

Lease Availability Report

10505 Judicial Dr - Jones Street Office Bldg

Fairfax, VA 22030 - Fairfax City Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1980; Renov 1999 |
| RBA: | 34,365 SF |
| Floors: | 4 |
| Typical Floor: | 8,591 SF |
| Core Factor: | 18% |

AVAILABILITY

| | |
|------------------|----------------------|
| Min Divisible: | 1,278 SF |
| Max Contig: | 2,485 SF |
| Total Available: | 5,226 SF |
| Asking Rent: | \$23.00 - \$25.00/FS |

EXPENSES

| | |
|--------|---------------|
| Taxes: | \$2.05 (2021) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|------------|-----------|------------|
| P 2nd | 202 | Office | Direct | 1,278 | 1,278 | 1,278 | \$23.00/FS | Vacant | 3 - 10 Yrs |
| P 2nd | 201 | Office | Direct | 2,485 | 2,485 | 2,485 | \$23.00/FS | Vacant | 3 - 10 Yrs |
| P 4th | 400 | Office | Direct | 1,463 | 1,463 | 1,463 | \$25.00/FS | Vacant | 3 - 10 Yrs |

SALE

Last Sale: Sold on May 31, 2013 for \$5,300,000 (\$154.23/SF)

AMENITIES

Air Conditioning, Bus Line, Central Heating, Conferencing Facility, Courtyard, Direct Elevator Exposure, High Ceilings, Security System

TRANSPORTATION

Parking: 90 Surface Spaces are available; 24 Covered Spaces are available; Ratio of 3.32/1,000 SF

Commuter Rail: 11 minute drive to Burke Centre Commuter Rail (Manassas Line)

Airport: 37 minute drive to Washington Dulles International Airport

Walk Score ®: Very Walkable (74)

Transit Score ®: Some Transit (40)

KEY TENANTS

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| Stewart Title Company | 5,120 SF | Law Offices of Christie A. Leary P.C. | 3,330 SF |
| Makom, Inc. | 2,555 SF | Price Benowitz LLP, Virginia | 2,555 SF |
| Leffler Phillips PLC | 2,347 SF | Pervaiz & Harley PLLC Attorneys At Law | 2,269 SF |

