

Premier  
Location  
in Fairfax

Flexible  
Suite  
Options

Ample  
Free  
Parking

OFFICE SPACE **FOR LEASE**



**11166**  
FAIRFAX BLVD

 Transwestern

# Premier Location

Located in the heart of Fairfax, VA—this building offers excellent visibility, immediate access within the area, and expansive parking. 11166 Fairfax Blvd is surrounded by restaurants, retail, and essential services.



OVERVIEW



## 5 Suites For Lease

1,648 - 17,939 SF



## Prime Accessibility

I-66, Rt. 50, Rt. 29, Fair Oaks Mall



## On-Site Management

Dedicated Engineer

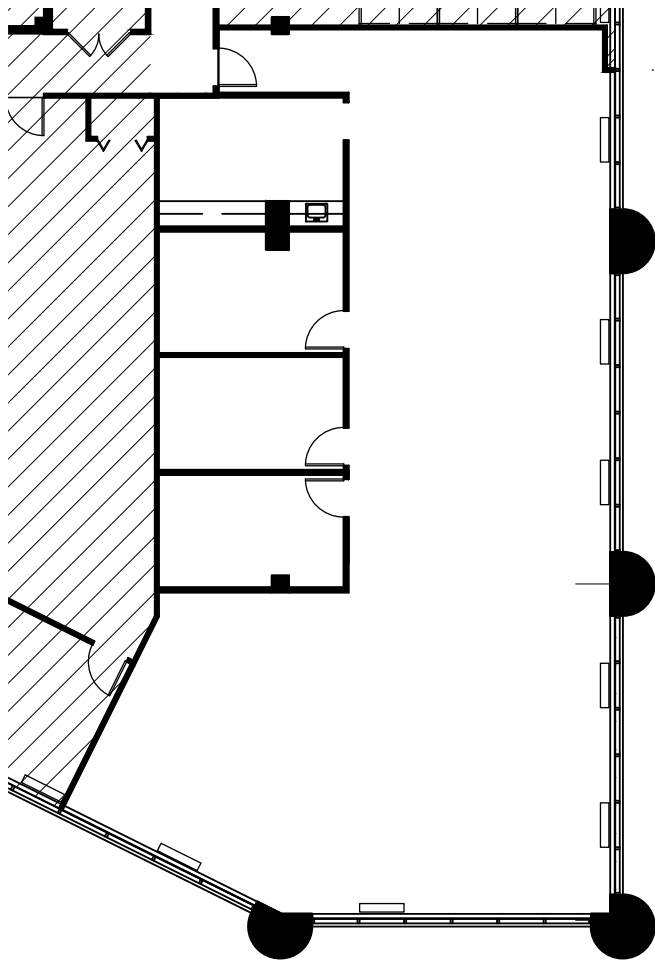


## Abundant Parking

3.2 / 1,000 SF

# 2nd Floor

- Available Immediately
- Corner Suite
- Expansive Windowline

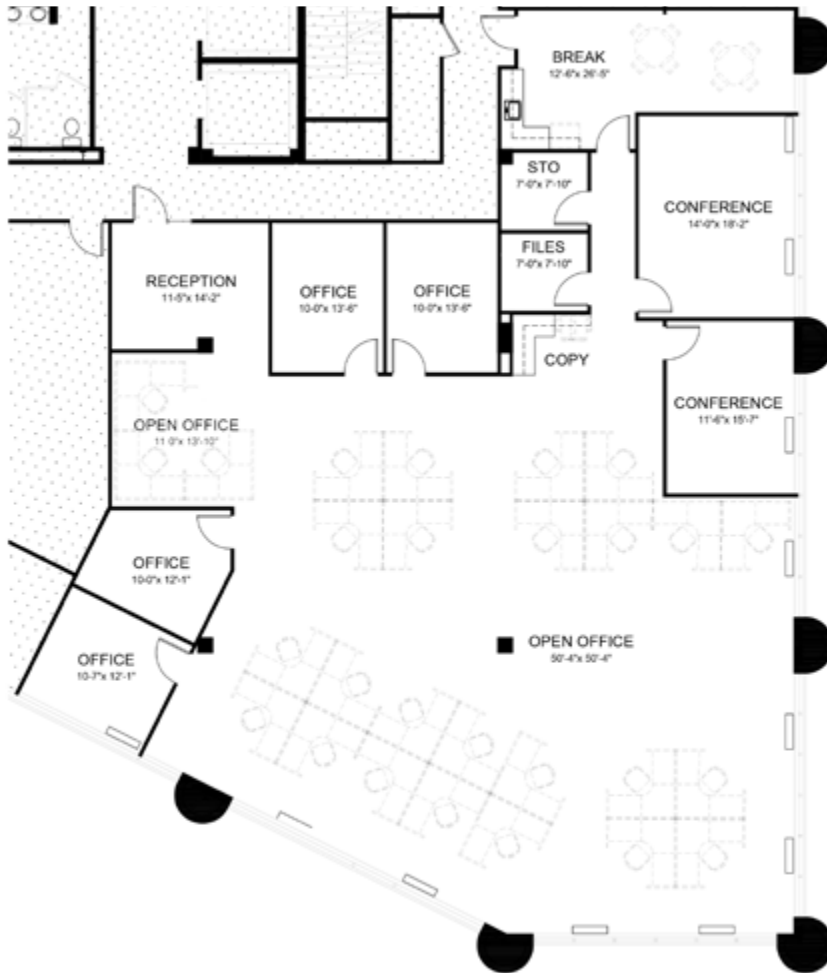


**Suite 200**  
2,804 SF

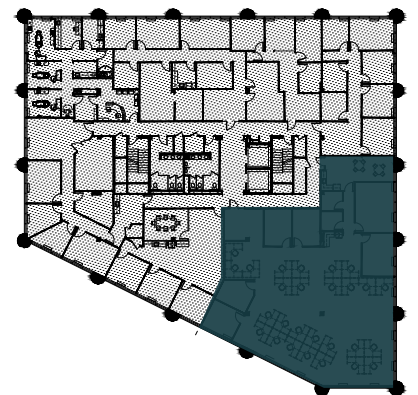


# 3rd Floor

Corner suite with park views

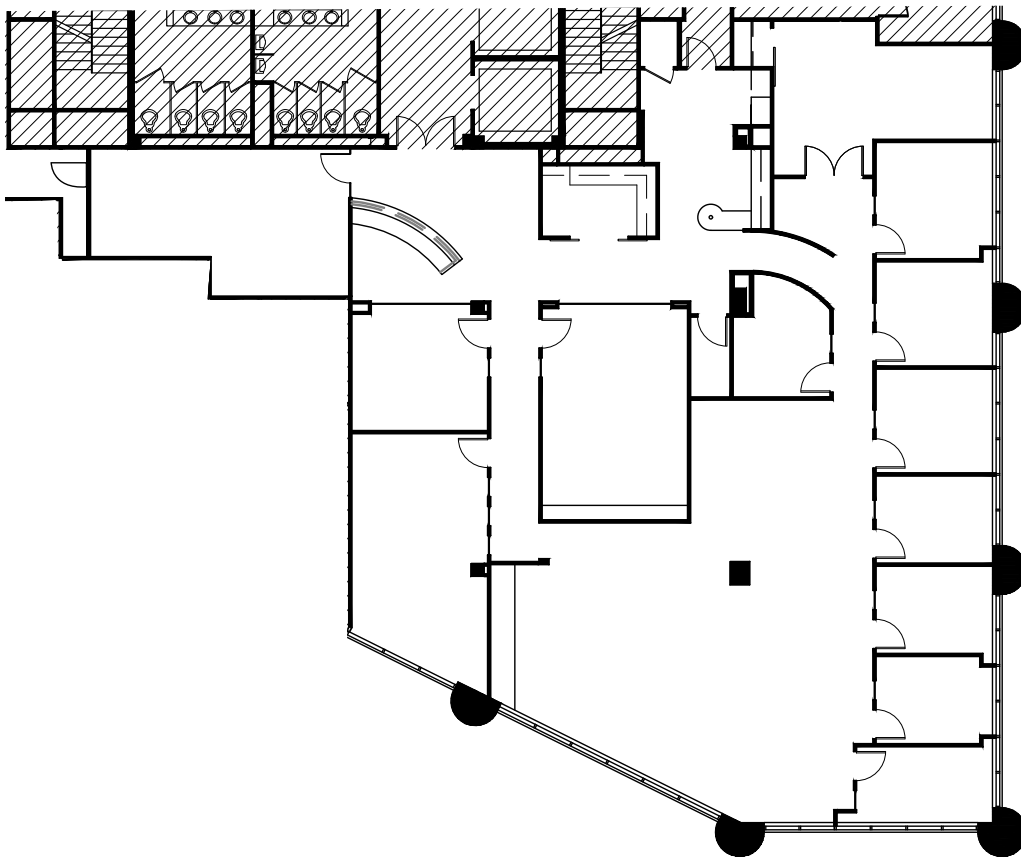


**Suite 304**  
5,333 SF

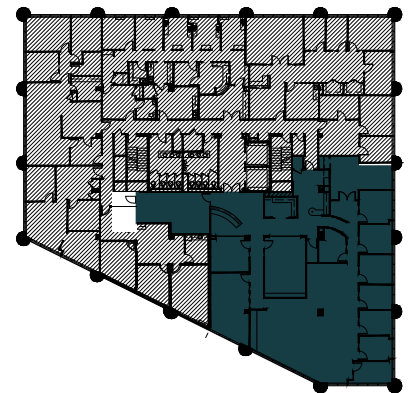


# 4th Floor

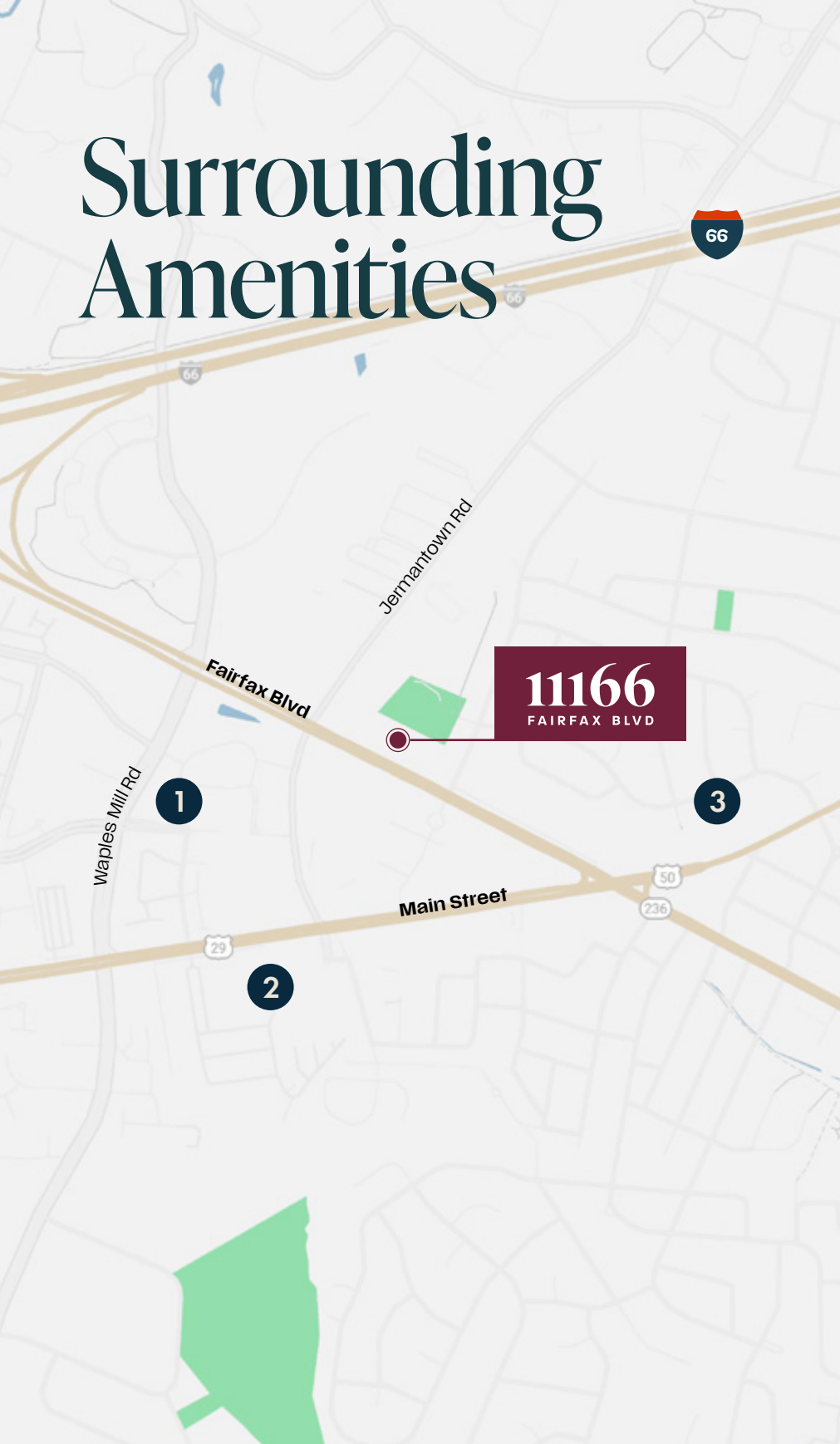
- Available Immediately
- Conference & Kitchen



**Suite 405**  
6,104 SF



# Surrounding Amenities



## 1. Fairfax Court

LA Fitness  
Subway  
Dollar Tree  
Buffalo Wild Wings  
McDonalds  
Simply Social Coffee  
Burlington  
BBQ21  
YIFang Taiwan Fruit Tea  
Qing Shu Hot Pot  
Honor Brewing  
Wendys  
Lowe's

## 2. Fairfax Centre

Jersey Mikes  
Pho Bytes  
Chuy's  
Pizza Boli's  
Lidl  
UPS Store  
Wingstop  
Walmart  
Fairfax Bakery

## 3. Fairfax Marketplace

Starbucks  
Five Guys  
Wells Fargo  
Moe's Southwest Grill  
Anita's Mexican Food

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