

# Lease Availability Report

## 11166 Fairfax Blvd - 50/66 Office Plaza 2

Fairfax, VA 22030 - Fairfax City Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1985</b>
RBA:	<b>74,270 SF</b>
Floors:	<b>5</b>
Typical Floor:	<b>14,854 SF</b>

### AVAILABILITY

Min Divisible:	<b>100 SF</b>
Max Contig:	<b>5,333 SF</b>
Total Available:	<b>13,518 SF</b>
Asking Rent:	<b>\$24.50/FS</b>

### EXPENSES

Taxes:	<b>\$1.36 (2021)</b>
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	200	Off/Med	Direct	3,834	4,867	4,867	\$24.50/FS	Vacant	3 - 10 Yrs
P 2nd	Suite 2C	Office	Direct	1,033	4,867	4,867	\$24.50/FS	Vacant	3 - 10 Yrs
P 3rd	305	Office	Direct	2,293	3,218	3,218	\$24.50/FS	Vacant	3 - 10 Yrs
P 3rd	300	Office	Direct	5,333	5,333	5,333	\$24.50/FS	Vacant	Negotiable
P 3rd	304	Office	Direct	925	3,218	3,218	\$24.50/FS	Vacant	3 Yrs

### SALE

Last Sale: Portfolio of 2 Office Properties in Fairfax, VA Sold on Nov 6, 2000 for \$13,075,000 (\$125.49/SF)

### AMENITIES

Food Service, Property Manager on Site

### TRANSPORTATION

Parking: 200 Covered Spaces are available; 150 Surface Spaces are available; Ratio of 4.71/1,000 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)



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### KEY TENANTS

Perfect Office Solutions	15,053 SF	Town Center Orthopedic Associates, P.C.	7,121 SF
Mckeever Service	3,196 SF	Partner Insurance	3,196 SF
Oak Tree Financial, Inc.	3,000 SF	Image360	2,305 SF

