



### Summary

Available SF: 7,775 SF Total

Suite 106: 571 SF

Suite 108: 2,166 SF

Suite 112: 783 SF

Suite 114: 778 SF

Suite 220: 1,036 SF

Suite 225: 1,252 SF

Suite 230: 1,189 SF

Lease Rate: \$24-26/SF

Lease Type: Full-Service Gross

### Property Highlights

- Top of Building Signage Available
- Modern, high-end buildout with glass conference rooms, designer bathrooms, and convenient kitchenettes
- Well-suited for tech or corporate users (no professional services or medical)
- Recently completed top-to-bottom renovation
- Abundant on-site parking for employees and visitors
- Close proximity to the Mosaic District
- Walkable access to popular restaurants, retail, and services
- Excellent access to major roadways and surrounding business hubs

### Demographics

#### 2 Mile

#### 5 Mile

#### 10 Mile

Total Households: 15,516 121,933 458,392

Total Population: 45,752 358,224 1,208,943

Average HH Income: \$169,285 \$164,873 \$160,417

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**Jennifer Burke**

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## Floor Plan – First Floor



**PINE RIDGE PROFESSIONAL BUILDING**  
 3918 PROSPERITY AVENUE  
 FAIRFAX, VIRGINIA 22031

**Arencibia Architects Inc.**  
 703-298-8181

2534 E. TIMBER CREST DRIVE NE IELAND, NORTH CAROLINA 28451

DATE:  
15 JUNE 2024  
SCALE:  
1/8" = 1'-0"  
JOB NO.: 24-019

**1ST FLR. SUITE PLAN**

Suite 106 – 775 SF

Suite 108 – 2,166 SF

Suite 112 – 783 SF

Suite 114 – 778 SF

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## Floor Plan – Second Floor



**PINE RIDGE PROFESSIONAL BUILDING**  
 3918 PROSPERITY AVENUE  
 FAIRFAX, VIRGINIA 22031

**Arencibia Architects Inc.**  
 703-298-8181

2534 E. TIMBER CREST DRIVE NE LELAND, NORTH CAROLINA 28151

DATE:  
15 JUNE 2024  
SCALE:  
1/8" = 1'-0"  
JOB NO.: 24-019

**2ND FLR. SUITE PLAN**

Suite 220 – 1,036 SF

Suite 225 – 1,252 SF

Suite 230 – 783 SF

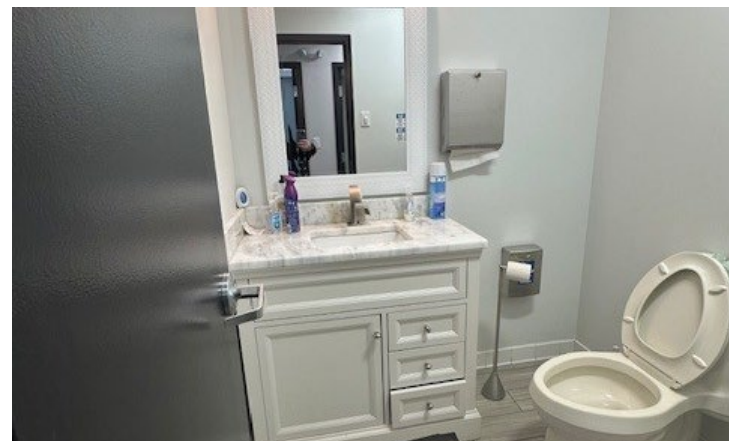
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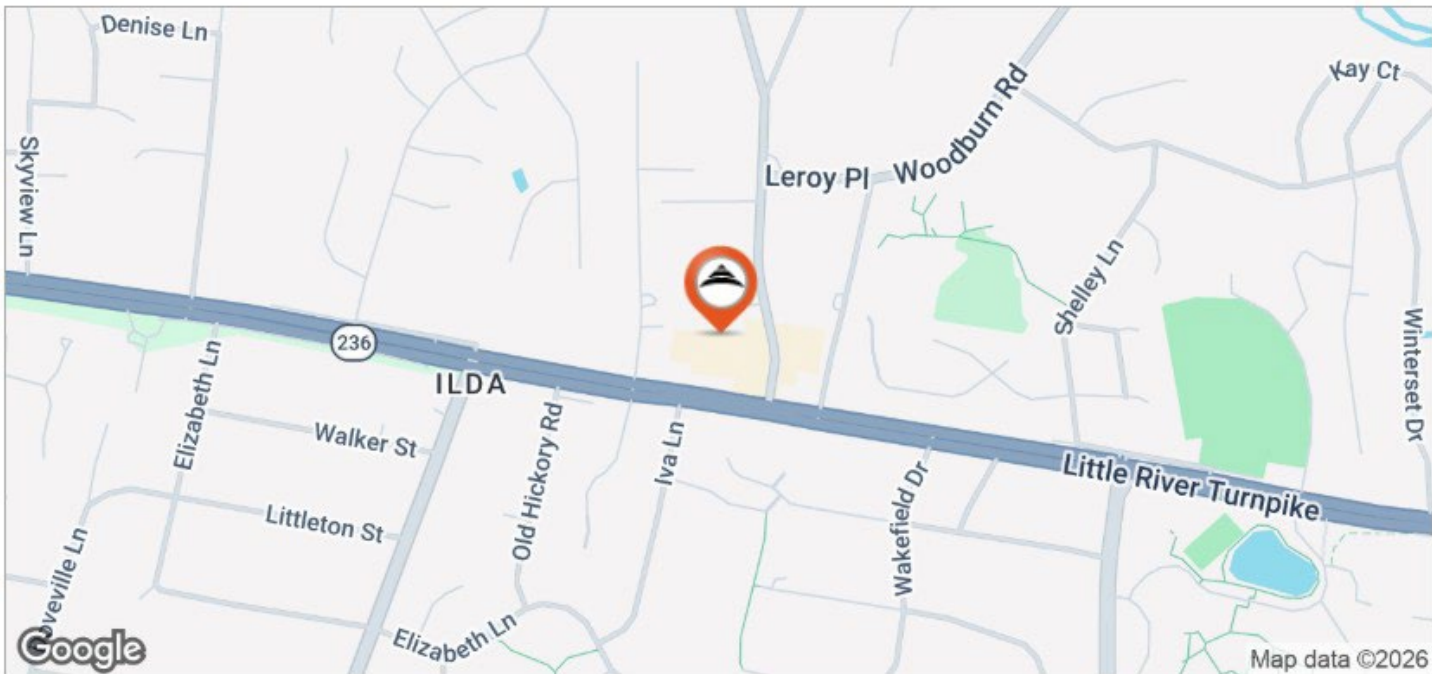
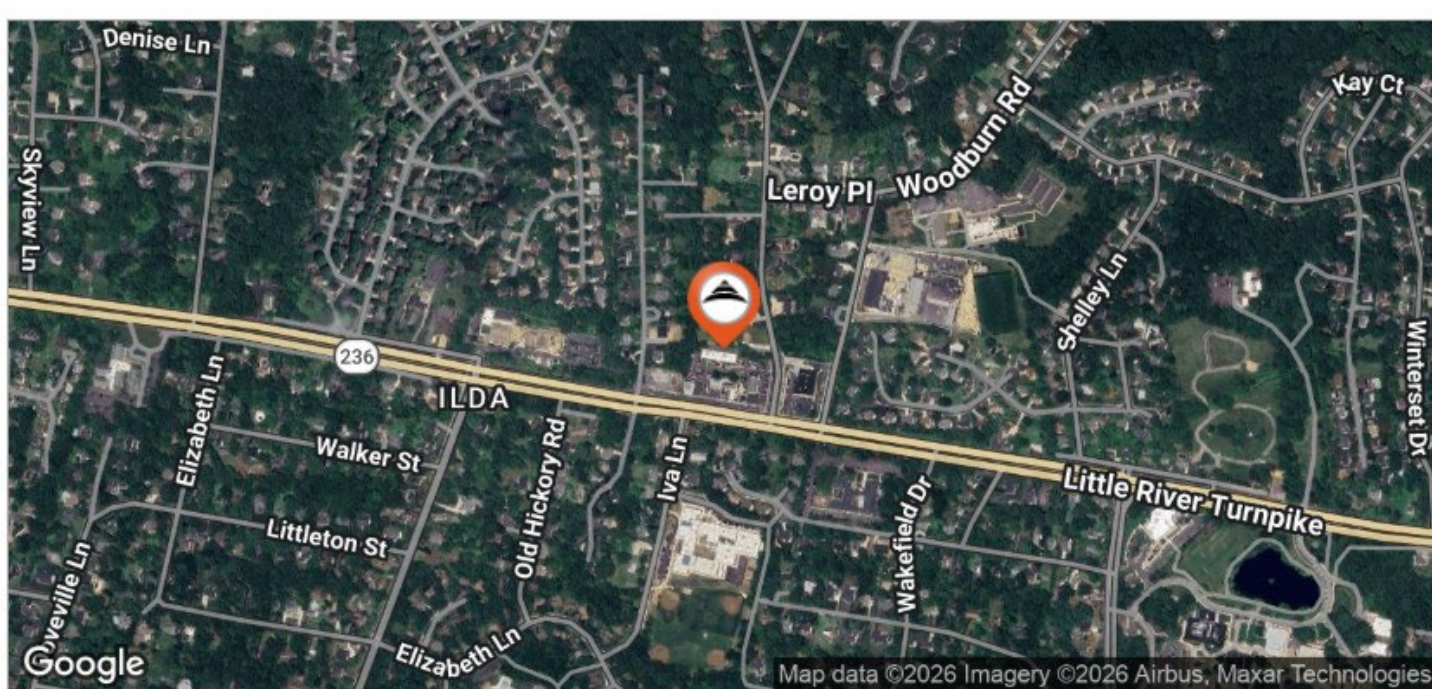
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## Maps



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