

Lease Availability Report

10300 Eaton PI - WillowWood Plaza Bldg I

Fairfax, VA 22030 - Fairfax City Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1988
RBA:	126,956 SF
Floors:	5
Typical Floor:	24,103 SF

AVAILABILITY

Min Divisible:	1,579 SF
Max Contig:	10,895 SF
Total Available:	40,439 SF
Asking Rent:	\$\$16.00 - \$32.00/FS

EXPENSES

Taxes:	\$1.37 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P LL	LL1	Office	Direct	4,299	4,299	4,299	\$16.00/FS	Vacant	Negotiable
P 1st	120	Office	Direct	6,127	6,127	6,127	\$32.00/FS	Vacant	Negotiable
P 2nd	210	Office	Direct	1,579	6,309	6,309	\$32.00/FS	30 Days	Negotiable
P 2nd	220	Office	Direct	2,563	6,309	6,309	\$32.00/FS	30 Days	Negotiable
P 2nd	250	Office	Direct	2,167	6,309	6,309	\$32.00/FS	30 Days	Negotiable
P 3rd	340	Office	Direct	3,812	8,539	8,539	\$32.00/FS	Vacant	3 - 10 Yrs
P 3rd	320	Office	Direct	4,727	8,539	8,539	\$32.00/FS	30 Days	Negotiable
P 3rd	315	Office	Direct	1,938	1,938	1,938	\$32.00/FS	Vacant	Negotiable
P 4th	460	Office	Direct	2,332	2,332	2,332	\$32.00/FS	Vacant	3 - 10 Yrs
P 5th	501	Office	Direct	2,369	10,895	10,895	\$32.00/FS	Vacant	3 - 10 Yrs
P 5th	510	Office	Direct	8,526	10,895	10,895	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 2 Office Properties in Fairfax, VA Sold on Jun 4, 2018 for \$22,300,000 (\$88.51/SF)

AMENITIES

Atrium, Courtyard, Fitness Center, Property Manager on Site, Restaurant



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TRANSPORTATION

Parking:	200 Covered Spaces are available; 298 Surface Spaces are available; Ratio of 3.50/1,000 SF
Commuter Rail:	15 minute drive to Burke Centre Commuter Rail (Manassas Line)
Airport:	37 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Some Transit (39)

KEY TENANTS

Miklos Systems Inc	7,849 SF	Curran Moher Weis	7,755 SF
Keen & Pocock	6,893 SF	NextgenID, Inc.	6,128 SF
Data Systems Analysts, Inc.	5,043 SF	Economic Development Office Of Fairfax	5,000 SF

