

OFFICE SPACE FOR LEASE

JONES STREET OFFICE BUILDING
10505 Judicial Drive Fairfax, Virginia
Right across the street from the courthouse

OPPORTUNITY

- Suite 101: 2,555 SF
- Suite 201: 3,126 SF
- Suite 206: 1,377 SF
- Suite 301: 2,269 SF



HIGHLIGHTS

- Newly renovated
- Superior tenant build-outs offered
- Located directly across the street from the Fairfax County Government Judicial Center Complex
- Walking distance to Fairfax City Hall
- Located near George Mason University and NOVA Community College
- Solid brick construction with operable windows
- Suites are independently controlled for HVAC
- Excellent access to Rt. 123, Rt. 50, and Rt. 236
- New outdoor seating area and indoor Tenant lounge
- Banking, restaurants and amenities are within walking distance
- Generous secured free surface parking (3.25/1000)

RENTAL RATE

- \$26.00/SF Full Service
- (Suite 101) \$28.00/SF Full Service

TERM

- 3-10 years



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT
Principal

📞 | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE
Vice President

📞 | 847.562.6736

✉ | awallace@legatcre.com

OFFICE SPACE FOR LEASE

RIGHT ACROSS THE STREET FROM THE COURTHOUSE
Jones Street Office Building
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AERIAL SHOWING LOCAL AMENITIES



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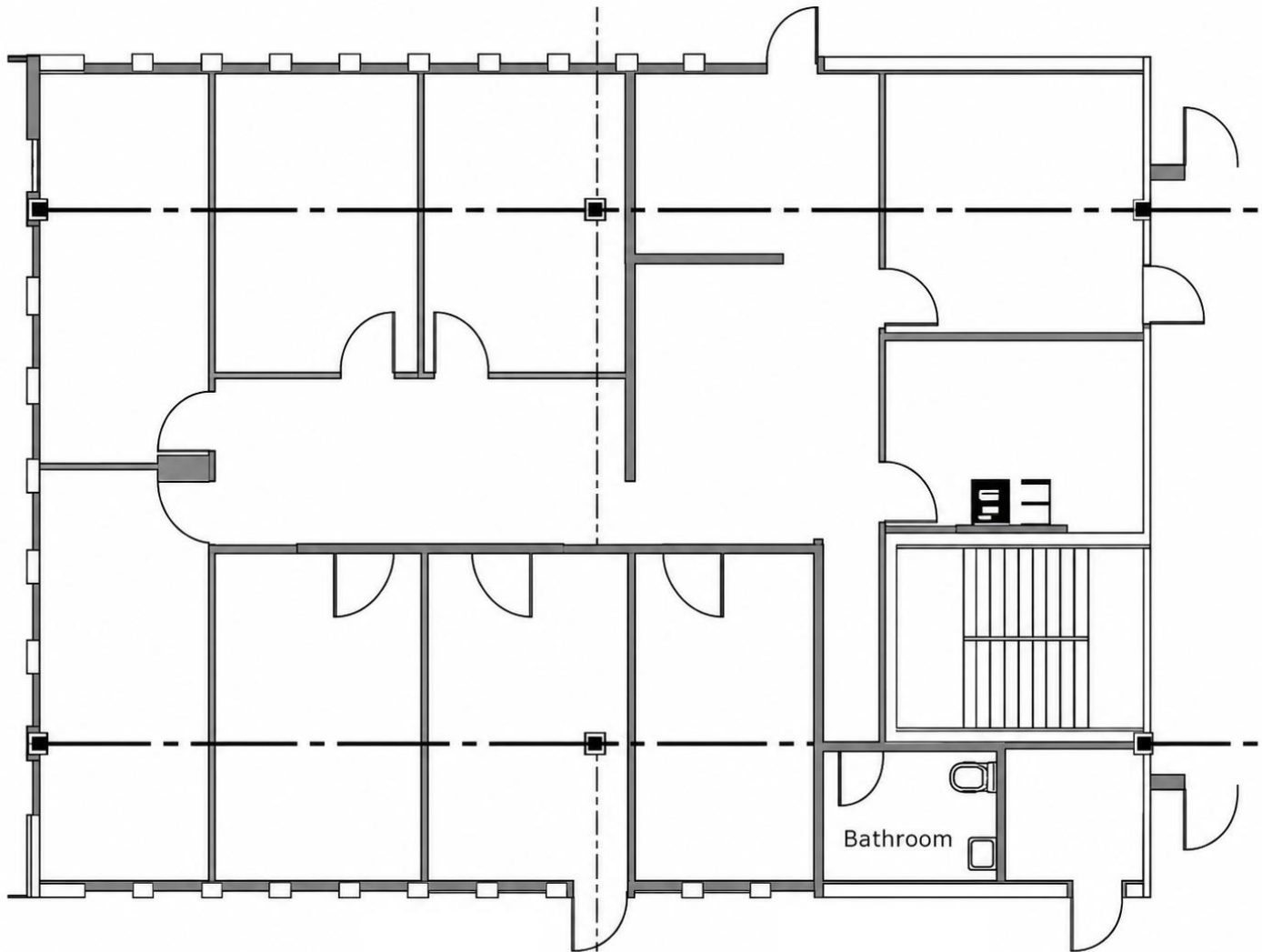
OFFICE SPACE FOR LEASE

RIGHT ACROSS THE STREET FROM THE COURTHOUSE
Jones Street Office Building
10505 Judicial Drive Fairfax, Virginia

Suite 101:

2,555 RSF (Two exterior egress doors and an interior private restroom)

FIRST FLOOR PLAN



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SECOND FLOOR PLAN



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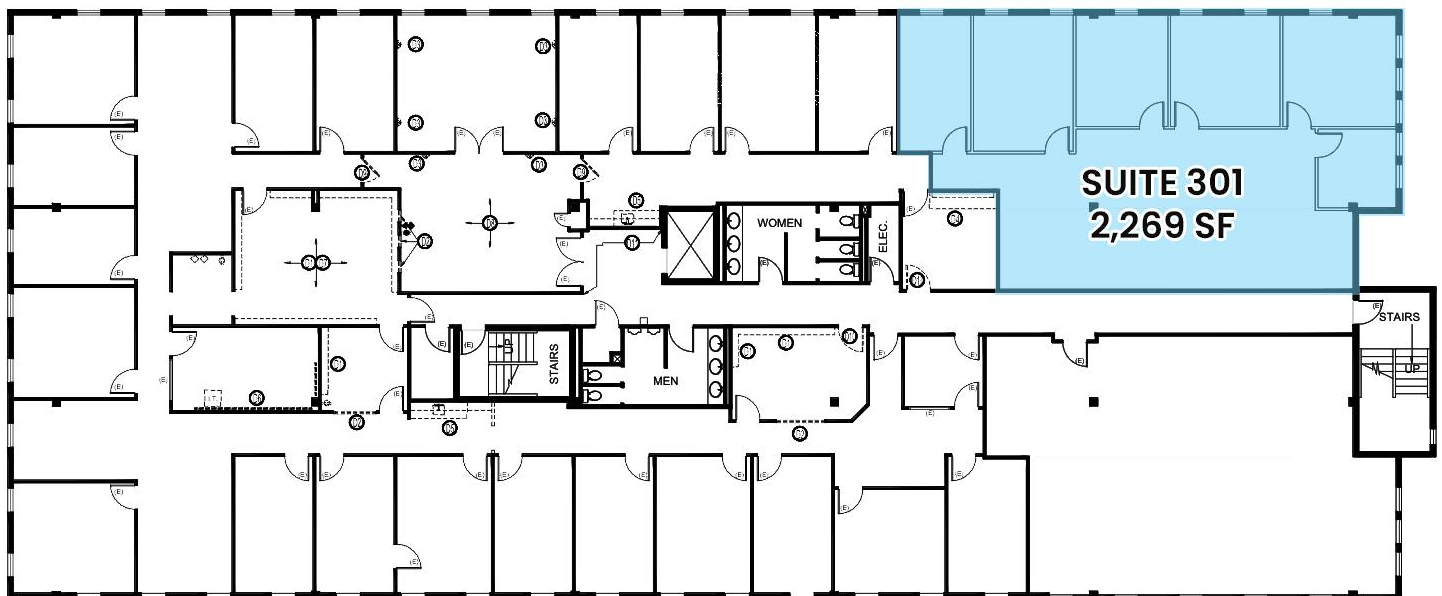
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Suite 301: 2,269 SF

THIRD FLOOR PLAN



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EXTENSIVE COMMON AREA RENOVATIONS



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HIGH-END BUILDING STANDARD INTERIOR FINISHES



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