

# FUSE

3401 Fairfax Drive



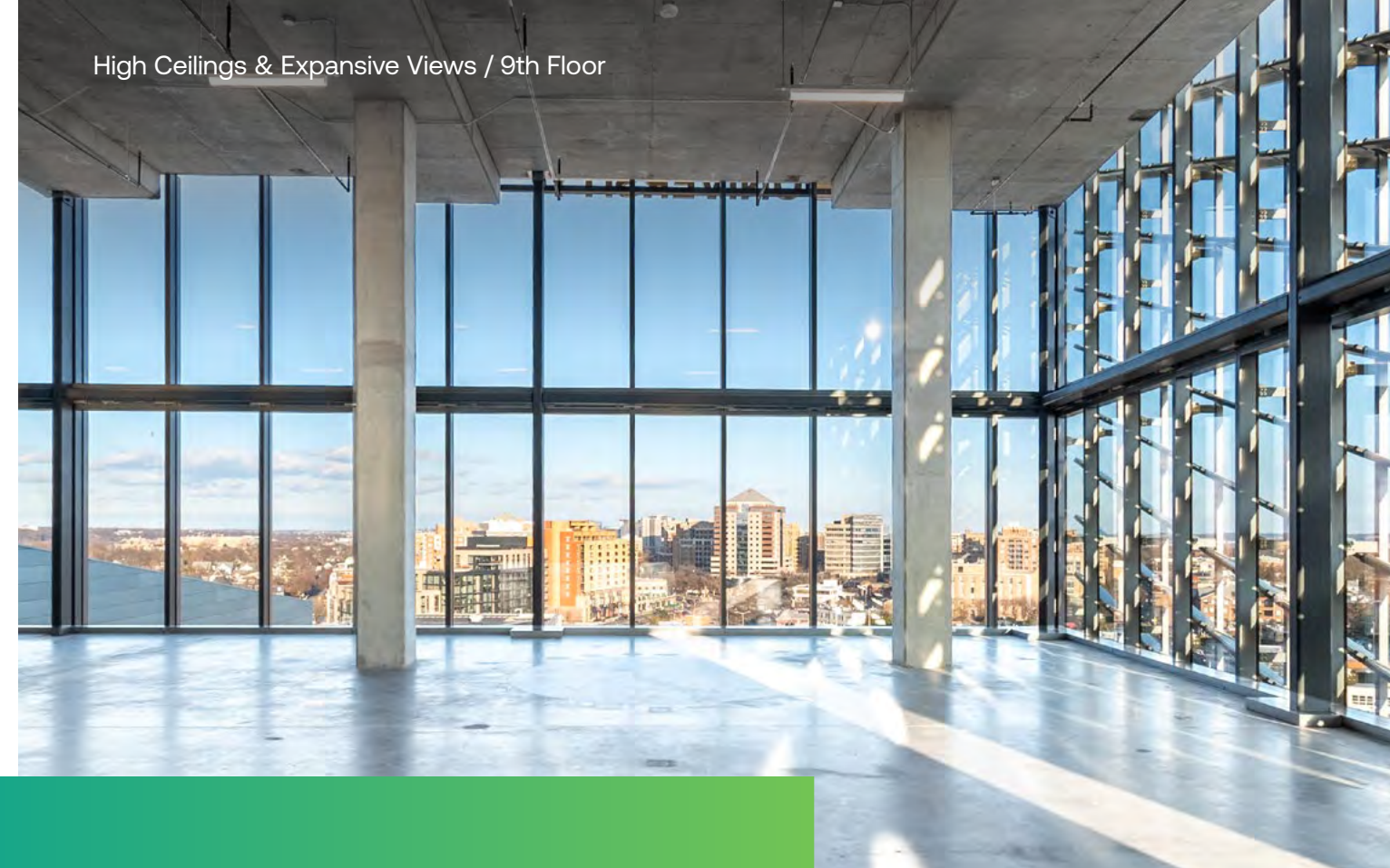
# Linked by Purpose

*Fuse is where bold ideas ignite and transformative solutions take shape. We connect visionary thinkers with world-class talent and industry partners to tackle the challenges that matter most.*

Strategically located in the Rosslyn-Ballston corridor and in partnership with George Mason University, Fuse serves as a dynamic hub for innovators, researchers, and entrepreneurs to collaborate and thrive in a state-of-the-art trophy office environment.

Through integrated workspaces and curated programming, Fuse fosters the exchange of ideas and enables seamless collaboration between industry partners, and the broader innovation community—accelerating progress and driving meaningful change.

High Ceilings & Expansive Views / 9th Floor



Lounge & Terrace / 6th Floor

## A Collaborative Alliance

As the #1 most innovative university in Virginia, George Mason brings its entrepreneurial spirit to Fuse with shared space dedicated to robotics, digital arts / multi-media, data collaboration, simulation, and more.

### Tenants have direct access to:



~500 masters and doctorate degree candidates in computer science



Access to curated industry events



Government funded research programs



Entrepreneurial and small business support through Mason Enterprises



World-class faculty and technology lab facilities



One of the largest producers of tech talent in the region



Collaborative research and federal funding opportunities



Direct pipeline to interns



World-class convening spaces

Multiple Signage Opportunities



Premier Office Experience



Community Events



# Unparalleled Features & Amenities

## Building Advantages

- Generous ceiling heights (**13'4" slab to slab**) that offer an expansive feel and maximize natural light
- Multiple **signage** options for prime branding visibility
- **1.202 core factor** for efficient design
- Virtually **column-free** floors
- Destination dispatch elevators

## Core of Collaboration

- Flexible collaborative common space
- Conference space for hosting live and hybrid events
- Large conference and event space to host **up to 750 people**
- Exceptional podcast studio
- Instant conference room booking with Fuse App

## Convenience

- Office-to-parking access – **1.5 spaces/1,000 SF**
- Fast, reliable WiFi and 5G inside and outside
- Tech concierge service
- Easy access to I-66
- Two blocks from Metro
- Convenient commuting options (bike share, rideshare, metro, shuttles)

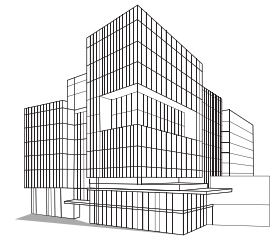
## Healthy and Sustainable Lifestyle


- Fitness studio
- Bike rooms
- Spacious green rooftop deck areas and multiple terraces
- Convenient electric car charging stations
- Smart and green building technologies





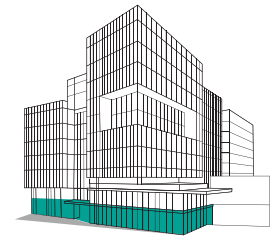
# Availabilities



9	 SUITE 9201 26,725 SF				
8	SUITE 8201 17,835 SF			TERRACE	
7	SUITE 7200 10,111 SF	LOUNGE	TEAM ROOM	SUITE 7202 3,430 SF	
6	SUITE 6200 10,069 SF		KITCHEN & BALCONY	LOUNGE	TEAM ROOMS
5	SUITE 5210 12,663 SF		CONFERENCE ROOM		
4	SUITE 4220 14,117 SF			LOUNGE	SUITE 4200 1,790 SF
3		KITCHEN	TEAM ROOMS		
2		CONFERENCE ROOMS	PODCAST STUDIO	LOUNGE	
1		WOOD & IRON RESTAURANT	CAFÉ KIOSK	LOUNGE	FUSE CONFERENCE CENTER (750)

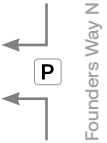
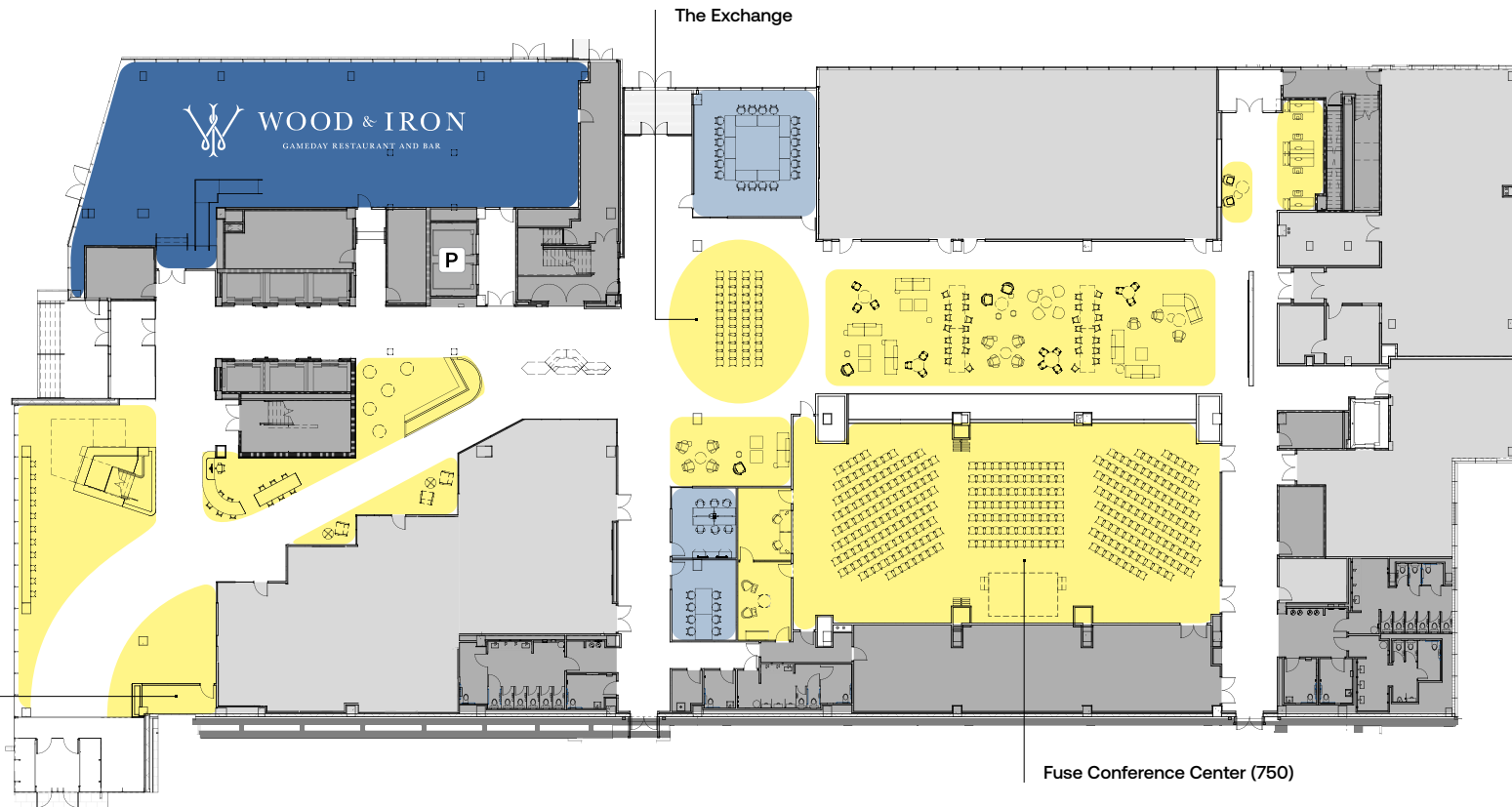
 Available Office Space  Shared Tenant Amenity  Leased

# 1st Floor



Fairfax Drive

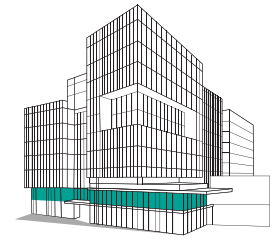
Café Kiosk



Founders Way N

- Shared Tenant Amenity
- Restaurant Opening Soon
- Instant Booking Room
- Leased
- P Parking Access

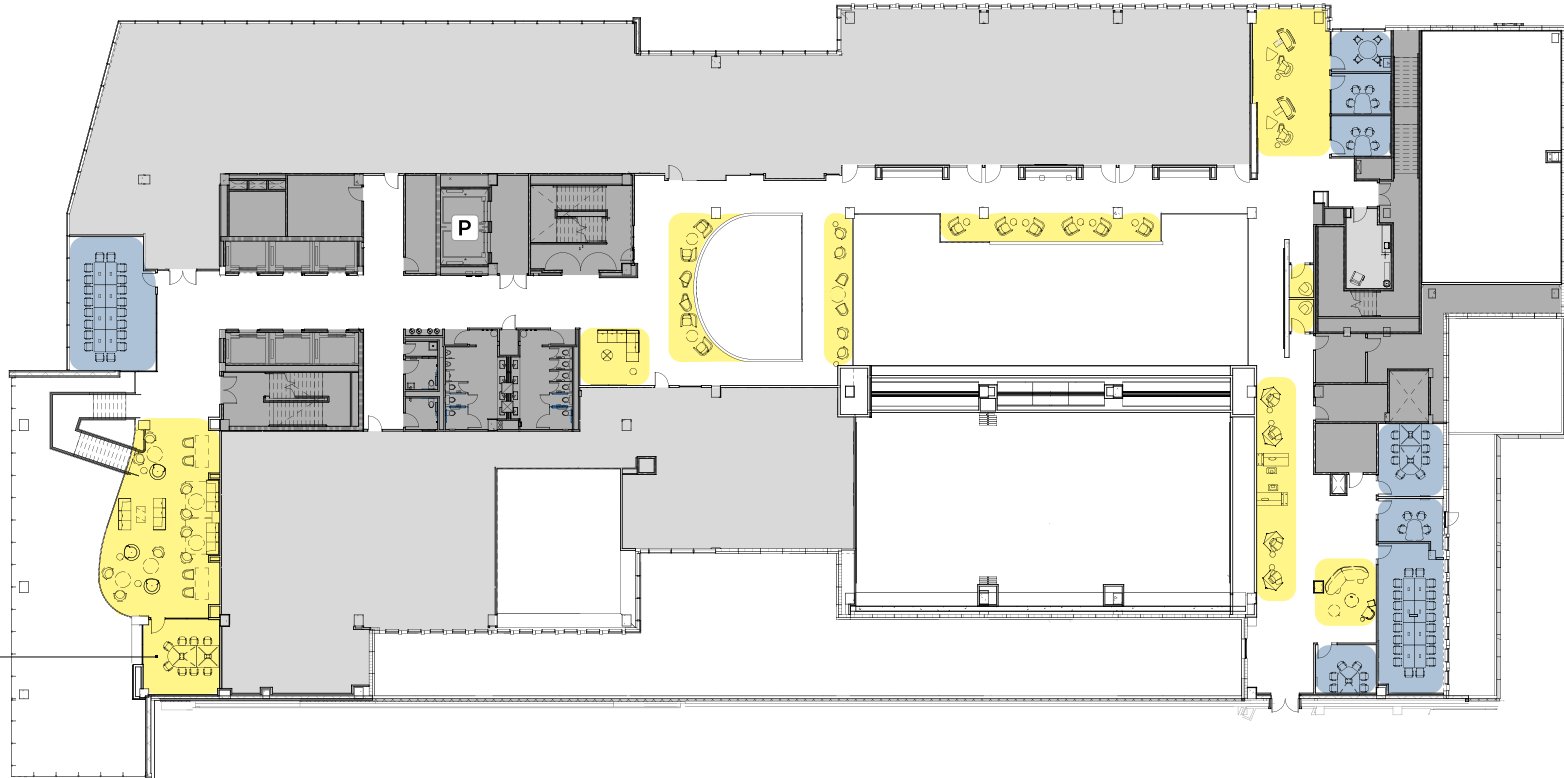
# 2nd Floor



↑ M  
metro  
Two Blocks

Fairfax Drive

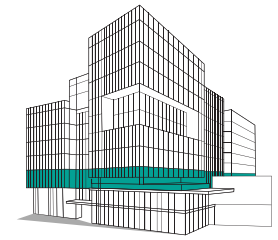
Podcast Studio



Founders Way N  
P

- Shared Tenant Amenity
- Instant Booking Room
- Leased
- Parking Access

# 3rd Floor



Fairfax Drive



Founders Way N

- Shared Tenant Amenity
- Leased
- Instant Booking Room
- Parking Access

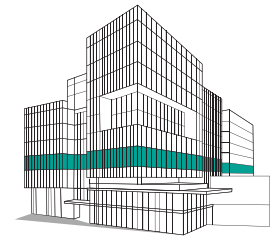
# FUSE

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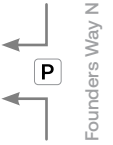
**CBRE**

**EDGEMOOR**  
INFRASTRUCTURE & REAL ESTATE

# 4th Floor



Fairfax Drive



Founders Way N

- Available Office Space
- Leased
- Shared Tenant Amenity
- Parking Access

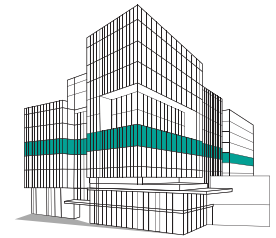
# FUSE

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**CBRE**

**EDGEMOOR**  
INFRASTRUCTURE & REAL ESTATE

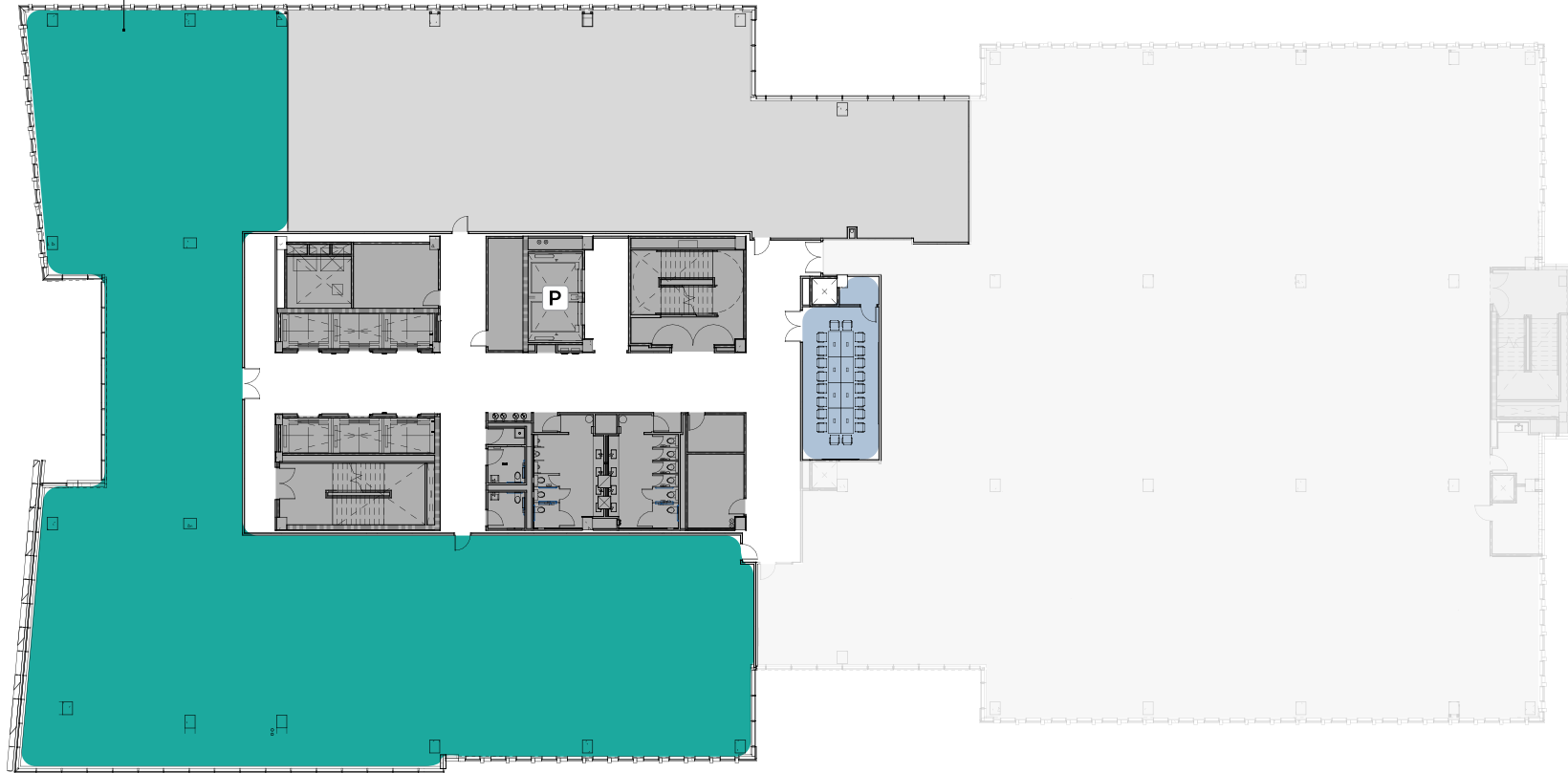
# 5th Floor



Suite 5210  
12,663 SF  
Shell Condition



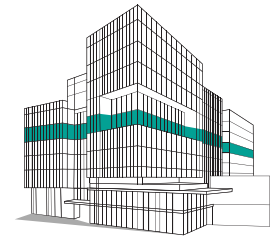
Fairfax Drive



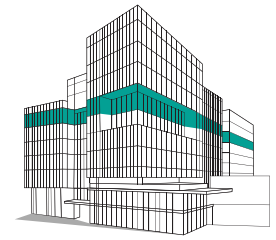
Founders Way N

- Available Office Space
- Instant Booking Room
- Leased
- Parking Access

# 6th Floor



# 7th Floor



↑ **M**  
metro  
Two Blocks

**Suite 7200**  
10,111 SF  
Shell Condition

Fairfax Drive

**Suite 7202**  
3,430 SF  
Shell Condition  
Hypothetical Test Fit

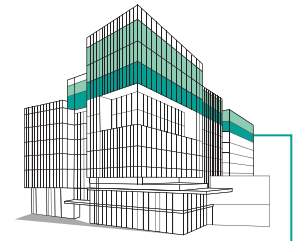


Founders Way N  
P

- Available Office Space
- Instant Booking Room
- Shared Tenant Amenity
- Leased
- P Parking Access

# 8th Floor

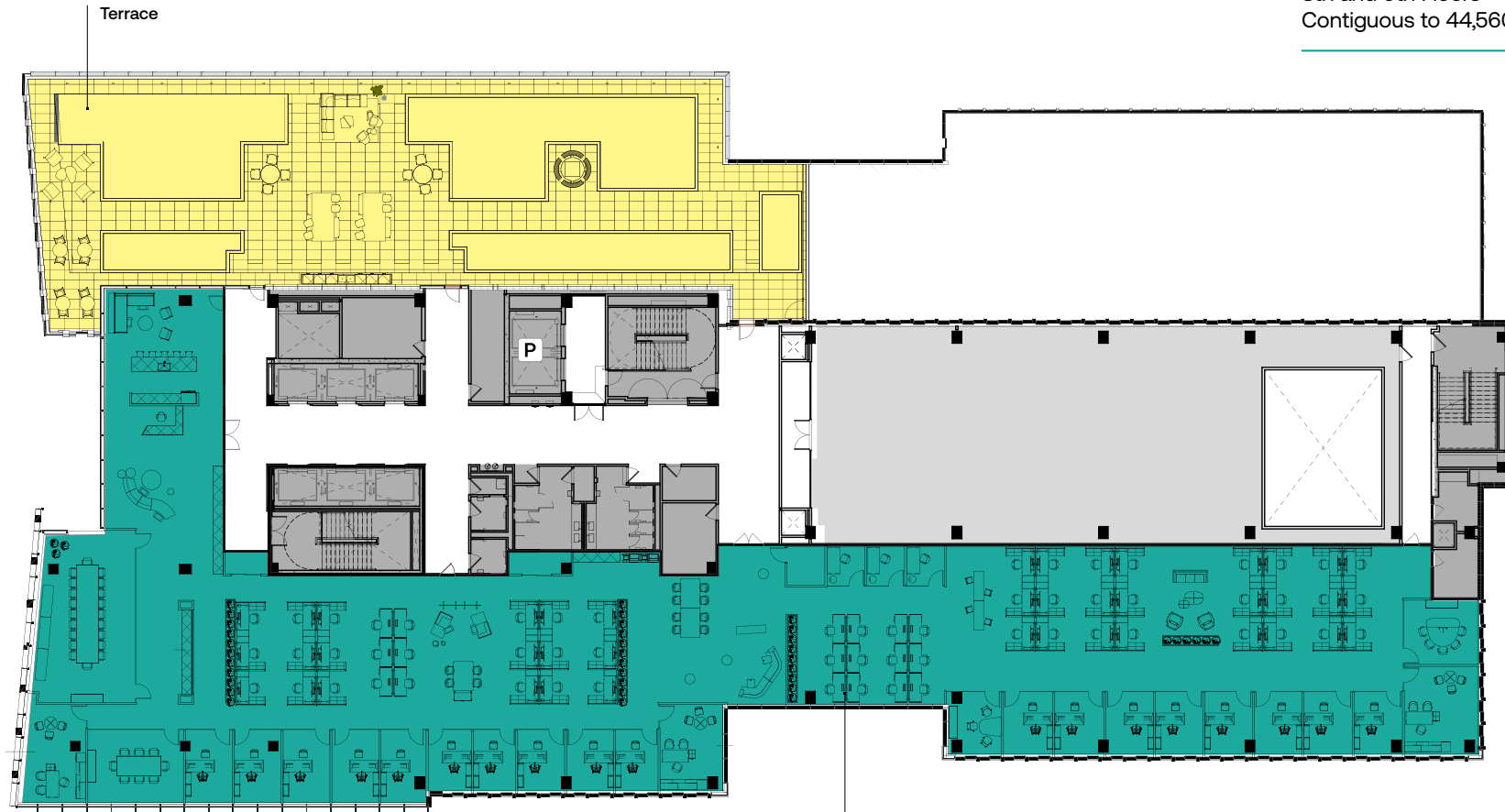
Hypothetical Test Fit



8th and 9th Floors  
Contiguous to 44,560 SF



Fairfax Drive



Founders Way N

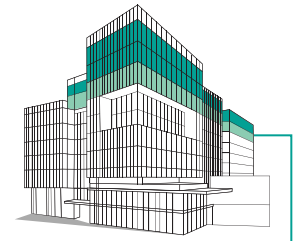
- Available Office Space
- Shared Tenant Amenity
- Leased
- Parking Access

**Suite 8201**  
17,835 SF  
Shell Condition

# 9th Floor

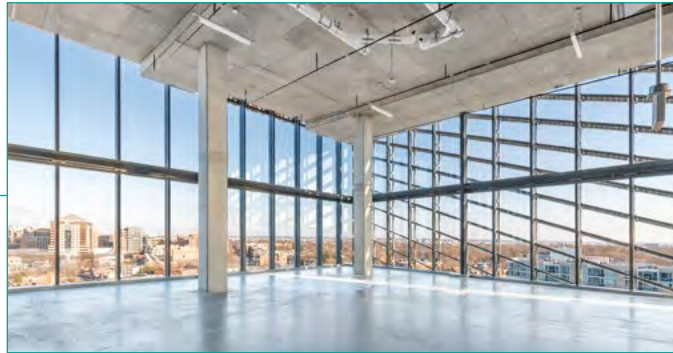
Hypothetical Test Fit

3D VIRTUAL TOUR



8th and 9th Floors  
Contiguous to 44,560 SF

↑ M  
metro  
Two Blocks



Available Office Space

P Parking Access

Suite 9201  
26,725 SF  
Shell Condition

FUSE  
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CBRE

EDGEMOOR  
INFRASTRUCTURE & REAL ESTATE

# Leasing Information

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# FUSE

3401 Fairfax Drive

## CBRE



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