

# Sherwood Plaza



9990 Fairfax Boulevard  
Fairfax, VA 22030



# Property highlights

**Sherwood Plaza**  
9990 Fairfax Boulevard  
Fairfax, VA 22030

- » Renovated building lobby and common areas
- » Multiple spaces available on the fifth floor
- » Convenient access to I-66/Route 123 interchange
- » High visibility from Route 50/Lee Highway
- » Immediate access to Vienna Metro via Fairfax City Cue bus, which stops at property's entrance
- » Ample free surface parking
- » Walking distance to numerous restaurants, banks and retail amenities
- » Jogging trail connects building to Fairfax Racquet Club
- » Free membership for tenants to Fairfax Racquet Club
- » Building engineer on-site



## At-a-Glance

9990 Fairfax Boulevard | Fairfax

Floor Size	19,429 sf	Stories	5
Rent psf	\$25.00 fs	Submarket	Fairfax City
Parking	3.2 spaces per 1,000 rsf	Nearest Metro	Vienna (Orange Line)

# Location & amenities

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Sherwood Plaza is positioned between various dining and retail amenities that are within walking distance.

At Sherwood Plaza, you can experience the benefits of a free membership to Fairfax Racquet Club with easy access through a jogging trail that is connected to the building.



[click to explore](#)



# First floor

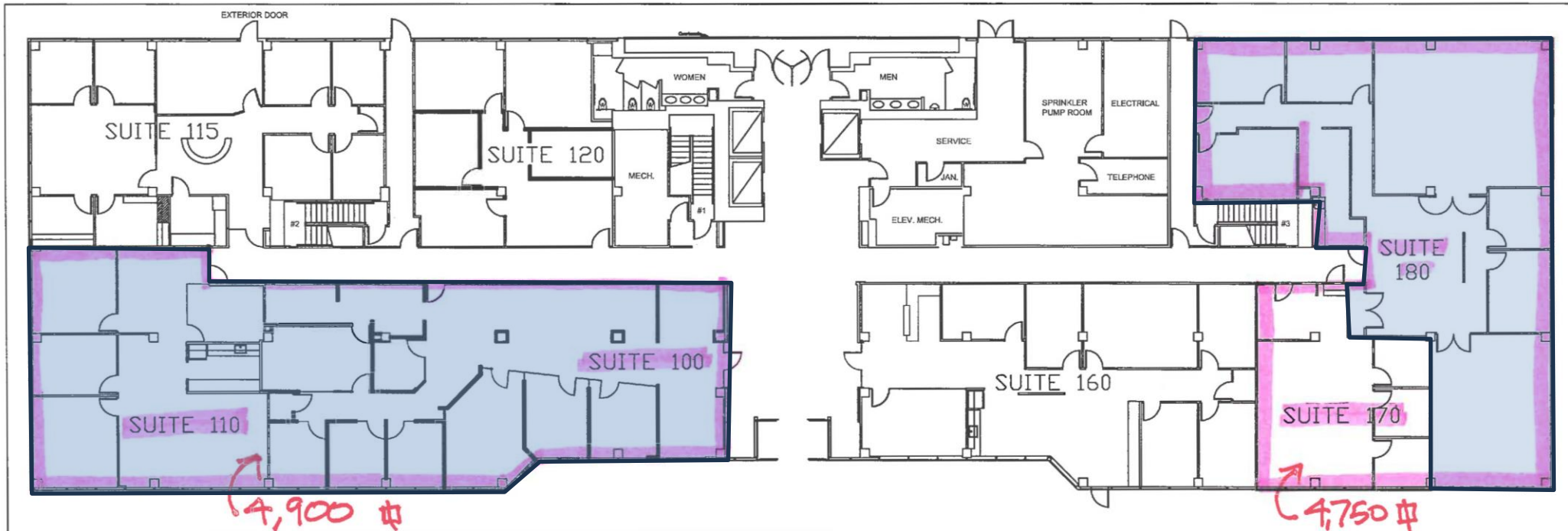
**Sherwood Plaza**  
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Suite 180 – 3,611 RSF Available

Suite 100 – 2,996 SF Available

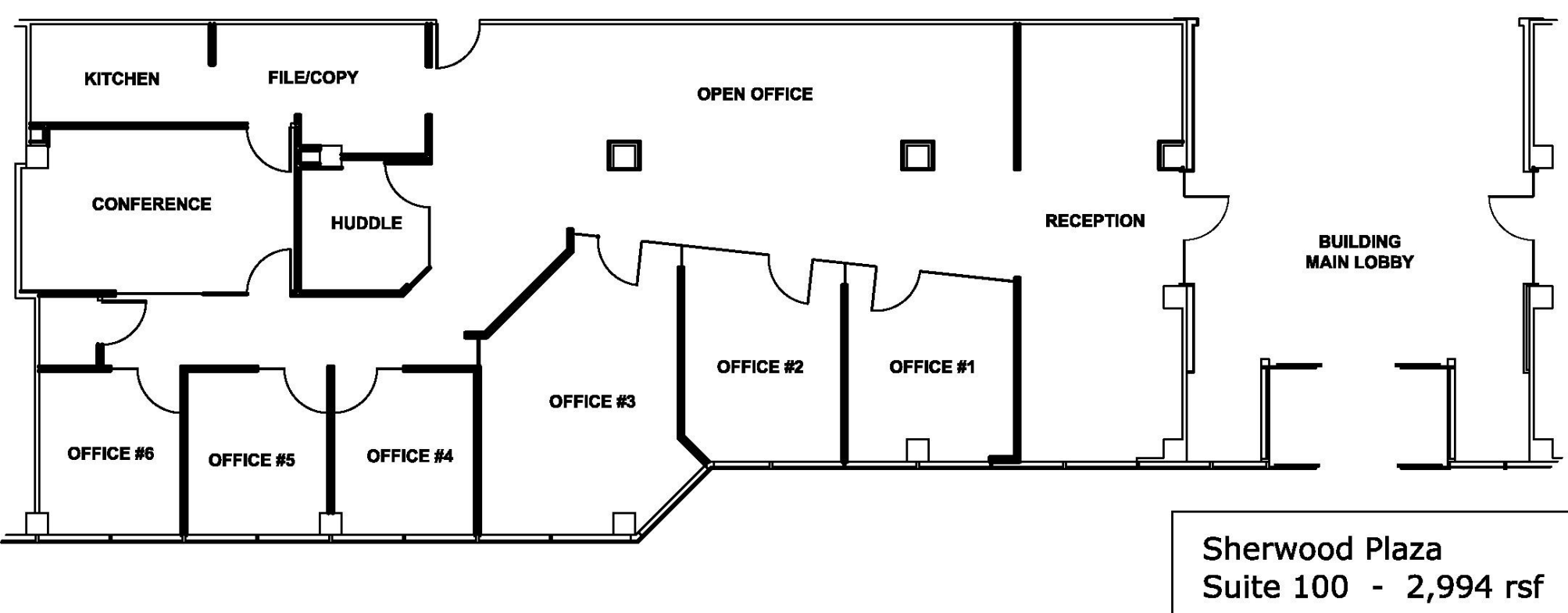
Suite 110 – 1,904 RSF Available – Can be Combined with Suite 100 for 4,900 RSF

Suite 170 - Leased



# First floor

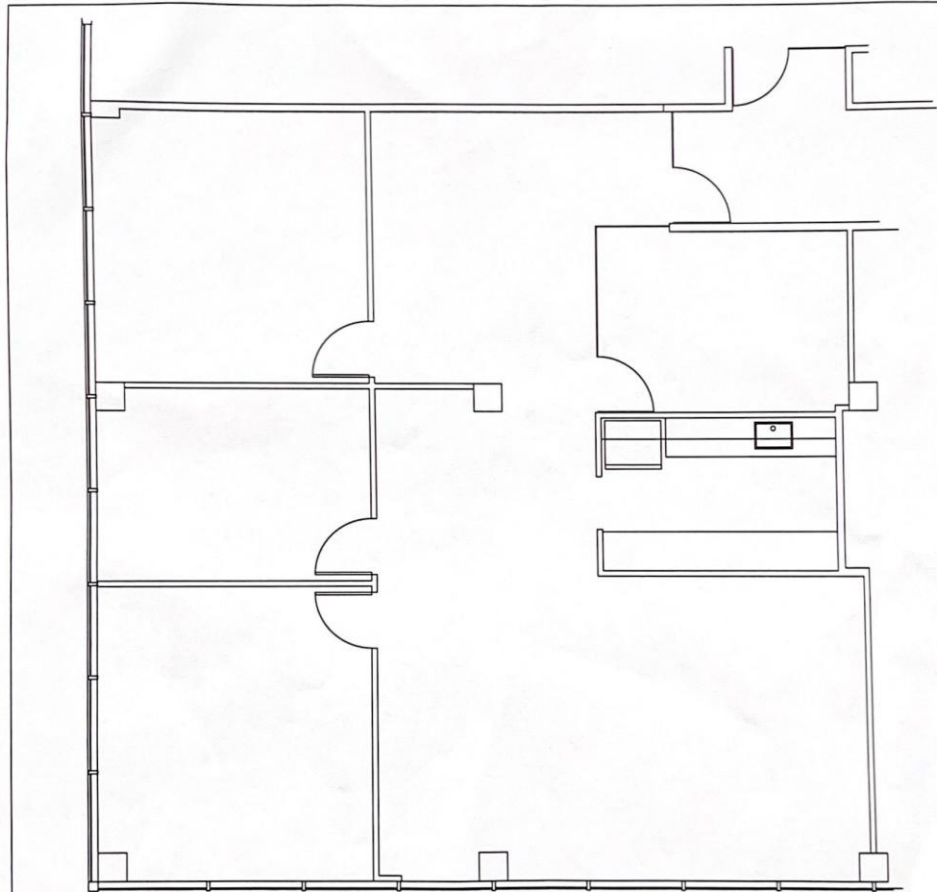
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# First floor

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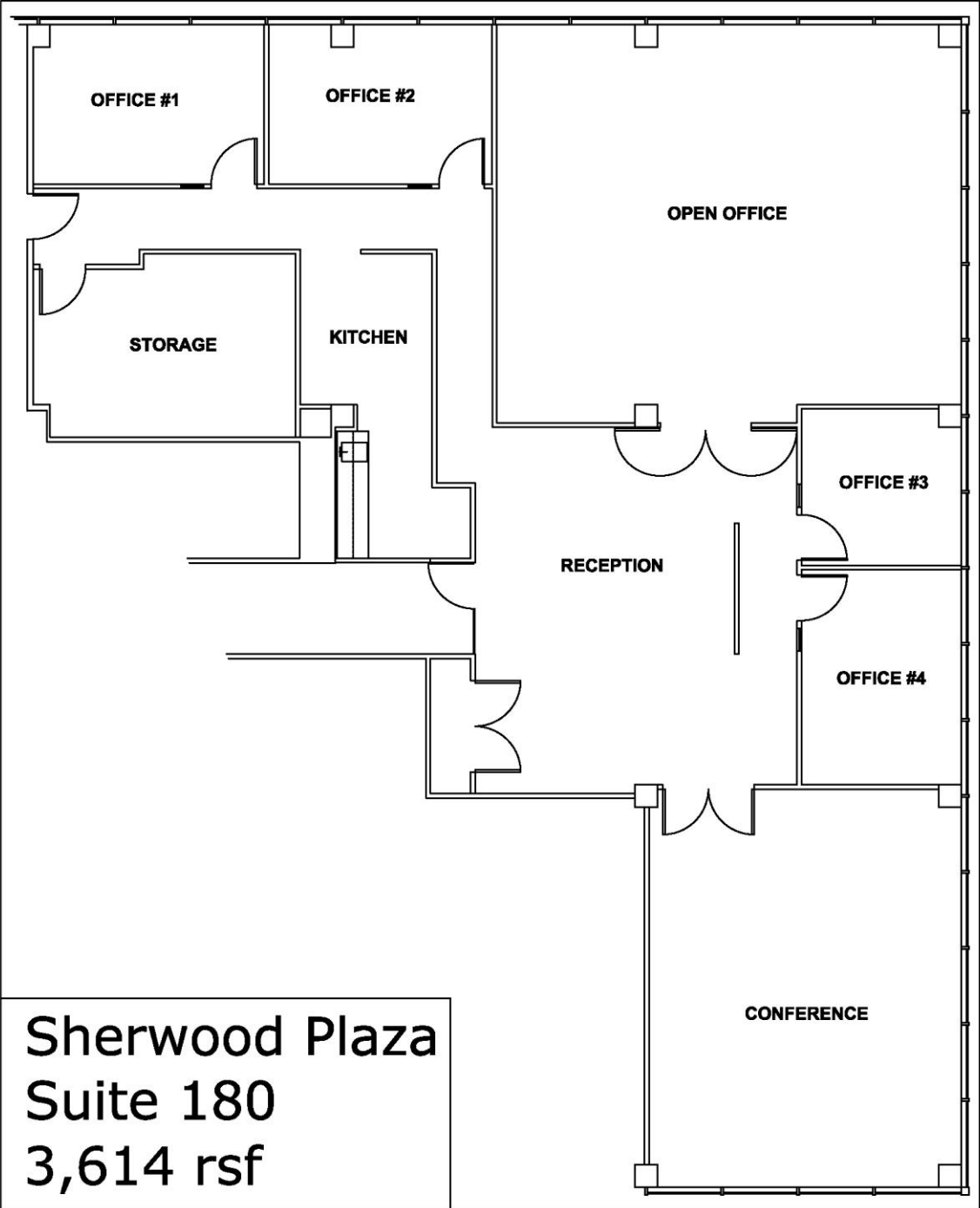


Sherwood Plaza - Suite 110 1.10.17

This space is in near new condition. Glass door, glass conference room walls, new galley kitchen with matching appliance and custom lighting. Space has full floor to ceiling glass with a 10' finished acoustic grid. Excellent small suite, move-in ready.

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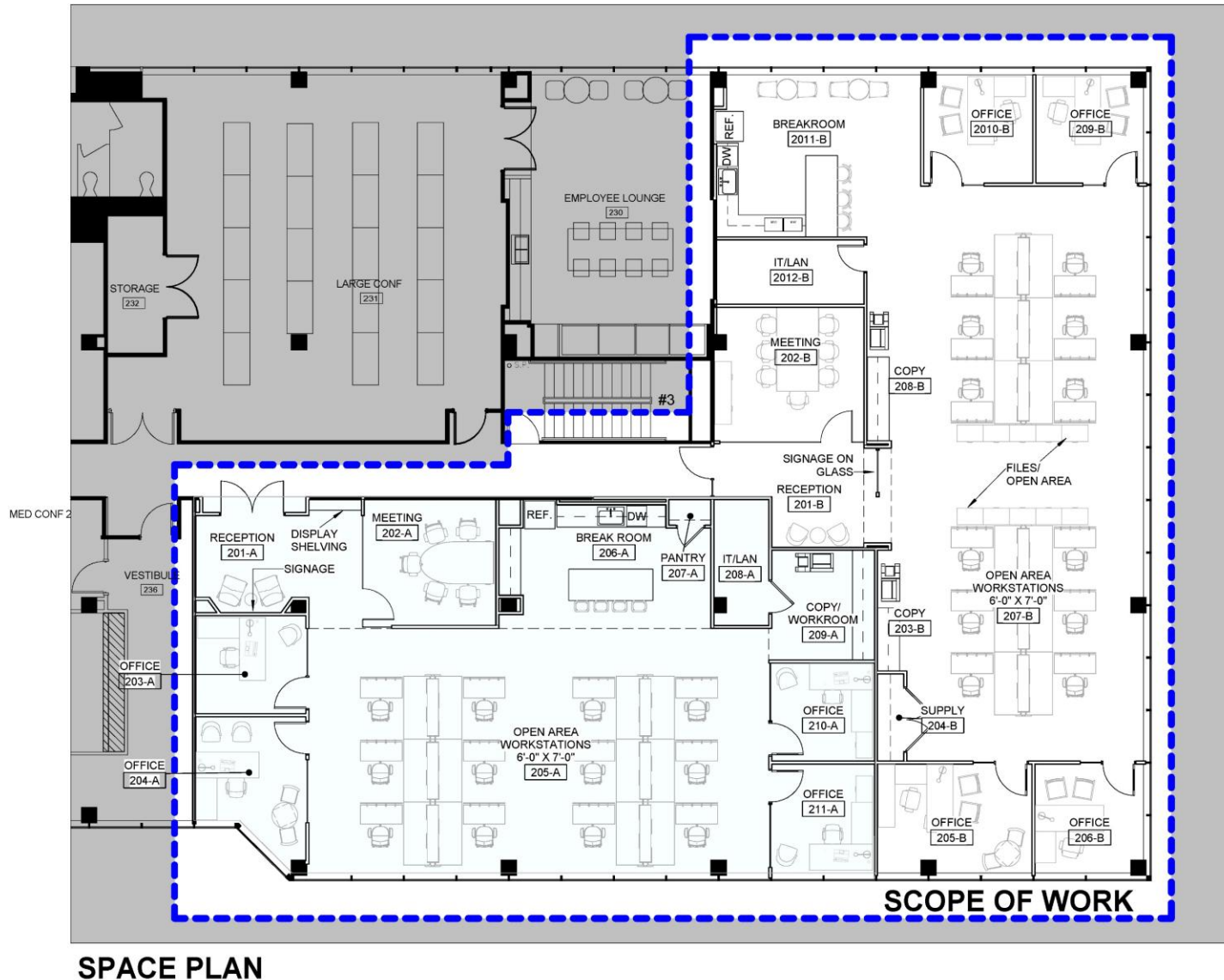


**Sherwood Plaza**  
**Suite 180**  
**3,614 rsf**

# Second floor

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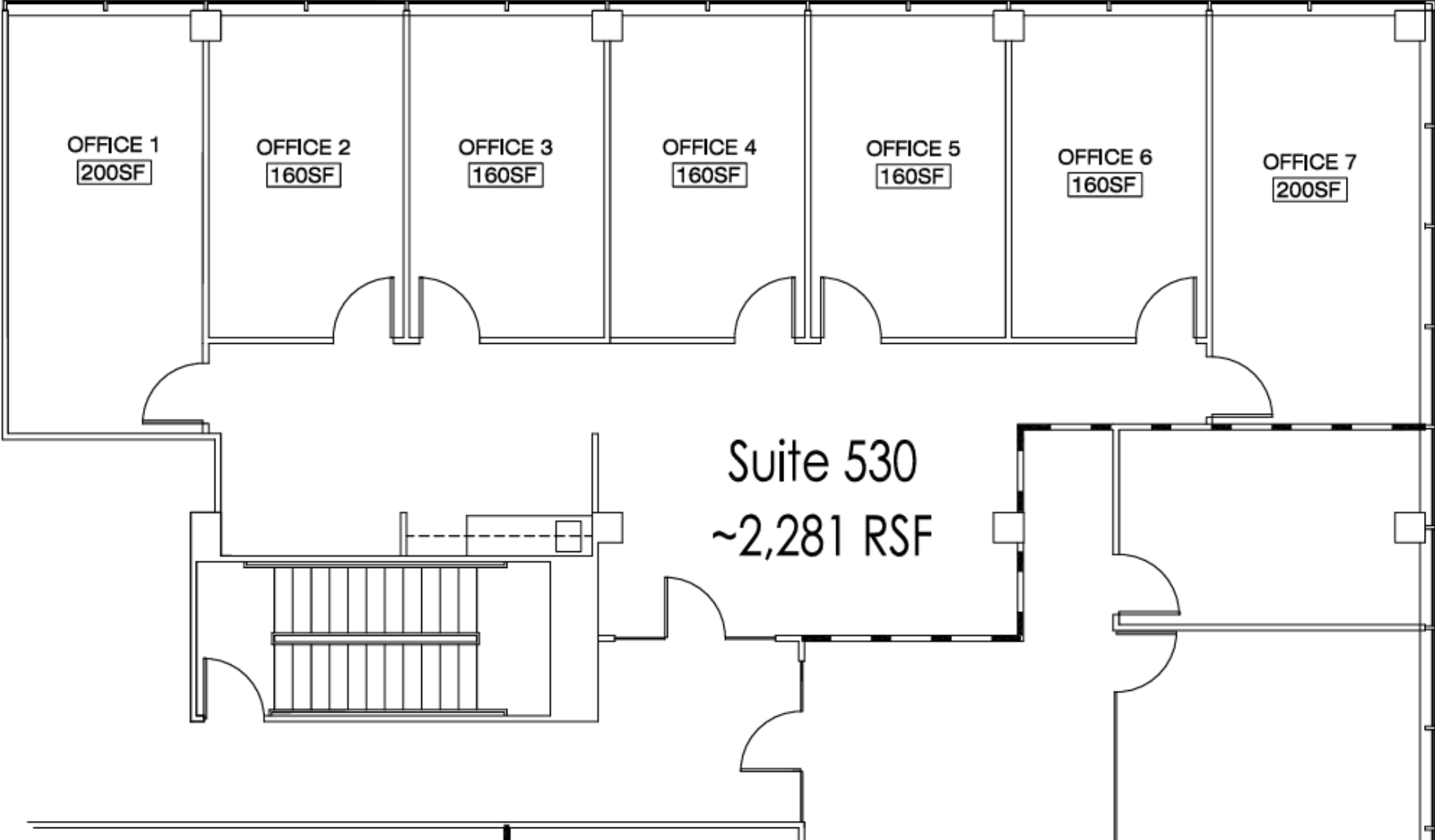
Suite 210 – 5,97 RSF Available Feb 2025

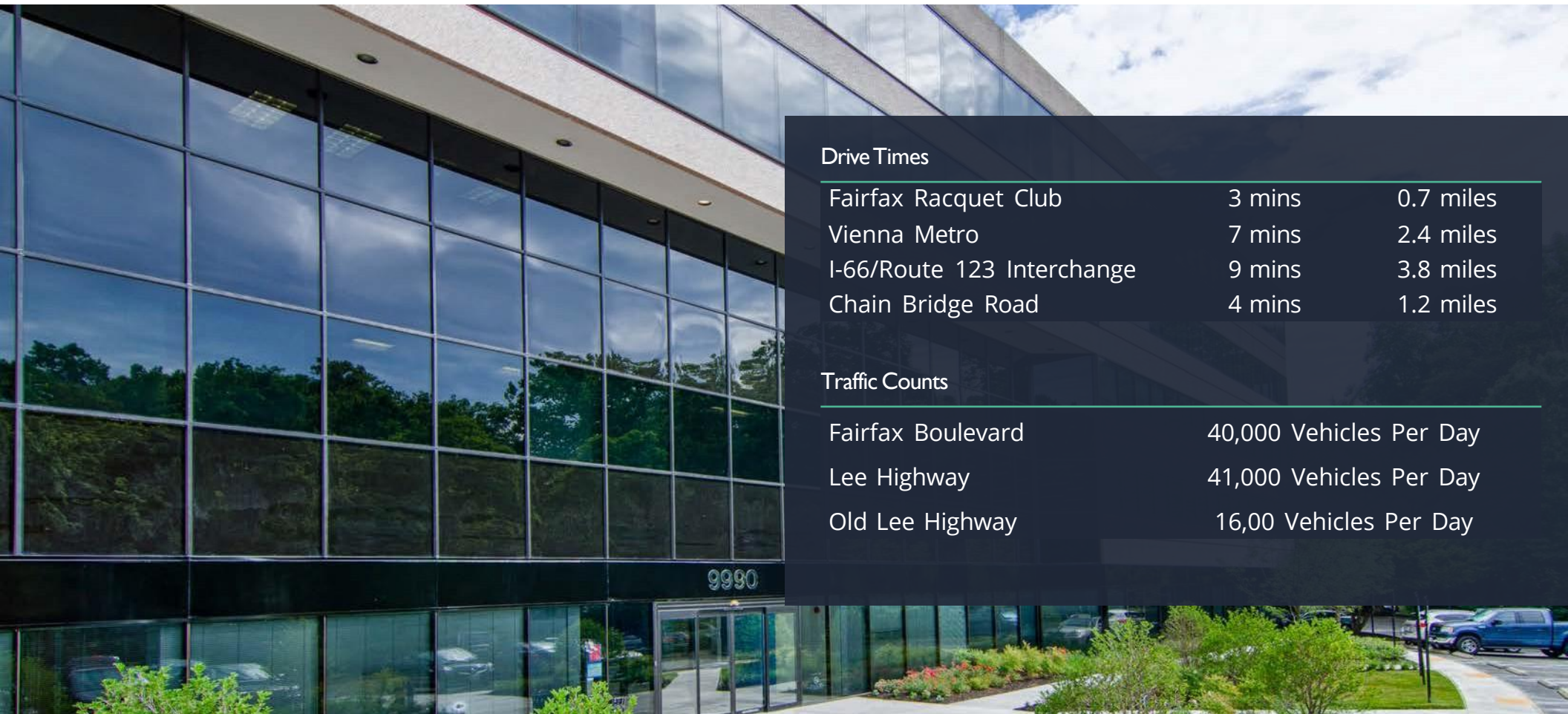


# Fifth floor

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Suite 530 – 2,281 RSF





#### Drive Times

Fairfax Racquet Club	3 mins	0.7 miles
Vienna Metro	7 mins	2.4 miles
I-66/Route 123 Interchange	9 mins	3.8 miles
Chain Bridge Road	4 mins	1.2 miles

#### Traffic Counts

Fairfax Boulevard	40,000 Vehicles Per Day
Lee Highway	41,000 Vehicles Per Day
Old Lee Highway	16,00 Vehicles Per Day

9990 Fairfax Boulevard, Fairfax, VA

fortressrp.com

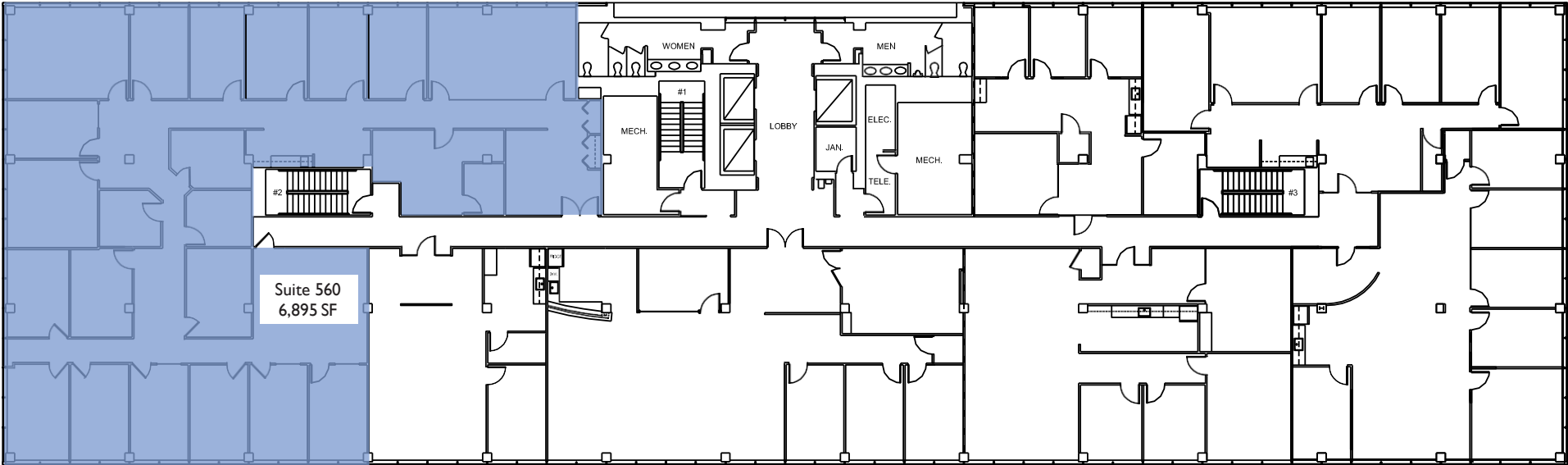
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Suite 560- 6,895 SF Available

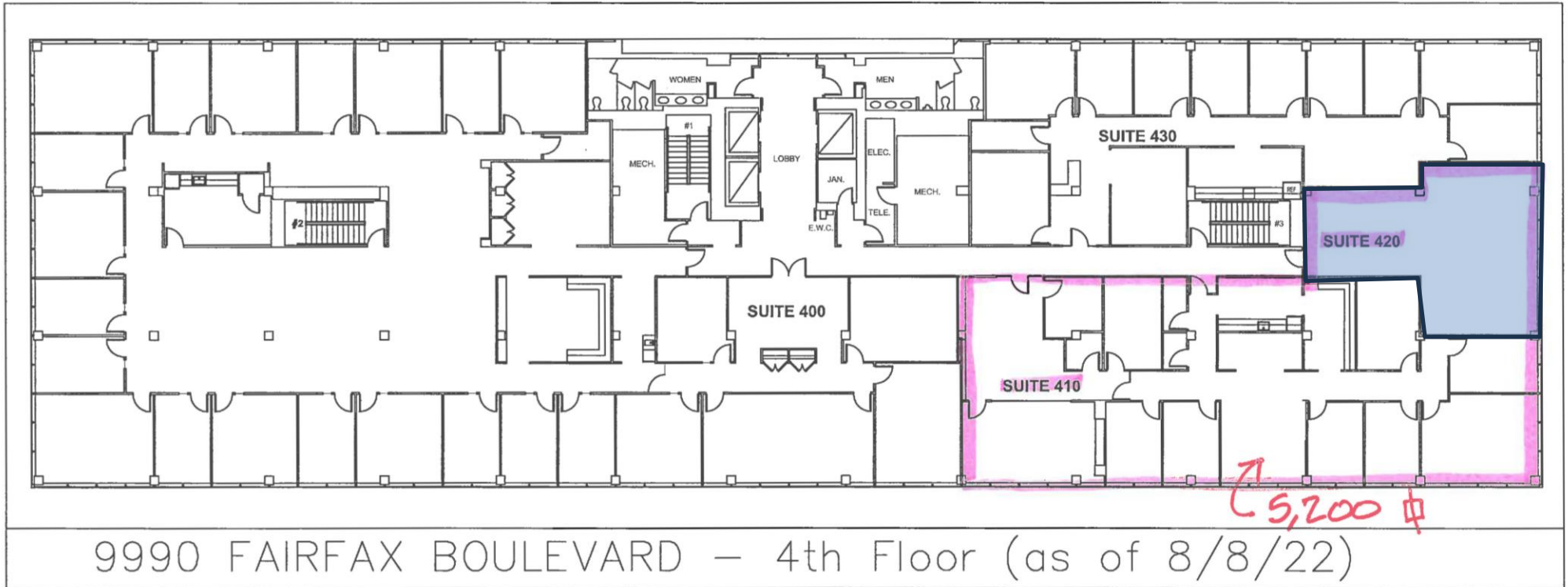


# Fourth floor

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Suite 420 - 1,105 SF Available

Suite 410 - Leased



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