



Summary

Available: 1,165/SF
 Lease Rate: \$24/SF
 Lease Type: MG – Tenant to pay Electric & Cleaning

Property Highlights

- Located in the heart of Fairfax City near the Courthouse.
- Large reception/common area with modern LVT flooring, creating a professional and welcoming first impression.
- Spacious, windowed private offices, a dedicated conference room, two private restrooms, and a convenient kitchenette, offering an efficient and functional layout.
- Ideal for attorneys, consultants, or small businesses.
- Free, ample on-site parking, and easy access to major roads, government offices, dining, and retail.
- Signage available outside of building, on suite door, and on marquee at University Dr.
- New led lights and blinds just added

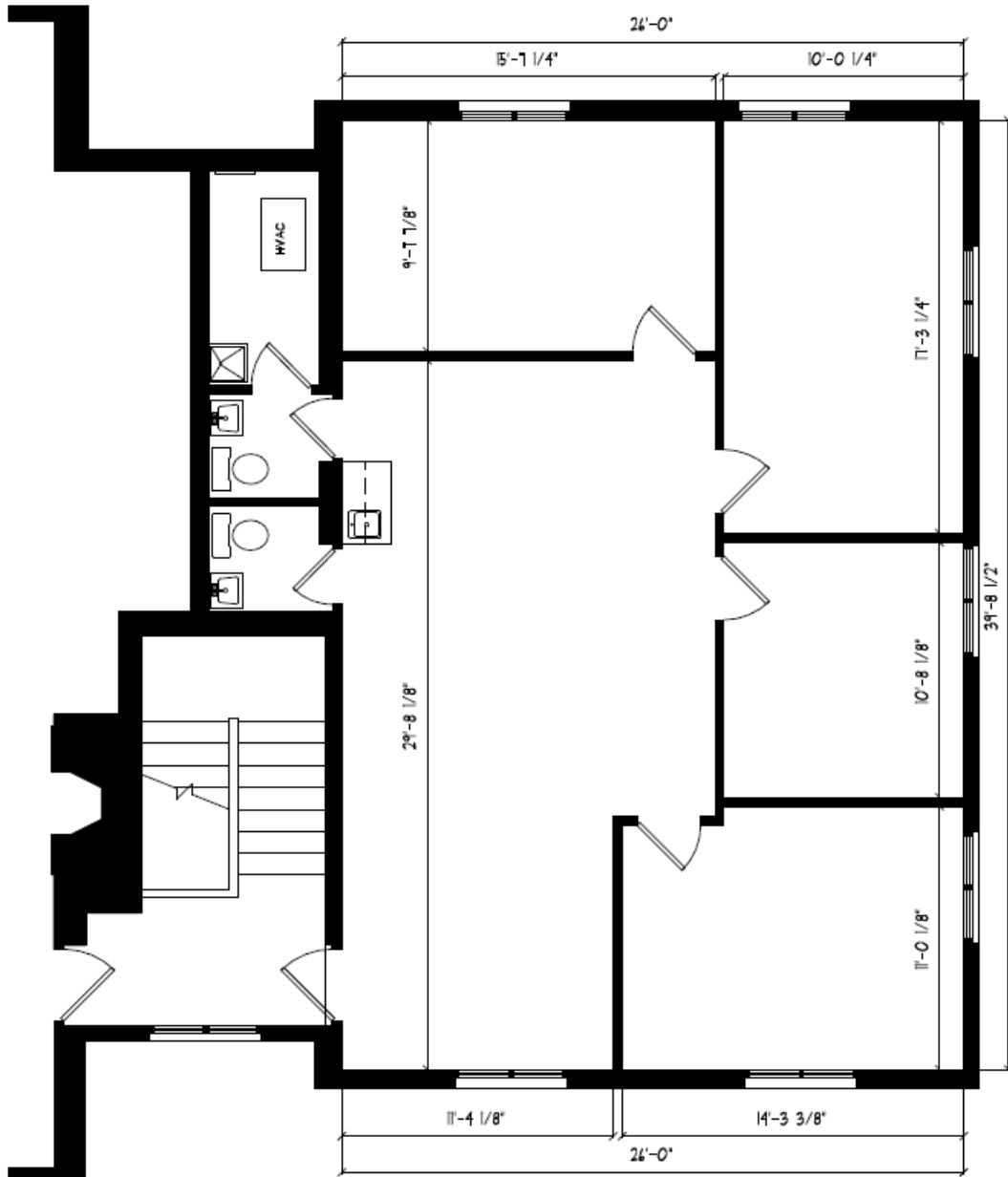
Demographics

	2 Mile	5 Mile	10 Mile
Total Households:	16,755	96,555	376,751
Total Population:	52,349	273,532	1,050,853
Average HH Income:	\$155,009	\$171,414	\$162,323

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Jennifer Burke
 703.435.4007 x 118
 jburke@veritycommercial.com

Floor Plan



AS-BUILT PLAN
3951C UNIVERSITY DRIVE
FAIRFAX, VIRGINIA 22030

Arencibia Architects, Inc.
703-298-8181
2534 E. Timber Crest Drive NE Leland, North Carolina 28451

DATE:
19 JAN. 2026
SCALE:
3/16" = 1'-0"
JOB NO.: 26-002

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Suite Photos



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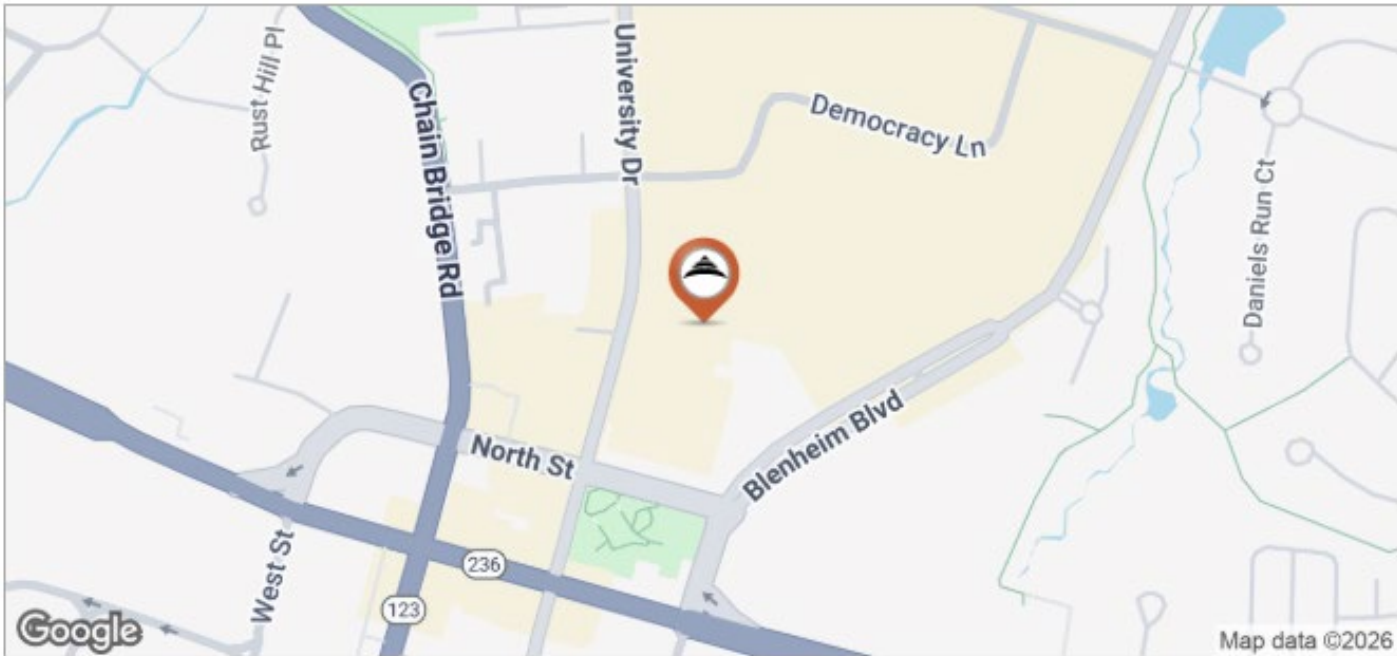
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