

3120 Fairview Park
Falls Church, VA 22042

3120

FAIRVIEW PARK




STREAM®

VERO

PROPERTY HIGHLIGHTS

High visibility 191,361 SF property with over one million cars passing per week, centrally located with direct access to Route 50 and Interstates I-495 and I-66.



8 floors of unobstructed window lines with both wooded park views & I-495



Centrally located with direct access to I-495, I-66, and RT. 50



Free covered parking at 3.0/1,000



9' finished ceiling 12' 7" slab to slab



Charging stations on-site



Park setting with beautiful views and jogging trails



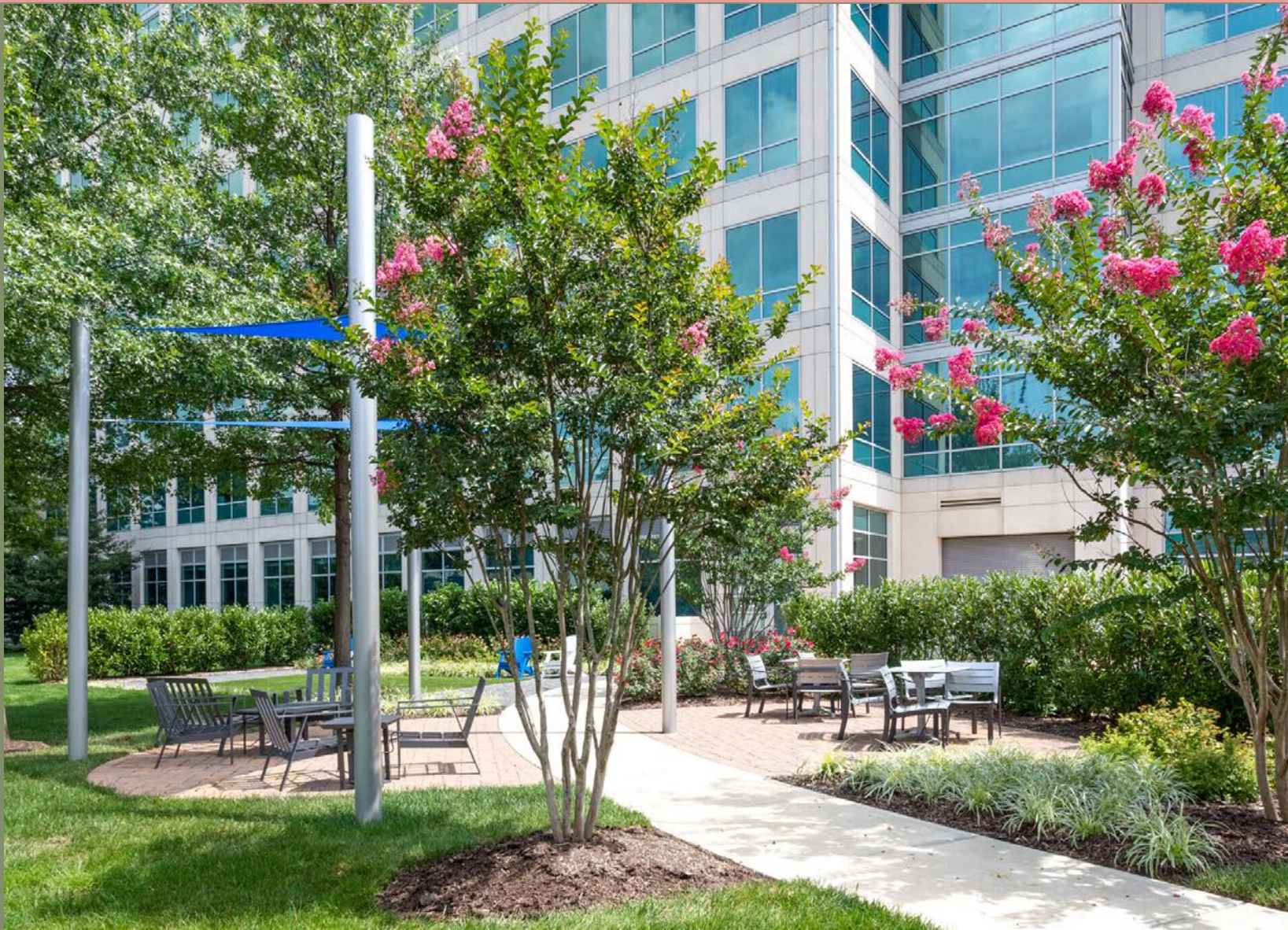
Minutes to Tysons and the Mosaic District



Onsite conference center, fitness center and monumental market



Convenient shuttle service





Tenant Lounge



Fitness Center



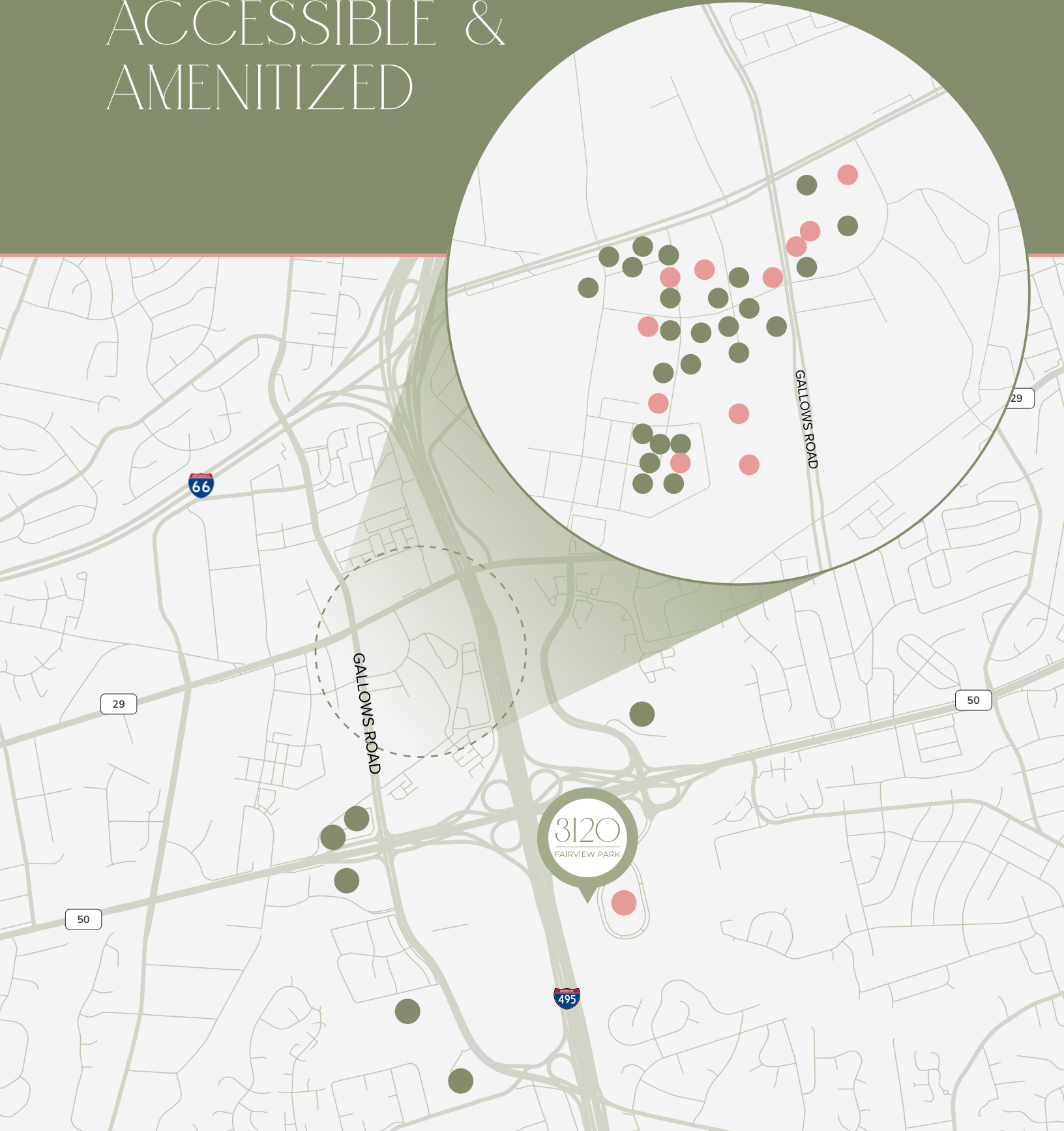
Monumental Market



Minutes to Mosaic District

Raising the Bar
ON WHERE YOU WORK

ACCESSIBLE & AMENITIZED



● RESTAURANTS :

- JINYA Ramen
- Ted Bulletin
- Alta Strada
- Kirby Club
- Chipotle
- Panera Bread
- Shake Shack
- Bartaco
- Macmillan Whiskey Room
- Colada by Bloomies
- Gyu Shige
- Urban Hot Pot
- Pupatella
- Sisters Thai
- Our Mom Eugenia
- Nando's PERI-PERI
- True Kitchen
- Sweetgreen
- Pastry Xpo Cafe
- AKB, A Hotel Bar
- Le Pain Quotidien
- B Side
- MOM's Bakery
- Caboose Commons
- Arby's
- Raouche
- Silver Diner
- Panera Bread
- Woodburn Cafe
- Sophia's Cafe
- Guapo's Tex-Mex
- Sweetwater Tavern
- Puzukan Tan Korean Grill
- 2941 Restaurant

● OTHER AMENITIES :

- Marriot
- Target
- H Mart
- Lidl
- Wells Fargo
- LA Fitness
- Bloomie's
- Solidcore
- Gold's Gym
- Musicbox Karaoke
- Paper Source
- Muse Paintbar

CONVENIENT SHUTTLE SERVICE :

3120 Fairview Park Dr now offers a complimentary shuttle service for tenants and their employees, running conveniently from 7:30 AM to 6:45 PM. Enjoy complimentary rides between your office, the Dunn Loring Metro station, and the Mosaic District. Easily track the shuttle in real time with the Reston Limousine app.



NEARBY TENANTS



I-495	2 min drive
MOSAIC DISTRICT	3 min drive
INOVA HOSPITAL	3 min drive
I-66	4 min drive
DULLES AIRPORT	20 min drive
DCA	21 min drive

SIGNAGE OPPORTUNITY

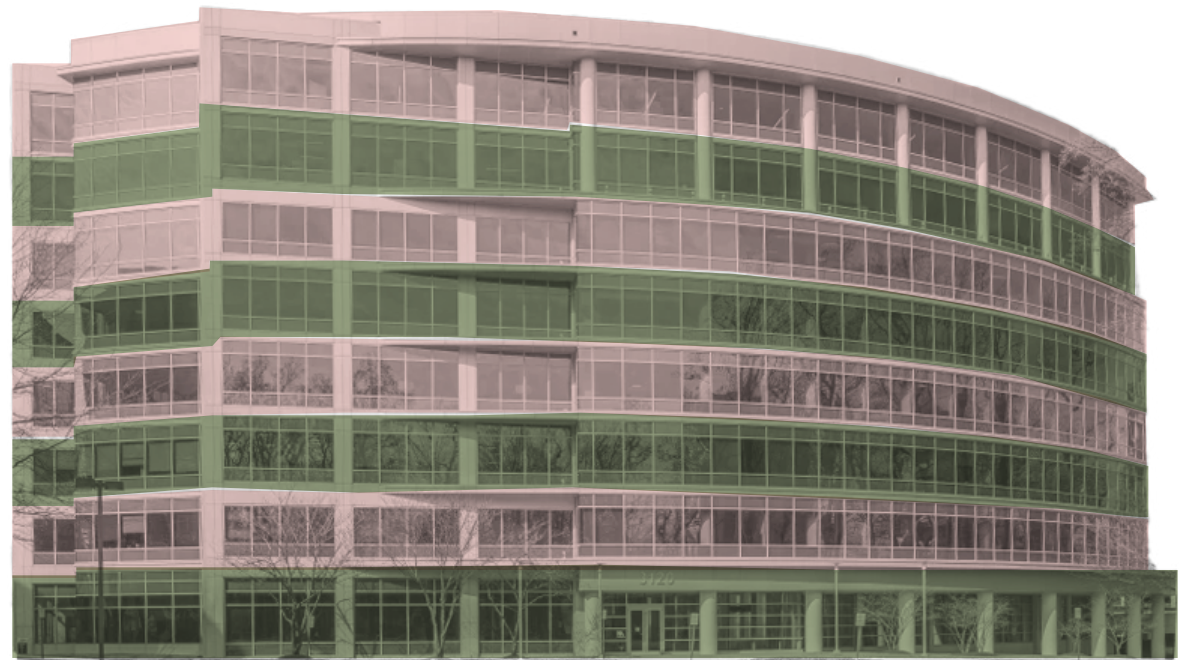
UNMATCHED VISIBILITY FROM I-495



AVERAGE DAILY TRAFFIC VOLUME
ON I-495, BETWEEN US-50 & I-66
CARRIES 222,000 VEHICLES.

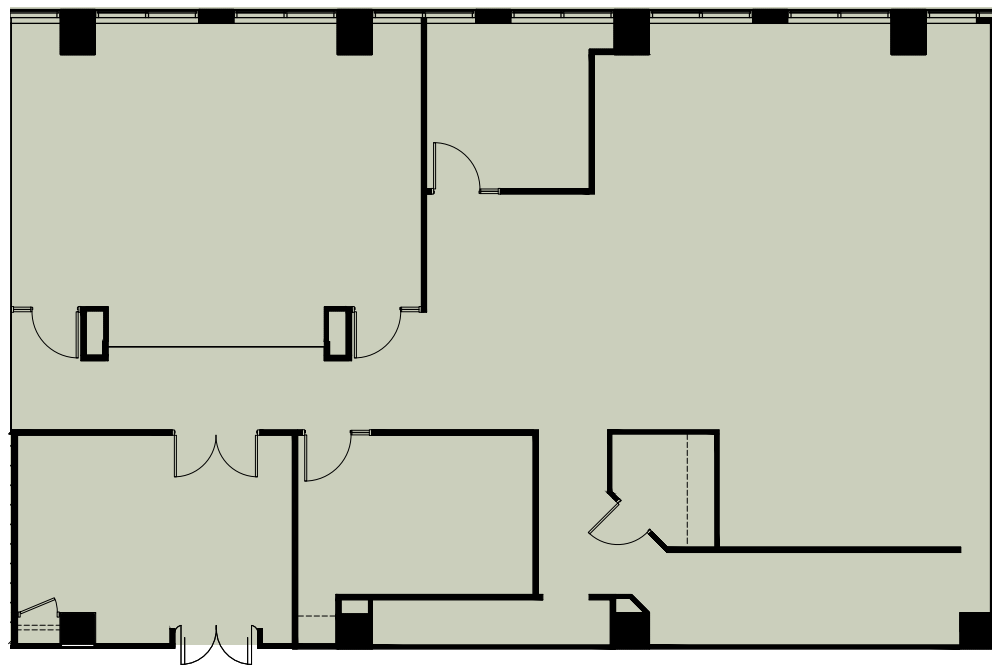


AVAILABILITIES



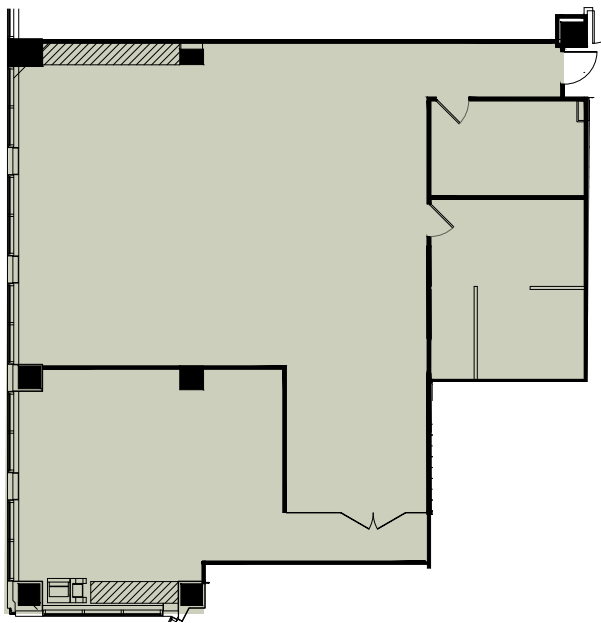
8TH FLOOR	Suite 800 23,534 SF - Available 08/2028		
7TH FLOOR	Suite 730 5,938 SF	Leased	
6TH FLOOR	Leased	Suite 610 1,887 SF	Suite 620 5,388 SF
5TH FLOOR	Suite 500 7,000 - 17,029 SF		Leased
4TH FLOOR	Leased	Suite 410 2,150 SF	Leased
3RD FLOOR	Fully Leased		Suite 320 2,628 SF
2ND FLOOR	Leased		Suite 250 4,621 SF
1ST FLOOR	Fully Leased		

SECOND FLOOR



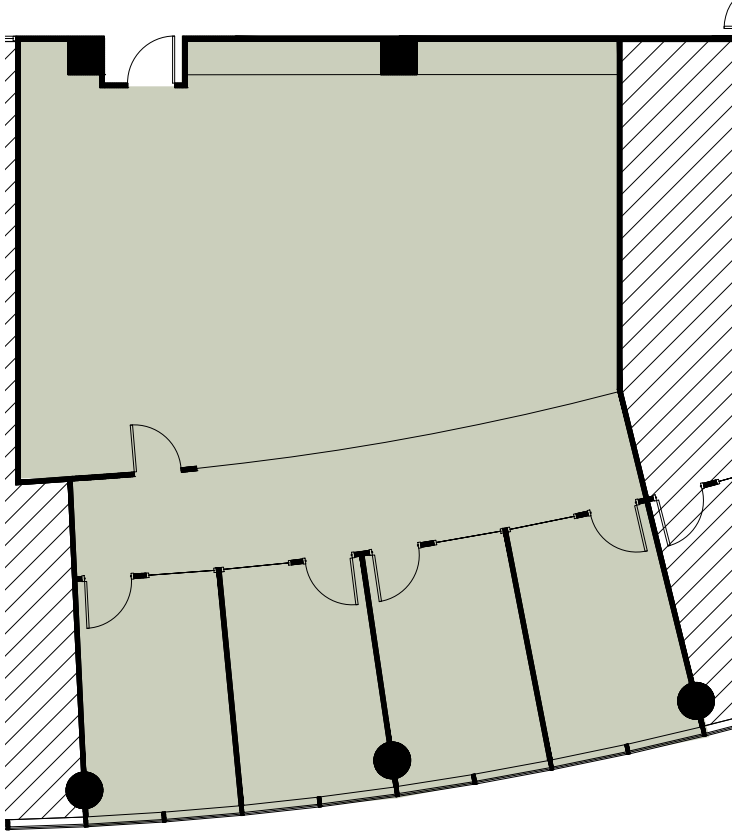
Suite 250 | 4,621 SF

THIRD FLOOR



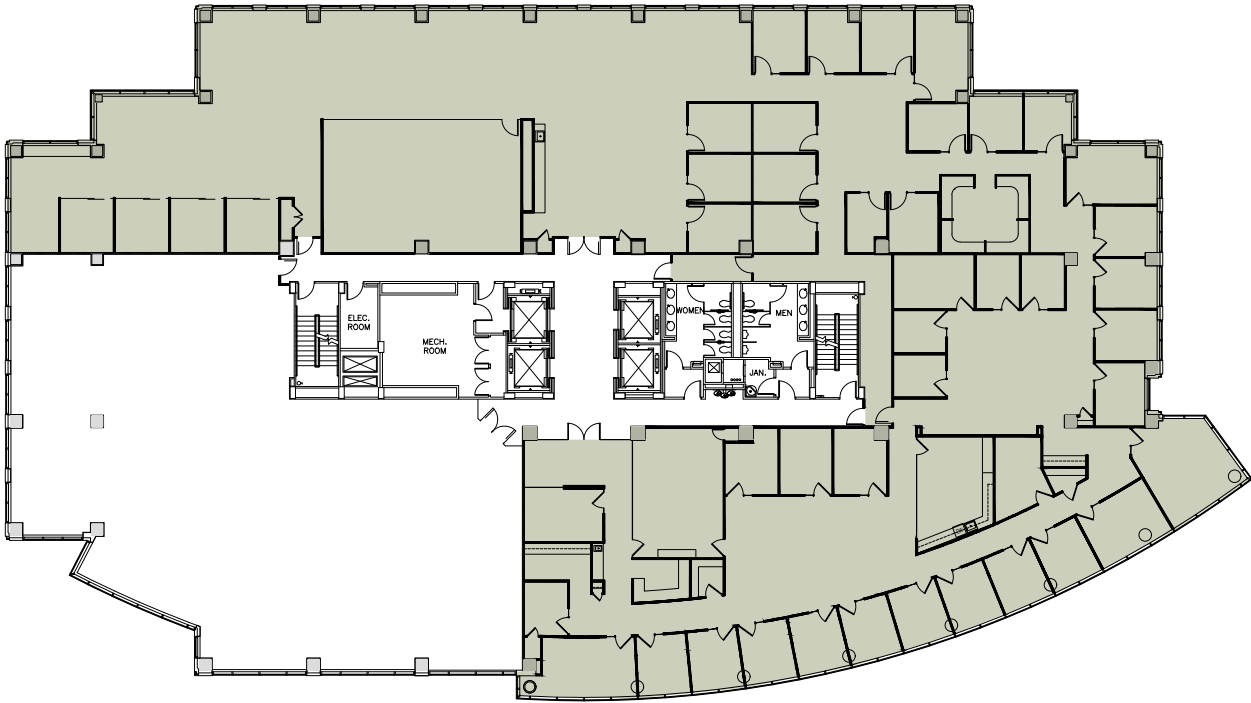
Suite 320 | 2,628 SF

FOURTH FLOOR



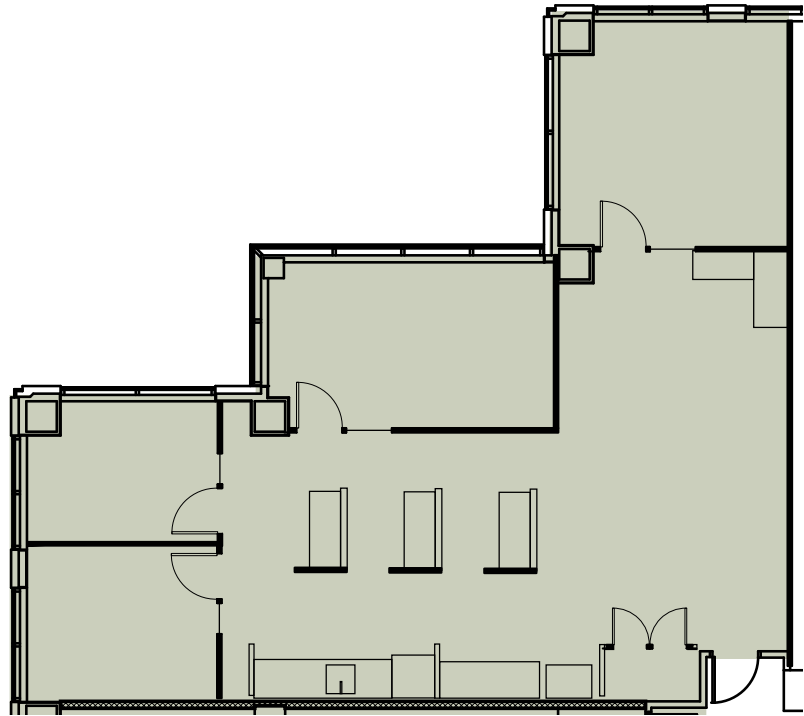
Suite 410 | 2,150 SF

FIFTH FLOOR



Suite 500 | 7,000 SF - 17,029 SF

SIXTH FLOOR



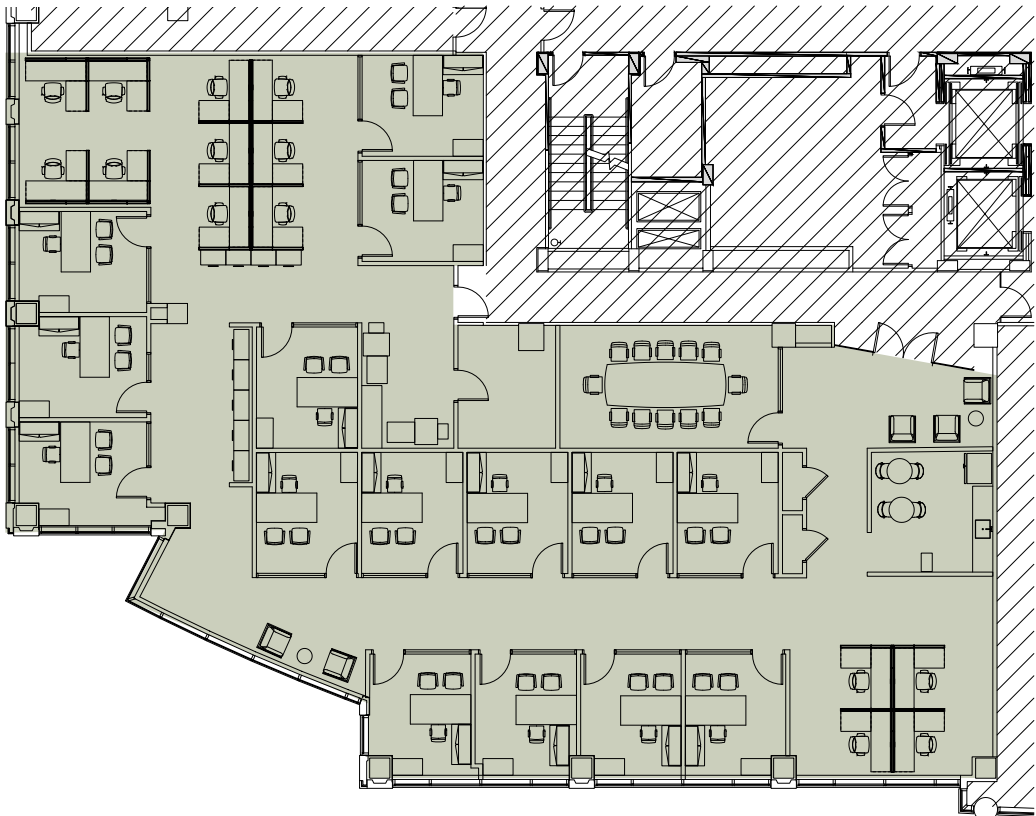
Suite 610 | 1,887 SF

SIXTH FLOOR



Suite 620 | 5,388 SF

SEVENTH FLOOR



Suite 730 | 5,938 SF

CLICK OR
SCAN FOR
VIRTUAL TOUR



PROPERTY OVERVIEW

YEAR BUILT	2008 (tower and garage)
STORIES	Eight levels above ground
BOMA RSF	195,260 SF
TYPICAL FLOOR PLATE	1st Floor: 16,229 SF 2nd-8th Floors: Approximately 24,154 SF
STRUCTURE	Post tensioned cast in place. Loading capacity: 100 PSF (80 PSF dead load, plus 20 PSF partition load).
COLUMN SPACING	20' x 45' structural bay
CEILING HEIGHT	Slab-to-slab heights are 12.7' feet in the office building and 10.0' to 10.5' feet in the parking structure. All base building systems are installed to allow for installation of a 9' finished ceiling height with clearance for ductwork and approved recessed lighting fixtures in all tenant spaces.
ELEVATORS	Four Otis traction high speed passengers of which one is a freight/passenger, each 4,000 pound capacity, in a central bank serve all levels. Garage has one hydro elevator serving all three levels.
LOADING DOCK	Single bay loading dock with two truck height dock floor.
HVAC	Each floor has one McQuay 80 SCU serving all VAV zones. The building has a 872 ton BAC induced draft cooling tower on the roof and condenser water risers serve each floor.
ENERGY MANAGEMENT SYSTEM (EMS)	Siemens Insight Energy Management System with access for programming and alarm notification.
EMERGENCY POWER	One Generac 350 KW diesel generator that provides emergency power to permit the operation of at least one elevator and emergency lighting and Life Safety Systems in the event of complete power failure to the building.
ELECTRICAL SERVICE	Typical floor electrical closets provide 480/277 panel boards supplying 2 watts per square foot for lighting; 208/120 panel boards supplying 5 watts per square foot below the finished ceiling on each floor with K-4 rated transformers for computer and receptacle loads.
SECURITY	Datawatch Security System with 24 Hour Access Card. Internal camera system monitoring main lobby and building entrance points.
PARKING	There is a three-level 144,558 GSF structure providing parking for 403 vehicles, and surface spaces for an additional 162 vehicles, for a total of 565 spaces (3.0 per 1,000 RSF)



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