

# Lease Availability Report

**10304 Eaton PI - WillowWood Plaza Bldg 3**  
Fairfax, VA 22030 - Fairfax City Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1998</b>
RBA:	<b>131,933 SF</b>
Floors:	<b>5</b>
Typical Floor:	<b>25,832 SF</b>

## AVAILABILITY

Min Divisible:	<b>1,500 SF</b>
Max Contig:	<b>25,152 SF</b>
Total Available:	<b>37,864 SF</b>
Asking Rent:	<b>\$\$29.50/FS</b>

## EXPENSES

Taxes:	<b>\$1.41 (2021)</b>
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## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P BSMT		Office	Direct	3,753	3,753	3,753	Withheld	Vacant	5 - 10 Yrs
P BSMT		Office	Direct	1,500	1,500	1,500	Withheld	Vacant	5 - 10 Yrs
P 1st	110	Office	Direct	3,371	7,459	7,459	\$29.50/FS	Vacant	Negotiable
P 1st	120	Office	Direct	4,088	7,459	7,459	\$29.50/FS	Vacant	Negotiable
E 2nd	200	Office	Direct	3,030 - 25,152	25,152	25,152	\$29.50/FS	Vacant	5 - 10 Yrs

## SALE

Last Sale: Portfolio of 6 Office Properties Sold on Aug 1, 2022 for \$220,000,000 (\$256.54/SF)

## AMENITIES

Atrium, Courtyard, Property Manager on Site

## TRANSPORTATION

Parking:	206 free Surface Spaces are available; 200 free Covered Spaces are available; Ratio of 3.50/1,000 SF
Commuter Rail:	15 minute drive to Burke Centre Commuter Rail (Manassas Line)
Airport:	38 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Some Transit (39)

## KEY TENANTS

Zeta Associates	63,727 SF	Law Office of Faraji A. Rosenthal	900 SF
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