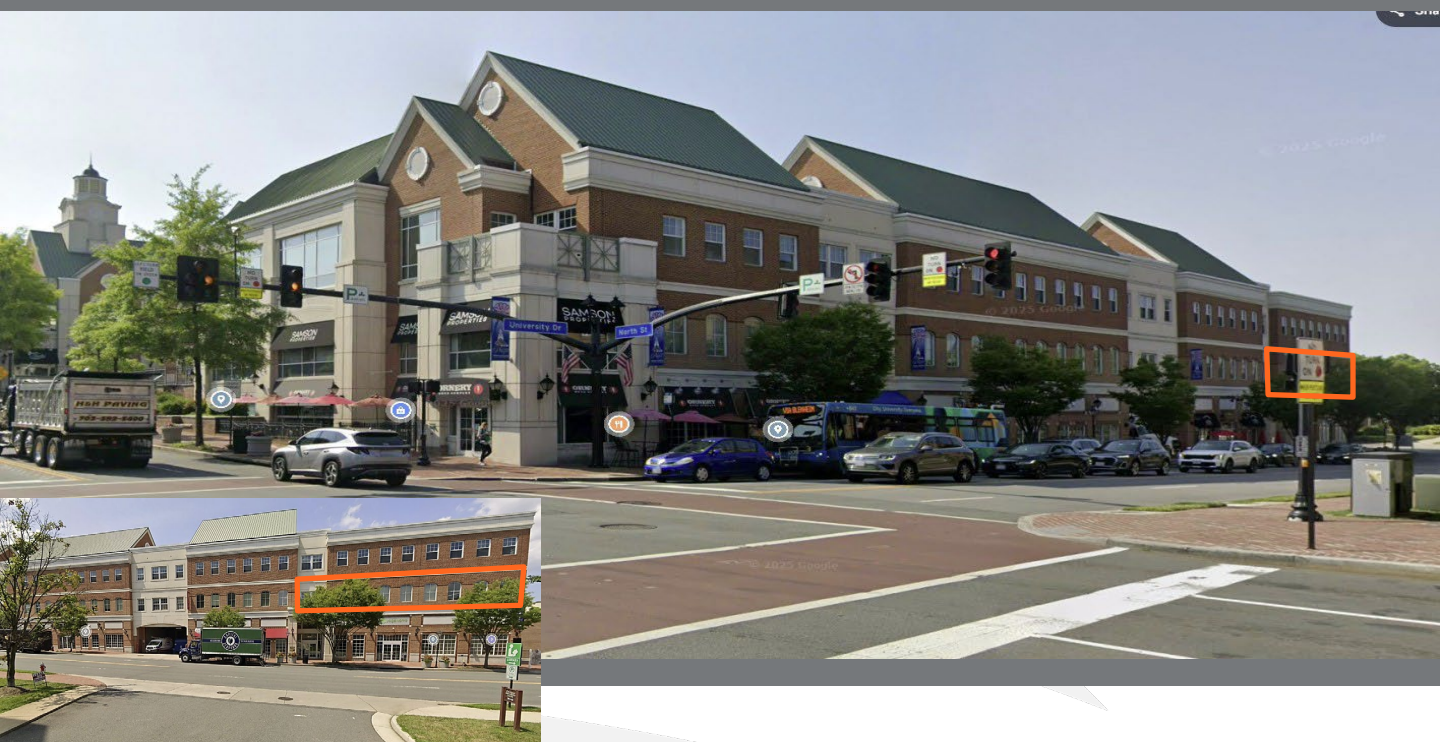




## Summary

Available: 5,577 SF

Lease Rate: \$27/SF Full Service

## Old Town Plaza Fairfax Amenities include:

The Wine House, Bollywood Bistro, Ornery Beer Company, Siri Om Yoga and More!

## Property Highlights

- Modern High end Office Space in the heart of Fairfax City
- High ceiling Corner Suite with great window line
- Mostly open desk space with 48 workstations, two (2) offices and one (1) conference room
- Good sized kitchen/break room and counter along windows
- Structured parking with direct access to suite from garage
- Furniture available

## Demographics

### 2 Mile

### 5 Mile

### 10 Mile

|                    |           |           |           |
|--------------------|-----------|-----------|-----------|
| Total Households:  | 16,562    | 95,734    | 373,962   |
| Total Population:  | 51,621    | 271,047   | 1,044,322 |
| Average HH Income: | \$154,523 | \$171,840 | \$162,590 |

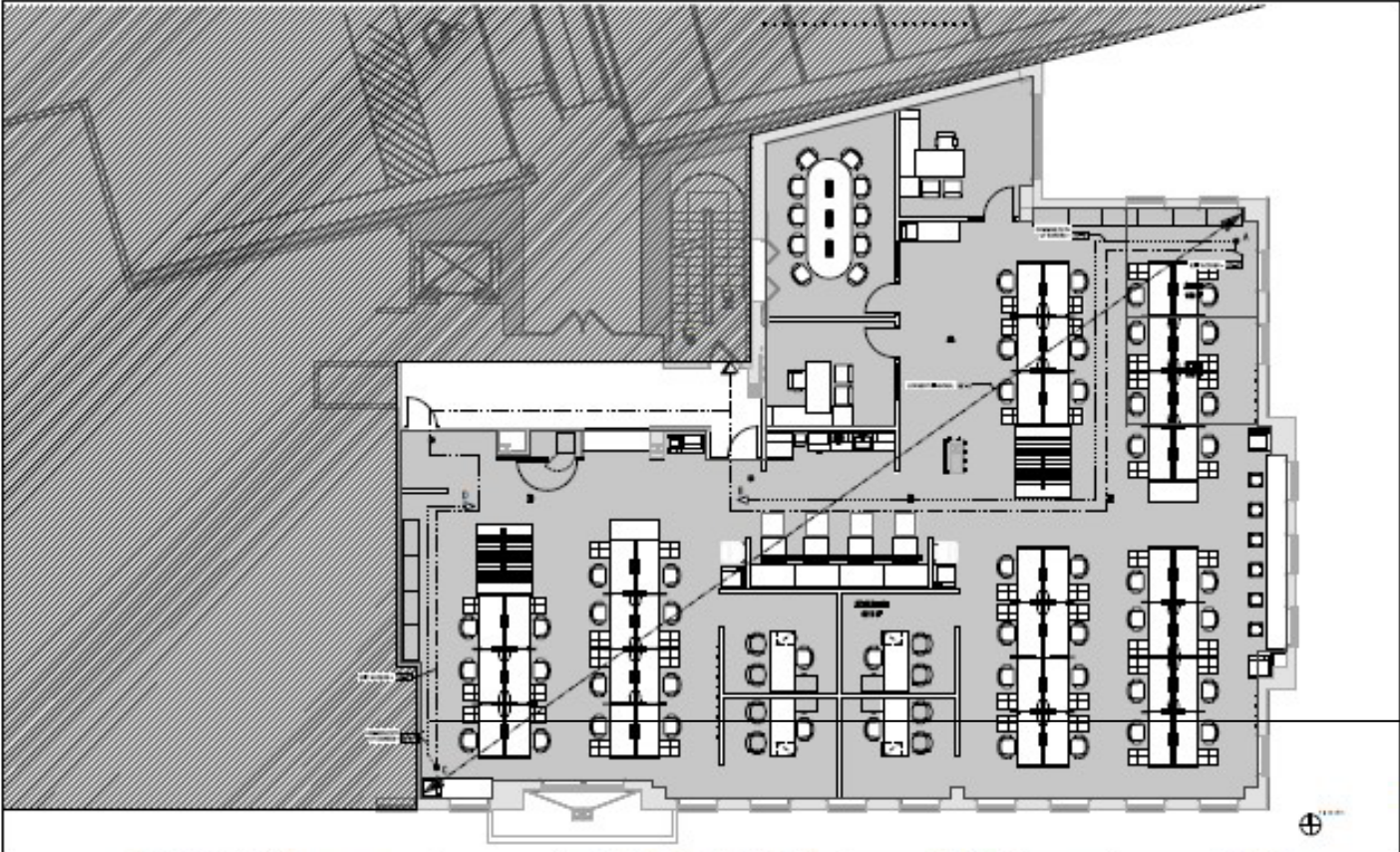
The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Ellie Bechtle**

703.435.4007 x 107

ebechtle@veritycommercial.com

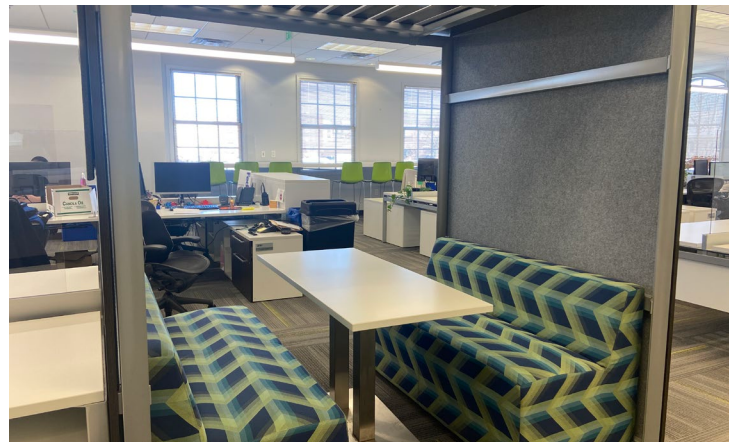
## Floor Plan



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Ellie Bechtle**  
703.435.4007 x 107  
ebechtle@veritycommercial.com

## Suite Photos



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Ellie Bechtle**  
 703.435.4007 x 107  
 ebechtle@veritycommercial.com

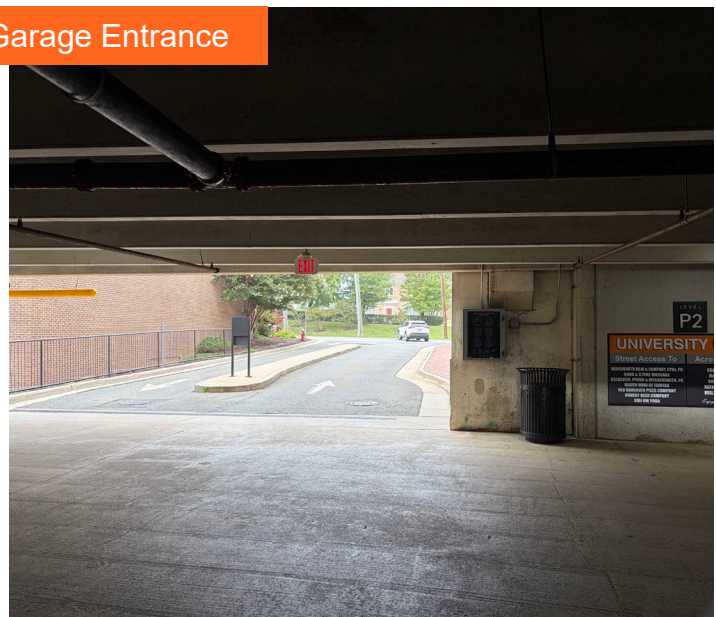
Suite & Plaza Amenities Access Level



Chain Bridge Road Entrance



University Drive Garage Entrance

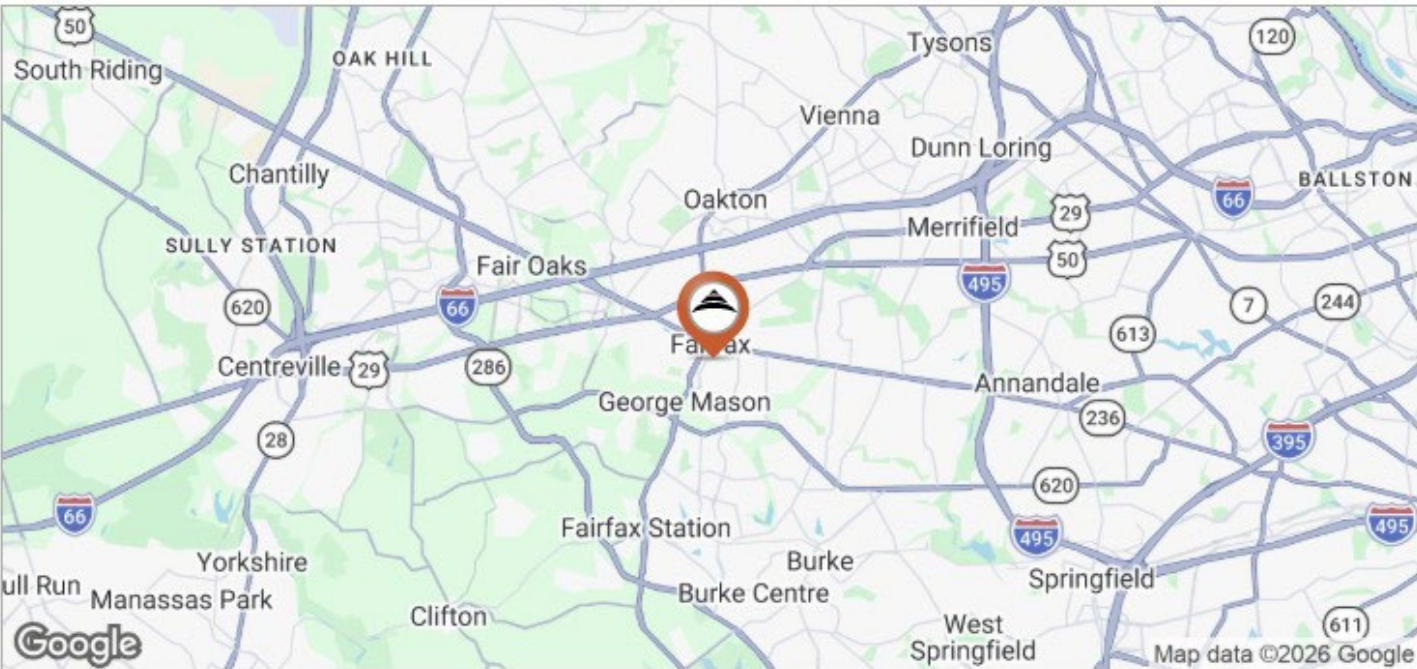


The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Ellie Bechtle**  
 703.435.4007 x 107  
 ebechtle@veritycommercial.com

**Verity Commercial** | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | veritycommercial.com

## Maps



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Ellie Bechtle**  
 703.435.4007 x 107  
 ebechtle@veritycommercial.com