

Lease Availability Report

10400 Eaton PI - Eaton Place
Fairfax, VA 22030 - Fairfax City Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1979
RBA:	111,255 SF
Floors:	5
Typical Floor:	20,635 SF
Core Factor:	17%

AVAILABILITY

Min Divisible:	1,046 SF
Max Contig:	7,078 SF
Total Available:	27,823 SF
Asking Rent:	\$\$23.00 - \$25.00/FS

EXPENSES

Taxes:	\$1.19 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	130	Office	Direct	4,433	4,433	4,433	\$23.00/FS	Vacant	3 Yrs
P 1st	101	Office	Direct	1,100	1,100	1,100	\$23.00/FS	Vacant	3 - 10 Yrs
P 1st	110	Office	Direct	1,046	1,046	1,046	\$23.00/FS	Vacant	3 - 10 Yrs
P 2nd	202	Office	Direct	1,281	1,281	1,281	\$23.00/FS	30 Days	3 - 10 Yrs
P 2nd	227	Office	Direct	1,724	1,724	1,724	\$23.00/FS	Vacant	3 - 10 Yrs
P 3rd	360	Office	Direct	5,789	5,789	5,789	\$23.00/FS	Vacant	3 - 10 Yrs
P 3rd	340	Office	Direct	1,289	1,289	1,289	\$23.00/FS	Vacant	3 - 10 Yrs
P 3rd	345	Office	Direct	1,369	1,369	1,369	\$23.00/FS	Vacant	3 - 10 Yrs
P 4th	455	Office	Direct	1,573	1,573	1,573	\$23.00/FS	30 Days	3 - 10 Yrs
P 4th	460	Office	Direct	3,846	7,078	7,078	\$23.00/FS	Vacant	3 - 10 Yrs
P 4th	430	Off/Med	Direct	3,232	7,078	7,078	\$25.00/FS	30 Days	3 - 10 Yrs
P 5th	530	Office	Direct	1,141	1,141	1,141	\$23.00/FS	Vacant	3 - 10 Yrs

SALE

Last Sale: Sold on Nov 4, 2019 for \$10,516,963 (\$94.53/SF) at 10.98% Cap

AMENITIES

Air Conditioning, Fitness Center, Food Service, Secure Storage, Storage Space, Wi-Fi



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TRANSPORTATION

Parking: 400 Surface Spaces are available; Ratio of 4.00/1,000 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)

KEY TENANTS

AEEC, LLC	10,241 SF	Community Systems, Inc	7,163 SF
Allen Corporation of America, Inc.	3,128 SF	Harlan Lee & Associates	2,686 SF
Eccleston & Wolf, PC	2,340 SF	The Arbor Center	2,171 SF

