

12601 FAIR LAKES CIRCLE

Fairfax, VA 22033

Office For Lease

1,510 - 39,777 SF



Leasing Information:
703.522.4600

Doug McLearn **Jack Redmond**
703.284.5862 703.284.5880
dmclearn@lpc.com jredmond@lpc.com

Lincoln

1530 Wilson Boulevard
Suite 200
Arlington, VA 22209

www.lpc.com

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1,510 - 39,777 SF



Property Highlights

- Large block available between 2nd and 3rd floor suites for up to 39,777 SF
- Full lobby and elevator renovations
- Full tenant-only fitness center with locker rooms
- Extensive glass lines
- Column-free layout – maximum efficiency for open plan layouts
- 3.7/1,000 SF parking ratio between both structured and surface lots
- Located in close proximity to the East Market at Fair Lakes (Whole Foods, UPS Store and Kohl's) and the Fair Oaks Mall
- Convenient access to the Fairfax County Parkway, Route 50, I-66, Route 29, and Route 28

Availabilities

Availabilities	SF	Lease Rate	Date Available
Suite 220	1,510 SF	\$34.00 FS	Immediately
Suite 200	8,254 - 39,777 SF	\$34.00 FS	Immediately
Spec Suite 210	3,904 - 39,777 SF	\$34.00 FS	Immediately
Suite 300	27,619 - 39,777 SF	\$34.00 FS	Immediately
Suite 500	27,618 SF	\$34.00 FS	Immediately

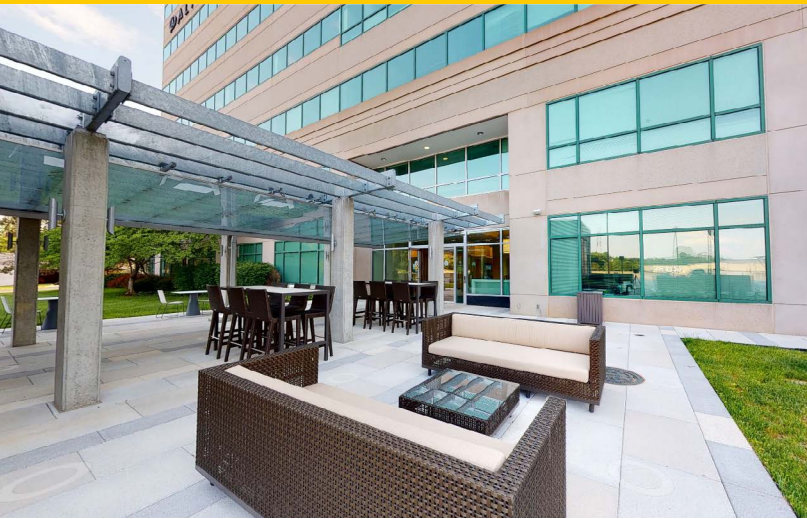
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Modern Finishes

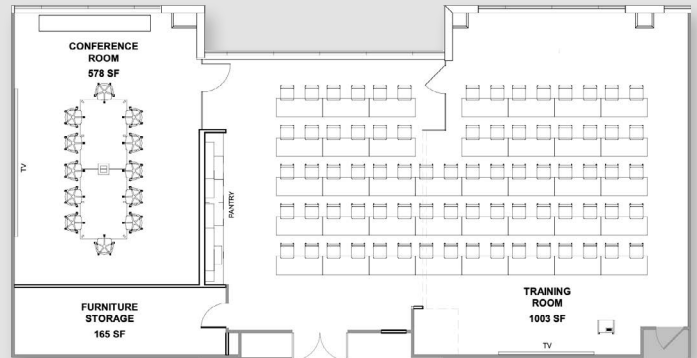


ENTRANCE / LOBBY



FITNESS CENTER

RECENTLY DELIVERED 2ND FLOOR CONFERENCE CENTER



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Outdoor Amenity Areas



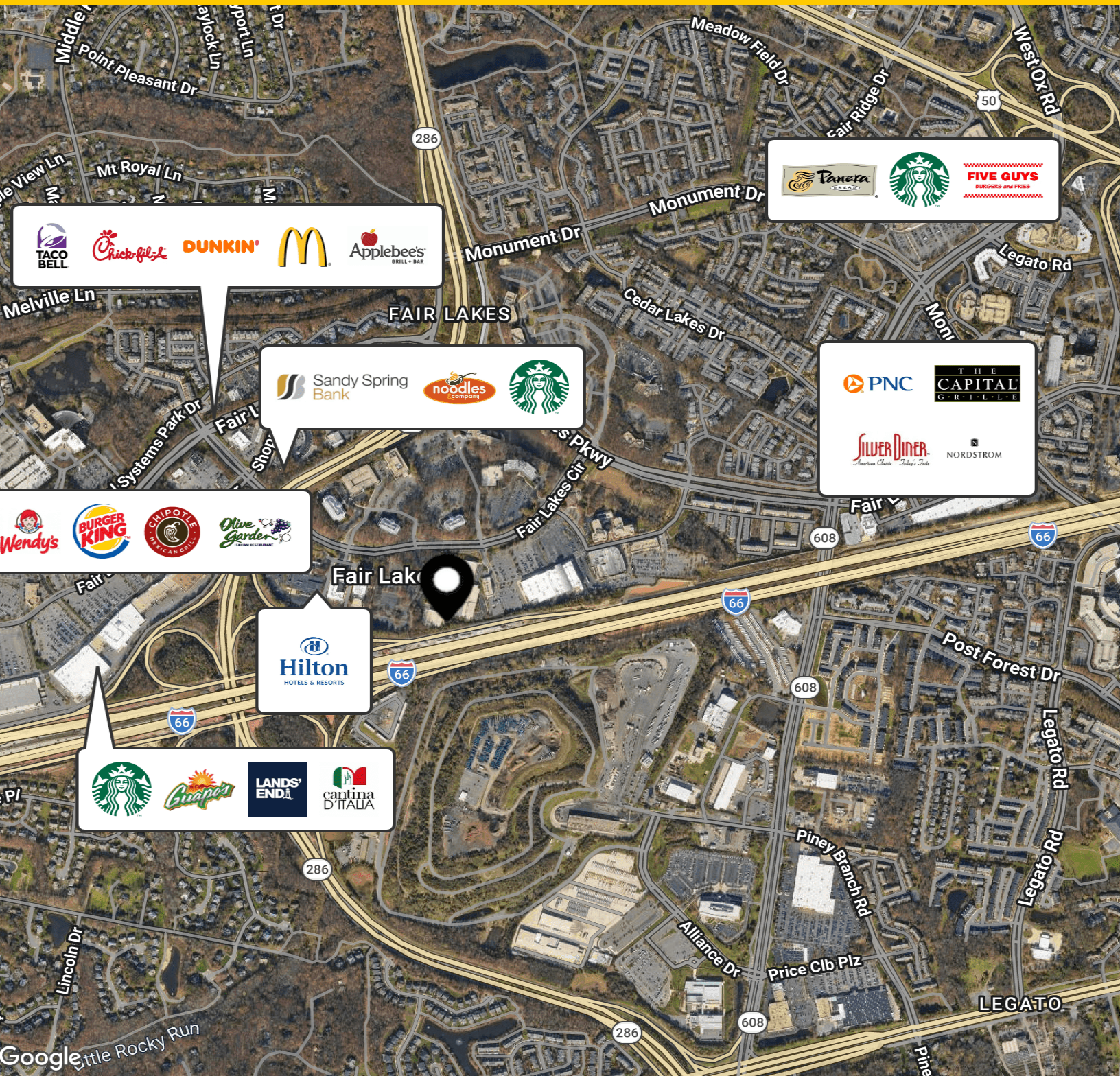
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Fair Lakes Amenities



TACO BELL Chick-fil'd DUNKIN' McDonald's Applebee's GRILL • BAR

Panera Starbucks FIVE GUYS BURGERS and FRIES

Sandy Spring Bank noodles Starbucks

PNC THE CAPITAL GRILL • L.E. SILVER Diner. American Classic Today's Style. NORDSTROM

Wendy's BURGER KING CHIPOTLE MEXICAN GRILL Olive Garden ITALIAN RESTAURANT

Hilton HOTELS & RESORTS

Starbucks Guapp's LANDS' END cantina D'ITALIA

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Second Floor

1,510 - 12,518 SF



Suite	Size	Lease Rate	Description	Virtual Tour
■ Suite 220	1,510 SF	\$34.00 FS	Available immediately	
■ Suite 200	8,254 - 39,777 SF	\$34.00 FS	Available immediately, contiguous with spec suite 210 & 3rd floor.	View Here
■ Spec Suite 210	3,904 - 39,777 SF	\$34.00 FS	Available immediately, contiguous with suite 200 & 3rd floor.	

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Third Floor

27,619 - 39,777 SF



Suite	Size	Lease Rate	Description	Virtual Tour
■ Suite 300	27,619 - 39,777 SF	\$34.00 FS	Available immediately, contiguous with suite 200 & spec suite 210.	View Here

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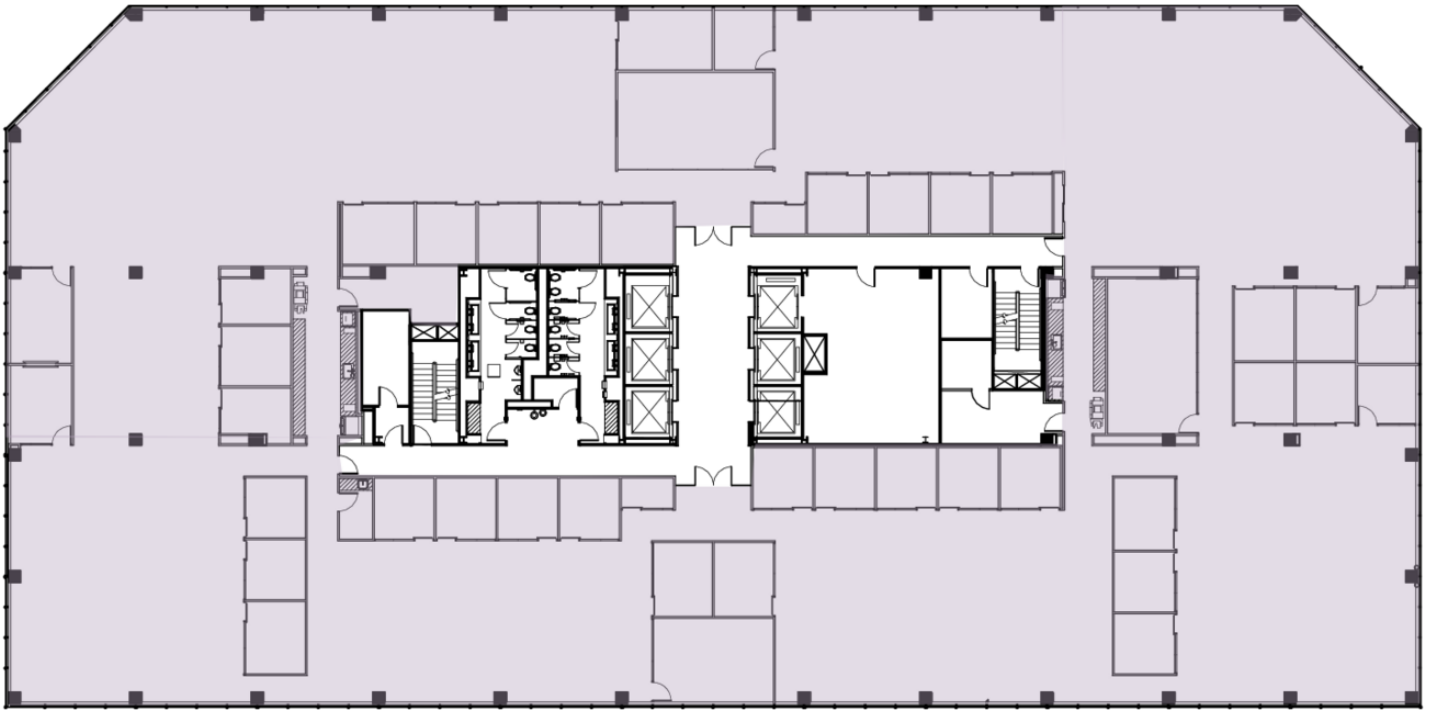


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Fifth Floor

27,618 SF



Suite	Size	Lease Rate	Description	Virtual Tour
■ Suite 500	27,618 SF	\$34.00 FS	Available immediately – high-end finishes throughout.	View Here

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Hypothetical - Multi-Tenant

6,600 SF
Offices - 12
Cubicles - 11

13,300 SF
Offices - 27
Cubicles - 27



7,100 SF
Offices - 8
Cubicles - 25

Suite	Size	Lease Rate	Description
■ Hypothetical Suite	6,600 SF	Negotiable	Hypothetical layout shown
■ Hypothetical Suite	13,300 SF	Negotiable	Hypothetical layout shown
■ Hypothetical Suite	7,100 SF	Negotiable	Hypothetical layout shown

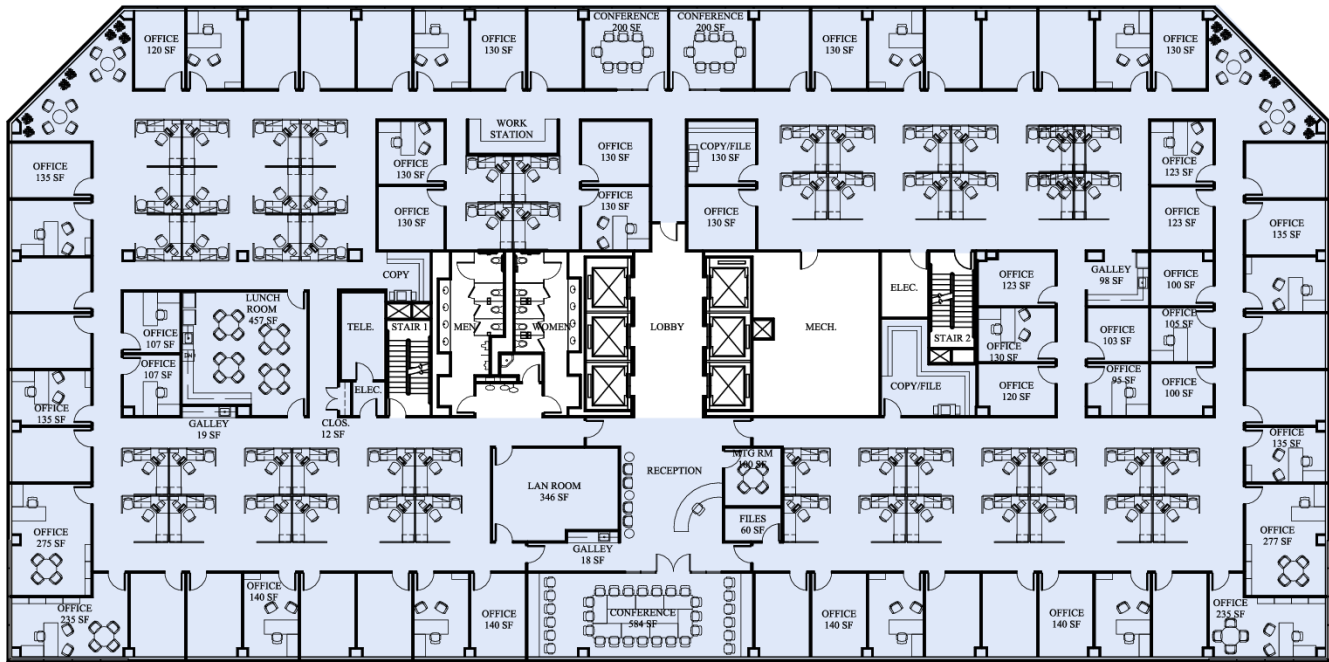
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Hypothetical Closed



Offices - 64
Cubicles - 54

Suite	Size	Lease Rate	Description
■ Full Floor Hypothetical	27,618 SF	Negotiable	Hypothetical layout shown

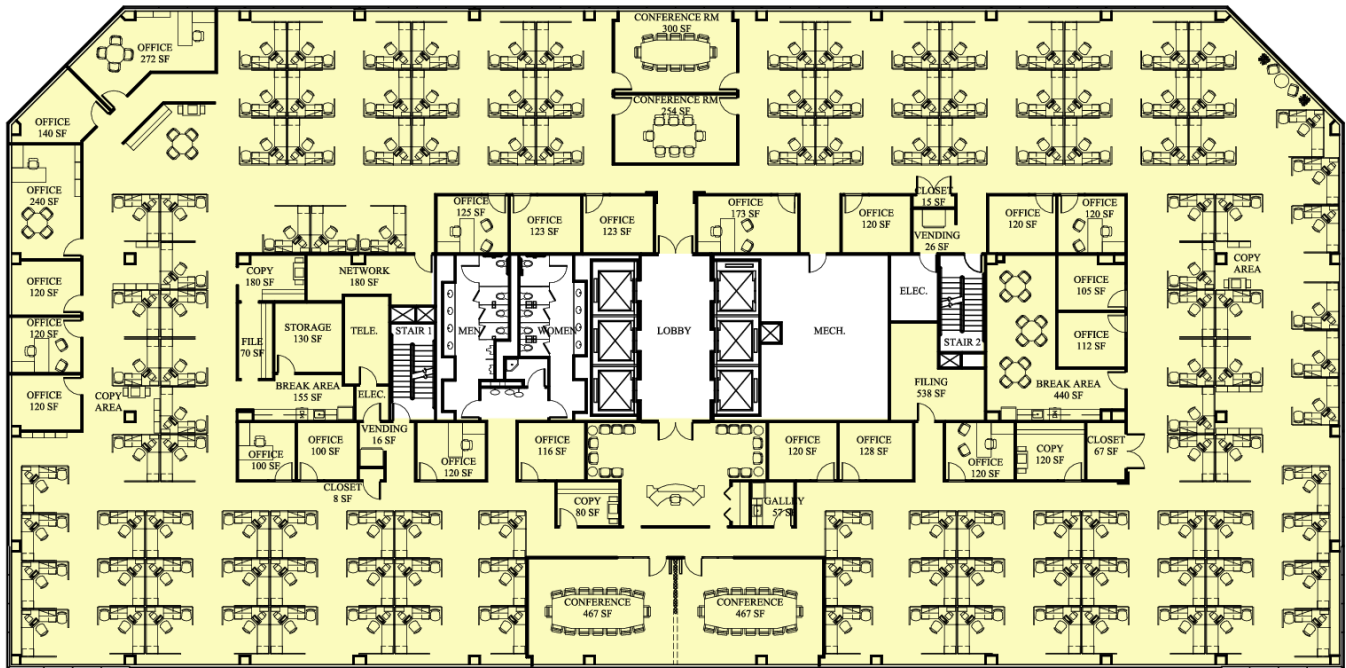
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Hypothetical Open



Offices - 22
Cubicles - 121

Suite	Size	Lease Rate	Description
■ Full Floor Hypothetical	27,618 SF	Negotiable	Hypothetical layout shown

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