



FAIR OAKS BUSINESS PARK

3949-3959 Pender Drive | 11200-11216 Waples Mill

Lincoln

Jack Redmond
jredmond@lpc.com
703.284.5880

Chris Dyson
cdyson@lpc.com
703.284.3633

OWNED/MANAGED BY:

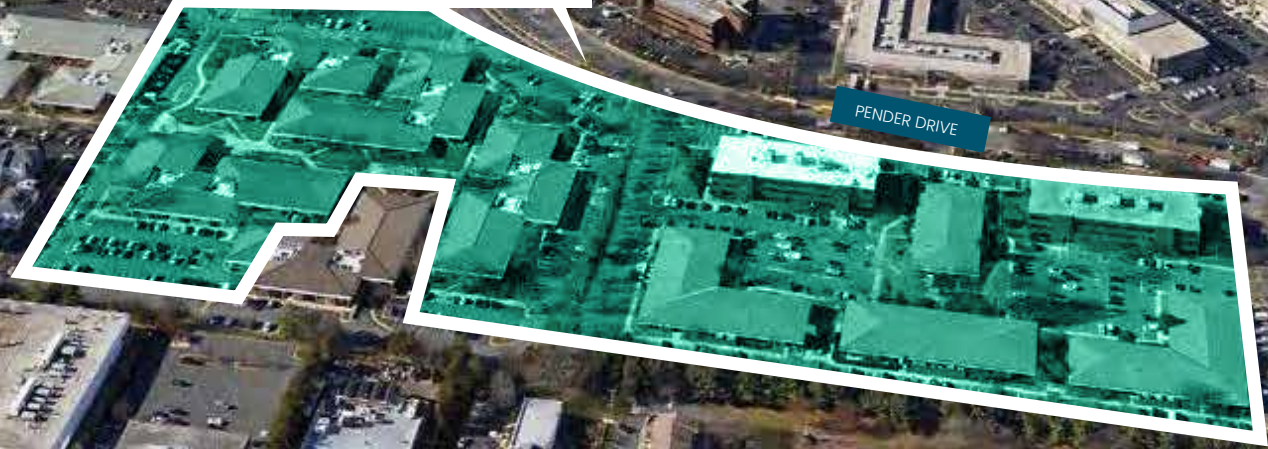
 **PETERSON**
COMPANIES



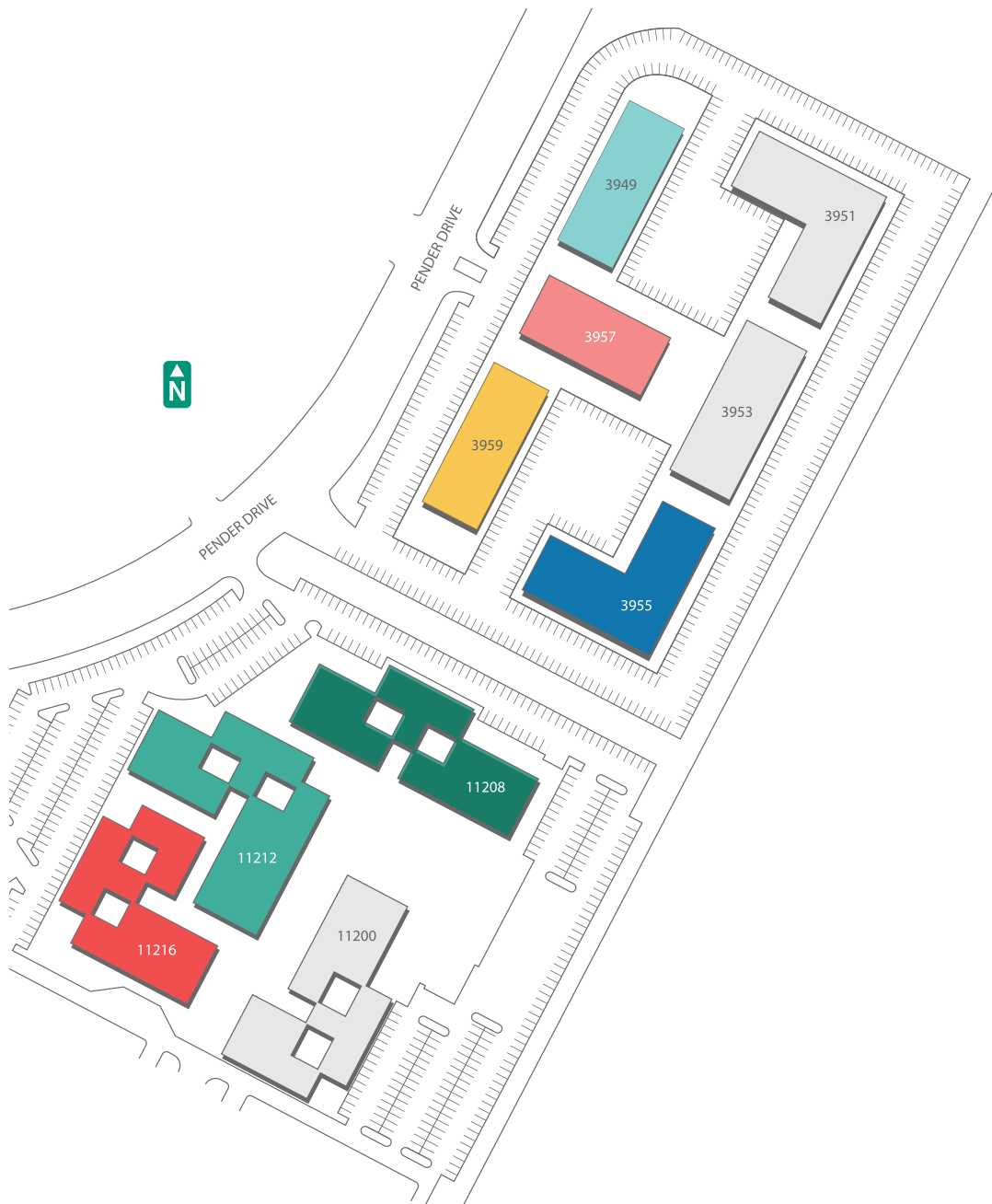
WAPLES MILL

**FAIR OAKS
BUSINESS PARK**
FAIRFAX, VA

PENDER DRIVE



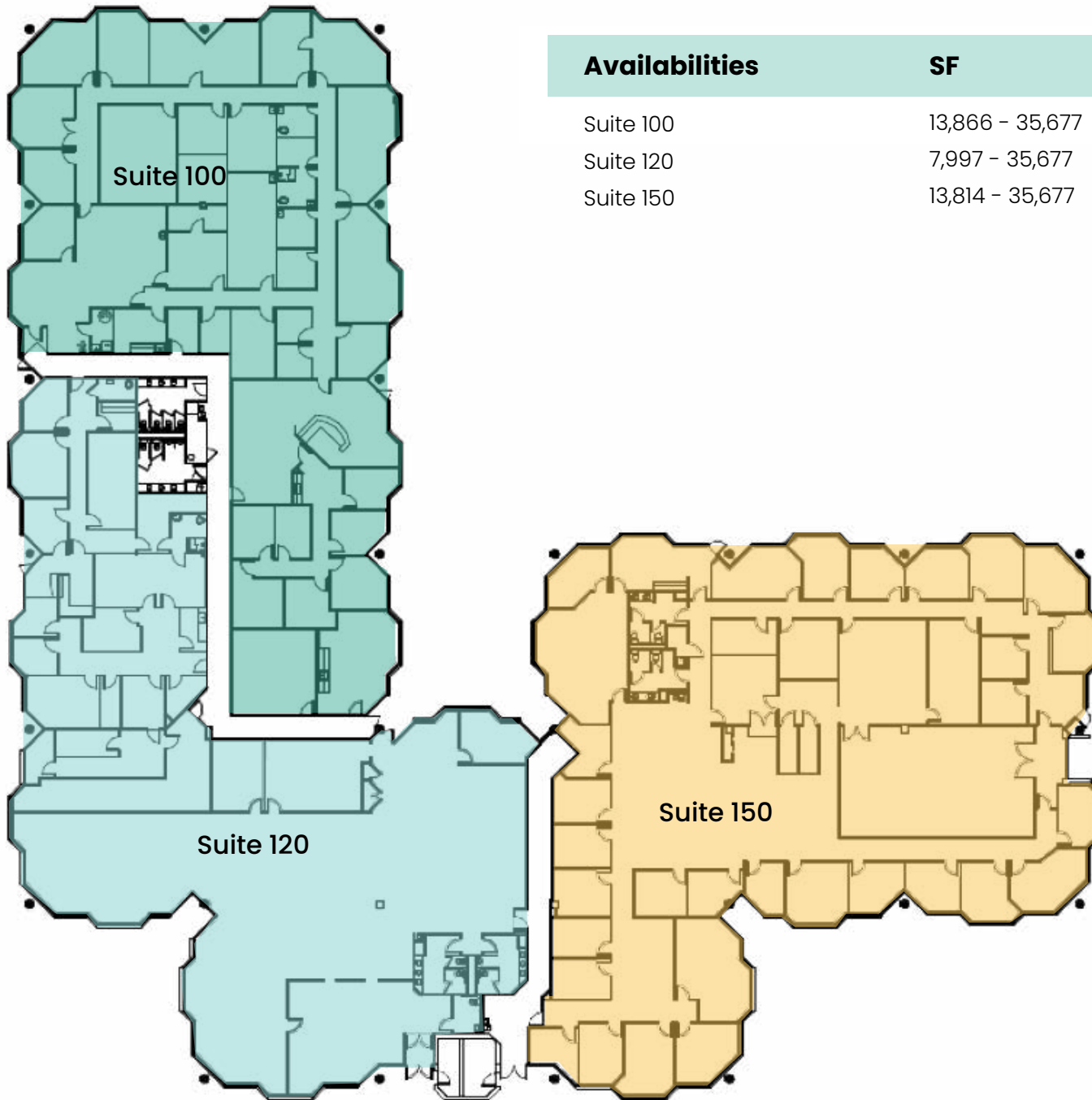
SITE PLAN



Availabilities	SF	Rate	Date Available
1st Floor	35,677	\$20 FS	Immediately
Spec Suite 102	2,651	\$20 FS	Immediately
Suite 103	3,923	\$20 FS	Immediately
Suite 105	2,662	\$20 FS	Immediately
Suite 120B	2,365	\$20 FS	Immediately
Suite 125	1,895	\$20 FS	Immediately
Suite 130	1,044	\$20 FS	Immediately
Suite 200	2,848	\$20 FS	Immediately
Suite 210	2,629	\$20 FS	Immediately
Suite 260	2,374	\$20 FS	Immediately
Suite 305	895	\$20 FS	Immediately
Suite 310	4,377	\$20 FS	Immediately
Suite 330	2,731	\$20 FS	Immediately
Suite 350	1,277	\$20 FS	Immediately
Suite 120	3,000	\$20 FS	Immediately
Suite 130	3,215	\$20 FS	Immediately
Suite 103	2,153	\$20 FS	Immediately
Suite 115	1,225	\$20 FS	Immediately
Suite 240	1,617	\$20 FS	Immediately
Suite 310	3,409-5,821	\$20 FS	Immediately
Suite 320	2,412-5,821	\$20 FS	Immediately

Property Highlights:

- Ten-building campus located in the heart of Fairfax, VA
- 4 Newly delivered spec suites ranging from 2,651 SF - 6,521 SF & tenant shared access to newly built pantry
- Ample parking options 3.8/1,000 SF
- Cafe with indoor/outdoor seating
- Walkable to popular retailers, restaurants, and entertainment
- Quick & easy access to major commuting routes including I-66, Route 50 and 29, and Fairfax County Parkway
- Walking distance to exercise and childcare facilities



Availabilities

SF

Date Available

Suite 100

13,866 - 35,677

Immediately

Suite 120

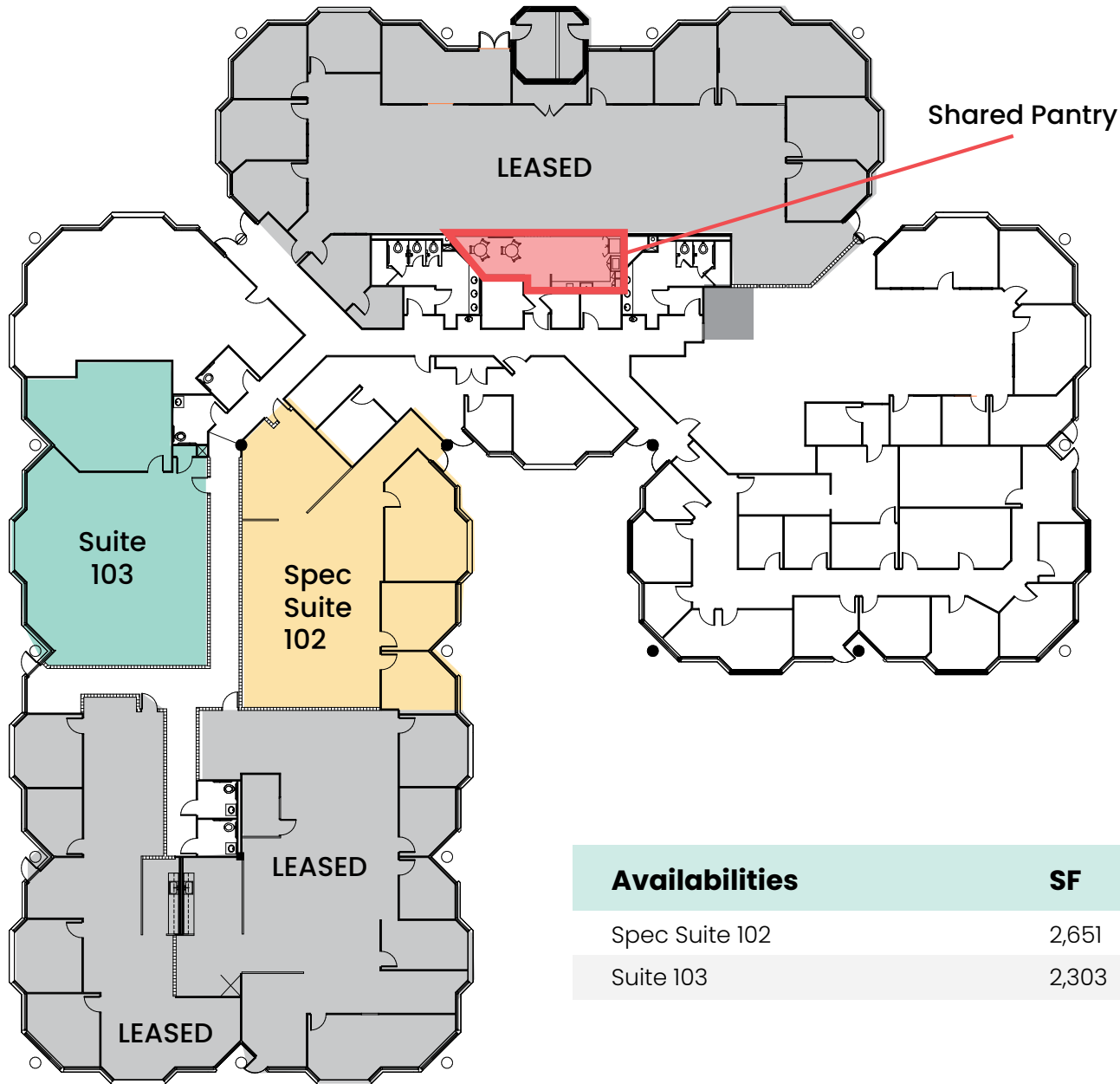
7,997 - 35,677

Immediately

Suite 150

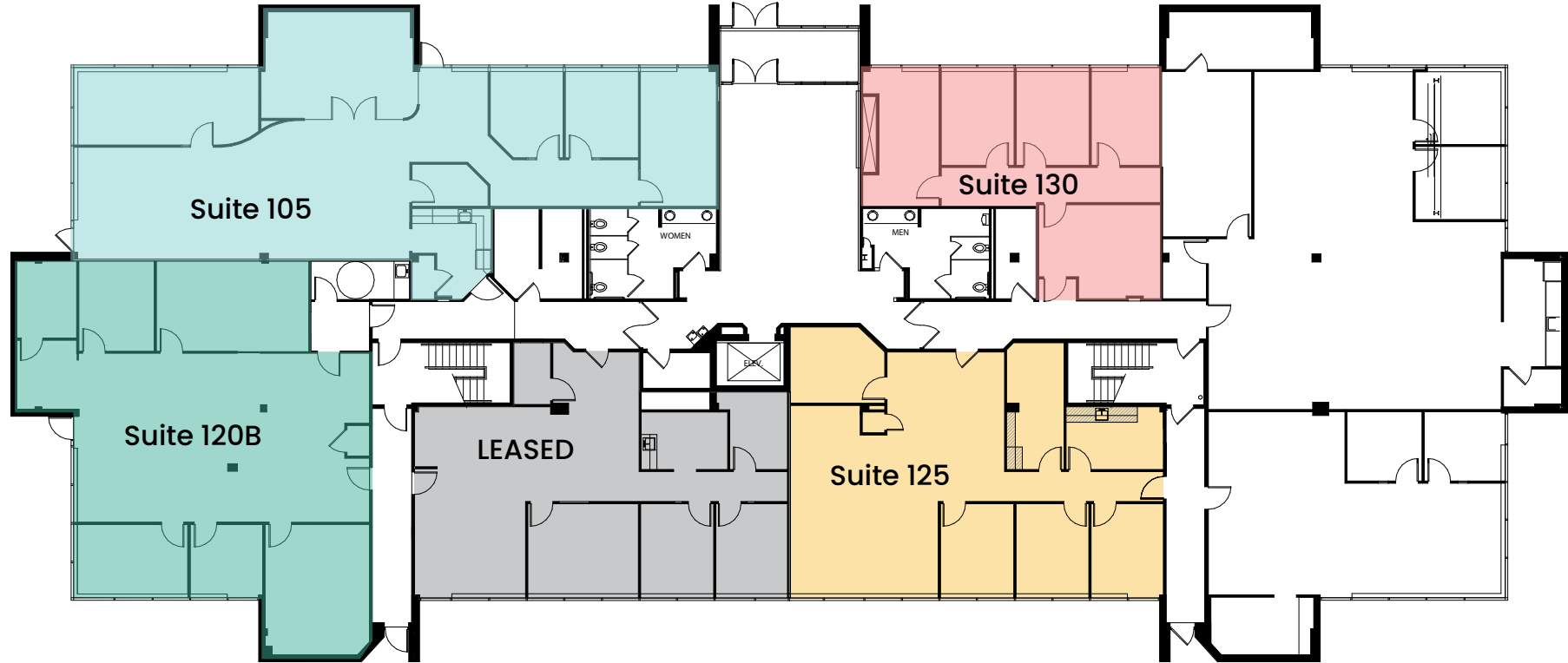
13,814 - 35,677

Immediately

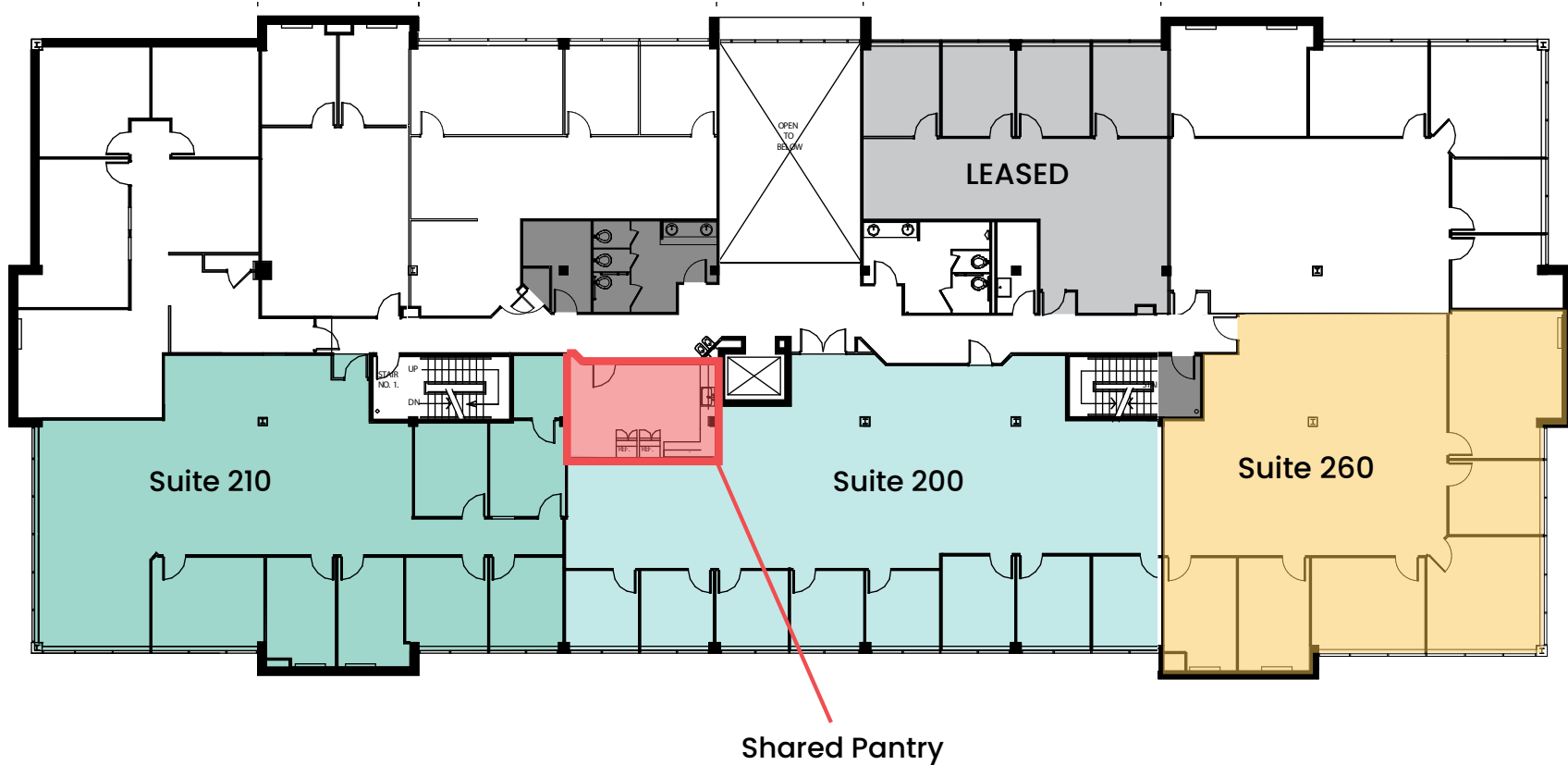


Availabilities	SF	Date Available
Spec Suite 102	2,651	Immediately
Suite 103	2,303	Immediately

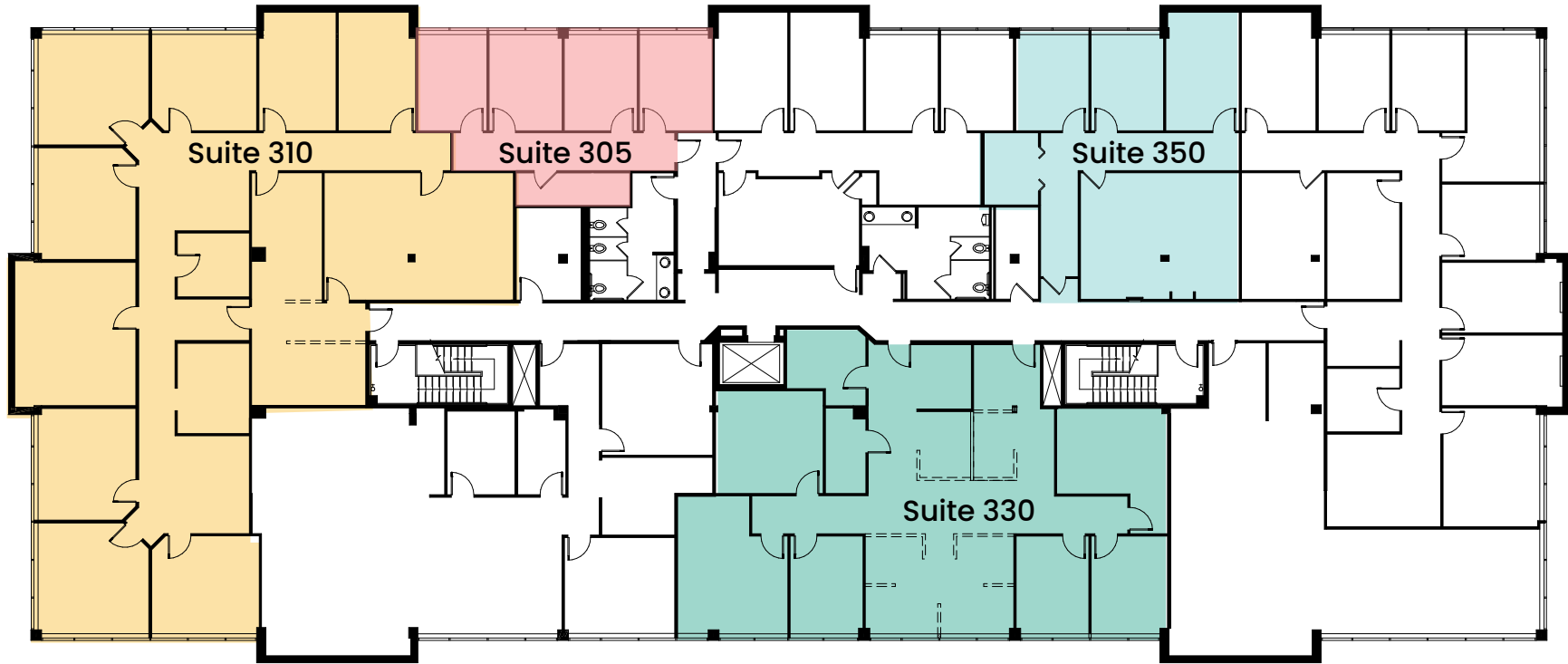
FAIR OAKS BUSINESS PARK - 3949 PENDER DRIVE



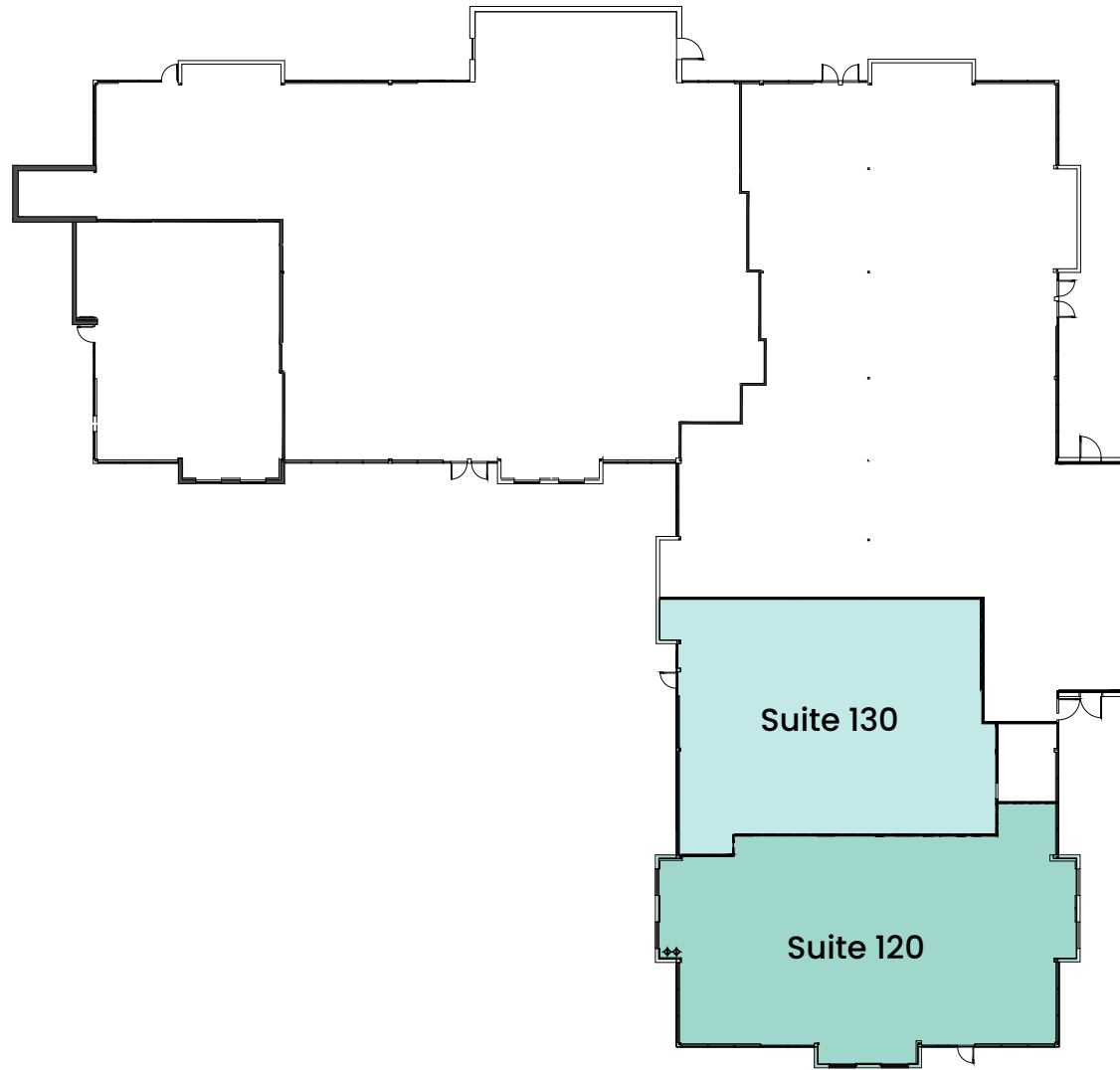
Availabilities	SF	Date Available
Suite 105	2,662	Immediately
Suite 120B	2,365	Immediately
Suite 125	1,895	Immediately
Suite 130	1,044	Immediately



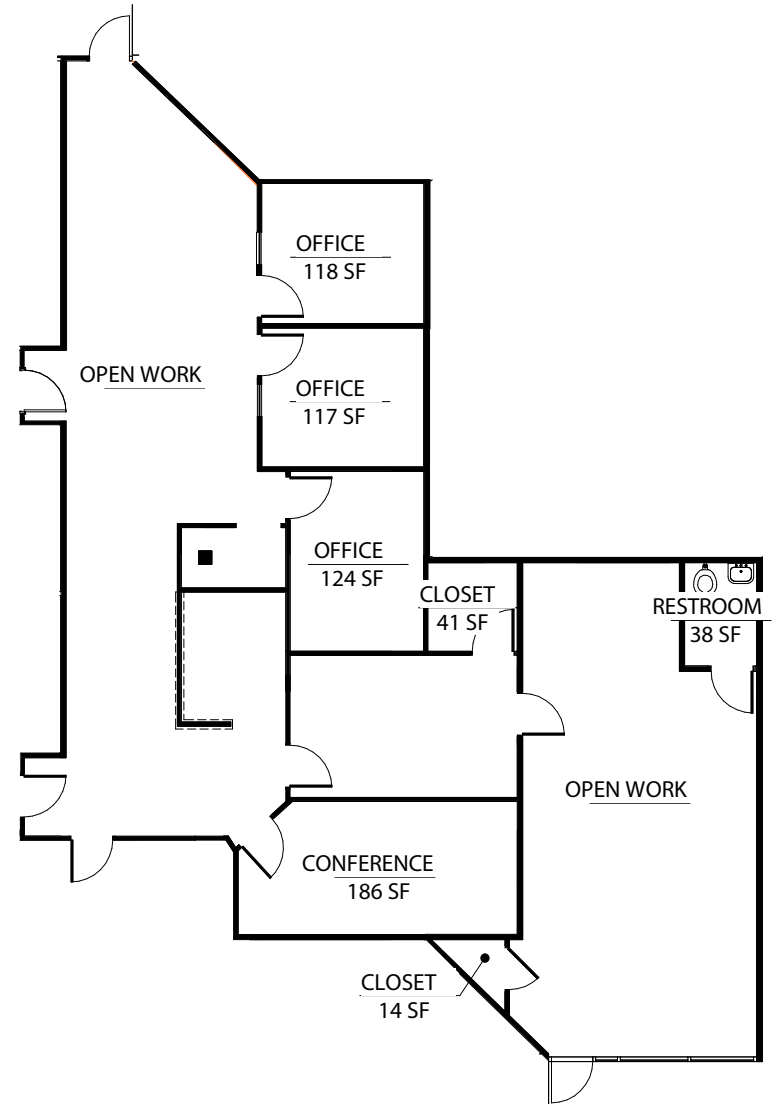
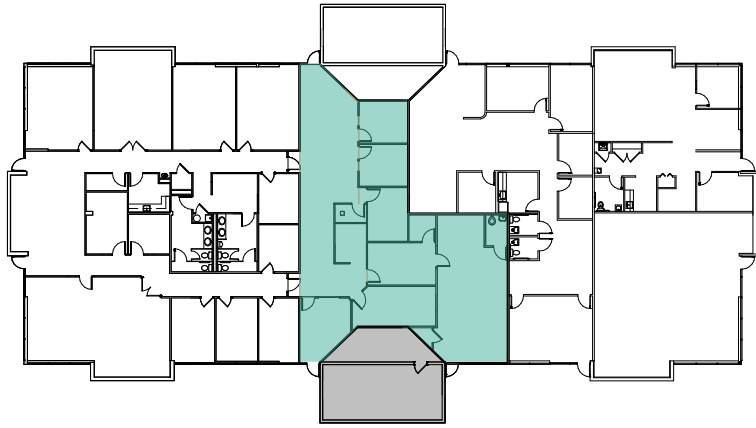
Availabilities	SF	Date Available
Suite 200	2,848	Immediately
Suite 210	2,629	Immediately
Suite 260	2,364	Immediately



Availabilities	SF	Date Available
Suite 305	895	Immediately
Suite 310	4,377	Immediately
Suite 330	2,731	Immediately
Suite 350	1,277	Immediately



Availabilities	SF	Date Available
Suite 120	3,000	Immediately
Suite 130	3,215	Immediately



Availabilities

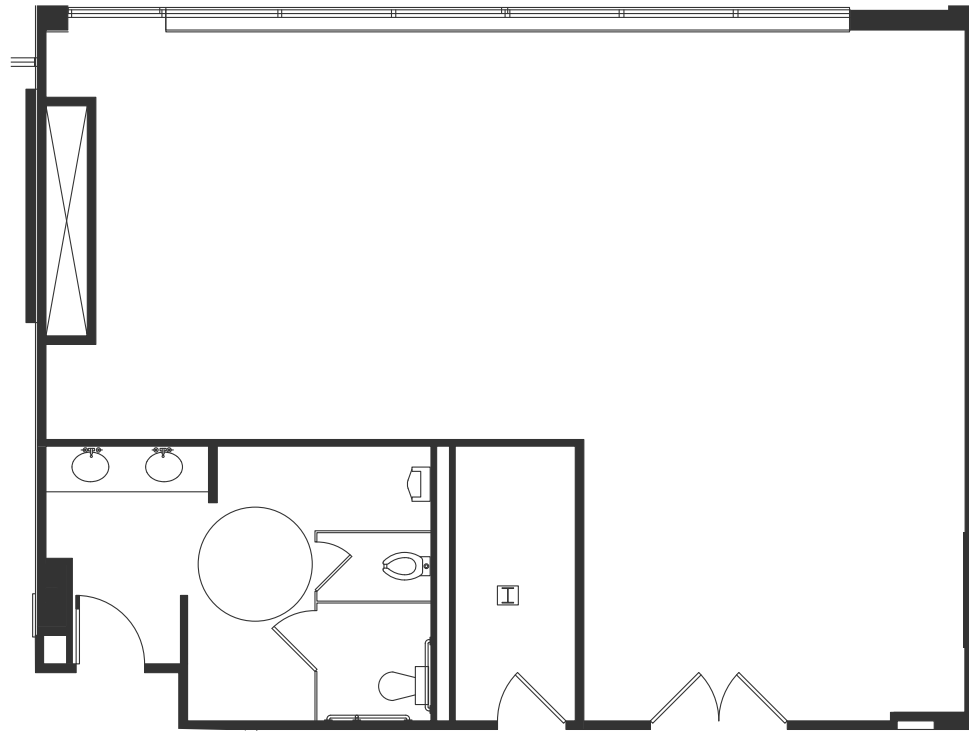
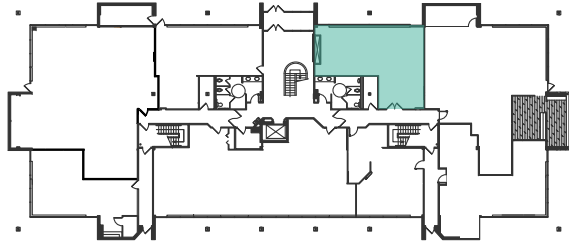
Suite 103

SF

2,153

Date Available

Immediately



Availabilities

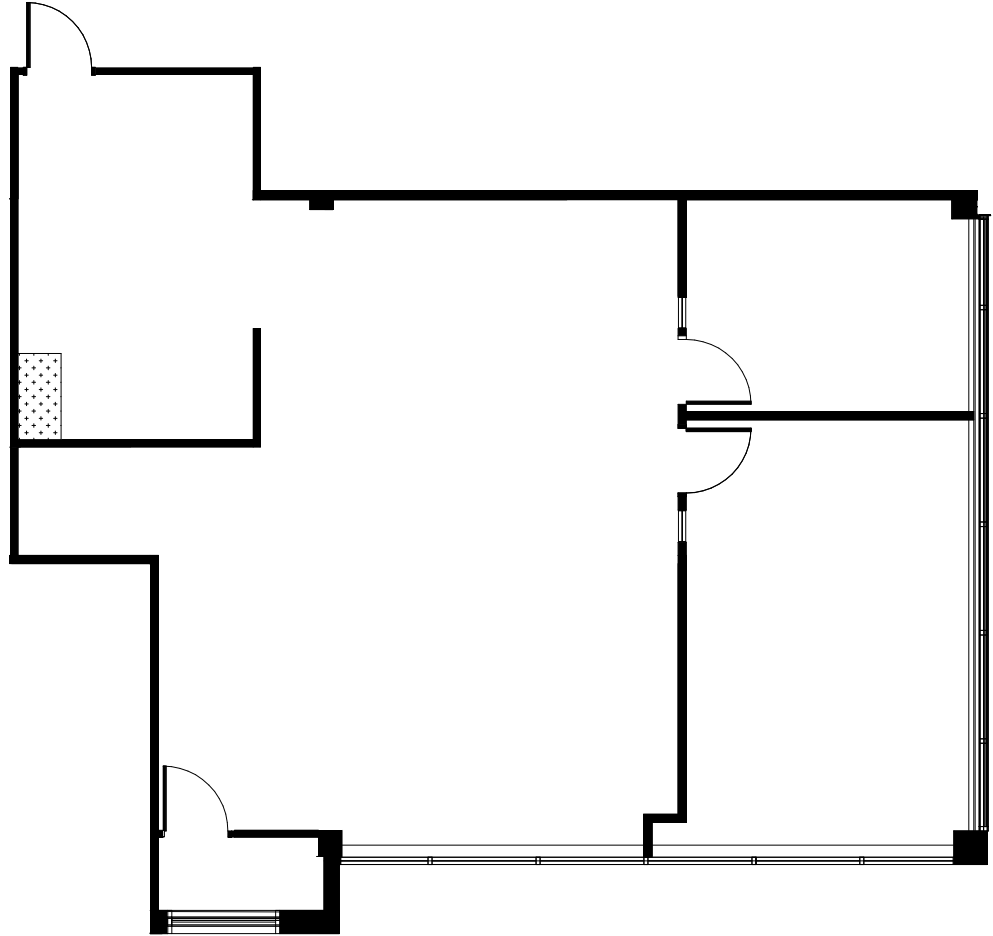
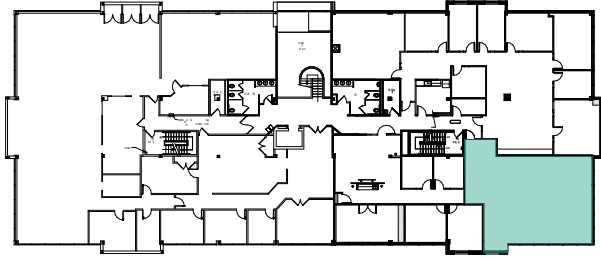
Suite 115

SF

1,225

Date Available

Immediately



Availabilities

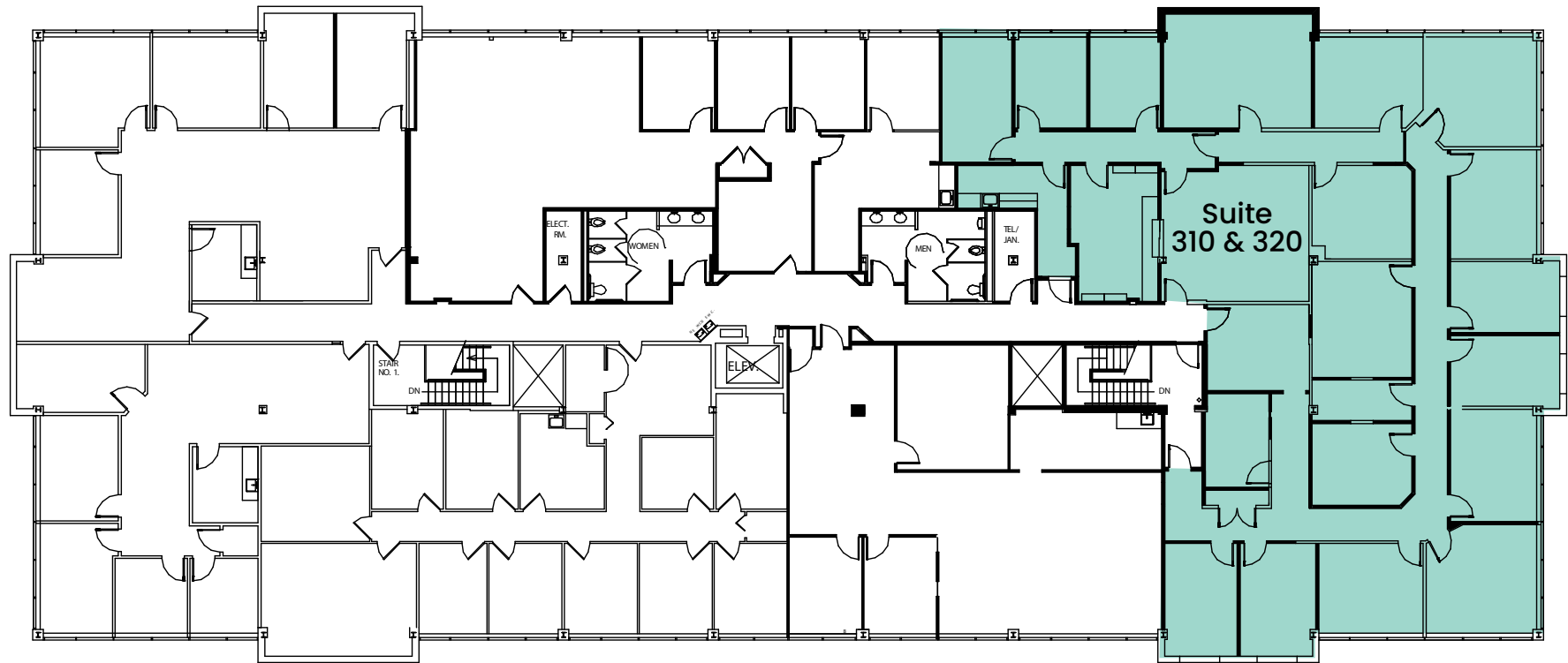
Suite 240

SF

1,617

Date Available

Immediately



Availabilities

SF

Date Available

Suite 310

3,409-5,821

Immediately

Suite 320

2,412-5,821

Immediately

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