

# Lease Availability Report

**10640 Page Ave - City Square Office Bldg**  
Fairfax, VA 22030 - Fairfax City Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1984</b>
RBA:	<b>28,670 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>7,000 SF</b>

## AVAILABILITY

Min Divisible:	<b>1,567 SF</b>
Max Contig:	<b>2,519 SF</b>
Total Available:	<b>6,083 SF</b>
Asking Rent:	<b>\$20.23/FS</b>

## EXPENSES

Taxes:	<b>\$1.38 (2021)</b>
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## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	120	Off/Med	Direct	2,519	2,519	2,519	\$20.23/FS	Vacant	2 - 10 Yrs
P 2nd	220	Off/Med	Direct	1,567	1,567	1,567	\$20.23/FS	Vacant	3 - 10 Yrs
P 2nd	230	Off/Med	Direct	1,997	1,997	1,997	\$20.23/FS	Vacant	3 - 5 Yrs

## SALE

Last Sale: Sold on Apr 28, 1999 for \$2,550,000 (\$88.94/SF) at 11.15% Cap

## AMENITIES

Atrium

## TRANSPORTATION

Parking: 108 Surface Spaces are available; Ratio of 3.60/1,000 SF

Commuter Rail: 13 minute drive to Burke Centre Commuter Rail (Manassas Line)

Airport: 37 minute drive to Washington Dulles International Airport

Walk Score ®: Very Walkable (77)

Transit Score ®: Some Transit (41)

## KEY TENANTS

Family Insight	7,740 SF	Fairfax Integrated Therapy, LLC	2,320 SF
Briggs & Associates	2,285 SF	Briggs Associates	2,285 SF
Brian Ebert Law Firm	2,016 SF	CCHC	1,996 SF

