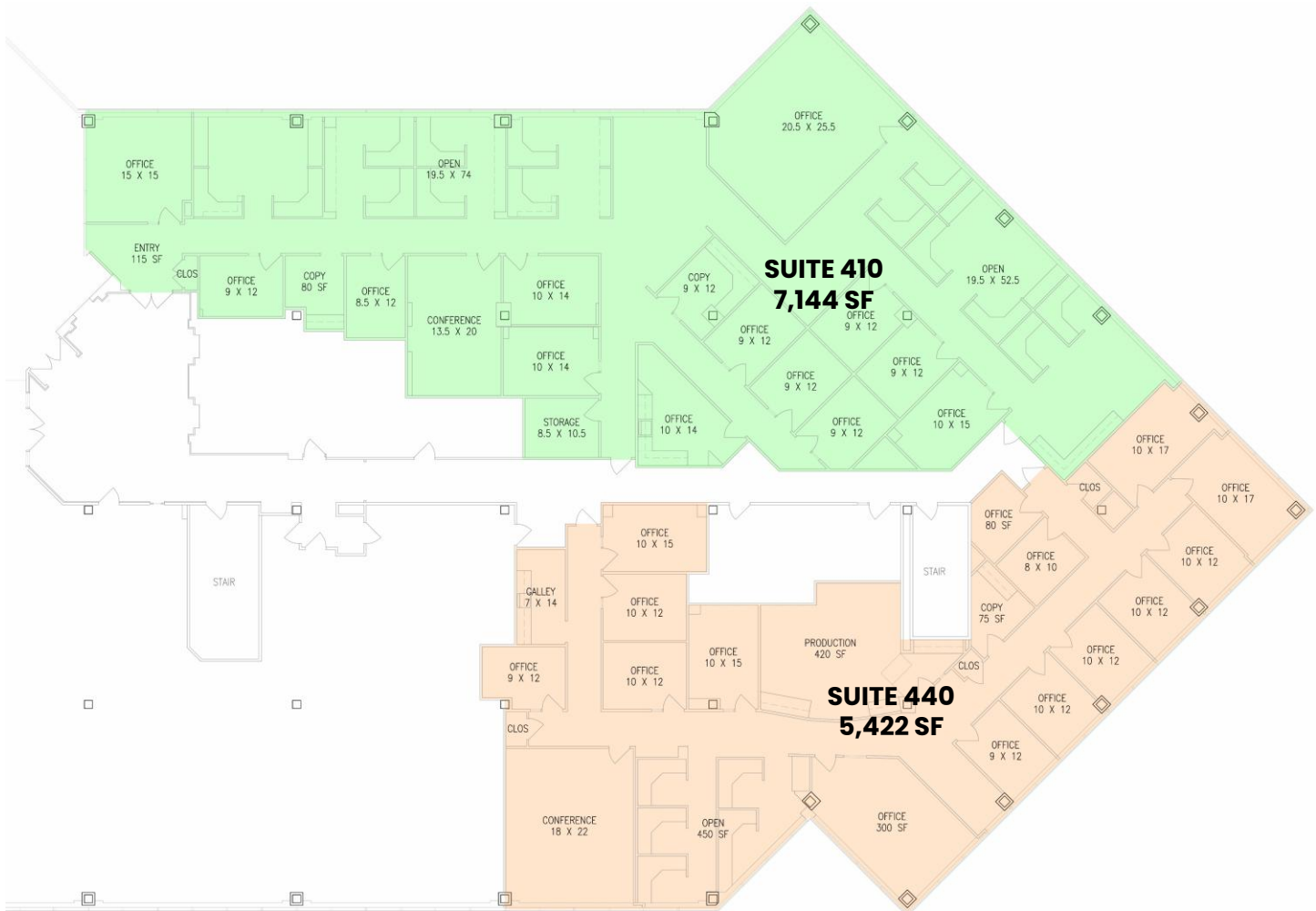
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Suite 410: 7,144 SF

Suite 440: 5,422 SF

4TH FLOOR



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RESTAURANT/CAFE SPACE



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INTERIOR PHOTOS



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INTERIOR PHOTOS



*Onsite auditorium available for tenant use



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EXTERIOR PHOTOS



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AERIAL PHOTOS



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