

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

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Office Available
895 - 26,210 SF



Availabilities	SF	Lease Rate	Date Available
Suite 100	8,749 SF	\$35.50 FS	5/1/2027
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
- On-site tenant only fitness center

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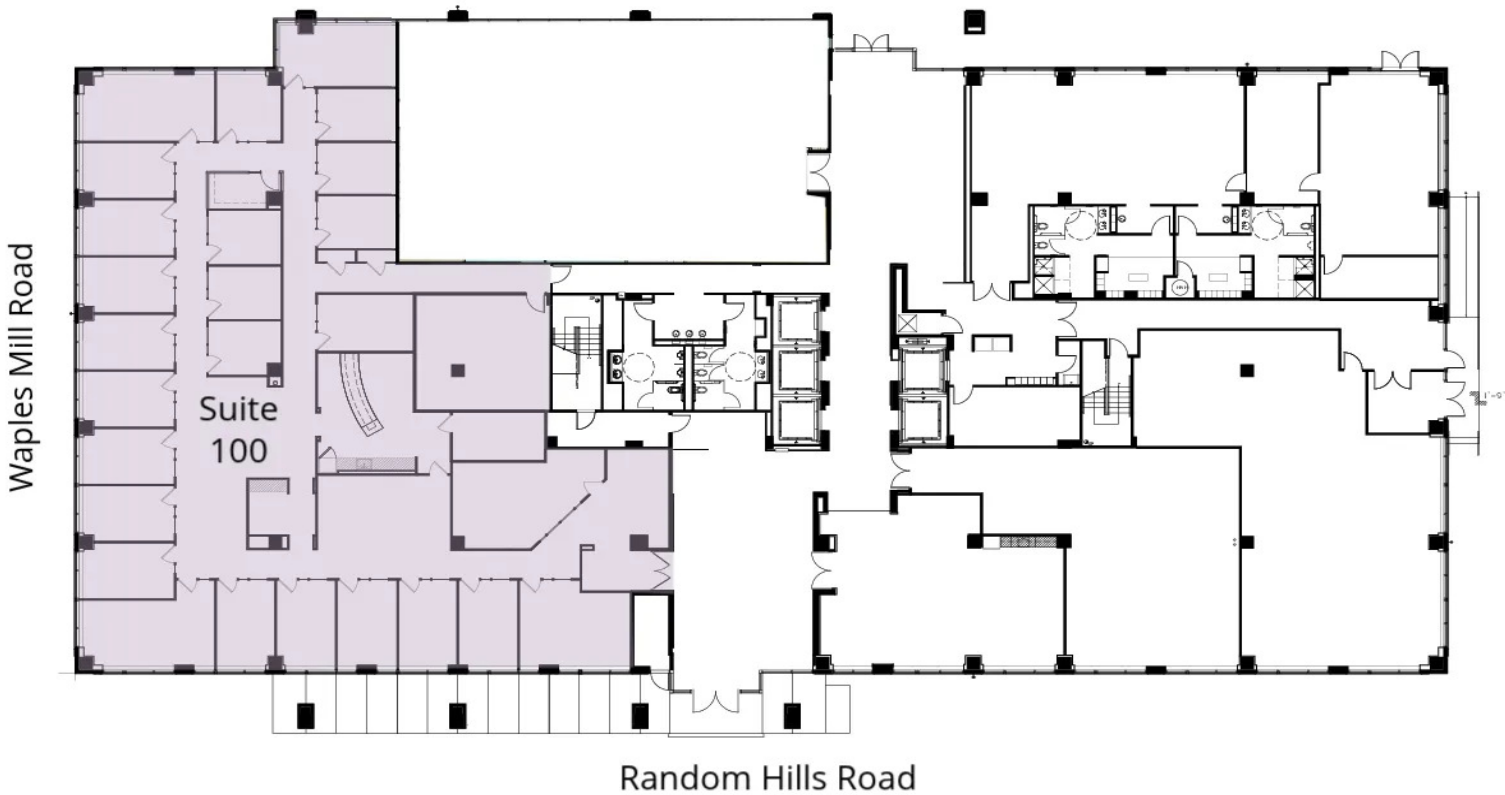
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BRIDGEWATER
CORPORATE CENTER

11325 Random Hills Road | Fairfax, VA 22030

1st Floor
8,749 SF



Suite	Size	Description
■ Suite 100	8,749 SF	Available 5/1/2027

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11325 Random Hills Road | Fairfax, VA 22030

2nd Floor
7,224 SF



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

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3rd Floor
6,460 SF



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

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BRIDGEWATER
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11325 Random Hills Road | Fairfax, VA 22030

4th Floor
2,283 SF



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

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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

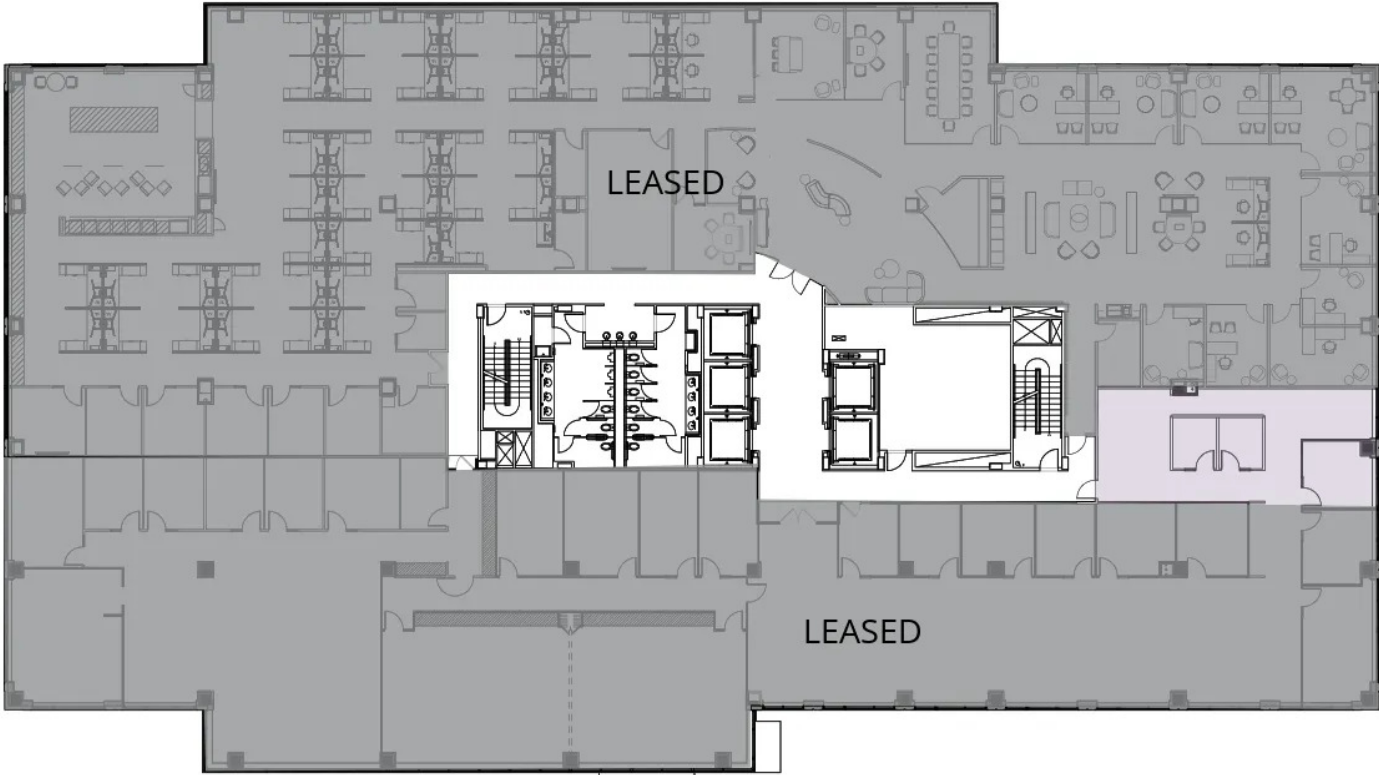
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7th Floor
895 SF



Suite	Size	Description
■ Suite 725	895 SF	Available immediately

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Nearby Amenities



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