

Lease Availability Report

3900 University Dr - Chess Foster Bldg

Fairfax, VA 22030 - Fairfax City Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1977 |
| RBA: | 15,000 SF |
| Floors: | 3 |
| Typical Floor: | 5,000 SF |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 1,200 SF |
| Max Contig: | 3,769 SF |
| Total Available: | 6,261 SF |
| Asking Rent: | \$22.70/FS |

EXPENSES

| | |
|--------|----------------------|
| Taxes: | \$1.76 (2021) |
|--------|----------------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|---------------|------------|-------------|------------|-----------|-----------|
| P 1st | 100 | Office | Direct | 1,223 | 1,223 | 1,223 | \$22.70/FS | Vacant | 3 - 5 Yrs |
| P 3rd | 320 | Office | Direct | 1,200 - 3,769 | 3,769 | 3,769 | \$22.70/FS | Vacant | 3 - 5 Yrs |
| P 3rd | 300 | Office | Direct | 1,269 | 1,269 | 1,269 | \$22.70/FS | Vacant | 3 - 5 Yrs |

AMENITIES

24 Hour Access

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 40 Surface Spaces are available; Ratio of 3.50/1,000 SF |
| Commuter Rail: | 12 minute drive to Burke Centre Commuter Rail (Manassas Line) |
| Airport: | 37 minute drive to Washington Dulles International Airport |
| Walk Score ®: | Very Walkable (88) |
| Transit Score ®: | Some Transit (41) |

KEY TENANTS

| | | | |
|------------------------------|----------|------------------------|----------|
| Fairfax Mortgage Investments | 5,000 SF | Teal Group Corporation | 2,500 SF |
| The Washington Post | 2,250 SF | WP Company | 1,335 SF |
| Arif & Associate P.C. | 1,200 SF | Lawrence & Smith | 1,200 SF |

