

FAIRFAX CORNER SOUTH

4100 MONUMENT CORNER DR, FAIRFAX, VA 22030

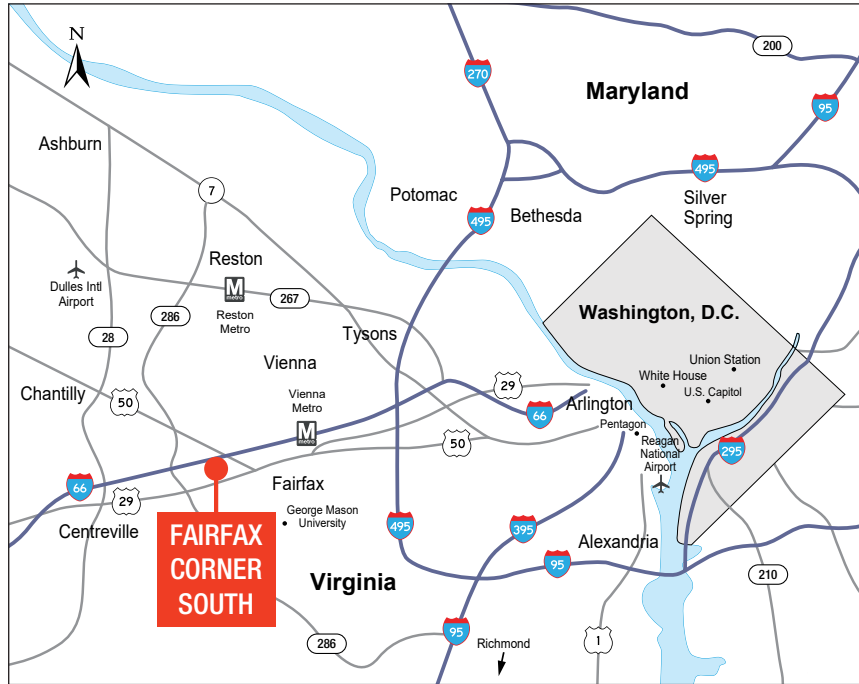
Position your business within Fairfax Corner, a vibrant mixed-use development offering walkable access to premier shopping, dining, entertainment, and services. This five story, 127,000 SF Class A office building combines convenience, flexibility, and top-tier amenities, making it the ideal setting for businesses of all sizes.

HIGHLIGHTS

- Flexible suites available, ranging from 1,222 SF to 13,935 SF
- Conveniently located off I-66 with dedicated Express Lanes exit, plus easy access to Route 50 and Fairfax County Parkway
- Onsite amenities include new, state-of-the-art, 50 person conference center, fitness facility with locker rooms and Ruth's Chris Steakhouse
- Peterson Companies corporate headquarters located in the building
- Adjacent to the new Monument Drive Commuter Parking Garage and Transit Center

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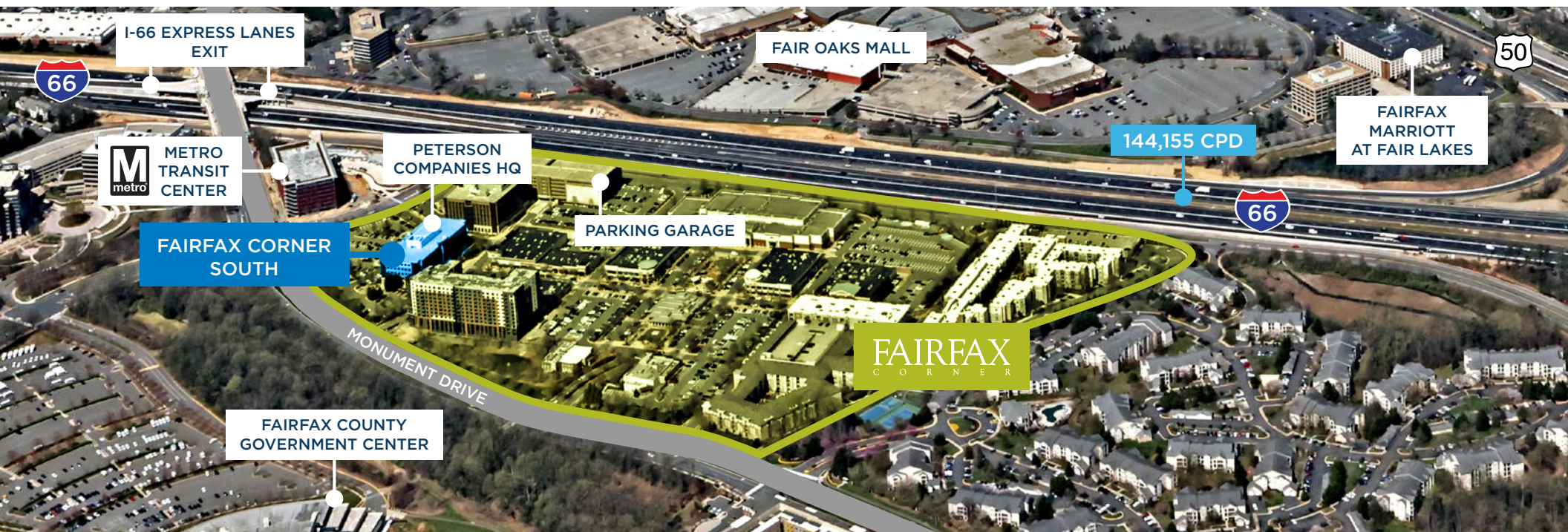
MARKET LOCATION



OVERVIEW

Situated within Fairfax Corner, Fairfax Corner South, offers employees and clients alike convenience, connectivity, and access to an amenity-rich environment featuring 50+ shops, restaurants, fitness studios, entertainment options, and services.

- New 50 person conference center and fitness facility
- Walkable to fast-casual favorites like Peet's Coffee, Potbelly, Chipotle, and Sweetgreen (opening soon), as well as sit-down dining options like Coastal Flats, Ruth's Chris, Ozzie's, Uncle Julio's, and Ruthie's All-Day (coming soon)
- Proximity to premier retailers including Apple, Arhaus, LOFT, IKEA, REI, Warby Parker, and Monkee's
- Access to health and wellness options, including F45, CorePower Yoga, and iCRYO
- Complimentary surface parking and seven level parking garage
- Convenient access to major transportation hubs: 11 miles to Dulles International Airport and 22 miles to Reagan National Airport
- Dedicated I-66 Express Lane exit, along with adjacent MetroBus and Fairfax Connector commuter connections, providing efficient commuter solutions
- Over 700 residential units located within the project



SITE PLAN

Highly Visible from Route 66 / 144,155 CPD
\$3.7B 22.5-mile Expansion Now Open



FAIRFAX
C O R N E R

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