

Lease Availability Report

3975 University Dr - Foster Bldg
Fairfax, VA 22030 - Fairfax City Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1986
RBA:	60,000 SF
Floors:	4
Typical Floor:	15,000 SF

AVAILABILITY

Min Divisible:	962 SF
Max Contig:	7,083 SF
Total Available:	22,694 SF
Asking Rent:	\$23.70/FS

EXPENSES

Taxes:	\$1.90 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	1,200 - 7,083	7,083	7,083	\$23.70/FS	Vacant	3 - 5 Yrs
P 1st	140	Office	Direct	1,017	1,017	1,017	\$23.70/FS	Vacant	5 Yrs
P 3rd	340-360	Office	Direct	1,886 - 3,921	3,921	3,921	\$23.70/FS	Vacant	5 Yrs
P 3rd	325	Office	Direct	2,035	2,035	2,035	\$23.70/FS	Vacant	3 - 5 Yrs
P 3rd	330	Office	Direct	1,862	1,862	1,862	\$23.70/FS	Vacant	3 - 5 Yrs
P 3rd	335	Office	Direct	1,993	1,993	1,993	\$23.70/FS	Vacant	3 - 5 Yrs
P 4th	420	Office	Direct	1,980	1,980	1,980	\$23.70/FS	Vacant	3 - 5 Yrs
P 4th	460	Office	Direct	1,841	1,841	1,841	\$23.70/FS	Vacant	3 Yrs

AMENITIES

Air Conditioning, Central Heating, Property Manager on Site

TRANSPORTATION

Parking:	120 Covered Spaces are available; 90 Surface Spaces are available; Ratio of 3.50/1,000 SF
Commuter Rail:	12 minute drive to Burke Centre Commuter Rail (Manassas Line)
Airport:	38 minute drive to Washington Dulles International Airport
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Some Transit (41)



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KEY TENANTS

Foster Management Inc.	7,701 SF	FedWriters	3,825 SF
Sensei Enterprises	3,735 SF	Aiken & Company, PC	3,200 SF
Peace Home Lending, LLC	2,823 SF	Gross & Romanick, P.C.	2,443 SF

