

BRIDGEWATER CORPORATE CENTER

11325 Random Hills Road
Fairfax, VA 22030

Office For Lease

895 - 26,210 SF



Leasing Information:
703.522.4600

Doug McLearn **Eamon McCrann**
703.284.5862 703.284.5861
dmclearn@lpc.com emccrann@lpc.com

Lincoln

1530 Wilson Boulevard
Suite 200
Arlington, VA 22209

www.lpc.com

BRIDGEWATER CORPORATE CENTER

11325 Random Hills Road | Fairfax, VA 22030

Office Available
895 - 26,210 SF



Availabilities	SF	Lease Rate	Date Available
Suite 100	8,749 - 12,134 SF	\$35.50 FS	5/1/2027
Suite 110	3,385 - 12,134 SF	\$35.50 FS	Immediately
Suite 200	7,224 SF	\$33.00 FS	Immediately
Suite 300	6,460 SF	\$33.00 FS	Immediately
Suite 401	2,283 SF	\$33.00 FS	Immediately
Suite 500	26,210 SF	\$33.00 FS	Immediately
Suite 725	895 SF	\$35.50 FS	Immediately

Property Highlights

- Class A office building that overlooks lake with outdoor seating areas
- Building signage available for a large user
- Located in Fairfax Center with easy access to I-66 and Route 50
- 3-story covered executive parking available
- On-site deli & Bank, with other retail & hotels across the street
- Efficient floor-to-window ratio
- Tenant-only fitness center with locker room
- 9' finished ceilings
- LEED Gold Certified

Doug McLearn **Eamon McCrann**
703.284.5862 703.284.5861
dmclearn@lpc.com emccrann@lpc.com

Lincoln

BRIDGEWATER CORPORATE CENTER

11325 Random Hills Road | Fairfax, VA 22030

1st Floor

8,749 - 12,134 SF



Suite	Size	Description
■ Suite 100	8,749 - 12,134 SF	Available 5/1/2027
Suite 110	3,385 - 12,134 SF	Available immediately

Doug McLearn Eamon McCrann

703.284.5862

703.284.5861

dmclearn@lpc.com

emccrann@lpc.com

Lincoln

BRIDGEWATER CORPORATE CENTER

11325 Random Hills Road | Fairfax, VA 22030

2nd Floor

7,224 SF



Suite	Size	Description
■ Suite 200	7,224 SF	Available immediately

Doug McLearn **Eamon McCrann**

703.284.5862

703.284.5861

dmclearn@lpc.com

emccrann@lpc.com

Lincoln

BRIDGEWATER CORPORATE CENTER

11325 Random Hills Road | Fairfax, VA 22030

3rd Floor
6,460 SF



Suite	Size	Description
■ Suite 300	6,460 SF	Available immediately

Doug McLearn **Eamon McCrann**
703.284.5862 703.284.5861
dmclearn@lpc.com emccrann@lpc.com

Lincoln

BRIDGEWATER CORPORATE CENTER

11325 Random Hills Road | Fairfax, VA 22030

4th Floor
2,283 SF



Suite	Size	Description
■ Suite 401	2,283 SF	Available immediately

Doug McLearn **Eamon McCrann**
703.284.5862 703.284.5861
dmclearn@lpc.com emccrann@lpc.com

Lincoln

BRIDGEWATER CORPORATE CENTER

11325 Random Hills Road | Fairfax, VA 22030

5th Floor
26,210 SF



Suite	Size	Description	Virtual Tour
Suite 500	26,210 SF	Full floor available immediately with large conference center & exposed ceilings.	View Here

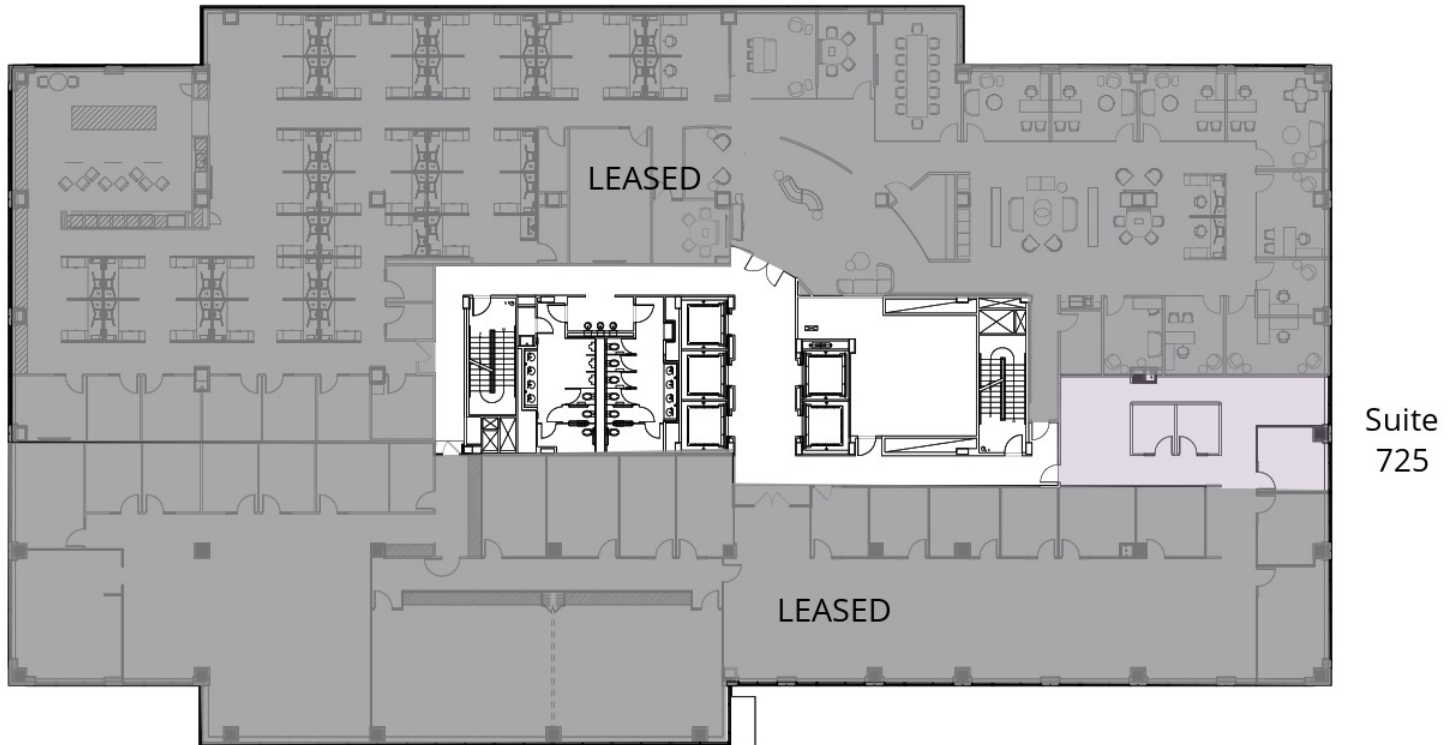
Doug McLearn | **Eamon McCrann**
 703.284.5862 | 703.284.5861
 dmclearn@lpc.com | emccrann@lpc.com

Lincoln

BRIDGEWATER CORPORATE CENTER

11325 Random Hills Road | Fairfax, VA 22030

7th Floor
895 SF



Suite	Size	Description
■ Suite 725	895 SF	Available immediately

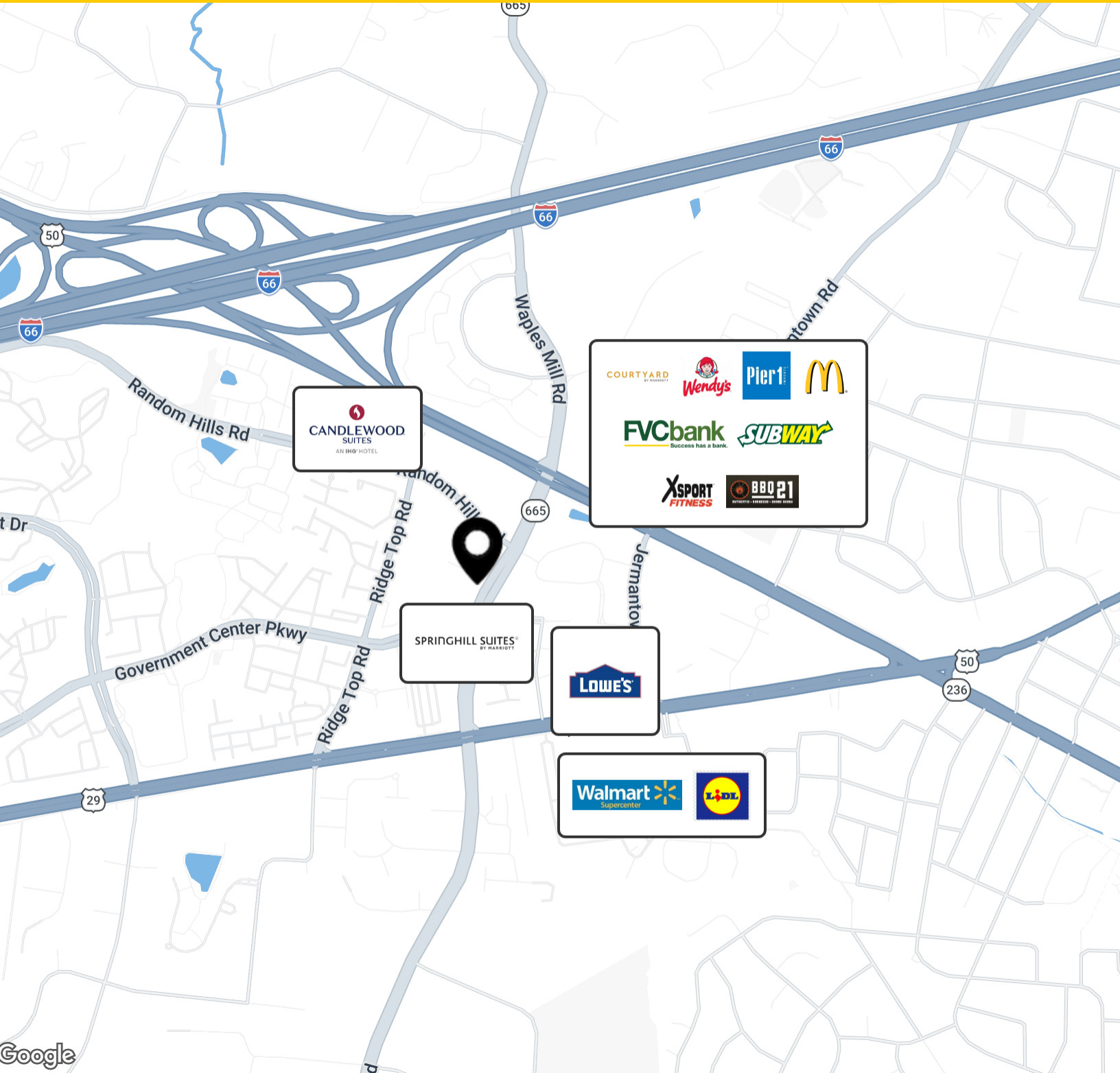
Doug McLearn **Eamon McCrann**
703.284.5862 703.284.5861
dmclearn@lpc.com emccrann@lpc.com

Lincoln

BRIDGEWATER CORPORATE CENTER

11325 Random Hills Road | Fairfax, VA 22030

Nearby Amenities



Doug McLearn Eamon McCrann

703.284.5862

703.284.5861

dmclearn@lpc.com

emccrann@lpc.com

Lincoln



BRIDGEWATER CORPORATE CENTER

11325 Random Hills Road | Fairfax, VA 22030

Leasing Information:
703.522.4600

Doug McLearn
703.284.5862
dmclearn@lpc.com

Eamon McCrann
703.284.5861
emccrann@lpc.com

Lincoln

1530 Wilson Boulevard
Suite 200
Arlington, VA 22209

www.lpc.com