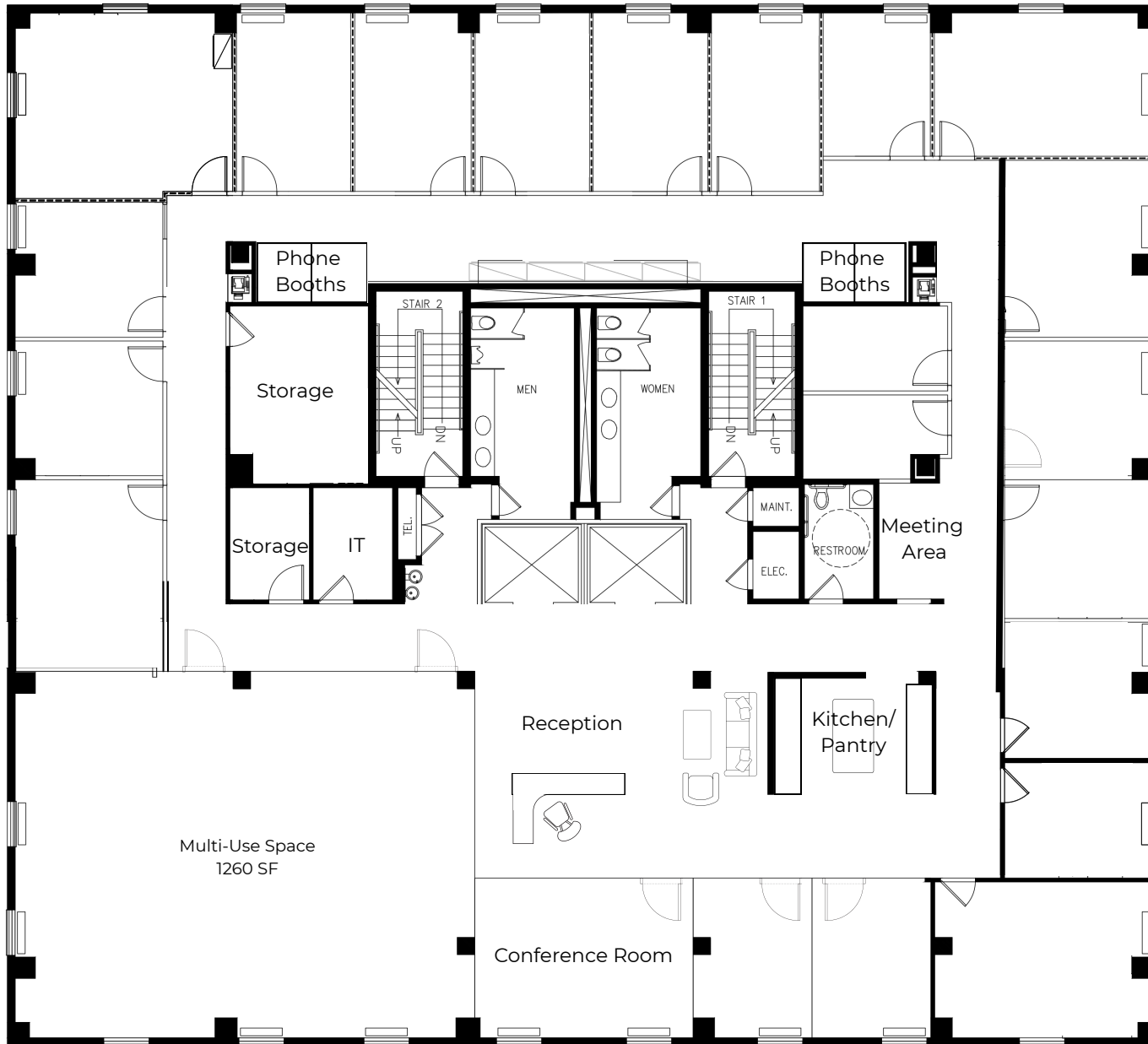


Fifth Floor Plan

4031 University Drive, Fairfax, VA 22030



Total Square Footage:

8,879 sf

Numbers of Rooms:

38 rooms

Contact Information:

Christopher Sowick

Leadoff Realty Advisors LLC

csowick@leadoffrealtyadvisors.com

703.626.3579



Property Overview

4031 University Drive, Fairfax, VA 22030



Quick Facts:

Rentable Building Area: 47,879 SF

Numbers of Floors: 5 with below-grade garage

Parking Spaces: 140 spaces (lot); 30 spaces (garage)

Security: Fob access after-hours, 24/7 surveillance cameras, door codes on individual suites

Building Amenities:

- State-of-the-art digital directory with tenant advertising capabilities
- Capital Bike Share at front of the building
- Large parking lot and reserved underground parking spaces
- On-site property management team with dedicated building engineer

Location: A short walk to the Fairfax County judicial center and in the heart of the Old Town Fairfax offering tenants easy access to restaurants and stores. Building is close to major highways for easy commuting.

Contact Information:

Christopher Sowick | Leadoff Realty Advisors LLC
csowick@leadoffrealtyadvisors.com | 703.626.3579

