



mosaic

AN *Extraordinary* OFFICE EXPERIENCE

2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA

 EDENS®

AVISON
YOUNG



A *Community* LIKE NO OTHER

Mosaic elevates the community experience to a new standard by creating a vibrant, sophisticated environment that connects families, friends & colleagues together.

This unique district is created through a hand-selected mix of retailers & restaurants, intelligent urban design and our passion for enabling authentic community engagement. Mosaic brings all of these together to create Fairfax County's most innovative retail, office & entertainment community.



**2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA**

 **EDENS®**

**AVISON
YOUNG**

Everything You Need

ALL IN THE DISTRICT

30+

RETAILER
OPTIONS



bloomie's

SEPHORA

 lululemon

west elm

WILLIAMS
SONOMA
CALIFORNIA

bluemercury
makeup • skincare • spa

 MOM's Organic Market



BARNES & NOBLE

2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA

 EDENS®

AVISON
YOUNG

Everything You Need ALL IN THE DISTRICT

35+

DINING
OPTIONS



CAVA
Mezze Grill

Kirby
Club

MACMILLAN
WHISKY
ROOM

Eugenia
great falls greek

SISTER2
THE ORDINARY CAFE

Pupatella
NEAPOLITAN PIZZA

RASA

sweetgreen

TRUE FOOD KITCHEN

陣 JINYA
Ramen Bar

2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA

EDENS®

AVISON
YOUNG

Everything You Need

ALL IN THE DISTRICT

15+

SERVICE
OPTIONS



[solidcore]

FAS

SALON NORDINE
RESTON
FAIRFAX
GAINESVILLE & DAY SPA

one medical

BASH

pressed

tend

INDIGO
WELLNESS GROUP

Muse
PAINTBAR

2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA

EDENS®

AVISON
YOUNG

Everything You Need

ALL IN THE DISTRICT

300+

EVENTS
ANNUALLY



Mosaic hosts hundreds of diverse entertainment, social, and cultural events annually including the area's largest year-round farmer's market, a 12-week film series during the summer months, outdoor fitness/workout programming, and much more.

**2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA**

 EDENS®

 AVISON
YOUNG

A *Detailed* LOOK AT THE DISTRICT



500,000 SF

RETAIL
SPACE

73,000 SF

CLASS A
OFFICE SPACE

1,431

RESIDENTIAL
UNITS

2M SF

OFFICE, RETAIL,
HOTEL, RESTAURANT,
RESIDENTIAL SPACE

148-KEY

ARCHER
BOUTIQUE HOTEL



8-SCREEN

ANGELIKA FILM CENTER
ARTHOUSE CINEMA



2 COMMUNITY PARKS

TOTALING 1.5 ACRES

5 PARKING GARAGES

TOTALING 2,500+ RETAIL SPACES,
PLUS 150 ON-STREET SPACES

**2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA**



WITH AN *Accessible* URBAN ENVIRONMENT



AMPLE FREE PARKING



METRO SHUTTLE SERVICES



CAPITAL BIKESHARE

Mosaic has options for all commuters. Ample parking is available on-site including five garages totaling 2,500+ spaces plus 150 on-street spaces all at no-cost. Mosaic also benefits from free shuttle services to Dunn Loring Metro and access to Capital Bikeshare.

**2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA**



AN *Opportunity* LIKE NO OTHER

**FINAL 4TH-FLOOR
OPPORTUNITY: 10,538 SF
DIVISIBLE TO 3,000 SF**

2910 District Avenue is the only dedicated office building availability within Mosaic.

Mosaic's urban neighborhood makes it the ideal place to create an inviting, dynamic work atmosphere.

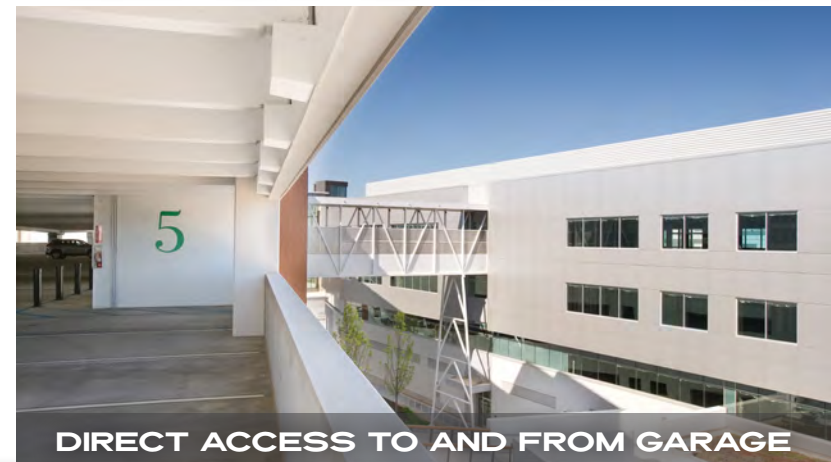
This unique space is the perfect opportunity to become a part of this diverse community.



FREE-STANDING WITH AMPLE LIGHT



DEDICATED, STREET-LEVEL ENTRANCE



DIRECT ACCESS TO AND FROM GARAGE

**2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA**

 **EDENS®**

**AVISON
YOUNG**

4TH FLOOR *Conceptual* 10,538 SF



- Divisible to 3,000 SF
- Minimum 5 year term

- SHARED AMENITY SPACES:**
- Fitness Center
 - 2 Shower Rooms
 - Huddle Space
 - Conference & Training



Conceptual Plan | +/- 37 seats shown

**2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA**





mosaic

CONTACT *Office* **LEASING**

DAVE MILLARD
703.752.4921
dave.millard@avisonyoung.com

PETER BERK
703.752.4920
peter.berk@avisonyoung.com

NICK GREGORIOS
703.752.4922
nicholas.gregorios@avisonyoung.com

WESLEY PREUSS
202.644.8691
wesley.preuss@avisonyoung.com

8300 Greensboro Drive, Suite 275 Tysons, VA 22102 | avisonyoung.com

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.



**2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA**

 **EDENS**®

**AVISON
YOUNG**