



3110

FAIRVIEW

THE PINNACLE OF THE PARK

A DESTINATION DIRECTLY OFF I-495



BELTWAY MEETS BALANCE



Nestled within the familiarity of Fairview Park, work days are filled with tree-lined trails + neighboring ponds for an outdoor escape.



DEDICATED CONFERENCING + CATERING

After unplugging in the Park, plug in to collaboration with your colleagues – with an adjacent catering kitchen perfect for hospitable hosting seats over 90 people.



ONSITE FITNESS & LOCKERS + MAINSTAY CAFÉ



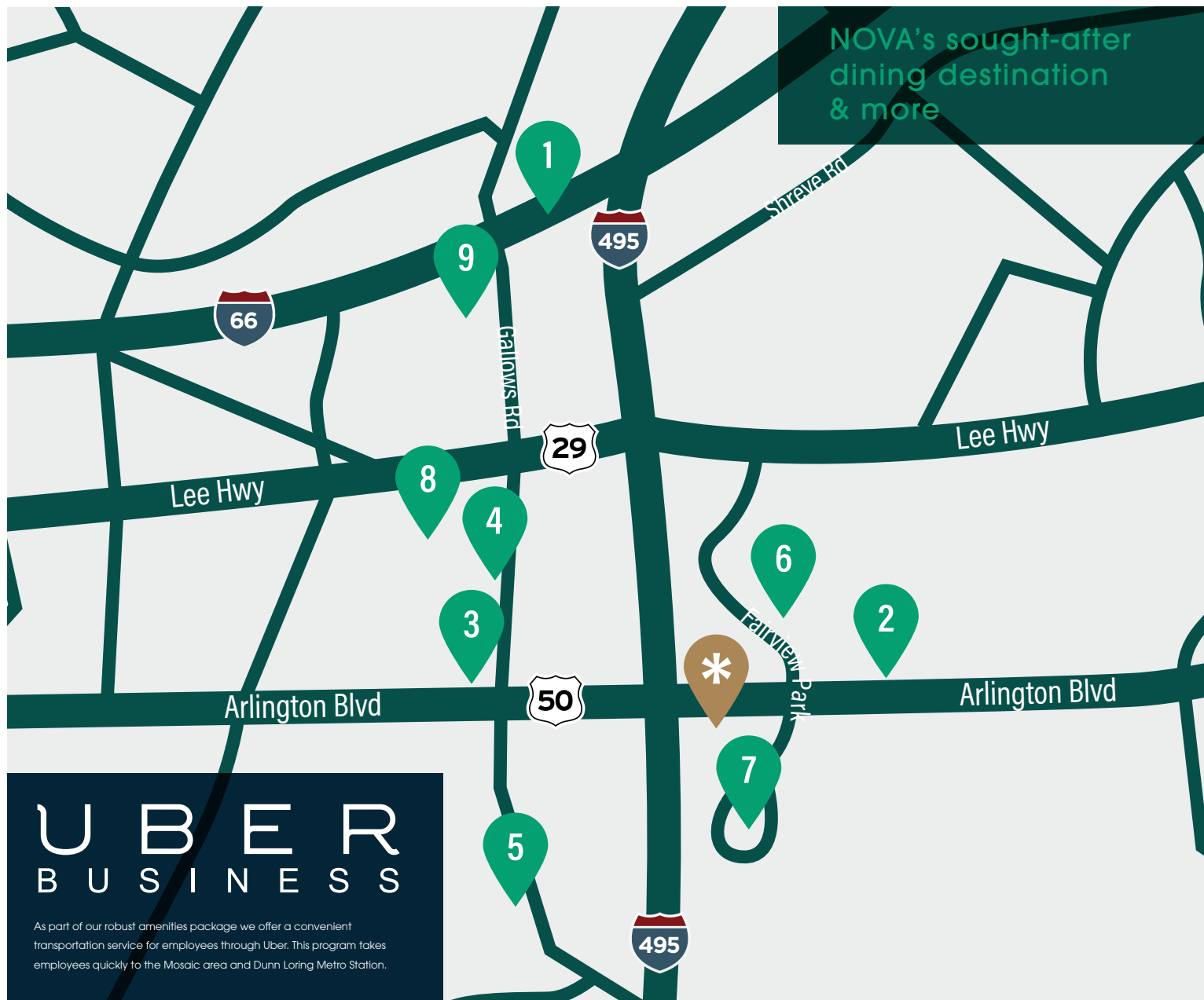
FUEL YOUR
FAIRVIEW



Mornings are made stronger in the revitalized fitness amenity, while lunch breaks are best spent in the comfort of our café.



MOMENTS FROM MOSAIC DISTRICT



**UBER
BUSINESS**

As part of our robust amenities package we offer a convenient transportation service for employees through Uber. This program takes employees quickly to the Mosaic area and Dunn Loring Metro Station.

1 DUNN LORING METRO

2 TRICARE

3 SWEETWATER TAVERN

4 FAIRFAX PLAZA

5 INOVA FAIRFAX HOSPITAL

6 2941 RESTAURANT

7 FALLS CHURCH MARRIOTT FAIRVIEW PARK

8 MOSAIC DISTRICT

RESTAURANTS

- SISTERS THAI
- MATCHBOX
- CAVA
- SWEETWATER TAVERN
- TRUE FOOD KITCHEN
- PRESSED JUICERY
- PASTRY XPO CAFE
- PARC DE VILLE
- B SIDE
- AKB, A HOTEL BAR
- LE PAIN QUOTIDIEN
- CABOOSE COMMONS
- JINYA RAMAN BAR
- BARTACO
- COLADA SHOP
- CHIPOTLE
- PANERA BREAD
- DMV EMPANADAS
- URBAN HOT POT
- PUPATELLA
- OUR MOM EUGENIA
- MACMILLAN WHISKEY ROOM
- NANDO'S PERI-PERI
- SILVER DINER
- MOM'S ORGANIC MARKET
- TED'S BULLETIN
- MOM AND POP
- THE SALTY

FITNESS

- SUN FITNESS LLC
- BASH BOXING
- F45 TRAINING MOSAIC
- SOILDCORE
- LA FITNESS
- CROSSFIT FAIRFAX

ENTERTAINMENT

- ANGELIKA FILM CENTER

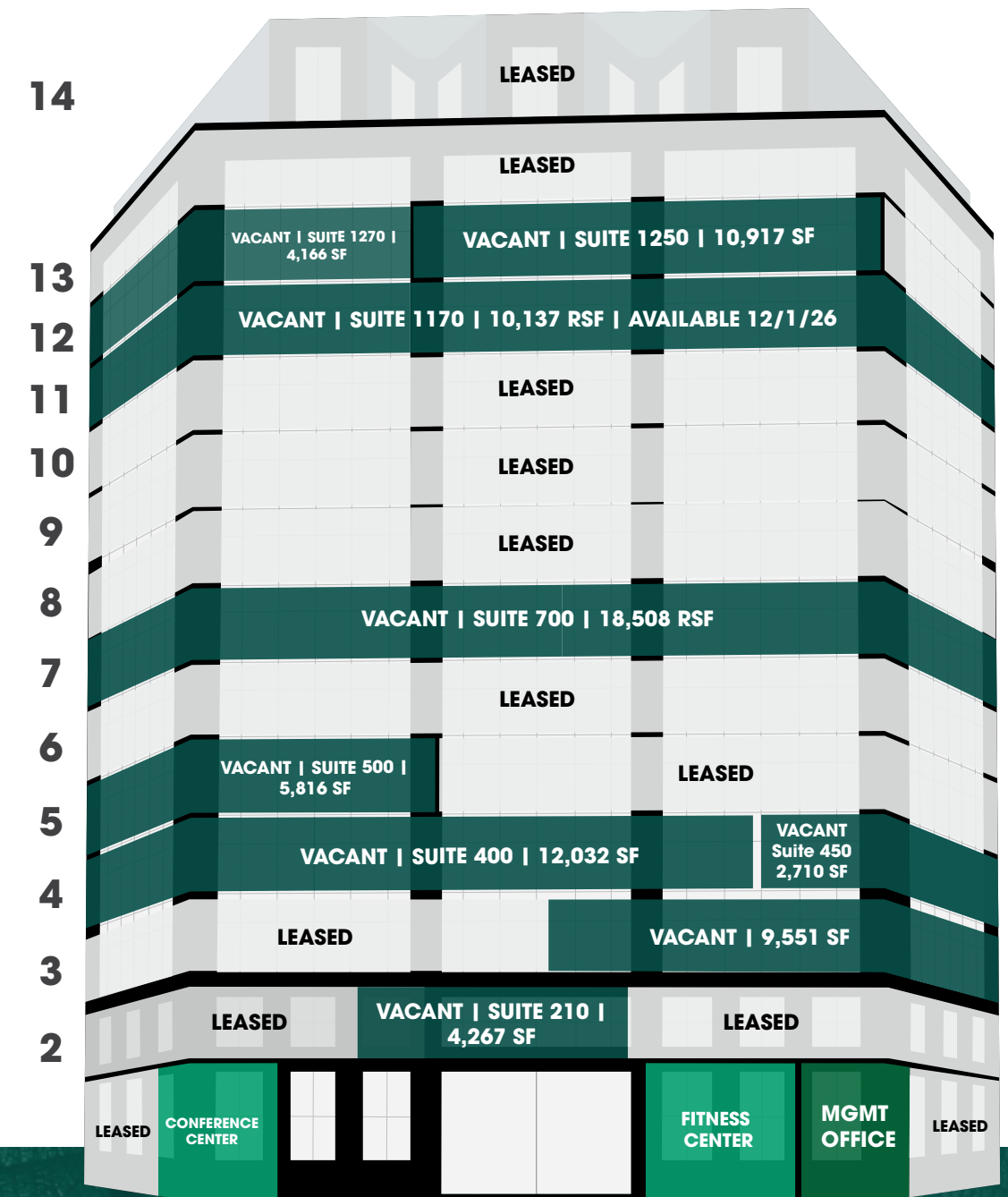
9 AVENIR PLACE

- RICE CULTURE
- INCA SOCIAL
- MEAT PROJECT
- BANSARI INDIAN CUISINE
- LOST DOG CAFE
- DISTRICT TACO
- KIIN IMM THAI RESTAURANT
- HARRIS TEETER
- GROVE - POKE & SALAD
- PASSION FIN ASIAN BISTRO & SUSHI BAR
- STARBUCKS

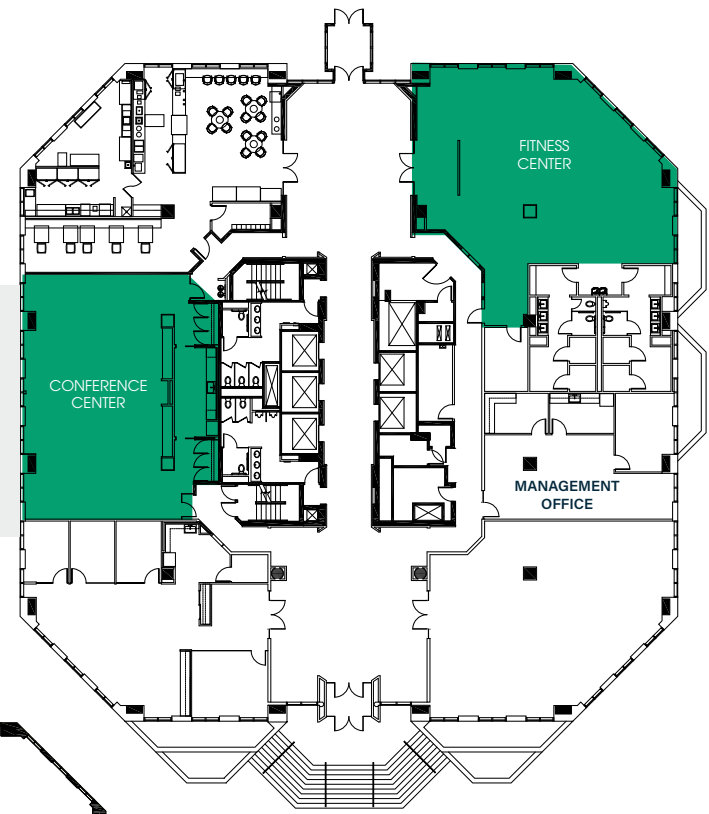
BEAM ABOVE THE BELTWAY



Over 1M views per week from I-495

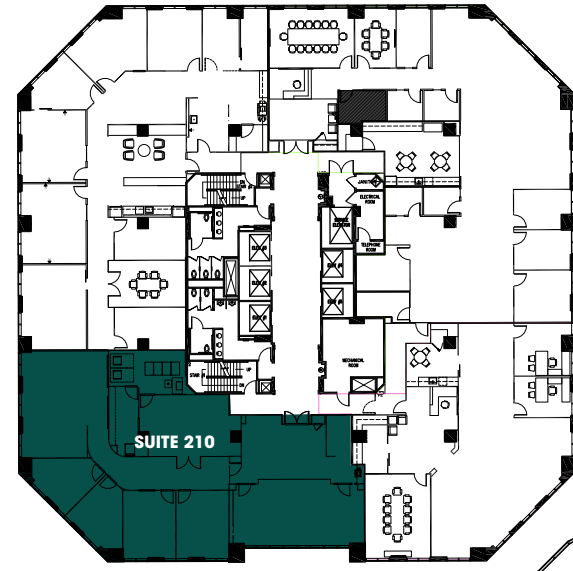


1ST FLOOR



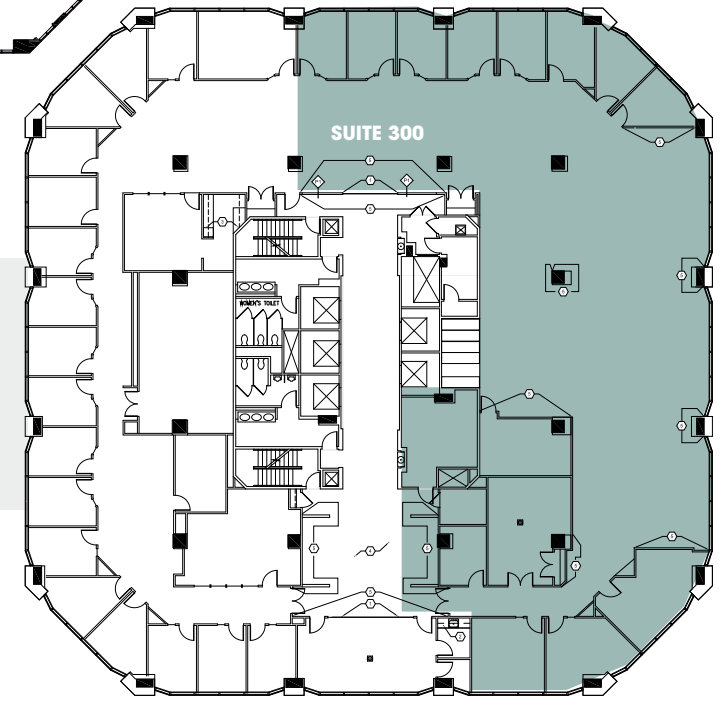
2ND FLOOR

SUITE 210
4,267 RSF



3RD FLOOR

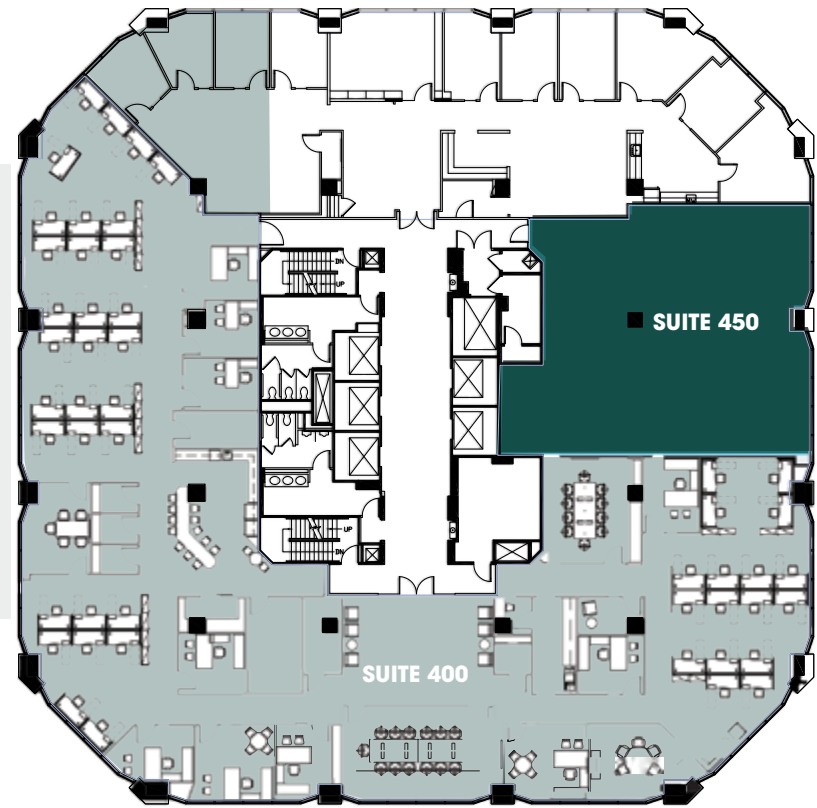
SUITE 300
9,551 RSF



4TH FLOOR

SUITE 400
12,032 RSF
HIGH-END 2ND GEN

SUITE 450
2,710 RSF
SHELL CONDITION

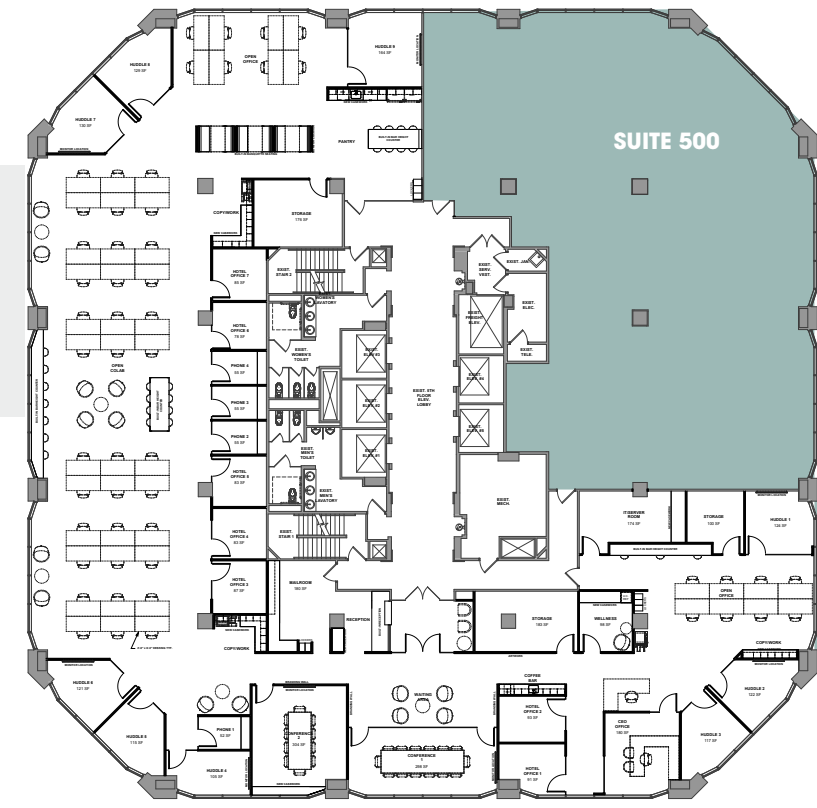


SCAN FOR TOUR

SUITE 400

5TH FLOOR

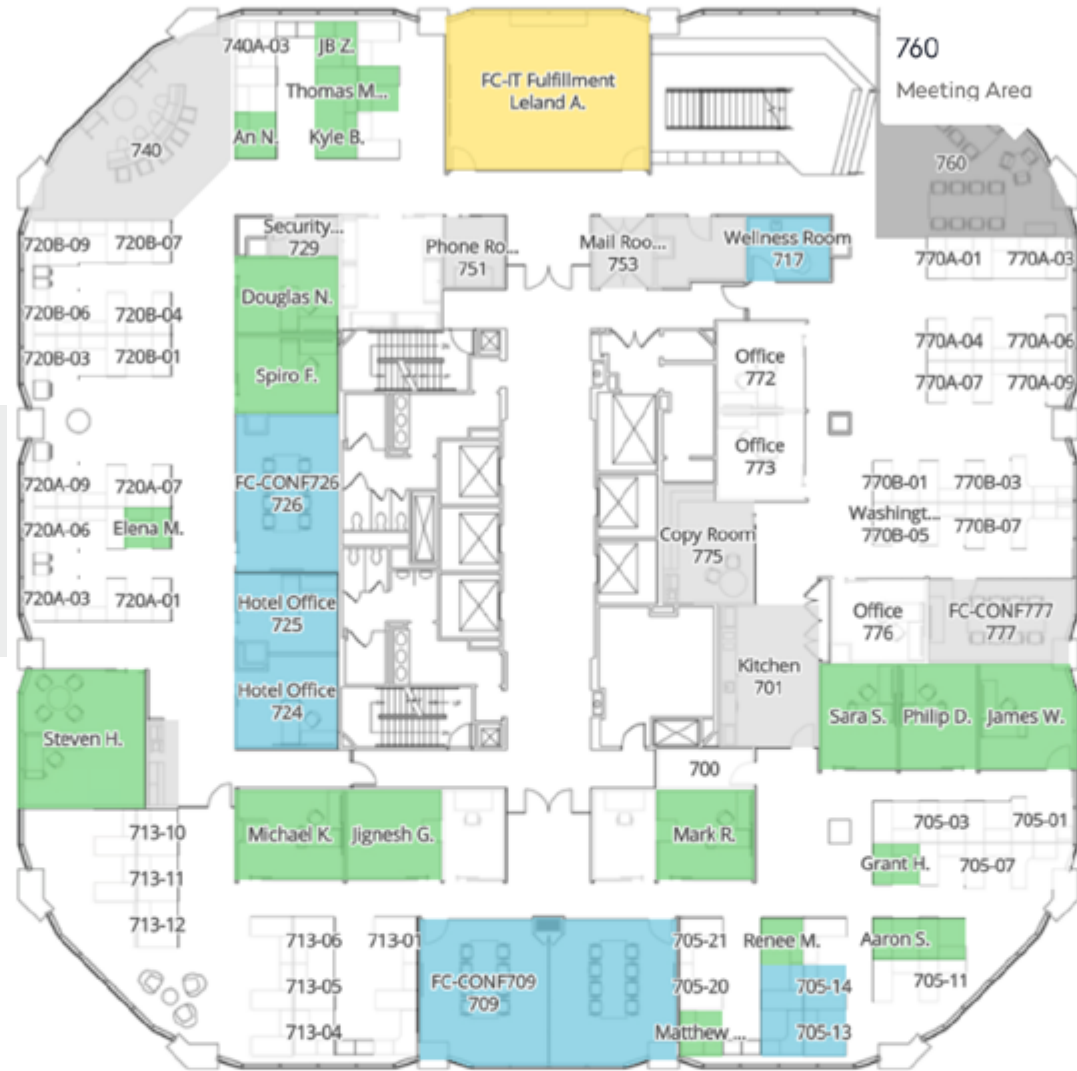
SUITE 500
5,816 RSF



14,742 SF CONTIGUOUS



SCAN FOR TOUR



7TH FLOOR

SUITE 700
DIVISIBLE
18,508 RSF

10,000 - 18,508 RSF

HIGH-END 2ND GEN SPACE

MIX OF OPEN AND OFFICE



STEP INTO
FAIRVIEW'S MOST
UNIQUE SPACE

Above the trees, views
from Arlington to Tysons

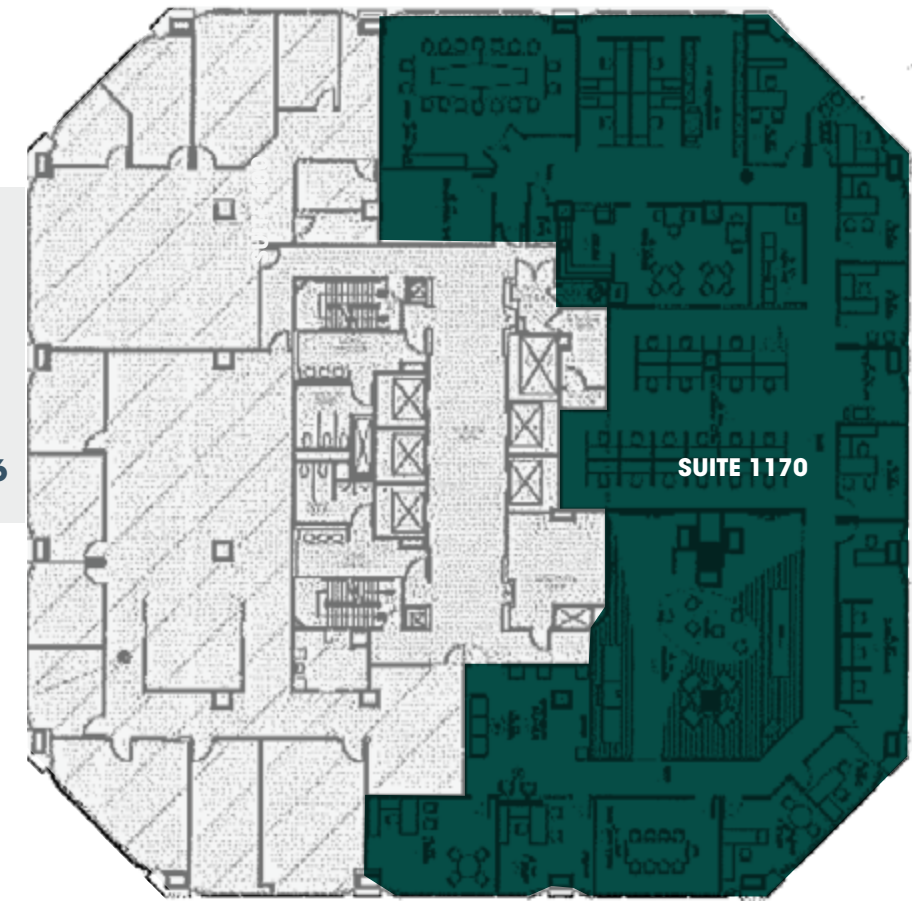


PENTHOUSE
ABOVE THE PARK

11TH FLOOR

SUITE 1170
10,137 RSF

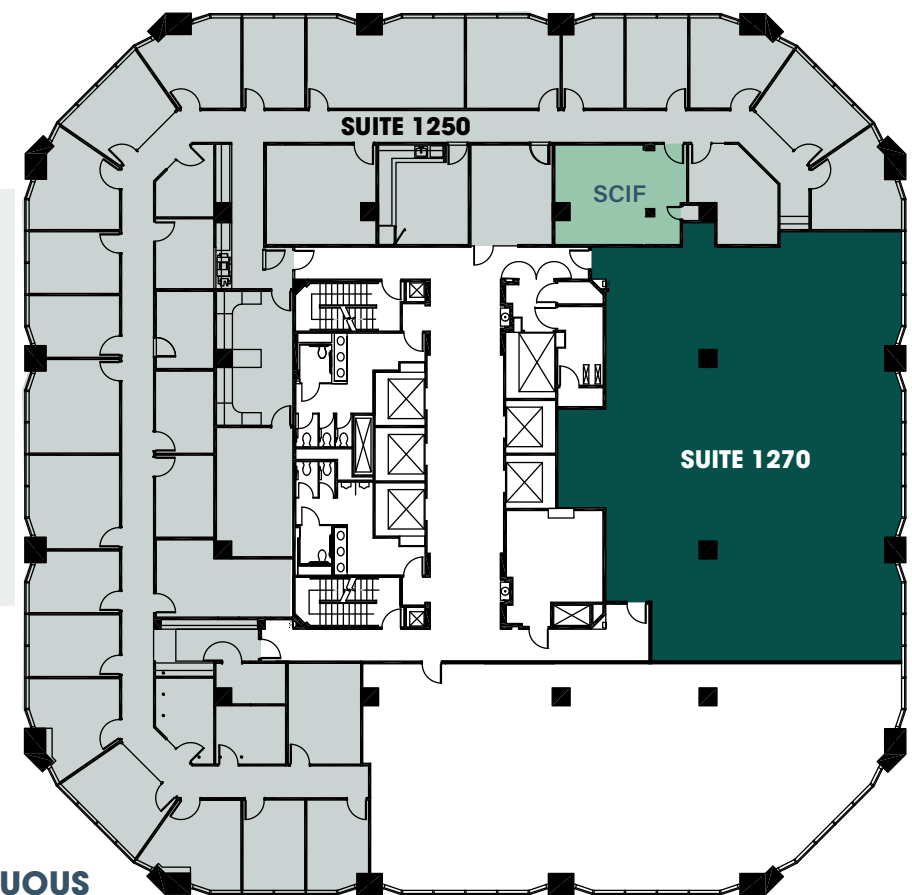
AVAILABLE 12/1/26



12TH FLOOR

SUITE 1250
10,917 RSF

SUITE 1270
4,166 RSF
SHELL
CONDITION



SCAN FOR TOUR

SUITE 1250

15,083 SF CONTIGUOUS

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