

# Lease Availability Report

## 4031 University Dr

Fairfax, VA 22030 - Fairfax City Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1973</b>
RBA:	<b>47,879 SF</b>
Floors:	<b>5</b>
Typical Floor:	<b>8,753 SF</b>

### AVAILABILITY

Min Divisible:	<b>1,500 SF</b>
Max Contig:	<b>23,436 SF</b>
Total Available:	<b>31,857 SF</b>
Asking Rent:	<b>\$25.00/FS</b>

### EXPENSES

Taxes:	<b>\$1.93 (2021)</b>
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### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	1,500 - 7,525	10,162	23,436	\$25.00/FS	Vacant	Negotiable
P 1st	Off/Ret	Direct	2,637	10,162	23,436	\$25.00/FS	Vacant	Negotiable
P 2nd	Office	Direct	8,421	8,421	23,436	\$25.00/FS	Vacant	Negotiable
P 3rd	Office	Direct	4,853	4,853	23,436	\$25.00/FS	Vacant	Negotiable
P 4th	Office	Direct	8,421	8,421	8,421	\$25.00/FS	Vacant	Negotiable

### SALE

Last Sale: Sold on Jul 17, 2015 for \$7,560,000 (\$157.90/SF) at 5.98% Cap

### TRANSPORTATION

Parking:	200 Surface Spaces are available; Ratio of 4.57/1,000 SF
Commuter Rail:	11 minute drive to Burke Centre Commuter Rail (Manassas Line)
Airport:	37 minute drive to Washington Dulles International Airport
Walk Score ®:	Walker's Paradise (91)
Transit Score ®:	Some Transit (40)

### KEY TENANTS

Universal Title	4,850 SF	Zha Architects	1,000 SF
The Linda James Team	875 SF	Advocates Internaional	500 SF
Akvarr	500 SF	Creosen	500 SF

