

STANDALONE BUILDING FOR LEASE

OFFICE AND RETAIL

10376 Main St | Fairfax, VA 22030

OPPORTUNITY

- Total 1,741 SF



HIGHLIGHTS

- Retail, office, or medical opportunity
- Prime Main Street frontage with strong pedestrian and vehicle traffic
- Located within the City of Fairfax Historic District
- Traditionally used for street-level retail (e.g., boutique, florist, service business)
- High exposure along Route 236 in a walkable downtown area
- Near shops, restaurants, and city amenities in Old Town Fairfax
- Historic charm that adds branding and aesthetic value for tenants
- Tri-plex standalone building with two floors, plus a basement
- Building signage available
- Public parking lot located directly across from the property

RENTAL RATE

- \$23/SF NNN
- NNN = \$9.56 PSF

TERMS

- 3-10 Years



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Senior Vice President

☎ | 847.562.6736

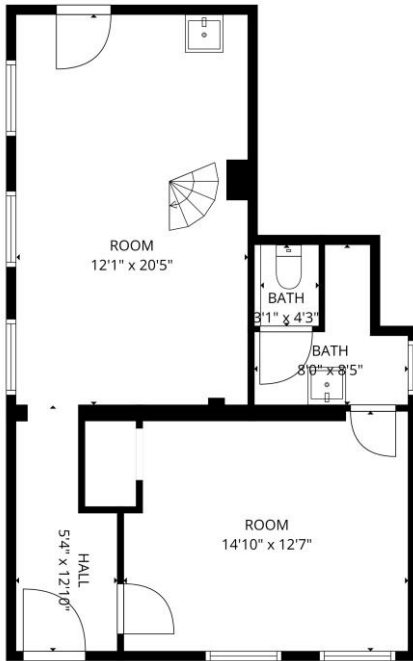
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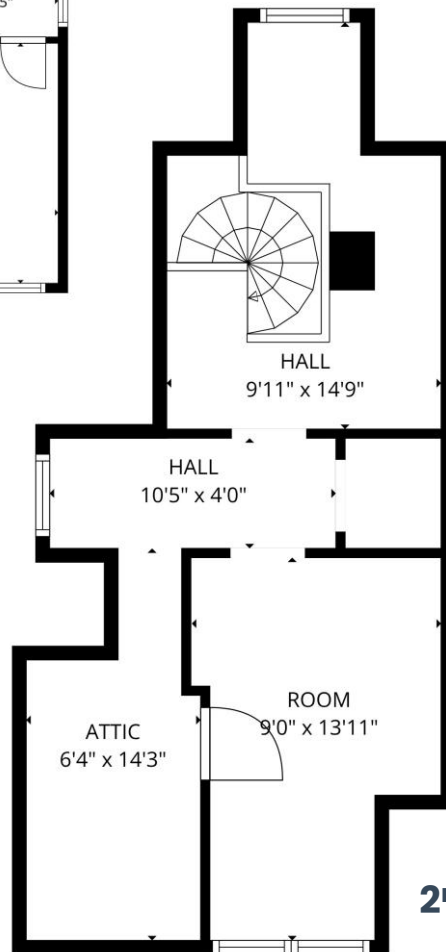
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Basement:	574 SF
1 st Floor:	780 SF
2 nd Floor:	387 SF

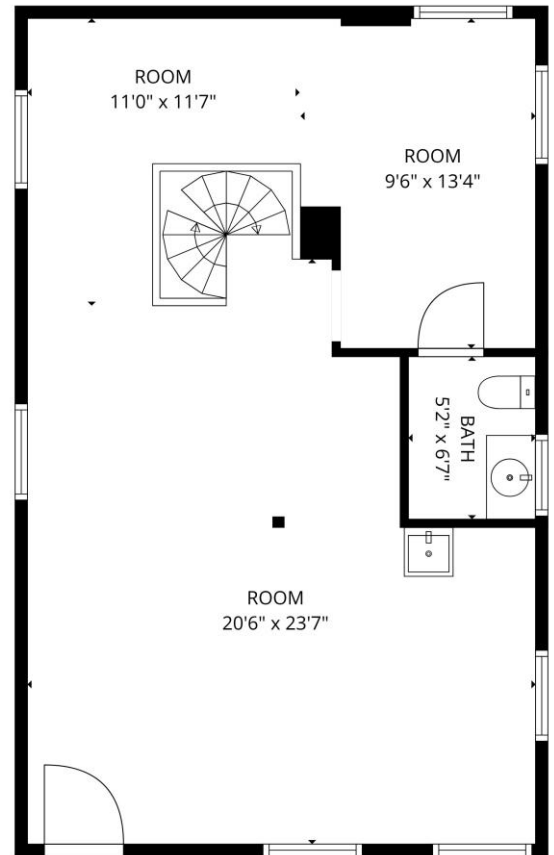
**TOTAL SF
AVAILABLE
1,741 SF**



BASEMENT



2nd FLOOR



1st FLOOR



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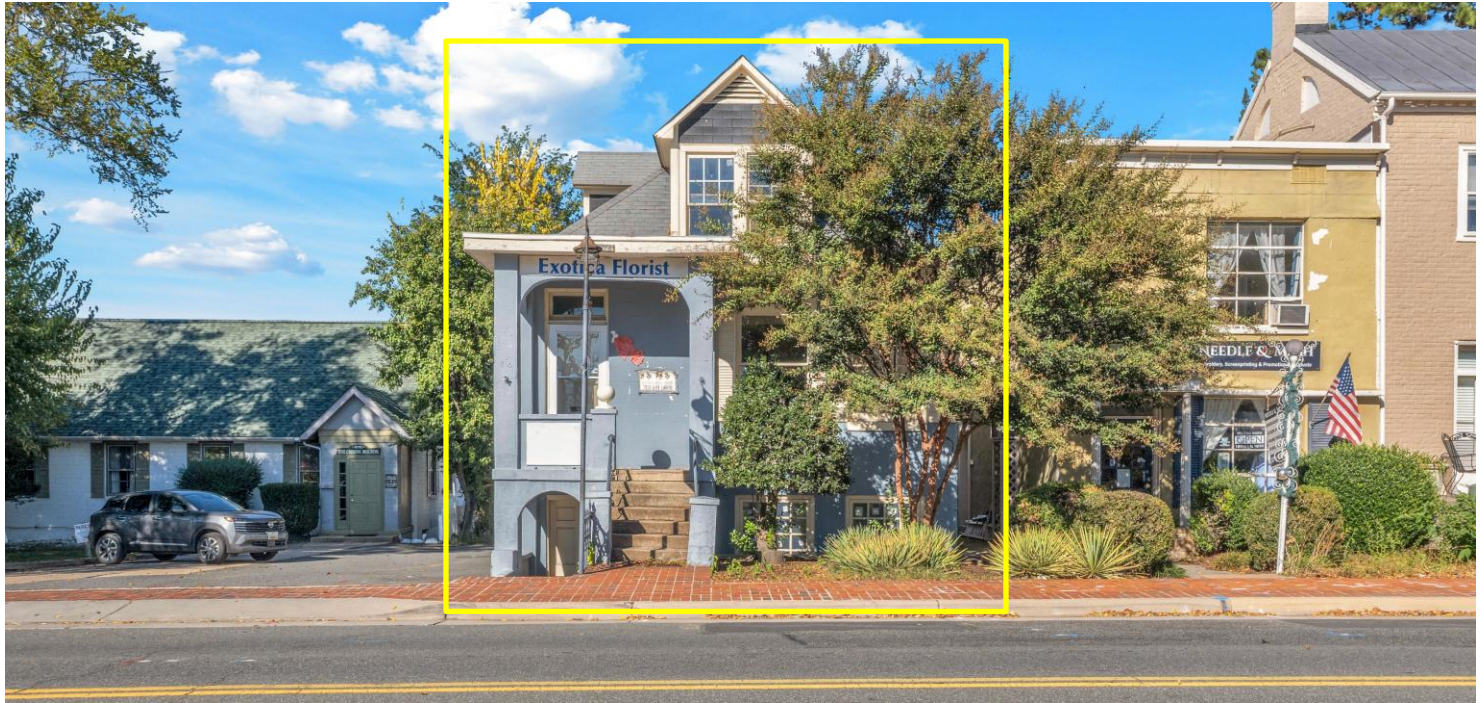
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EXTERIOR PHOTOS



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AMENITY MAP



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