

# Lease Availability Report

**10555 Main St - The Fairfax Bldg**  
Fairfax, VA 22030 - Fairfax City Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1974; Renov 1998</b>
RBA:	<b>46,000 SF</b>
Floors:	<b>6</b>
Typical Floor:	<b>7,792 SF</b>

## AVAILABILITY

Min Divisible:	<b>1,678 SF</b>
Max Contig:	<b>8,083 SF</b>
Total Available:	<b>28,424 SF</b>
Asking Rent:	<b>\$\$24.00 - \$38.00/FS</b>

## EXPENSES

Taxes:	<b>\$2.65 (2021)</b>
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## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Off/Ret	Direct	3,597	3,597	3,597	\$38.00/FS	Jan 2024	5 - 10 Yrs
P 2nd	200	Office	Direct	8,083	8,083	8,083	\$24.50/FS	Jan 2024	3 - 10 Yrs
P 4th	470	Office	Direct	5,231	5,231	5,231	\$24.00/FS	Vacant	Negotiable
P 5th	B	Office	Direct	1,678	3,727	3,727	\$24.00/FS	Vacant	Negotiable
P 5th	C	Office	Direct	2,049	3,727	3,727	\$24.00/FS	Vacant	Negotiable
P 6th		Office	Direct	2,680 - 7,786	7,786	7,786	\$24.00/FS	30 Days	Negotiable

## SALE

Last Sale: Sold on May 19, 2016 for \$11,350,000 (\$246.74/SF) at 7.00% Cap

## AMENITIES

Property Manager on Site

## TRANSPORTATION

Parking: 135 Surface Spaces are available; Ratio of 3.00/1,000 SF

Commuter Rail: 12 minute drive to Burke Centre Commuter Rail (Manassas Line)

Airport: 36 minute drive to Washington Dulles International Airport

Walk Score ®: Very Walkable (88)

Transit Score ®: Some Transit (41)



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## KEY TENANTS

Virginia Office of the Attorney General	5,513 SF	A to Z Dental	2,405 SF
Freedom Financial Holdings	2,250 SF	Liberty Mutual	1,050 SF
Gearshift Production	600 SF	Five Star	546 SF

