

# City of Fairfax-Commercial Space for Sale (Oct-11)

## 1 10800 Main St

|                          |  |                                 |
|--------------------------|--|---------------------------------|
| <b>Fairfax, VA 22030</b> | Sale Price: <b>\$4,500,000</b>             | RBA: <b>18,000 SF</b>           |
|                          | Price/SF: <b>\$250.00</b>                  | % Leased: <b>100.0%</b>         |
|                          | Cap Rate: <b>7.17%</b>                     | Land Area: <b>0.69 AC</b>       |
|                          | Building Type: <b>Class B Office</b>       | Year Built: <b>1986</b>         |
|                          | Sale Status: <b>Active</b>                 | Typ Floor Size: <b>9,000 SF</b> |
|                          | Days on Market: <b>1,680</b>               | Stories: <b>2</b>               |
|                          | Sale Conditions: <b>-</b>                  |                                 |
|                          | Sale Type: <b>Investment OR Owner/User</b> |                                 |



Sales Contacts: **Thur & Associates / Beverly Abston (703) 847-0865 / Shary M. Thur (703) 847-0865**

## 2 3950 Chain Bridge Rd - The Moore-McCandlish House

|   |                                      |                                 |
|---|--------------------------------------|---------------------------------|
| <b>Fairfax, VA 22030</b><br><b>The Moore-McCandlish House</b> | Sale Price: <b>\$2,200,000</b>       | RBA: <b>6,550 SF</b>            |
|   | Price/SF: <b>\$335.88</b>            | % Leased: <b>100.0%</b>         |
|   | Cap Rate: <b>-</b>                   | Land Area: <b>1.30 AC</b>       |
|   | Building Type: <b>Class B Office</b> | Year Built: <b>-</b>            |
|   | Sale Status: <b>Active</b>           | Typ Floor Size: <b>2,183 SF</b> |
|   | Days on Market: <b>610</b>           | Stories: <b>3</b>               |
|   | Sale Conditions: <b>-</b>            |                                 |
|   | Sale Type: <b>Investment</b>         |                                 |



Sales Contacts: **Questor Realty, Inc. / Jennifer Neel (703) 750-9200 ext. 104**

### Investment Notes:

The Moore-McCandlish House, Fairfax City, VA - Own a piece of history! This lovely, nationally-registered historic house on the corner of Chain Bridge Road & North Street has been renovated and converted to retail & office use.

The 1st Floor is a charming cafe (Choices) with a tea room, inside & outside dining. The 2nd & 3rd Floor are lovely private offices with professional tenants (decorator, realtors, counsellors).

Excellent visibility, exterior signage, plenty surface parking in its own parking lot that has entrances from Chain Bridge Road (Rt 123) and Main Street (Rt 236). Easy access to I-66 just down Chain Bridge Rd, and I-495 from either Rt 50 or Rt 236.

New owner can be an investor-owner or owner-occupant (Suite 12 is currently vacant and available for lease). Sale subject to existing leases.

## 3 11085 Lee Hwy - Next Day Blinds

|  |                                  |                              |
|--|----------------------------------|------------------------------|
| <b>Fairfax, VA 22030</b><br><b>Next Day Blinds</b> | Sale Price: <b>\$2,195,000</b>   | Center Size: <b>5,300 SF</b> |
|  | Price/SF: <b>\$414.15</b>        | % Leased: <b>100.0%</b>      |
|  | Cap Rate: <b>7.50%</b>           | Land Area: <b>1.00 AC</b>    |
|  | Center Type: <b>Freestanding</b> | Year Built: <b>2000</b>      |
|  | Sale Status: <b>Active</b>       | Zoning: <b>C-2, Fairfax</b>  |
|  | Days on Market: <b>1,078</b>     | Stories: <b>1</b>            |
|  | Sale Conditions: <b>-</b>        |                              |
|  | Sale Type: <b>Investment</b>     |                              |



Sales Contacts: **New Generation Management LLC / Yogi Damera (703) 627-3159**

### Investment Notes:

Please contact owner before showing

There is a half acre of land in the back of the property that can be used for development.

Next Day Blinds is currently serving a 20 year lease that begun in 2000. 3% annual increases on the lease.

## City of Fairfax-Commercial Space for Sale (Oct-11)

### 4 10640-10650 Main St - Railroad Square, Unit 304

Fairfax, VA 22030  
Railroad Square

Condo Sale Price: **\$1,989,000**      Sale Status: **Active**  
 Unit SF: **4,500 SF**      Days On Market: **430**  
 Price/SF: **\$442.00**      Floor #: **3**  
 Cap Rate: -      Unit #: **304**  
 Sale Conditions: -  
 Sale Type: **Owner/User**

Building Type: **Office**      Year Built: **1985**  
 RBA: **18,000 SF**      Typ Floor Size: **37,551 SF**  
 % Leased: **71.7%**      Stories: **3**  
 Land Area: -



Sales Contacts: **Trust Properties, Inc. / Bo Mouloua (703) 392-0002 / Greg McGillicuddy (703) 392-0002 ext. 20 / Michael Schulte (703) 392-0002 ext. 32**

### 5 3164 Campbell Dr

Fairfax, VA 22031

Sale Price: **\$1,600,000**      RBA: **9,000 SF**  
 Price/SF: **\$177.78**      % Leased: **75.4%**  
 Cap Rate: -      Land Area: **0.38 AC**

Building Type: **Service**      Year Built: **1976**  
 Sale Status: **Active**      Ceiling Height: **14'0"**  
 Days on Market: **122**      Drive Ins: **4 tot./12'0"w**  
 Zoning: **I-2, County**      Loading Docks: **None**  
 Sale Conditions: -  
 Sale Type: **Investment OR Owner/User**



Sales Contacts: **Trust Properties, Inc. / Greg McGillicuddy (703) 392-0002 ext. 20 / Doreen Houston (703) 392-0002 ext. 21 / Henry Houston (703) 392-0002 ext. 18**

#### Investment Notes:

- Free standing building
- Great investment property – can accommodate multiple tenants
- Separately metered
- Ample parking
- Many uses permitted
- Easy access to Route 50 and I-66

### 6 11004-11006 Park Rd

Fairfax, VA 22030

Sale Price: **\$1,300,000**      RBA: **5,200 SF**  
 Price/SF: **\$250.00**      % Leased: **0.0%**  
 Cap Rate: -      Land Area: **0.46 AC**

Building Type: **Class B Office**      Year Built: **1985**  
 Sale Status: **Active**      Typ Floor Size: **5,200 SF**  
 Days on Market: **1,078**      Stories: **1**  
 Sale Conditions: -  
 Sale Type: **Owner/User**



Sales Contacts: **New Generation Management LLC / Yogi Dumera (703) 627-3159**

#### Investment Notes:

This property is ideal for a daycare center, church, school, or assisted living facility as well as offices.

## City of Fairfax-Commercial Space for Sale (Oct-11)

### 7 3925 Chain Bridge Rd - Old Town Village Fairfax - Bldg D, Old Town Plaza, Unit 403

Fairfax, VA 22030  
Old Town Village Fairfax -  
Bldg D, Old Town Plaza

|                   |                                 |                 |                 |
|-------------------|---------------------------------|-----------------|-----------------|
| Condo Sale Price: | <b>\$976,745</b>                | Sale Status:    | <b>Active</b>   |
| Unit SF:          | <b>2,537 SF</b>                 | Days On Market: | <b>1,470</b>    |
| Price/SF:         | <b>\$385.00</b>                 | Floor #:        | <b>4</b>        |
| Cap Rate:         | -                               | Unit #:         | <b>403</b>      |
| Sale Conditions:  | -                               |                 |                 |
| Sale Type:        | <b>Investment OR Owner/User</b> |                 |                 |
| Building Type:    | <b>(Neighborhood Center)</b>    | Year Built:     | <b>2007</b>     |
| RBA:              | <b>30,024 SF</b>                | Typ Floor Size: | <b>8,675 SF</b> |
| % Leased:         | <b>73.4%</b>                    | Stories:        | <b>4</b>        |
| Land Area:        | <b>2.98 AC</b>                  |                 |                 |



Sales Contacts: **Verity Commercial, LLC / Ken Traenkle (703) 435-4007 ext. 102 / Ellie Bechtle (703) 435-4007 ext. 107 / Barbara Bechtle (703) 435-4007**

**Investment Notes:**

[www.oldtownplazafairfax.com](http://www.oldtownplazafairfax.com)

For Sale \$385 psf.

- . Professional lobbies
- . 10' finished ceiling heights
- . Operable windows in most suites
- . Common area restrooms
- . Brick & detailed precast facade construction

### 8 3950 University Dr - Old Town Plaza - Bldg A/B, Old Town Plaza, Unit 207

Fairfax, VA 22030  
Old Town Plaza - Bldg A/B,  
Old Town Plaza

|                   |  |                 |                  |
|-------------------|--|-----------------|------------------|
| Condo Sale Price: | <b>\$931,500</b>   | Sale Status:    | <b>Active</b>    |
| Unit SF:          | <b>2,484 SF</b>  | Days On Market: | <b>338</b>       |
| Price/SF:         | <b>\$375.00</b>  | Floor #:        | <b>2</b>         |
| Cap Rate:         | -  | Unit #:         | <b>207</b>       |
| Sale Conditions:  | -  |                 |                  |
| Sale Type:        | <b>Investment OR Owner/User</b>                              |                 |                  |
| Building Type:    | <b>Office with street-level Retail (Neighborhood Center)</b> | Year Built:     | <b>2007</b>      |
| RBA:              | <b>25,714 SF</b>   | Typ Floor Size: | <b>23,715 SF</b> |
| % Leased:         | <b>75.0%</b>   | Stories:        | <b>3</b>         |
| Land Area:        | -  |                 |                  |



Sales Contacts: **Verity Commercial, LLC / Barbara Bechtle (703) 435-4007 / Ellie Bechtle (703) 435-4007 ext. 107 / Ken Traenkle (703) 435-4007 ext. 102**

**Investment Notes:**

\$375 psf

## City of Fairfax-Commercial Space for Sale (Oct-11)

### 9 3925 Chain Bridge Rd - Old Town Village Fairfax - Bldg D, Old Town Plaza, Unit 303

Fairfax, VA 22030  
Old Town Village Fairfax -  
Bldg D, Old Town Plaza

|                   |                              |                 |                 |
|-------------------|------------------------------|-----------------|-----------------|
| Condo Sale Price: | <b>\$598,125</b>             | Sale Status:    | <b>Active</b>   |
| Unit SF:          | <b>1,595 SF</b>              | Days On Market: | <b>1,470</b>    |
| Price/SF:         | <b>\$375.00</b>              | Floor #:        | <b>3</b>        |
| Cap Rate:         | -                            | Unit #:         | <b>303</b>      |
| Sale Conditions:  | -                            |                 |                 |
| Sale Type:        | <b>Investment</b>            |                 |                 |
| Building Type:    | <b>(Neighborhood Center)</b> | Year Built:     | <b>2007</b>     |
| RBA:              | <b>30,024 SF</b>             | Typ Floor Size: | <b>8,675 SF</b> |
| % Leased:         | <b>73.4%</b>                 | Stories:        | <b>4</b>        |
| Land Area:        | <b>2.98 AC</b>               |                 |                 |



Sales Contacts: **Verity Commercial, LLC / Ken Traenkle (703) 435-4007 ext. 102 / Barbara Bechtle (703) 435-4007 / Ellie Bechtle (703) 435-4007 ext. 107**

#### Investment Notes:

[www.oldtownplazafairfax.com](http://www.oldtownplazafairfax.com)

- For Sale \$375 psf.
- . Professional lobbies
  - . 10' finished ceiling heights
  - . Operable windows in most suites
  - . Common area restrooms
  - . Brick & detailed precast facade construction

The entire 3rd floor can be combined for a total of 9,477 sf

### 10 3844-3877 Plaza Dr - Old Lee Plaza, Unit 3865/3877

Fairfax, VA 22030  
Old Lee Plaza

|                   |                   |                 |                  |
|-------------------|-------------------|-----------------|------------------|
| Condo Sale Price: | <b>\$525,000</b>  | Sale Status:    | <b>Active</b>    |
| Unit SF:          | <b>3,400 SF</b>   | Days On Market: | <b>1,624</b>     |
| Price/SF:         | <b>\$154.41</b>   | Floor #:        | <b>2</b>         |
| Cap Rate:         | -                 | Unit #:         | <b>3865/3877</b> |
| Sale Conditions:  | -                 |                 |                  |
| Sale Type:        | <b>Owner/User</b> |                 |                  |
| Building Type:    | <b>Office</b>     | Year Built:     | <b>1985</b>      |
| RBA:              | <b>34,191 SF</b>  | Typ Floor Size: | <b>11,397 SF</b> |
| % Leased:         | <b>100.0%</b>     | Stories:        | <b>3</b>         |
| Land Area:        | -                 |                 |                  |



Sales Contacts: **R.J.L. Associates Inc.**

#### Investment Notes:

This property is for rent at \$14.50 psf with option to buy.

### 11 4240-4250 Chain Bridge Rd - Fairfax Professional Village, Unit 4248 A

Fairfax, VA 22030  
Fairfax Professional Village

|                   |                                 |                 |                 |
|-------------------|---------------------------------|-----------------|-----------------|
| Condo Sale Price: | <b>\$440,000</b>                | Sale Status:    | <b>Active</b>   |
| Unit SF:          | <b>1,900 SF</b>                 | Days On Market: | <b>234</b>      |
| Price/SF:         | <b>\$231.58</b>                 | Floor #:        | <b>1</b>        |
| Cap Rate:         | -                               | Unit #:         | <b>4248 A</b>   |
| Sale Conditions:  | -                               |                 |                 |
| Sale Type:        | <b>Investment OR Owner/User</b> |                 |                 |
| Building Type:    | <b>Office</b>                   | Year Built:     | -               |
| RBA:              | <b>16,294 SF</b>                | Typ Floor Size: | <b>8,096 SF</b> |
| % Leased:         | <b>82.1%</b>                    | Stories:        | <b>2</b>        |
| Land Area:        | -                               |                 |                 |



Sales Contacts: **Cushman & Wakefield, Inc. / Jason Alexander (703) 847-2729**

## City of Fairfax-Commercial Space for Sale (Oct-11)

### 12 4000-4024 Williamsburg Ct - Williamsburg Square, Unit 4020

Fairfax, VA 22031  
Williamsburg Square

|                   |                                 |                 |               |
|-------------------|---------------------------------|-----------------|---------------|
| Condo Sale Price: | <b>\$425,520</b>                | Sale Status:    | <b>Active</b> |
| Unit SF:          | <b>2,160 SF</b>                 | Days On Market: | <b>323</b>    |
| Price/SF:         | <b>\$197.00</b>                 | Floor #:        | <b>-</b>      |
| Cap Rate:         | <b>-</b>                        | Unit #:         | <b>4020</b>   |
| Sale Conditions:  | <b>-</b>                        |                 |               |
| Sale Type:        | <b>Investment OR Owner/User</b> |                 |               |
| Building Type:    | <b>Office</b>                   | Year Built:     | <b>1979</b>   |
| RBA:              | <b>82,944 SF</b>                | Typ Floor Size: | <b>864 SF</b> |
| % Leased:         | <b>97.4%</b>                    | Stories:        | <b>2</b>      |
| Land Area:        | <b>-</b>                        |                 |               |



Sales Contacts: **KW Commercial / Neil Cramsey (703) 679-1756 / Denise Rodriguez (703) 679-1713**

#### Investment Notes:

Bank owned commercial townhouse condo; In process of remodeling with paint, flooring and deep cleaning. Great for attorney, medical, cpa etc. Low condo fee at \$240 per month.

### 13 10875 Main St - Professional Center of Fairfax, Unit 108

Fairfax, VA 22030  
Professional Center of Fairfax

|                   |                   |                 |                  |
|-------------------|-------------------|-----------------|------------------|
| Condo Sale Price: | <b>\$285,000</b>  | Sale Status:    | <b>Active</b>    |
| Unit SF:          | <b>1,100 SF</b>   | Days On Market: | <b>966</b>       |
| Price/SF:         | <b>\$259.09</b>   | Floor #:        | <b>2</b>         |
| Cap Rate:         | <b>-</b>          | Unit #:         | <b>108</b>       |
| Sale Conditions:  | <b>-</b>          |                 |                  |
| Sale Type:        | <b>Owner/User</b> |                 |                  |
| Building Type:    | <b>Office</b>     | Year Built:     | <b>1985</b>      |
| RBA:              | <b>45,000 SF</b>  | Typ Floor Size: | <b>25,632 SF</b> |
| % Leased:         | <b>94.9%</b>      | Stories:        | <b>2</b>         |
| Land Area:        | <b>-</b>          |                 |                  |



Sales Contacts: **The Dickson Company / Robert H. Golden (703) 273-1714**

#### Investment Notes:

Owner is willing to finance. If financed, higher asking price is applied.

### 14 9685-9691 Main St - Woodson Square, Unit B/C

Fairfax, VA 22031  
Woodson Square

|                   |                   |                 |                 |
|-------------------|-------------------|-----------------|-----------------|
| Condo Sale Price: | <b>\$275,000</b>  | Sale Status:    | <b>Active</b>   |
| Unit SF:          | <b>1,000 SF</b>   | Days On Market: | <b>55</b>       |
| Price/SF:         | <b>\$275.00</b>   | Floor #:        | <b>1</b>        |
| Cap Rate:         | <b>-</b>          | Unit #:         | <b>B/C</b>      |
| Sale Conditions:  | <b>-</b>          |                 |                 |
| Sale Type:        | <b>Owner/User</b> |                 |                 |
| Building Type:    | <b>Office</b>     | Year Built:     | <b>-</b>        |
| RBA:              | <b>16,518 SF</b>  | Typ Floor Size: | <b>5,506 SF</b> |
| % Leased:         | <b>94.0%</b>      | Stories:        | <b>3</b>        |
| Land Area:        | <b>-</b>          |                 |                 |



Sales Contacts: **Chau Ly / Chau Ly (571) 221-3575**

## City of Fairfax-Commercial Space for Sale (Oct-11)

### 15 10327-10341 Democracy Ln - Providence Hill, Unit 10333

Fairfax, VA 22030  
Providence Hill

|                   |                   |                 |                  |
|-------------------|-------------------|-----------------|------------------|
| Condo Sale Price: | <b>\$269,900</b>  | Sale Status:    | <b>Active</b>    |
| Unit SF:          | <b>1,206 SF</b>   | Days On Market: | <b>217</b>       |
| Price/SF:         | <b>\$223.80</b>   | Floor #:        | <b>1</b>         |
| Cap Rate:         | -                 | Unit #:         | <b>10333</b>     |
| Sale Conditions:  | -                 |                 |                  |
| Sale Type:        | <b>Owner/User</b> |                 |                  |
| Building Type:    | <b>Office</b>     | Year Built:     | <b>1985</b>      |
| RBA:              | <b>20,000 SF</b>  | Typ Floor Size: | <b>10,000 SF</b> |
| % Leased:         | <b>84.6%</b>      | Stories:        | <b>2</b>         |
| Land Area:        | -                 |                 |                  |



Sales Contacts: **Long & Foster Real Estate, Inc. (Commercial Div.) / Lori Hall (703) 968-7000**

### 16 3605-3613 Chain Bridge Rd - Fairfax Crossroads Office Park, Unit 3611-A

Fairfax, VA 22030  
Fairfax Crossroads Office  
Park

|                   |                     |                 |                 |
|-------------------|---------------------|-----------------|-----------------|
| Condo Sale Price: | <b>\$250,000</b>    | Sale Status:    | <b>Active</b>   |
| Unit SF:          | <b>1,000 SF</b>     | Days On Market: | <b>351</b>      |
| Price/SF:         | <b>\$250.00</b>     | Floor #:        | <b>1</b>        |
| Cap Rate:         | -                   | Unit #:         | <b>3611-A</b>   |
| Sale Conditions:  | <b>Lease Option</b> |                 |                 |
| Sale Type:        | <b>Owner/User</b>   |                 |                 |
| Building Type:    | <b>Office</b>       | Year Built:     | -               |
| RBA:              | <b>10,000 SF</b>    | Typ Floor Size: | <b>5,000 SF</b> |
| % Leased:         | <b>100.0%</b>       | Stories:        | <b>2</b>        |
| Land Area:        | <b>2.26 AC</b>      |                 |                 |



Sales Contacts: **Long & Foster / Bill Burke (703) 216-8309**

### 17 3613-3615 Chain Bridge Rd - Fairfax Crossroads Office Park, Unit A

Fairfax, VA 22030  
Fairfax Crossroads Office  
Park

|                   |                                 |                 |                 |
|-------------------|---------------------------------|-----------------|-----------------|
| Condo Sale Price: | <b>\$249,900</b>                | Sale Status:    | <b>Active</b>   |
| Unit SF:          | <b>1,000 SF</b>                 | Days On Market: | <b>1,042</b>    |
| Price/SF:         | <b>\$249.90</b>                 | Floor #:        | <b>1</b>        |
| Cap Rate:         | -                               | Unit #:         | <b>A</b>        |
| Sale Conditions:  | -                               |                 |                 |
| Sale Type:        | <b>Investment OR Owner/User</b> |                 |                 |
| Building Type:    | <b>Office</b>                   | Year Built:     | <b>1989</b>     |
| RBA:              | <b>9,615 SF</b>                 | Typ Floor Size: | <b>4,807 SF</b> |
| % Leased:         | <b>79.2%</b>                    | Stories:        | <b>2</b>        |
| Land Area:        | -                               |                 |                 |



Sales Contacts: **Long & Foster Real Estate, Inc. (Commercial Div.) / Francis Dillow (703) 447-4161**

#### Investment Notes:

Ideal for medical and dental office great location near I 66, Rt 29, and Rt 66 with ample parking. The unit features water in examination rooms. Ground floor space.

## City of Fairfax-Commercial Space for Sale (Oct-11)

### 18 10625-10627 Jones St - Red Maple Court, Unit 301A,10625

Fairfax, VA 22030  
Red Maple Court

|                   |                   |                 |                   |
|-------------------|-------------------|-----------------|-------------------|
| Condo Sale Price: | <b>\$246,390</b>  | Sale Status:    | <b>Active</b>     |
| Unit SF:          | <b>1,146 SF</b>   | Days On Market: | <b>100</b>        |
| Price/SF:         | <b>\$215.00</b>   | Floor #:        | <b>2</b>          |
| Cap Rate:         | -                 | Unit #:         | <b>301A,10625</b> |
| Sale Conditions:  | -                 |                 |                   |
| Sale Type:        | <b>Owner/User</b> |                 |                   |
| Building Type:    | <b>Office</b>     | Year Built:     | <b>1988</b>       |
| RBA:              | <b>13,096 SF</b>  | Typ Floor Size: | <b>4,365 SF</b>   |
| % Leased:         | <b>91.3%</b>      | Stories:        | <b>3</b>          |
| Land Area:        | -                 |                 |                   |



Sales Contacts: **Questor Realty, Inc. / Jennifer Neel (703) 750-9200 ext. 104**

#### Investment Notes:

Great for many office uses, corner unit with lots of natural light and windows. There is plenty of parking.

### 19 10621-10623 Jones St - Red Maple Court, Unit 10621 B

Fairfax, VA 22030  
Red Maple Court

|                   |                                 |                 |                 |
|-------------------|---------------------------------|-----------------|-----------------|
| Condo Sale Price: | <b>\$225,000</b>                | Sale Status:    | <b>Active</b>   |
| Unit SF:          | <b>1,029 SF</b>                 | Days On Market: | <b>1,192</b>    |
| Price/SF:         | <b>\$218.66</b>                 | Floor #:        | -               |
| Cap Rate:         | -                               | Unit #:         | <b>10621 B</b>  |
| Sale Conditions:  | -                               |                 |                 |
| Sale Type:        | <b>Investment OR Owner/User</b> |                 |                 |
| Building Type:    | <b>Office</b>                   | Year Built:     | -               |
| RBA:              | <b>11,674 SF</b>                | Typ Floor Size: | <b>3,891 SF</b> |
| % Leased:         | <b>64.7%</b>                    | Stories:        | <b>3</b>        |
| Land Area:        | -                               |                 |                 |



Sales Contacts: **Commonwealth Commercial / Neil Cramsey (703) 679-1756 / Kevin Fitzpatrick (703) 679-1700**

#### Investment Notes:

This is one of four units available at the address of 10621 -10623 Jones St. In Fairfax Va. The units, which are 1,029 sf a piece can be purchased or individually or together. The listing price is \$280 psf for sale or \$20 psf for lease.

The units are named as follows:

10621 Jones St.  
201-A  
201-B

10623 Jones St.  
201-A  
201-B

## City of Fairfax-Commercial Space for Sale (Oct-11)

**20** 10875 Main St - Professional Center of Fairfax, Unit 109

|                                |  |                                  |
|--------------------------------|--|----------------------------------|
| Fairfax, VA 22030              | Condo Sale Price: <b>\$199,000</b>         | Sale Status: <b>Active</b>       |
| Professional Center of Fairfax | Unit SF: <b>1,118 SF</b>                   | Days On Market: <b>237</b>       |
|                                | Price/SF: <b>\$178.00</b>                  | Floor #: <b>1</b>                |
|                                | Cap Rate: <b>-</b>                         | Unit #: <b>109</b>               |
|                                | Sale Conditions: <b>-</b>                  |                                  |
|                                | Sale Type: <b>Investment OR Owner/User</b> |                                  |
|                                | Building Type: <b>Office</b>               | Year Built: <b>1985</b>          |
|                                | RBA: <b>45,000 SF</b>                      | Typ Floor Size: <b>25,632 SF</b> |
|                                | % Leased: <b>94.9%</b>                     | Stories: <b>2</b>                |
|                                | Land Area: <b>-</b>                        |                                  |



Sales Contacts: **Long & Foster Real Estate, Inc. / Nancy Basham (703) 425-8000**

### Investment Notes:

Recently renovated, corner unit, lots of windows, 5 offices, reception area, restroom, business & commuter routes, Fairfax City