

12601 FAIR LAKES CIRCLE

Fairfax, VA 22033

Office For Lease

938 - 165,653 SF



Leasing Information:
703.522.4600

Lincoln

Lincoln Property Company
1530 Wilson Boulevard Suite 200
Arlington, VA 22209

www.lpc.com

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938 - 165,653 SF



Property Highlights

- 165,653 SF block available on 3rd through 10th Floors
- 39,777 SF contiguous block available between a portion of the 2nd and full 3rd floor
- Full lobby and elevator renovations
- Full tenant-only fitness center with locker rooms
- Extensive glass lines
- Column-free layout — maximum efficiency for open plan layouts
- 3.7/1,000 SF parking ratio between both structured and surface lots
- Located in close proximity to the East Market at Fair Lakes (Starbucks, Whole Foods, UPS Store and Kohl's) and the Fair Oaks Mall
- Convenient access to the Fairfax County Parkway, Route 50, I-66, Route 29, and Route 28
- 2023 ENERGY STAR certified

Availabilities

Availabilities	SF	Lease Rate	Date Available
Suite 100	10,829 SF	\$34.00 FS	Available 3/1/27
Suite 101	938 SF	\$34.00 FS	Available 3/1/27
Suite 200	8,254 - 12,158 SF	\$34.00 FS	Immediately
Spec Suite 210	3,904 - 12,158 SF	\$34.00 FS	Immediately
Suite 220	1,510 SF	\$34.00 FS	Immediately
Suite 300	27,619 - 39,777 SF	\$34.00 FS	Immediately
Suite 500	27,618 - 165,653 SF	\$34.00 FS	Immediately
Suite 600	27,613 - 165,653 SF	\$34.00 FS	Available 3/1/27
Suite 700	27,607 - 165,653 SF	\$34.00 FS	Available 3/1/27
Suite 800	27,607 - 165,653 SF	\$34.00 FS	Available 3/1/27
Suite 900	27,604 - 165,653 SF	\$34.00 FS	Available 3/1/27
Suite 1000	27,604 - 165,653 SF	\$34.00 FS	Available 3/1/27

Doug McLearn

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Neil Alt

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Jack Redmond

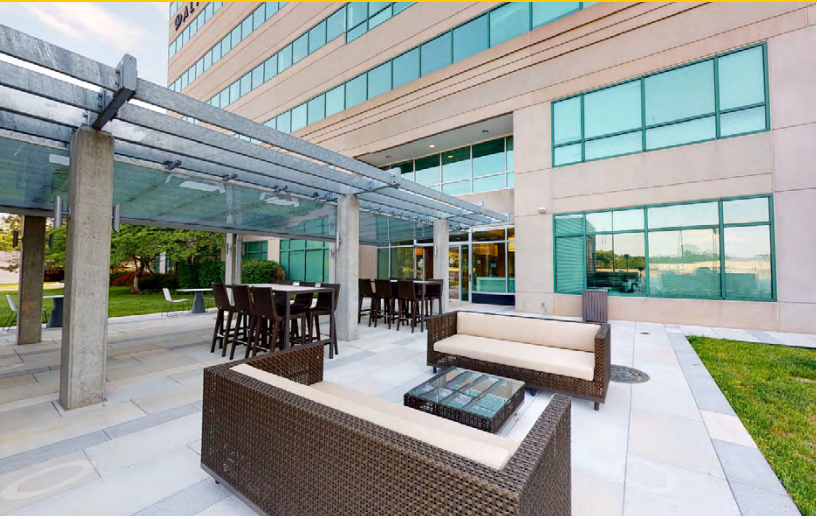
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Modern Finishes

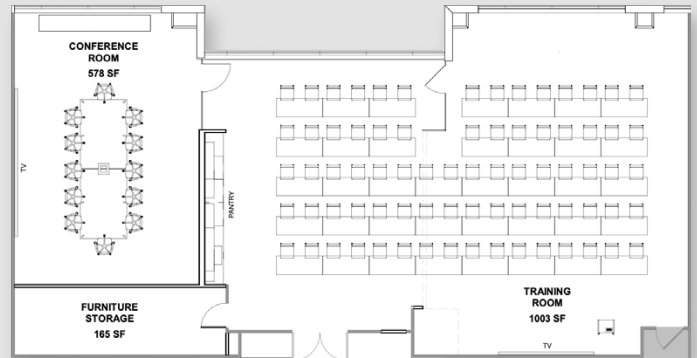


ENTRANCE / LOBBY



FITNESS CENTER

RECENTLY DELIVERED 2ND FLOOR CONFERENCE CENTER



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Outdoor Amenity Areas



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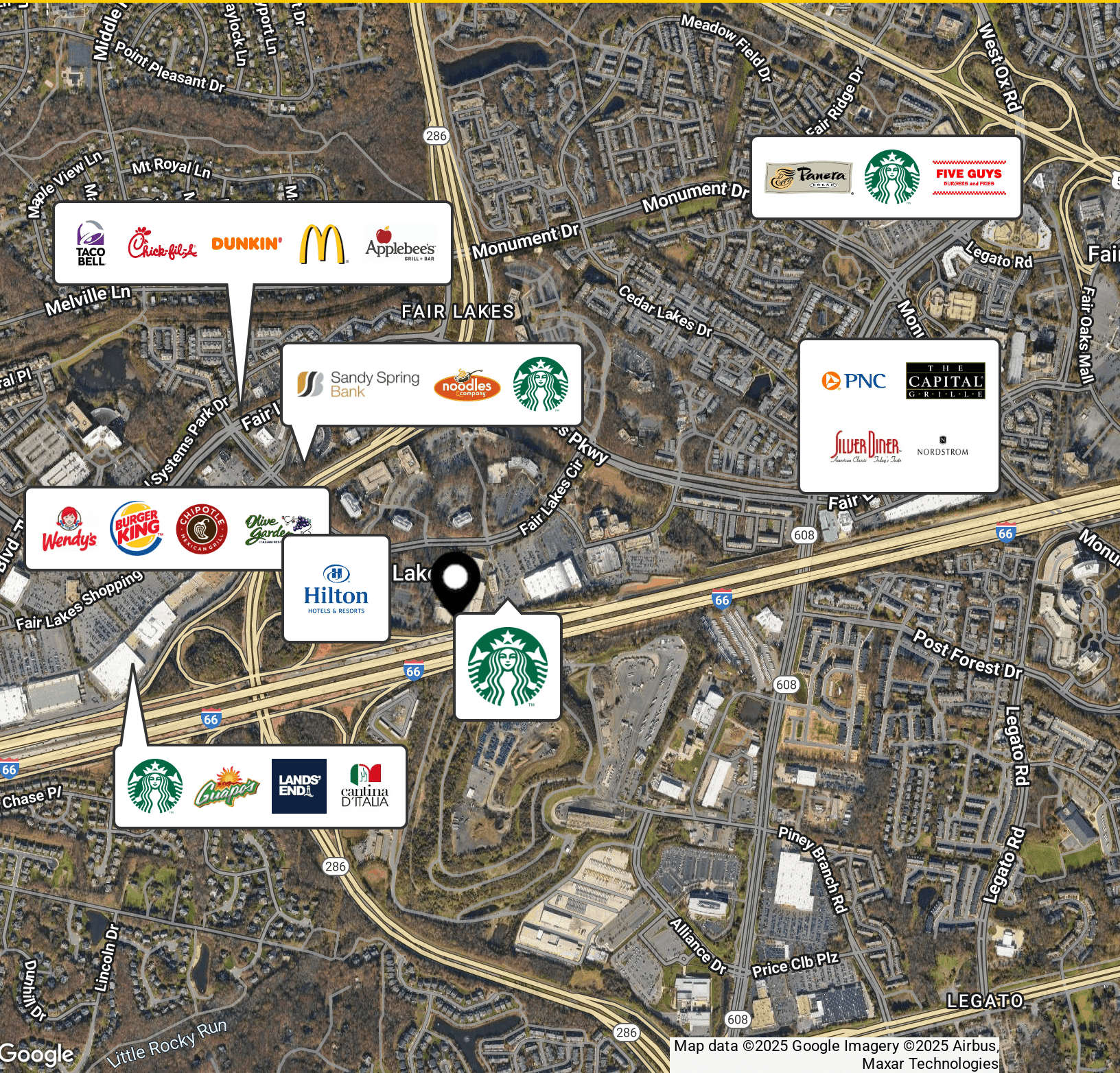
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Fair Lakes Amenities



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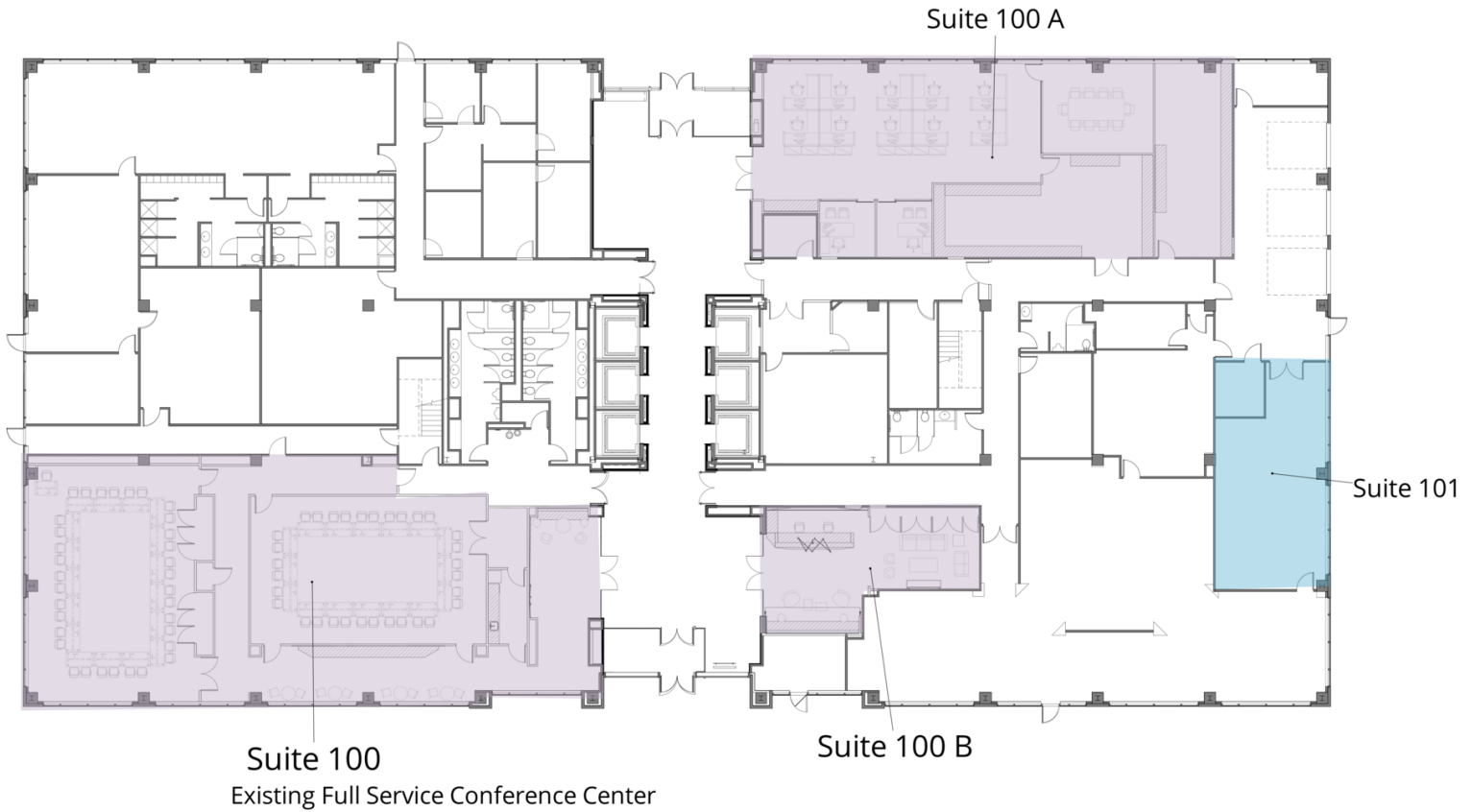
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First Floor



Suite	Size	Lease Rate	Description
■ Suite 100 / 100A / 100B	10,829 SF	\$34.00 FS	Available 3/1/27
■ Suite 101	938 SF	\$34.00 FS	Available 3/1/27

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Second Floor
1,510 - 12,518 SF



Suite	Size	Lease Rate	Description	Video URL
■ Suite 200	8,254 - 12,158 SF	\$34.00 FS	Contiguous with 3rd Floor	View Here
■ Spec Suite 210	3,904 - 12,158 SF	\$34.00 FS	Contiguous with 3rd Floor	
■ Suite 220	1,510 SF	\$34.00 FS	Available Immediately	

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Third Floor
27,619 - 39,777 SF



Suite	Size	Lease Rate	Description	Video URL
■ Suite 300	27,619 - 39,777 SF	\$34.00 FS	Available Immediately	View Here

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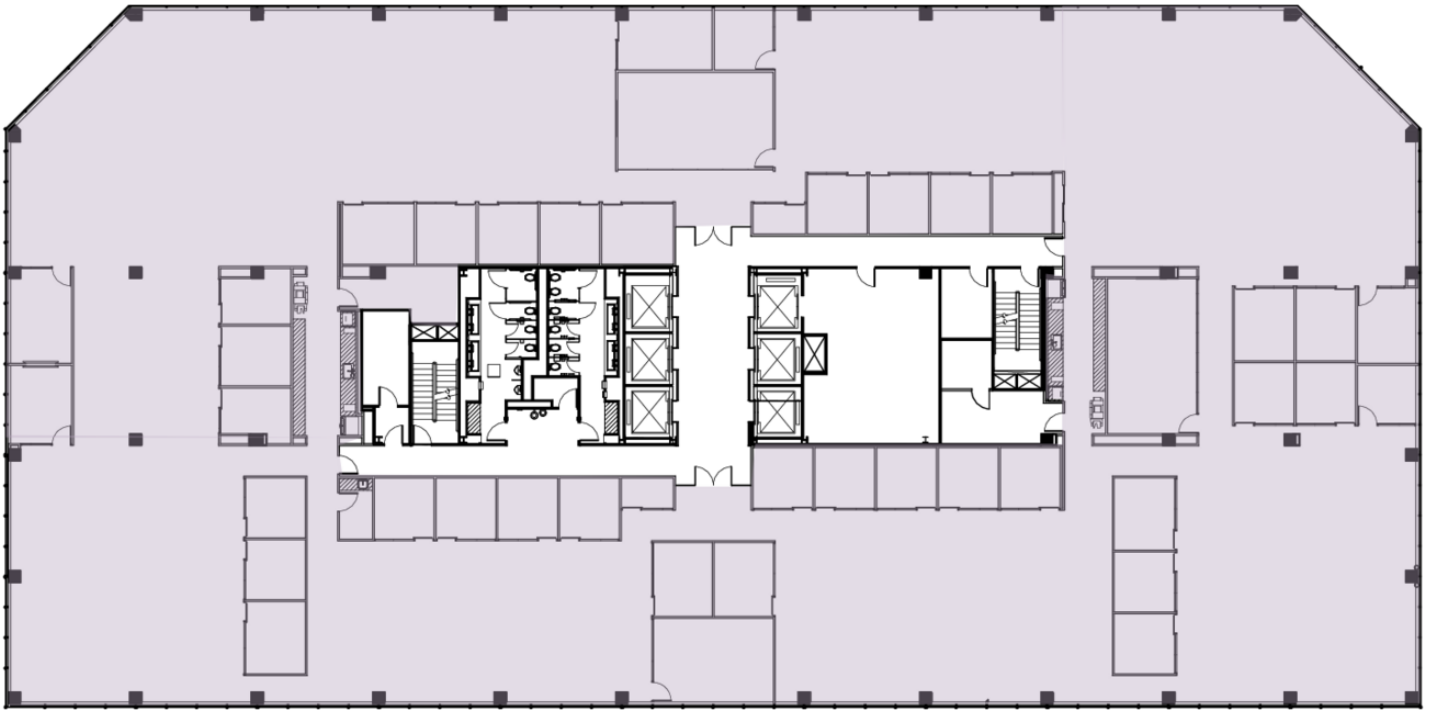
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Fifth Floor

27,618 - 165,653 SF



Suite	Size	Lease Rate	Description	Virtual Tour
■ Suite 500	27,618 - 165,653 SF	\$34.00 FS	Large block contiguous space for 165,653 SF available on floors 5-10.	View Here

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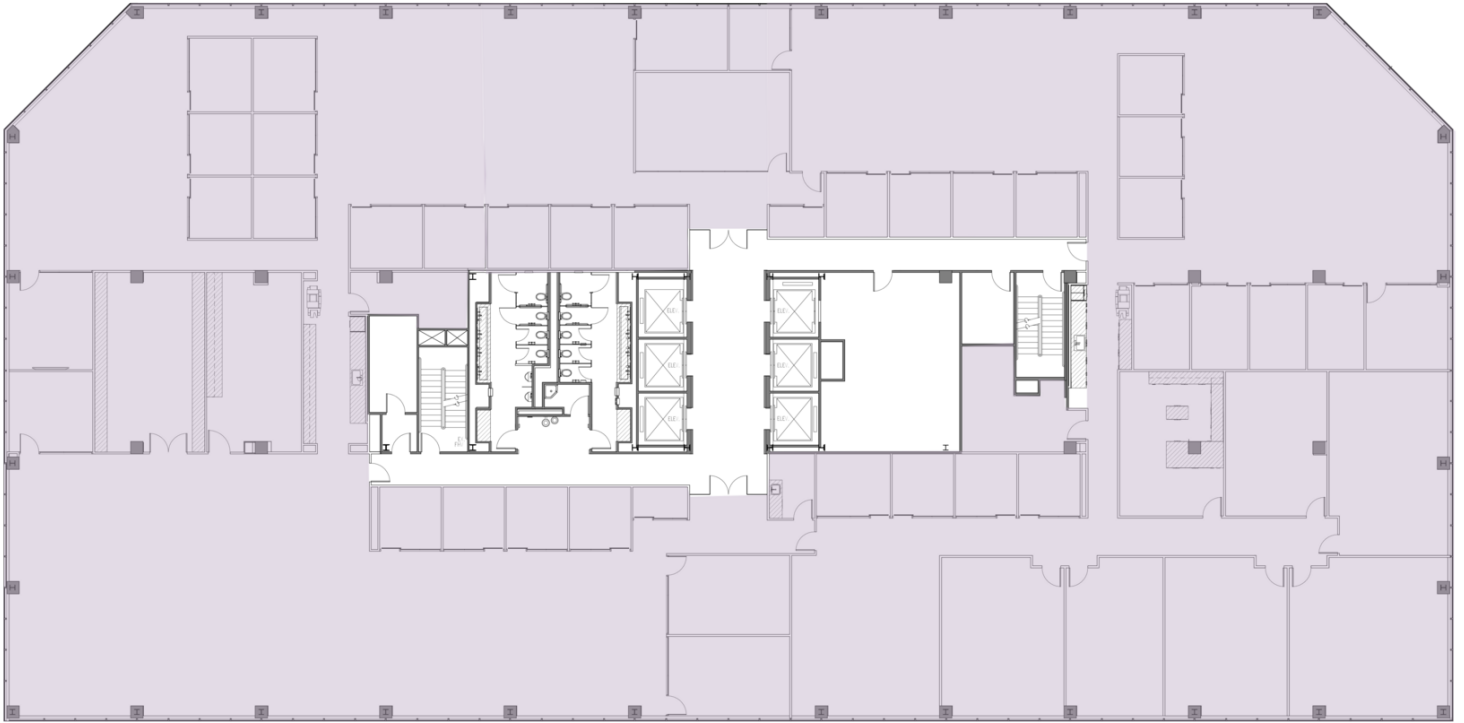
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Sixth Floor

27,613 - 165,653 SF



Suite	Size	Lease Rate	Description
■ Suite 600	27,613 - 165,653 SF	\$34.00 FS	Available 3/1/27. Large block contiguous space for 165,653 SF available on floors 5-10

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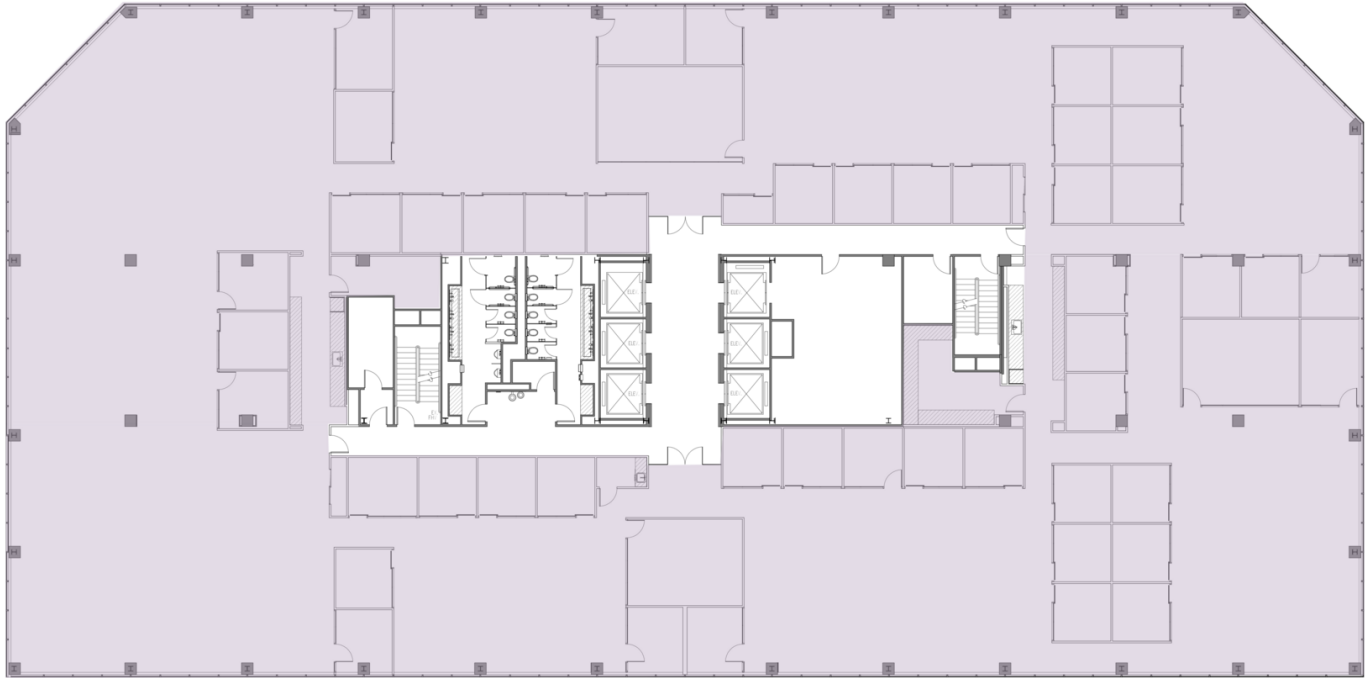
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Seventh Floor
27,613 - 165,653 SF



Suite	Size	Lease Rate	Description
■ Suite 600	27,613 - 165,653 SF	\$34.00 FS	Available 3/1/27. Large block contiguous space for 165,653 SF available on floors 5-10

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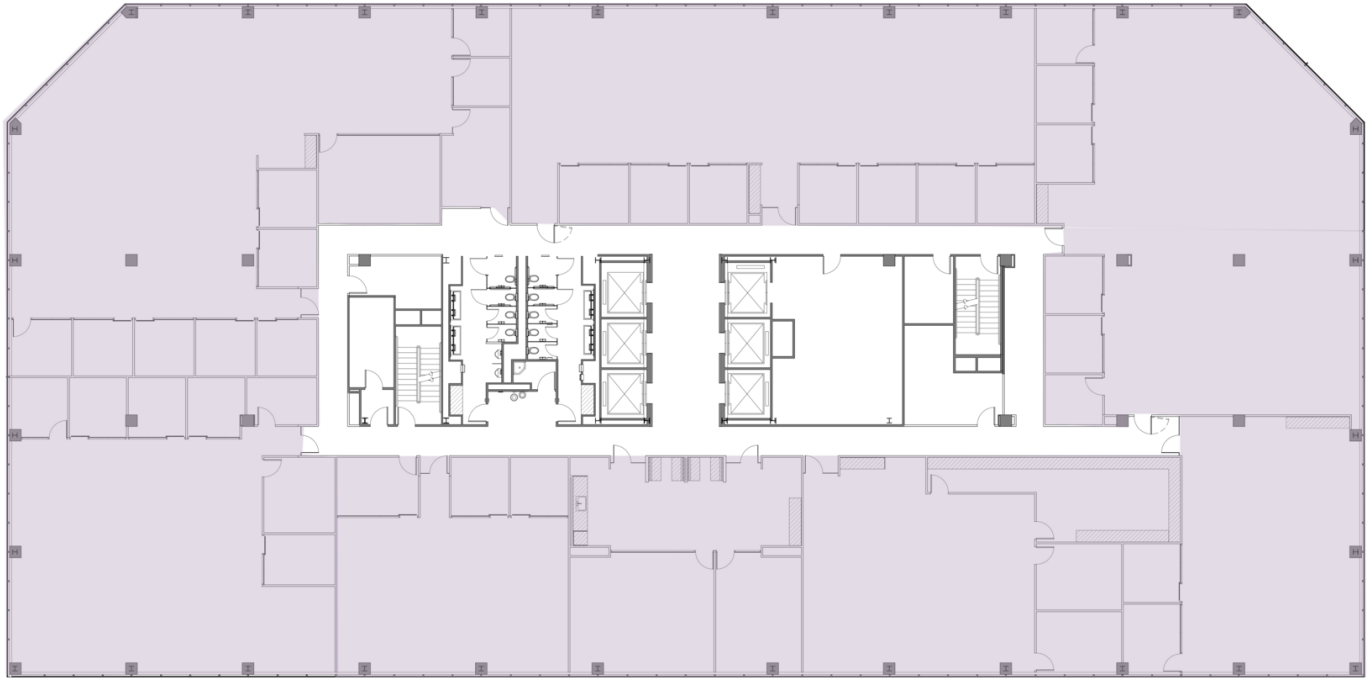
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Eight Floor

27,607 - 165,653 SF



Suite	Size	Lease Rate	Description
■ Suite 800	27,607 - 165,653 SF	\$34.00 FS	Available 3/1/27. Large block contiguous space for 165,653 SF available on floors 5-10.

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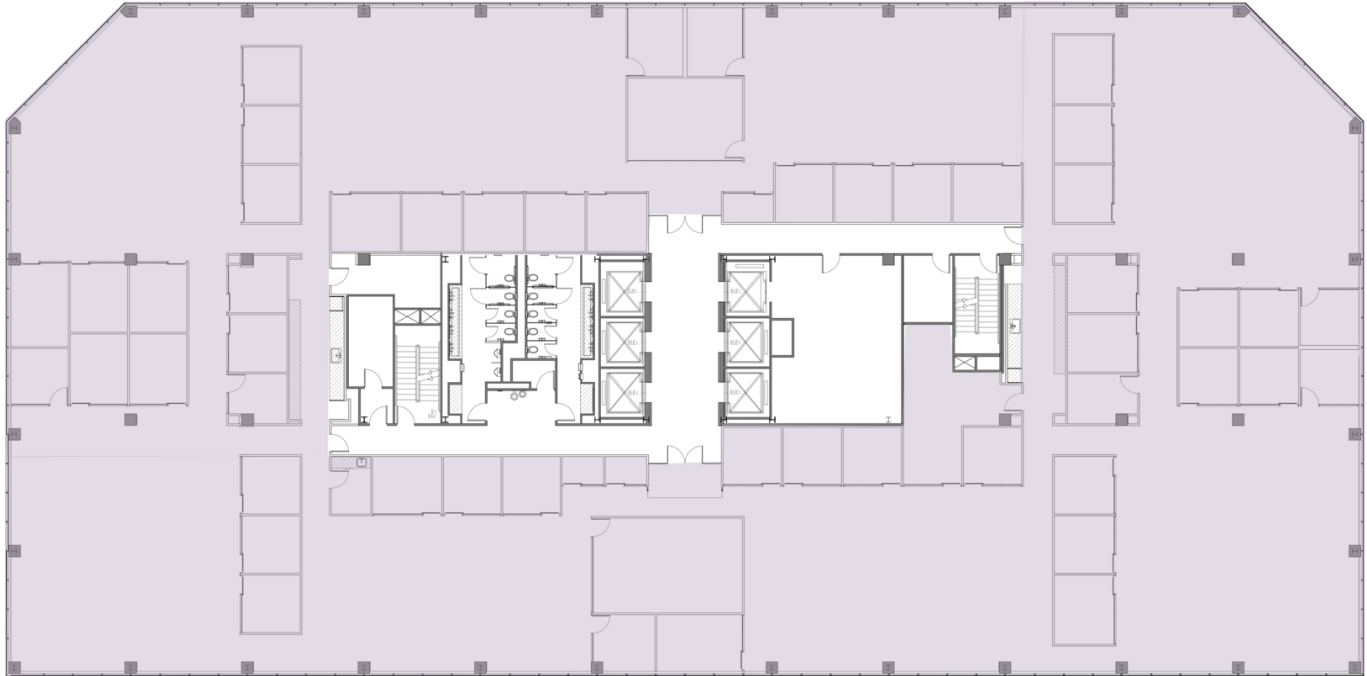
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Ninth Floor

27,604 - 165,653 SF



Suite	Size	Lease Rate	Description
■ Suite 900	27,604 - 165,653 SF	\$34.00 FS	Available 3/1/27. Large block contiguous space for 165,653 SF available on floors 5-10

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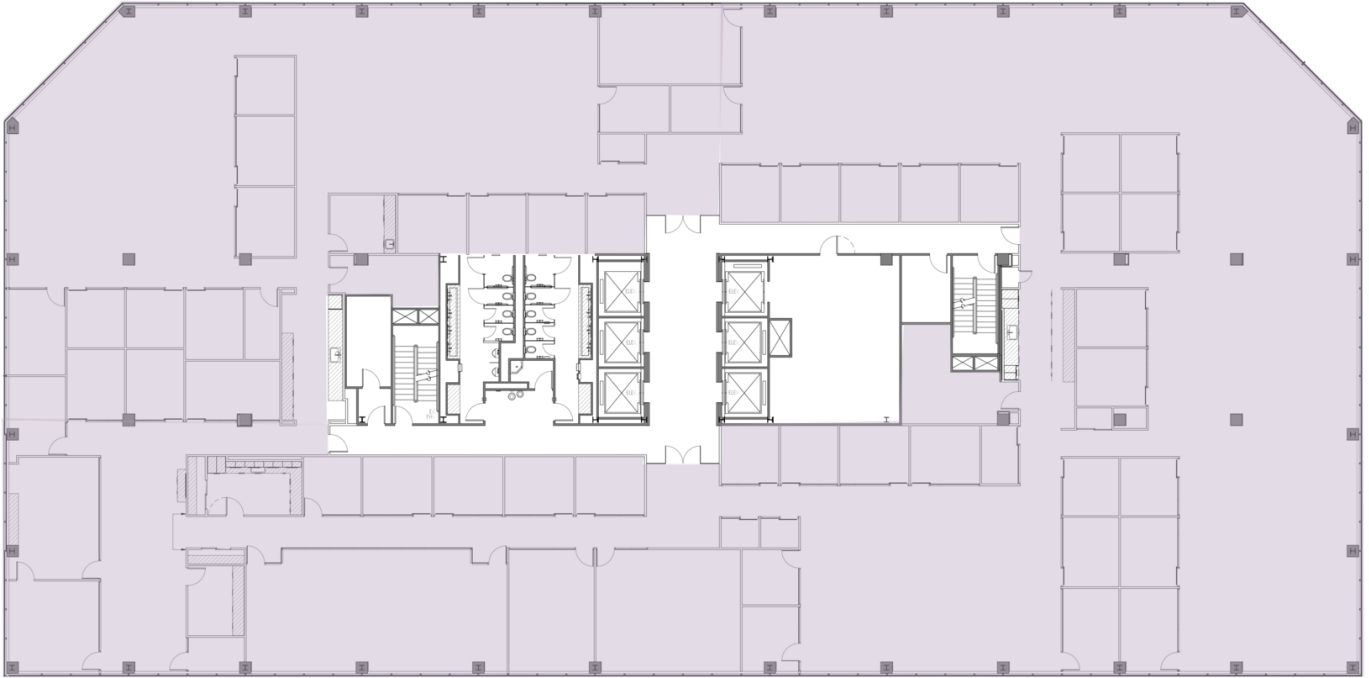
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Tenth Floor

27,604 - 165,653 SF



Suite	Size	Lease Rate	Description
■ Suite 1000	27,604 - 165,653 SF	\$34.00 FS	Available 3/1/27. Large block contiguous space for 165,653 SF available on floors 5-10.

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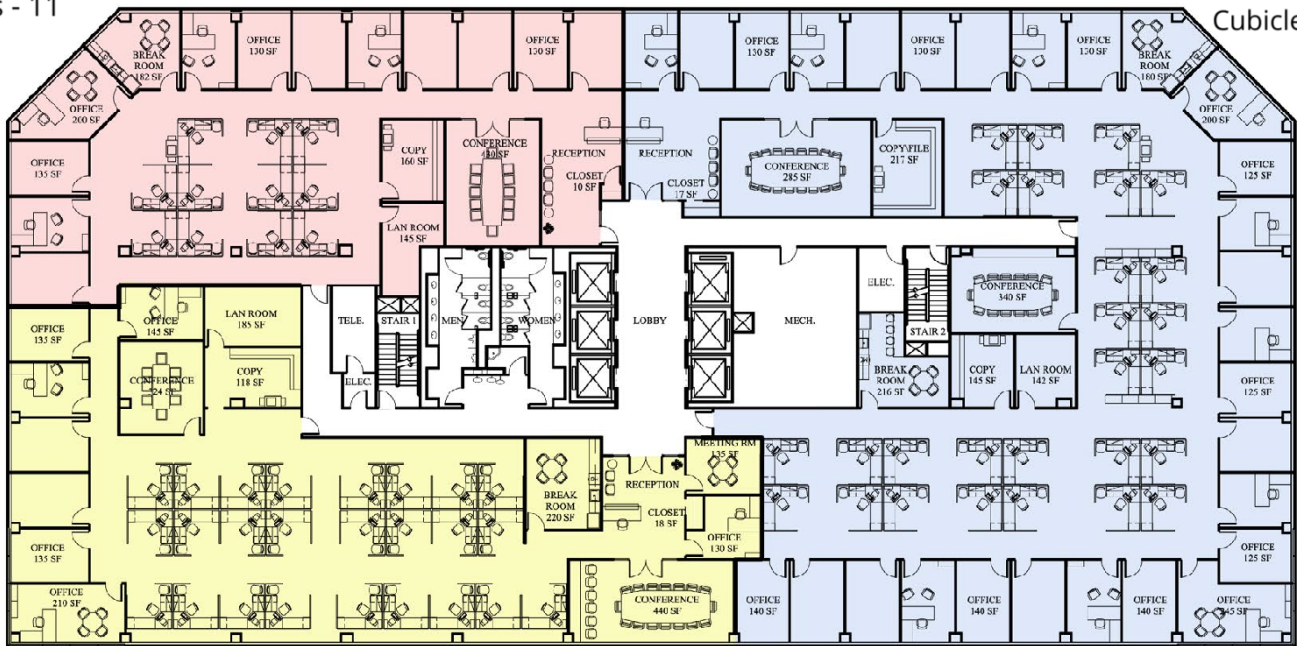
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Hypothetical - Multi-Tenant

6,600 SF
Offices - 12
Cubicles - 11

13,300 SF
Offices - 27
Cubicles - 27



7,100 SF
Offices - 8
Cubicles - 25

Suite	Size	Lease Rate	Description
■ Hypothetical Suite	6,600 SF	Negotiable	Hypothetical Layout
■ Hypothetical Suite	13,300 SF	Negotiable	Hypothetical Layout
■ Hypothetical Suite	7,100 SF	Negotiable	Hypothetical Layout

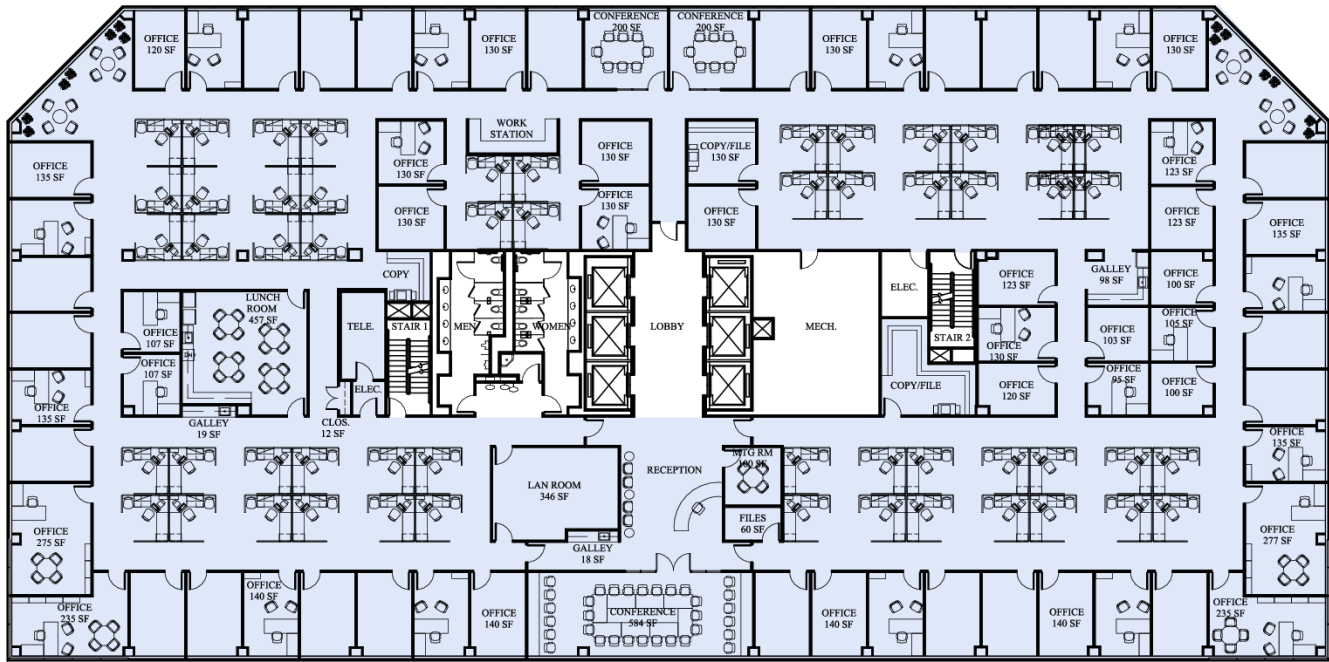
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Hypothetical Closed



Offices - 64
Cubicles - 54

Suite	Size	Lease Rate	Description
■ Full Floor Hypothetical	27,618 SF	Negotiable	Hypothetical Layout

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