

OFFICE SPACE FOR LEASE

CLASS B BUILDING

11250 Waples Mill Rd, Fairfax, VA 22030

Premier Office Opportunity in Fairfax

OPPORTUNITY

- 1st Floor 9,297 SF (cafe and/or restaurant)
- Suite 300 2,269 SF (contig. 6,708 SF)
- Suite 310 2,536 SF (contig. 4,029 SF)
- Suite 410 7,144 SF
- Suite 440 5,422 SF
- Suite 510 7,123 SF



HIGHLIGHTS

- SCIF Space available
- Building signage potential with I-66 visibility for large leases
- Generous Landlord improvement packages available
- 3.6/1,000 SF parking ratio
- Free unreserved parking mix of covered and uncovered
- Built in 1990 and renovated in 2022 with modern upgrades
- Amenity-rich: fitness center, conference spaces, dining, and tenant services
- Tenants get free gun range time in the on-site gun range facility.
- Prime Northern Virginia location with strong access to major highways and Washington, D.C.

RENTAL RATE

- \$22-\$26 SF full-service
- \$28-\$30/SF (1st floor café/restaurant)

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

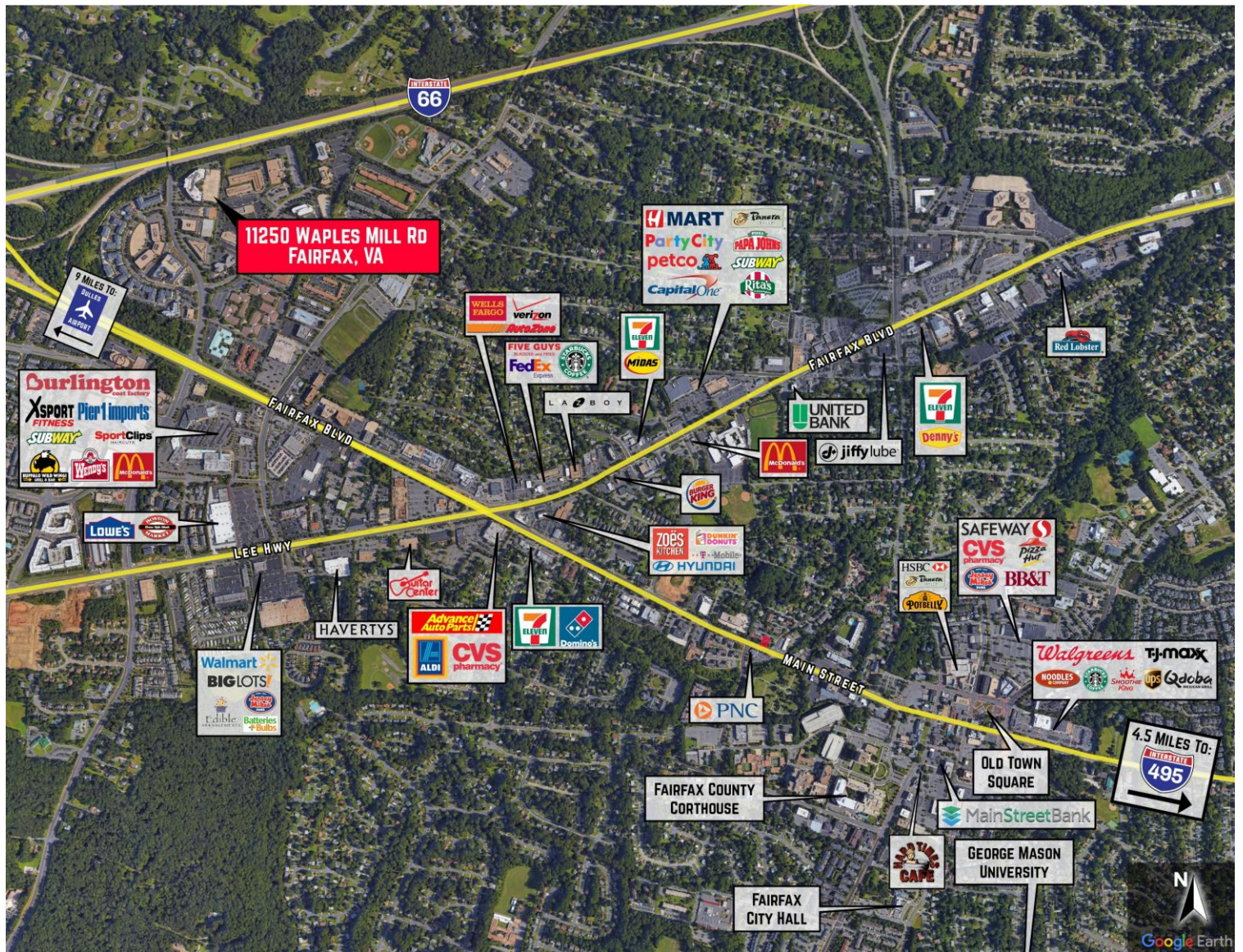
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AMENITY MAP



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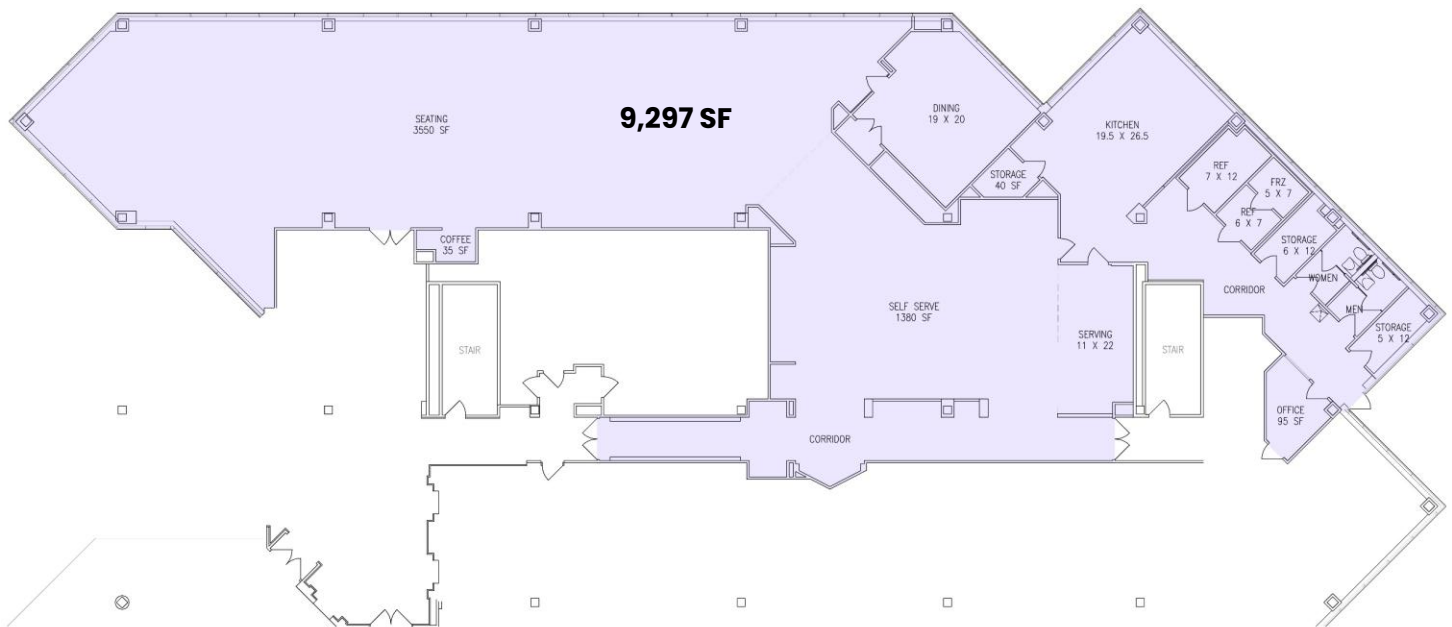
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Cafe: 9,297 SF (Rental Rate \$28-\$30/SF)

1ST FLOOR



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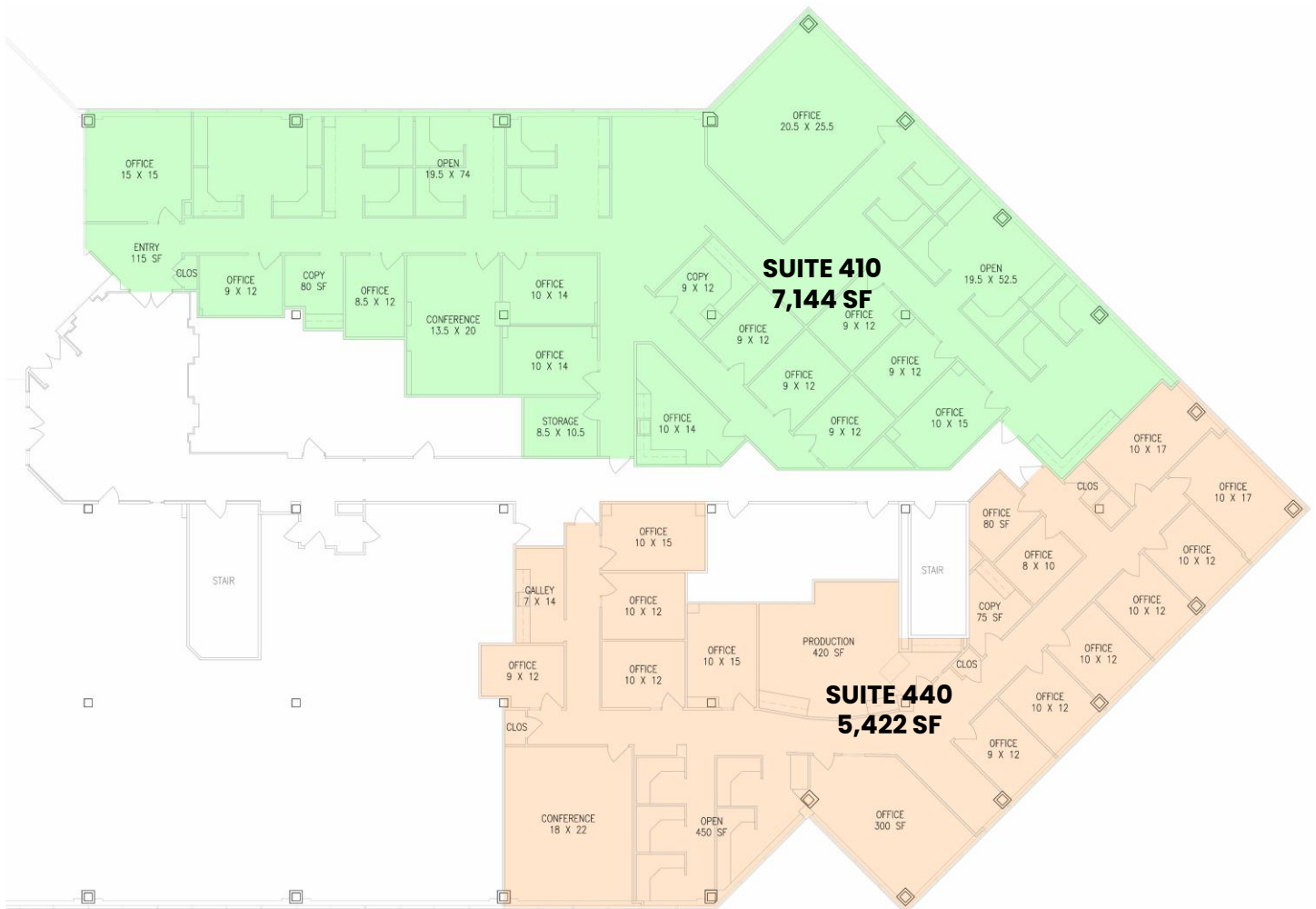
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Suite 410: 7,144 SF

Suite 440: 5,422 SF

4TH FLOOR



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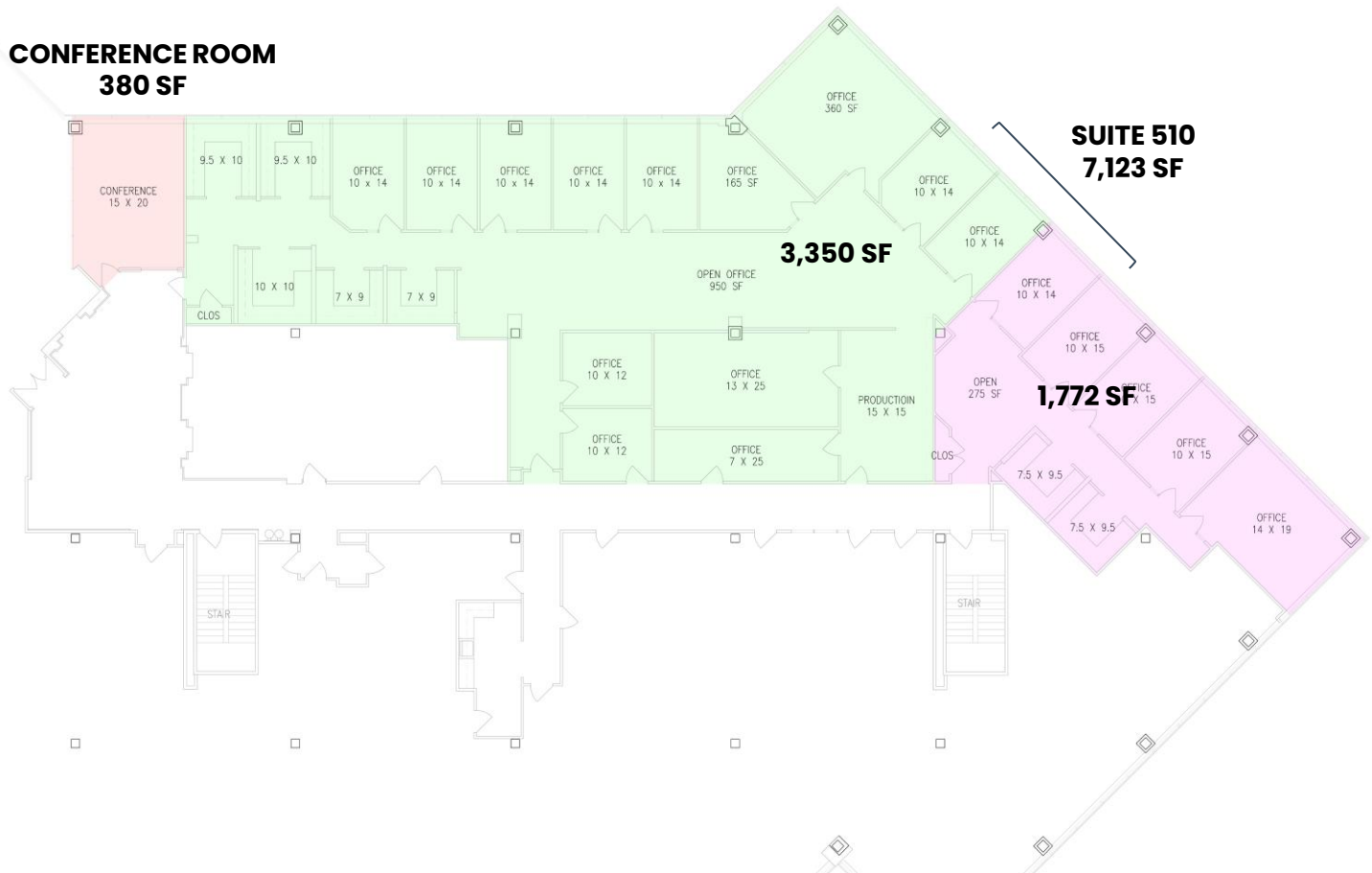
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Premier Office Opportunity in Fairfax

Suite 510: 7,123 SF

5TH FLOOR

**CONFERENCE ROOM
380 SF**



**SUITE 510
7,123 SF**

3,350 SF

1,772 SF



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RESTAURANT/CAFE SPACE



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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AERIAL PHOTOS



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