

Lease Availability Report

10306 Eaton PI - WillowWood Plaza Bldg 2
Fairfax, VA 22030 - Fairfax City Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1988
RBA:	125,000 SF
Floors:	5
Typical Floor:	24,872 SF

AVAILABILITY

Min Divisible:	2,003 SF
Max Contig:	6,918 SF
Total Available:	24,450 SF
Asking Rent:	\$\$16.00 - \$32.00/FS

EXPENSES

Taxes:	\$1.55 (2021)
--------	----------------------

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P BSMT	LL01	Office	Direct	5,926	5,926	5,926	\$16.00/FS	Vacant	Negotiable
P 1st	130	Office	Direct	2,695	2,695	2,695	\$32.00/FS	Vacant	3 - 10 Yrs
P 2nd	230	Office	Direct	3,763	3,763	3,763	\$32.00/FS	Vacant	Negotiable
P 3rd	310	Office	Direct	6,918	6,918	6,918	\$32.00/FS	30 Days	Negotiable
P 5th	520	Office	Sublet	2,003 - 5,148	5,148	5,148	\$25.50/FS	Vacant	Thru Aug 2029

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

TRANSPORTATION

Parking: 200 Covered Spaces are available; 236 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 (66)

Transit Score ®: Some Transit (39)



Lease Availability Report

10306 Eaton PI - WillowWood Plaza Bldg 2



Fairfax, VA 22030 - Fairfax City Submarket

KEY TENANTS

CDM Smith	13,367 SF	Tetra Tech	11,800 SF
Northwestern Mutual Life Insurance Company	7,500 SF	Oasis Office	7,500 SF
Virginia Small Business Development Center	5,343 SF	CMCI	5,148 SF

