

# Lease Availability Report

**10565 Fairfax Blvd - 50/123 Office Bldg**  
 Fairfax, VA 22030 - Fairfax City Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1986</b>
RBA:	<b>29,287 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>7,322 SF</b>

## AVAILABILITY

Min Divisible:	<b>1,628 SF</b>
Max Contig:	<b>3,749 SF</b>
Total Available:	<b>5,377 SF</b>
Asking Rent:	<b>Withheld</b>

## EXPENSES

Taxes:	<b>\$1.13 (2021)</b>
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## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	104	Office	Direct	1,875 - 3,749	3,749	3,749	Withheld	Vacant	Negotiable
P 2nd	203	Office	Direct	1,628	1,628	1,628	Withheld	Vacant	Negotiable

## SALE

Last Sale: Sold on Jul 15, 2021 for \$4,000,000 (\$136.58/SF)

## AMENITIES

Signage

## TRANSPORTATION

Parking: 94 Surface Spaces are available; Ratio of 3.21/1,000 SF

Commuter Rail: 14 minute drive to Burke Centre Commuter Rail (Manassas Line)

Airport: 36 minute drive to Washington Dulles International Airport

Walk Score ®: Somewhat Walkable (69)

Transit Score ®: Some Transit (39)

## KEY TENANTS

Spn Solutions	4,793 SF	Allstate Insurance Company	3,336 SF
Astrasec	2,502 SF	TTR Data	2,502 SF
NIMS, Inc.	1,790 SF	Legacy Dialysis Of Fairfax	1,668 SF

