

Lease Availability Report

10301 Democracy Ln - Providence Hill Bldg 2

Fairfax, VA 22030 - Fairfax City Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1985
RBA:	51,990 SF
Floors:	4
Typical Floor:	12,998 SF

AVAILABILITY

Min Divisible:	1,688 SF
Max Contig:	5,150 SF
Total Available:	13,144 SF
Asking Rent:	\$\$19.00

EXPENSES

Taxes:	\$1.15 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	120	Office	Direct	2,839	2,839	2,839	\$19.00/+CHAR	Vacant	Negotiable
P 2nd	203	Office	Direct	1,688	1,688	1,688	\$19.00/N	Vacant	Negotiable
P 3rd	300	Office	Direct	1,706 - 5,150	5,150	5,150	\$19.00/+CHAR	Vacant	3 - 5 Yrs
P 4th	401	Off/Med	Direct	3,467	3,467	3,467	\$19.00/+CHAR	Vacant	Negotiable

TRANSPORTATION

Parking:	120 Surface Spaces are available; Ratio of 3.50/1,000 SF
Commuter Rail:	13 minute drive to Burke Centre Commuter Rail (Manassas Line)
Airport:	38 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (85)
Transit Score ®:	Some Transit (40)

KEY TENANTS

Chris Atwood Foundation	6,704 SF	Jirah Corporation	5,227 SF
IBLCE	5,199 SF	Blue Corner Law	2,859 SF
Shelter House Inc	2,839 SF	Intercell	2,735 SF

