

Lease Availability Report

4084 University Dr

Fairfax, VA 22030 - Fairfax City Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1973; Renov 1988
RBA:	33,220 SF
Floors:	2
Typical Floor:	16,610 SF
Core Factor:	16%

AVAILABILITY

Min Divisible:	811 SF
Max Contig:	5,995 SF
Total Available:	6,806 SF
Asking Rent:	\$26.00/FS

EXPENSES

Taxes:	\$1.88 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	102	Office	Direct	5,995	5,995	5,995	\$26.00/FS	Vacant	3 Yrs

SALE

Last Sale: Sold on Mar 30, 2017 for \$5,050,000 (\$152.02/SF)

AMENITIES

24 Hour Access

TRANSPORTATION

Parking:	Ratio of 3.25/1,000 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 (90)
Transit Score ®:	Some Transit (40)

KEY TENANTS

Hartsoe & Morgan PLLC	4,193 SF	The Iron Ox Companies	3,322 SF
Bodies In Motion Physical Therapy, LLC	2,760 SF	Fayaz Goruip McRae	2,532 SF
Fritz & Company	2,200 SF	Design Works	2,130 SF

