

# Lease Availability Report

**10509 Judicial Dr - PNC Bank Building**  
 Fairfax, VA 22030 - Fairfax City Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2001</b>
RBA:	<b>20,520 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>6,990 SF</b>

## AVAILABILITY

Min Divisible:	<b>3,420 SF</b>
Max Contig:	<b>6,862 SF</b>
Total Available:	<b>15,385 SF</b>
Asking Rent:	<b>Withheld</b>

## EXPENSES

Taxes:	<b>\$2.06 (2021)</b>
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## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	3,420	3,420	3,420	Withheld	Vacant	Negotiable
P 2nd	200	Office	Direct	6,862	6,862	6,862	Withheld	Vacant	Negotiable
P 3rd	300	Office	Direct	5,103	5,103	5,103	Withheld	Vacant	Negotiable

## SALE

Last Sale: Sold on Apr 20, 2007 for \$6,500,000 (\$316.76/SF) at 6.50% Cap

## TRANSPORTATION

Parking: 70 free Surface Spaces are available; Ratio of 3.15/1,000 SF

Commuter Rail: 12 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

Jon Katz PC	1,932 SF	The Gordon Law Firm	450 SF
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