

# OFFICE SPACE FOR LEASE

## FAIR CENTER OFFICE BUILDING

11240 Waples Mill Rd, Fairfax, VA 22030

Prime office space available

### OPPORTUNITY

- Suite 200 3,924 SF
- Suite 201 4,451 SF
- Suite 203 3,095 SF
- Suite 301 3,156 SF (medical w/ built out restroom)
- Suite 420 3,191 SF



### HIGHLIGHTS

- Just off I-66 and Rt. 50. Numerous amenities located nearby including banking, hotel, restaurants and retail
- Ideally located Multi-Tenant Professional Office/Medical Building
- Generous turnkey buildout available
- Buildout options for medical or office suites
- Near mass transit bus line
- Spectacular balconies for select spaces
- Ample free surface parking with covered parking
- Responsive and professional management

### RENTAL RATE

- \$25.00 Full Service

### TERM

- 3-7 years



**LEGAT**<sup>SM</sup>  
— COMMERCIAL REAL ESTATE, LLC —

**JAMES LEGAT**

Principal

☎ | 703.677.0101

✉ | [jlegat@legatcre.com](mailto:jlegat@legatcre.com)

**AUDREY WALLACE**

Vice President

☎ | 847.562.6736

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## AMENITY MAP



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Suite 200: 3,924 SF

Suite 201: 4,451 SF

Suite 203: 3,905 SF

## SECOND FLOOR



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**JAMES LEGAT**

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11240 Waples Mill Rd, Fairfax, VA 22030  
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Suite 301:

3,156 SF (Built-out medical with an internal private full bathroom)

## THIRD FLOOR



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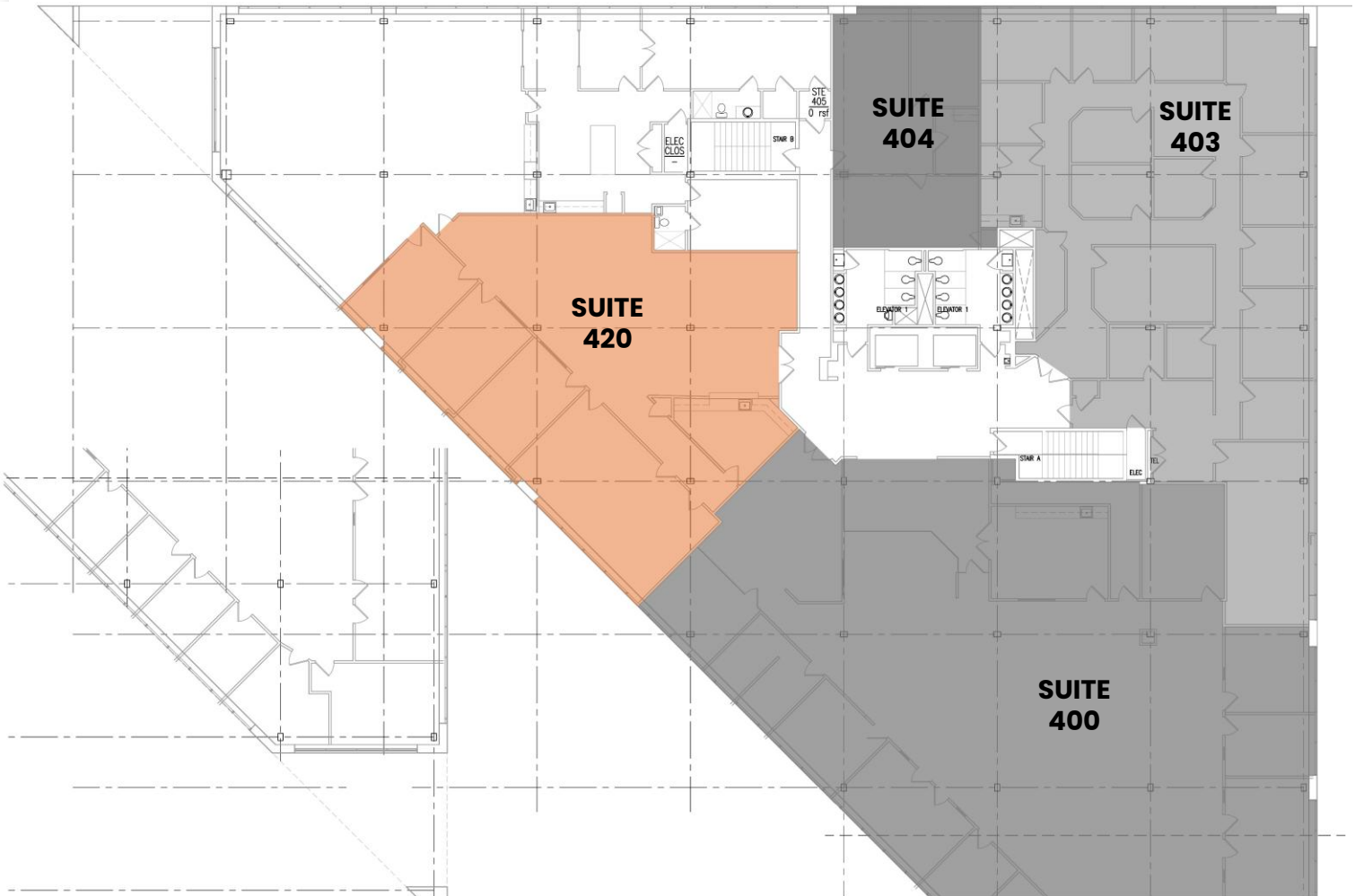
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11240 Waples Mill Rd, Fairfax, VA 22030  
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Suite 420: 3,191 SF

## FOURTH FLOOR



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## EXTERIOR PHOTOS



**LEGAT**<sup>SM</sup>  
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