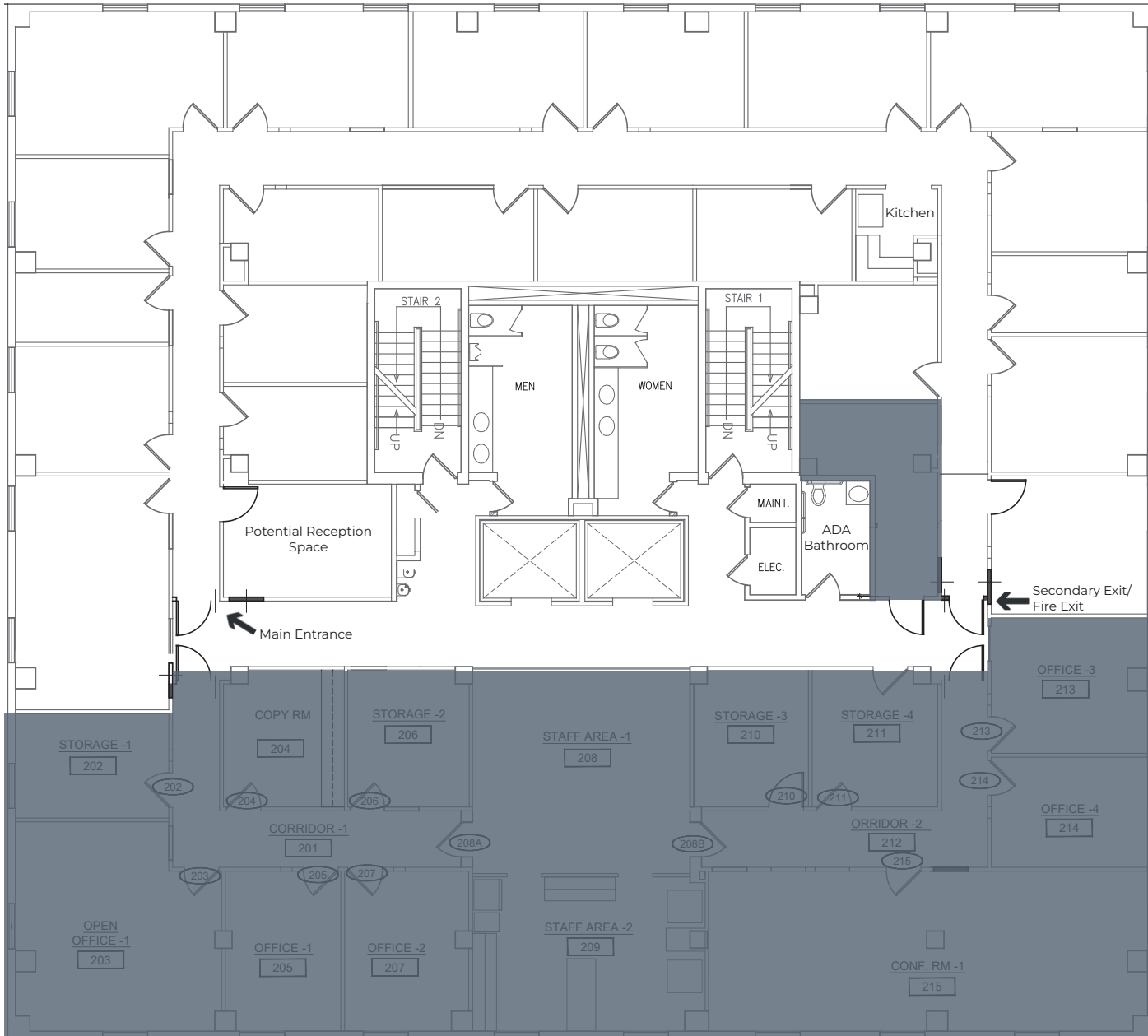


# Second Floor Plan—Suite 200

4031 University Drive, Fairfax, VA 22030



**Total Square Footage:**

4,950 sf

**Numbers of Rooms:**

22 rooms

**Contact Information:**

**Christopher Sowick**

**Leadoff Realty Advisors LLC**

[csowick@leadoffrealtyadvisors.com](mailto:csowick@leadoffrealtyadvisors.com)

703.626.3579



# Property Overview

4031 University Drive, Fairfax, VA 22030



## Quick Facts:

**Rentable Building Area:** 47,879 SF

**Numbers of Floors:** 5 with below-grade garage

**Parking Spaces:** 140 spaces (lot); 30 spaces (garage)

**Security:** Fob access after-hours, 24/7 surveillance cameras, door codes on individual suites

## Building Amenities:

- State-of-the-art digital directory with tenant advertising capabilities
- Capital Bike Share at front of the building
- Large parking lot and reserved underground parking spaces
- On-site property management team with dedicated building engineer

**Location:** A short walk to the Fairfax County judicial center and in the heart of the Old Town Fairfax offering tenants easy access to restaurants and stores. Building is close to major highways for easy commuting.

## Contact Information:

**Christopher Sowick | Leadoff Realty Advisors LLC**  
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