

Lease Availability Report

11150 Fairfax Blvd - 50/66 Office Plaza 1

Fairfax, VA 22030 - Fairfax City Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1983
RBA:	75,000 SF
Floors:	5
Typical Floor:	15,000 SF

AVAILABILITY

Min Divisible:	1,223 SF
Max Contig:	7,496 SF
Total Available:	10,914 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.79 (2021)
--------	----------------------

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 4th	401	Office	Direct	1,909	7,496	7,496	Withheld	Vacant	3 - 10 Yrs
P 4th	403	Office	Direct	3,368	7,496	7,496	Withheld	Vacant	3 - 10 Yrs
P 4th	408	Office	Direct	2,195	2,195	2,195	Withheld	Vacant	Negotiable
P 4th	400	Office	Direct	2,219	7,496	7,496	Withheld	Vacant	Negotiable
P 5th	503	Office	Direct	1,223	1,223	1,223	Withheld	Vacant	3 - 10 Yrs

TRANSPORTATION

Parking:	200 Covered Spaces are available; 150 Surface Spaces are available; Ratio of 3.20/1,000 SF
Commuter Rail:	16 minute drive to Burke Centre Commuter Rail (Manassas Line)
Airport:	33 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (74)
Transit Score ®:	Some Transit (37)

KEY TENANTS

Department of Rehabilitative Services	28,500 SF	The Goddard School	5,000 SF
VA Department for the Blind and Vision Impaired	4,328 SF	Pinnacle Design & Consulting Inc	3,368 SF
Virginia Disability Determination Services	3,000 SF	Jones & Rostant PC	2,219 SF

