

Lease Availability Report

4041 University Dr - Judge Paul Brown Bldg
Fairfax, VA 22030 - Fairfax City Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1972
RBA:	35,000 SF
Floors:	5
Typical Floor:	6,000 SF

AVAILABILITY

Min Divisible:	1,400 SF
Max Contig:	1,900 SF
Total Available:	4,700 SF
Asking Rent:	\$\$22.50 - \$23.50/FS

EXPENSES

Taxes:	\$1.60 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Off/Med	Direct	1,400	1,400	1,400	\$22.50/FS	Vacant	Negotiable
P 3rd	325	Off/Med	Direct	1,400	1,400	1,400	\$23.50/FS	Vacant	Negotiable
P 4th	400	Off/Med	Direct	1,900	1,900	1,900	\$23.50/FS	Oct 2023	Negotiable

SALE

Last Sale: Sold on May 5, 2006 for \$6,000,000 (\$171.43/SF)

AMENITIES

24 Hour Access, Air Conditioning, Controlled Access, Drop Ceiling, Fully Carpeted, High Ceilings, Kitchen, Natural Light, Partitioned Offices, Property Manager on Site, Reception, Security System, Signage

TRANSPORTATION

Parking: 100 Surface Spaces are available; Ratio of 2.86/1,000 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

Straus & Boies	5,861 SF	Cmit Solutions	4,000 SF
Virginia Family Law Center	2,573 SF	Albanese & Associates	1,758 SF
Global Institute Of Technology	1,758 SF	Washington Trade Counsel	1,758 SF

