



# FAIR OAKS BUSINESS PARK

3949-3959 Pender Drive | 11200-11216 Waples Mill

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OWNED/MANAGED BY:

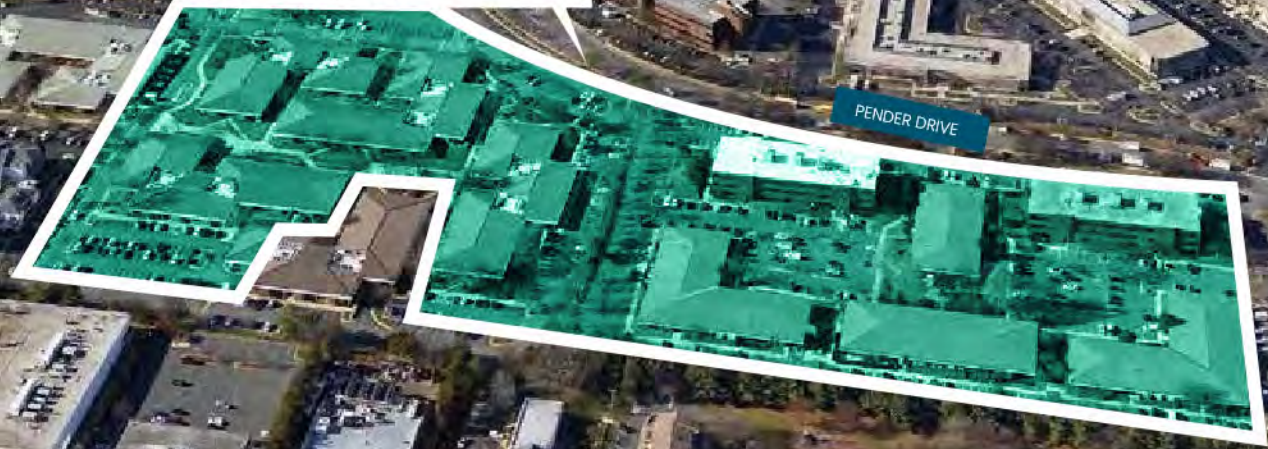




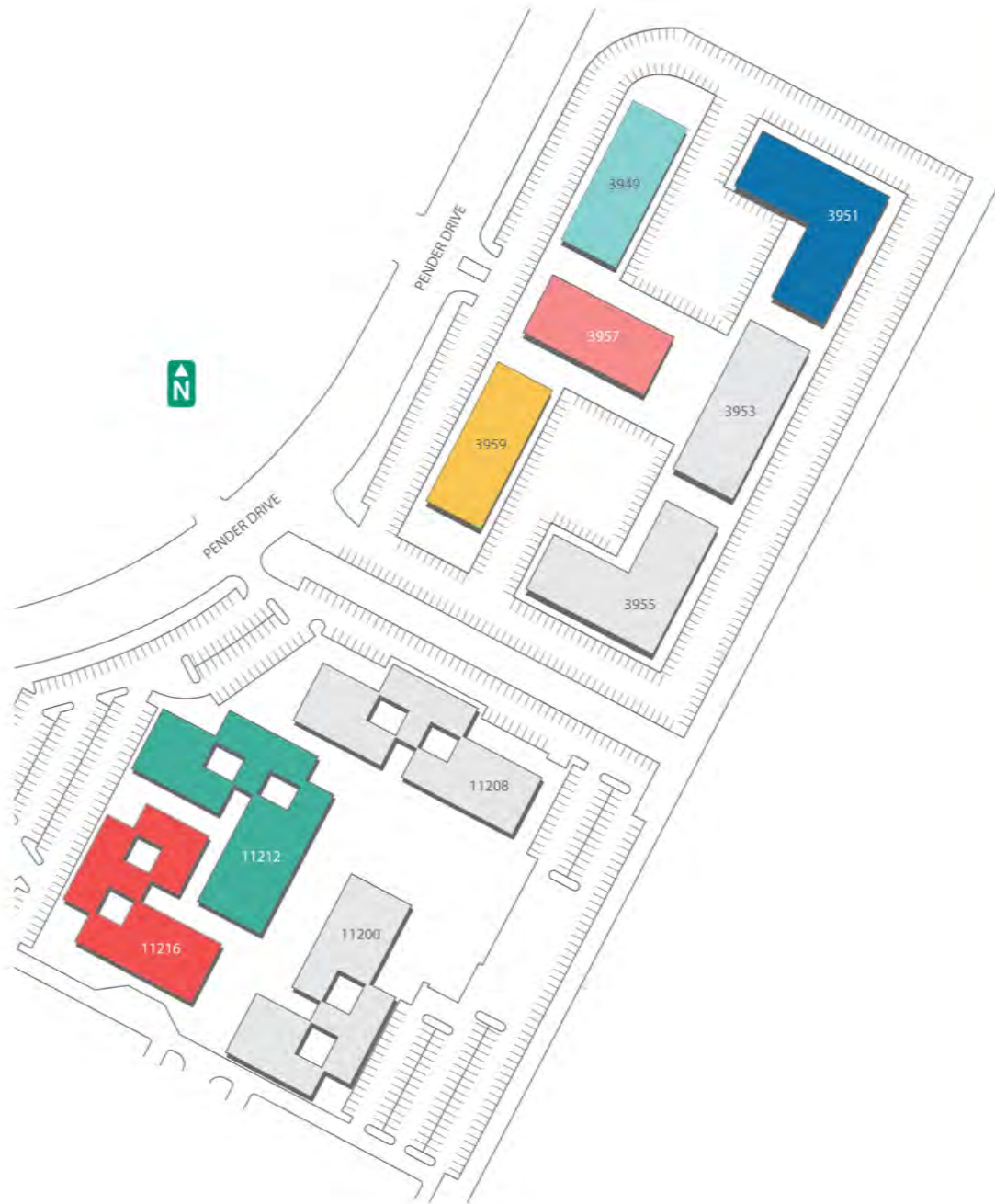
**FAIR OAKS  
BUSINESS PARK**  
FAIRFAX, VA

WAPLES MILL

PENDER DRIVE



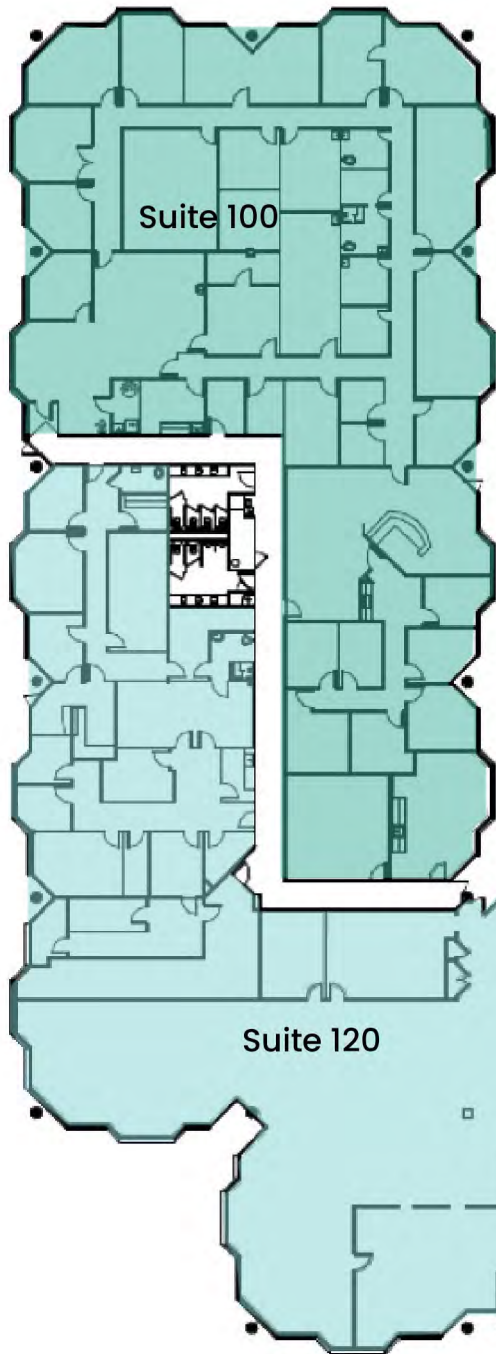
# SITE PLAN



Availabilities	SF	Rate	Date Available
1st Floor	35,677	\$20 FS	Immediately
Suite 101	3,807	\$20 FS	Immediately
Suite 102	2,651	\$20 FS	Immediately
Suite 106	3,410	\$20 FS	Immediately
Suite 107	6,068	\$20 FS	Immediately
Suite 120B	2,365	\$20 FS	Immediately
Suite 125	1,895	\$20 FS	Immediately
Suite 230	1,216	\$20 FS	Immediately
Suite 260	2,374	\$20 FS	Immediately
Suite 105	1,610	\$20 FS	08/01/2023
Suite 130	4,499	\$20 FS	Immediately
Suite 101	2,153	\$20 FS	Immediately
Suite 103	1,195	\$20 FS	Immediately
Suite 105	1,108	\$20 FS	Immediately
Suite 240	1,617	\$20 FS	Immediately
Suite 310	3,409-5,821	\$20 FS	Immediately
Suite 320	2,412-5,821	\$20 FS	Immediately

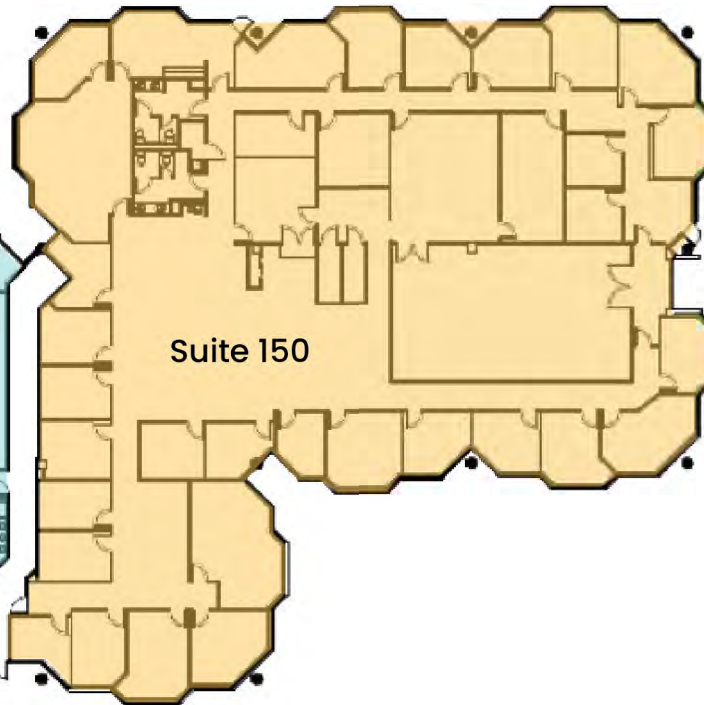
## Property Highlights:

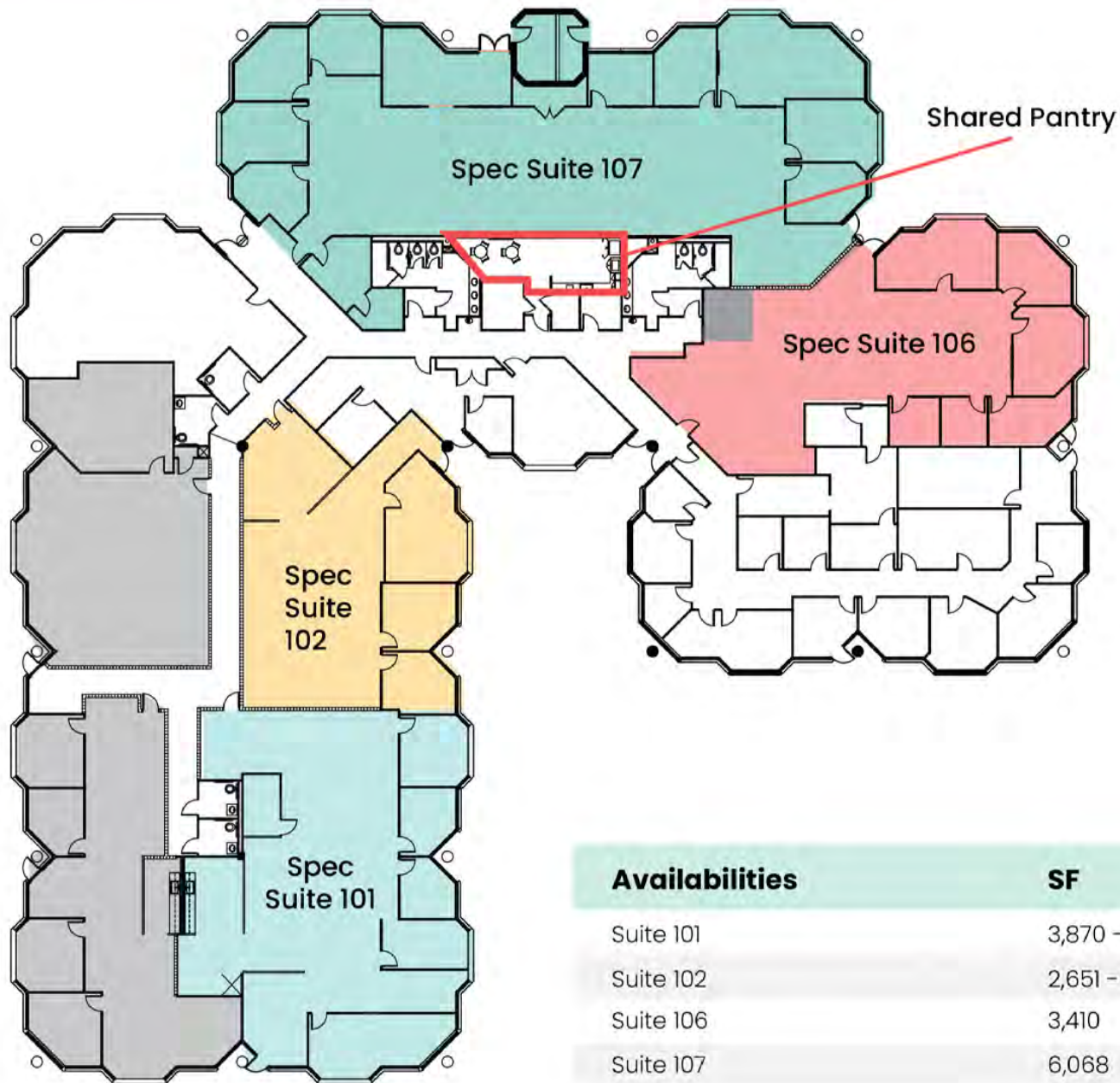
- Ten-building campus located in the heart of Fairfax, VA
- 4 Newly delivered spec suites ranging from 2,651 SF - 6,521 SF & tenant shared access to newly built pantry
- Ample parking options 3.8/1,000 SF
- Cafe with indoor/outdoor seating
- Walkable to popular retailers, restaurants, and entertainment
- Quick & easy access to major commuting routes including I-66, Route 50 and 29, and Fairfax County Parkway
- Walking distance to exercise and childcare facilities



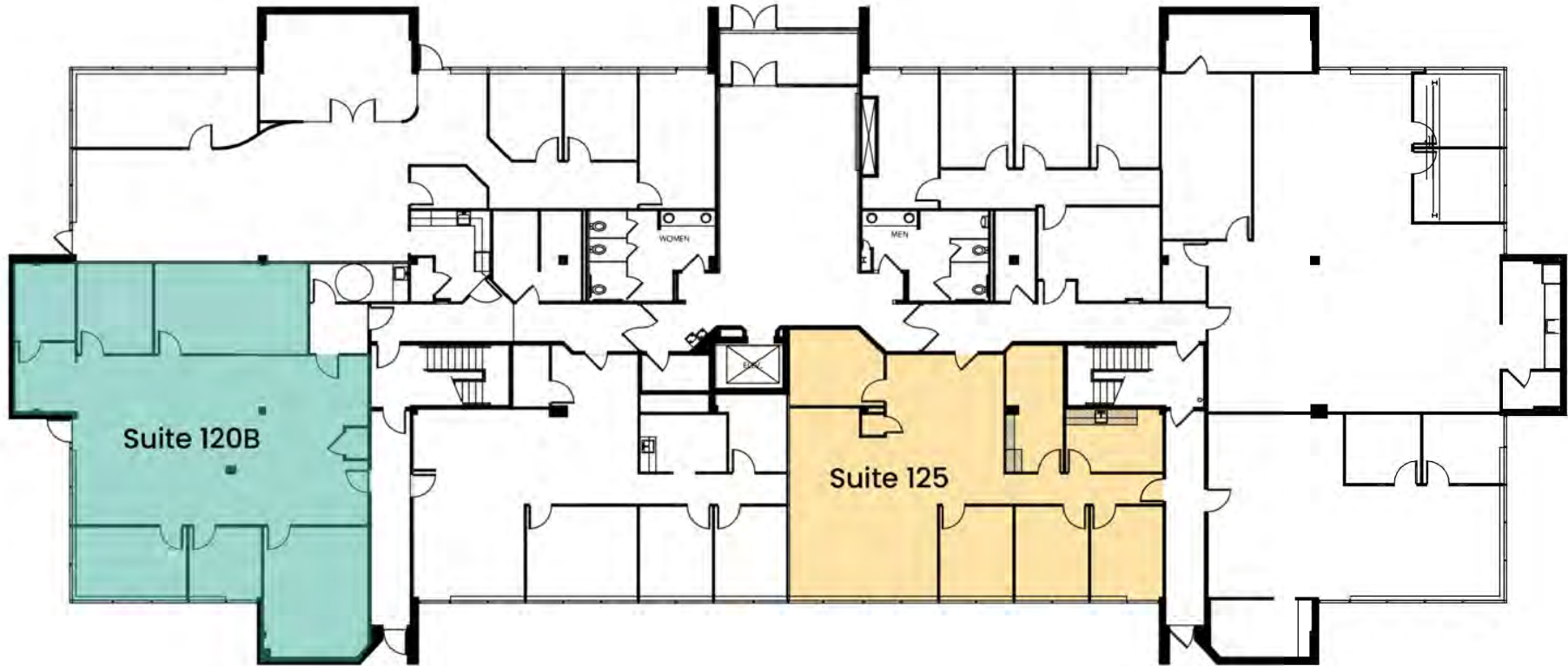
Availabilities	SF	Date Available
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Suite 100	13,866 - 35,677	Immediately
Suite 120	7,997 - 35,677	Immediately
Suite 150	13,814 - 35,677	Immediately





Availabilities	SF	Date Available
Suite 101	3,870 - 6,521	Immediately
Suite 102	2,651 - 6,521	Immediately
Suite 106	3,410	Immediately
Suite 107	6,068	Immediately



**Availabilities**

**SF**

**Date Available**

Suite 120B

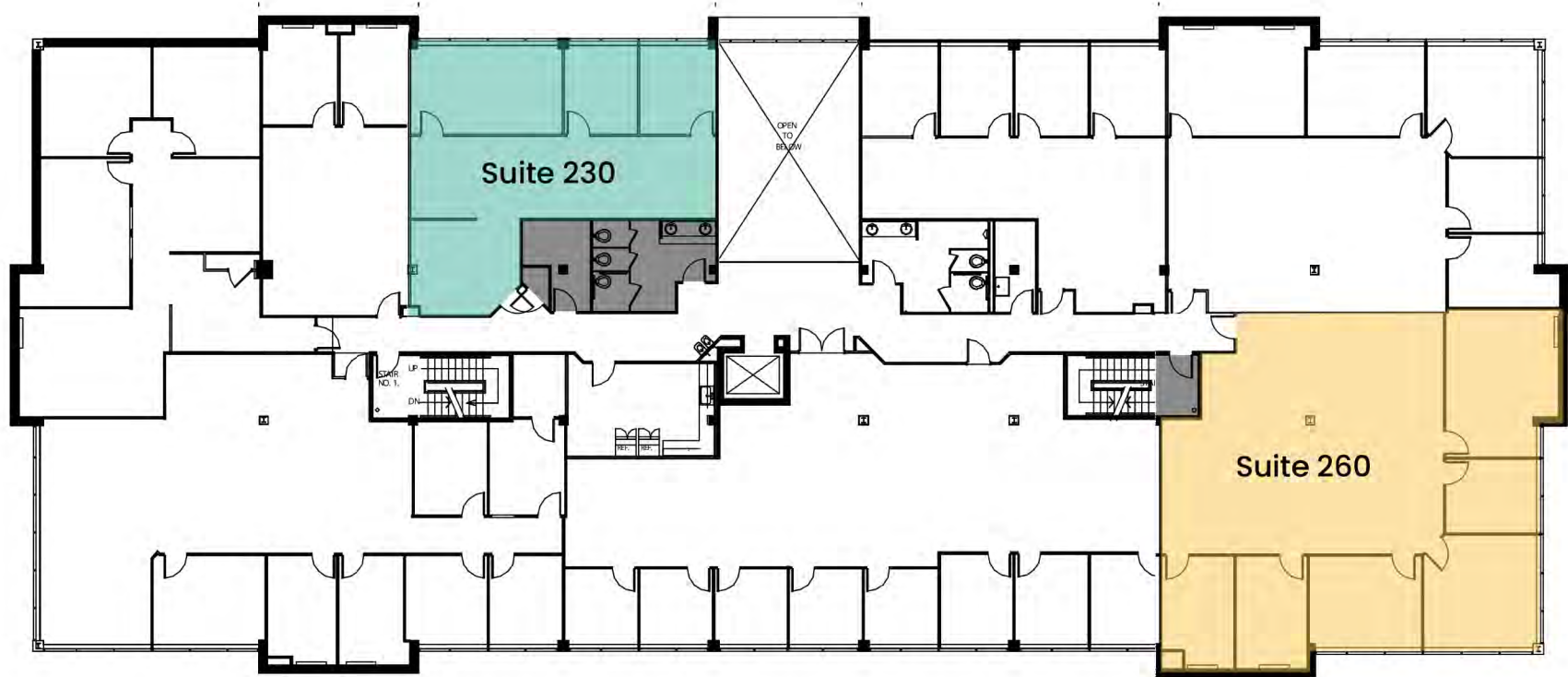
2,365

Immediately

Suite 125

1,895

Immediately



**Availabilities**

**SF**

**Date Available**

Suite 230

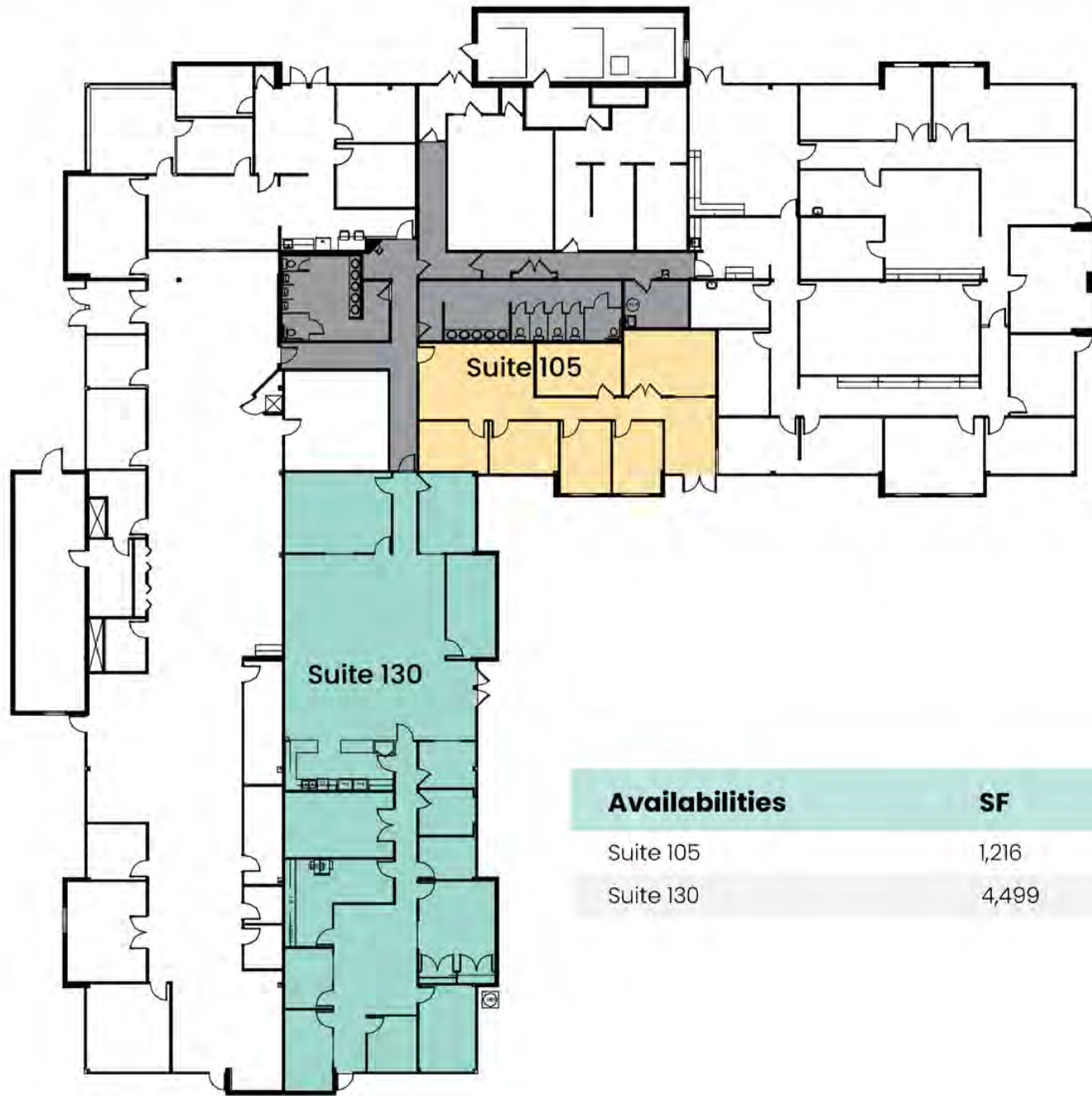
1,216

Immediately

Suite 260

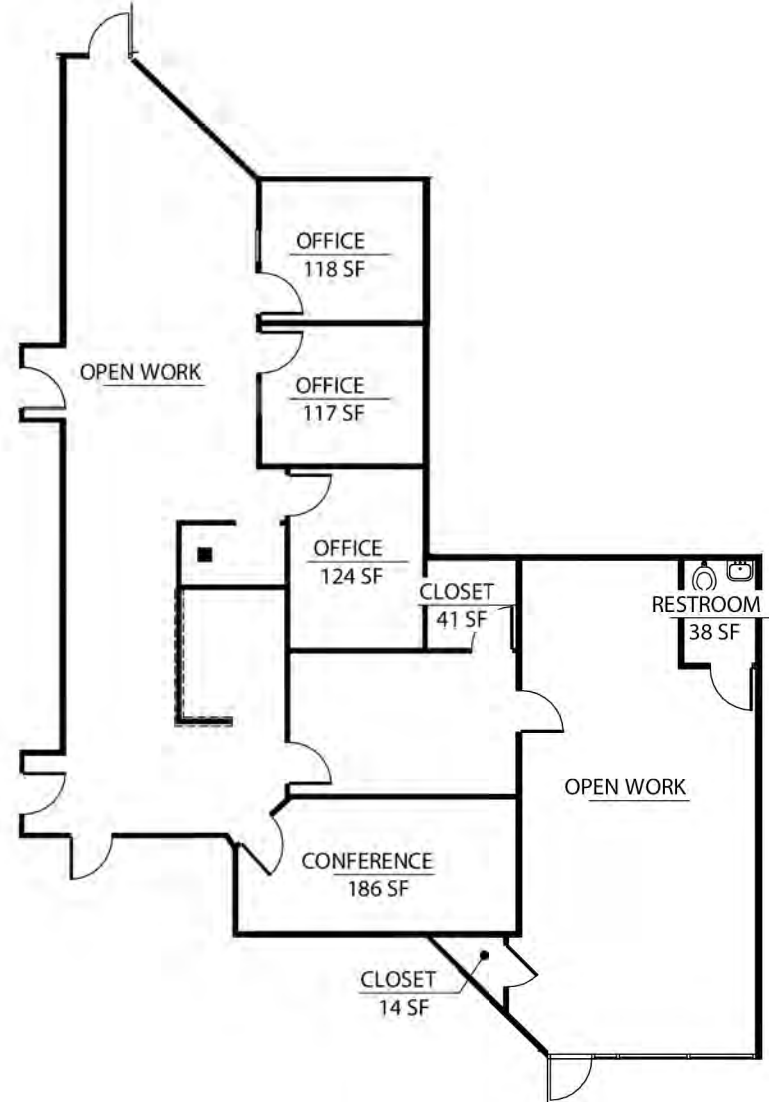
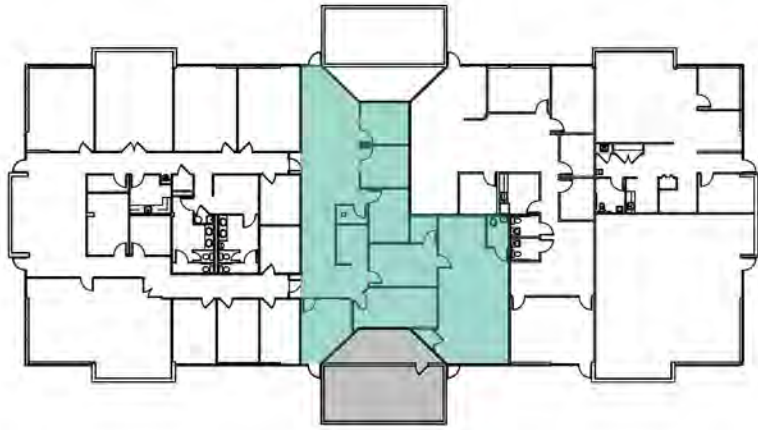
2,364

Immediately



Availabilities	SF	Date Available
Suite 105	1,216	08/01/2023
Suite 130	4,499	Immediately





**Availabilities**

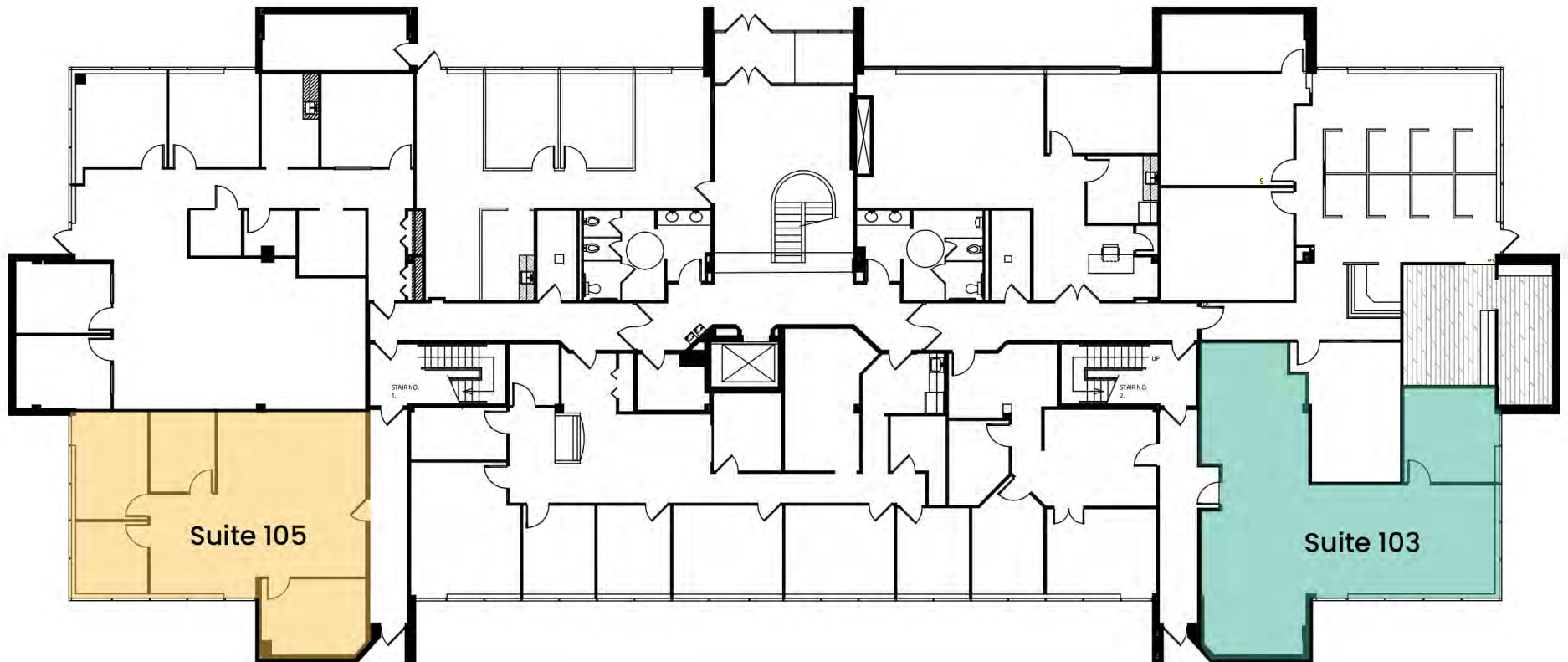
**SF**

**Date Available**

Suite 101

2,153

Immediately



**Availabilities**

**SF**

**Date Available**

Suite 103

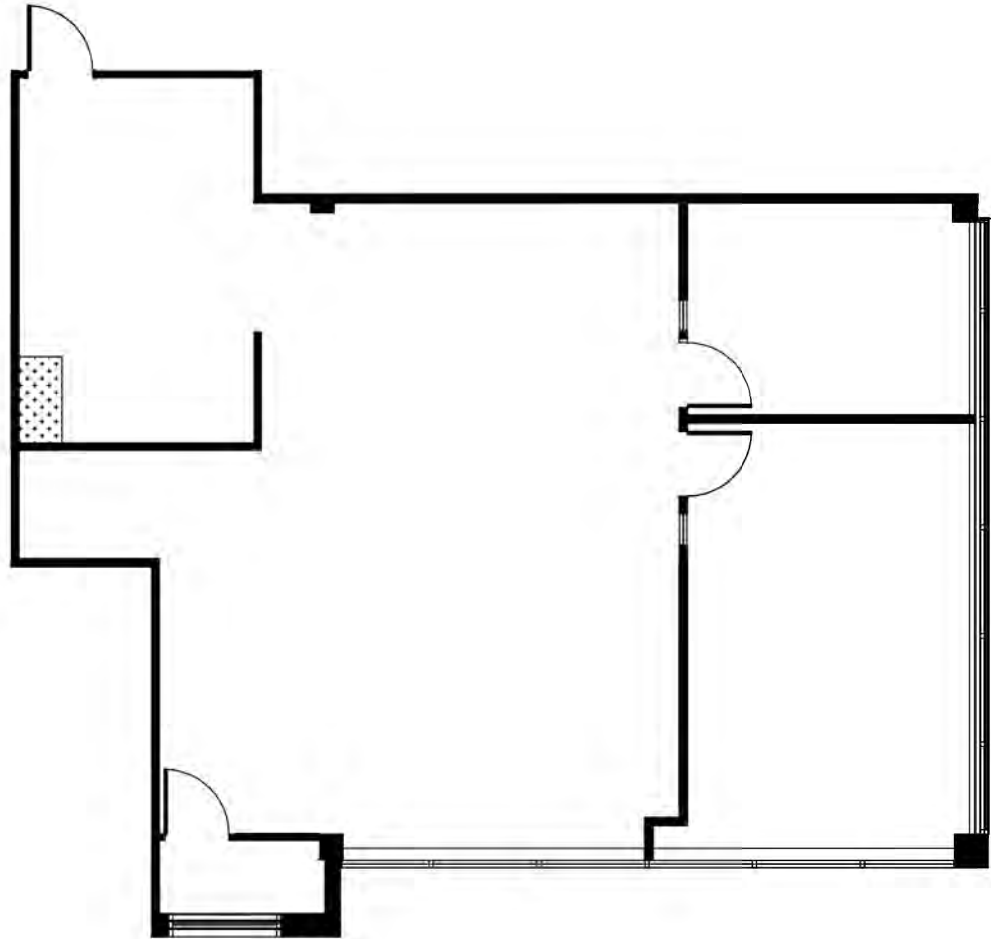
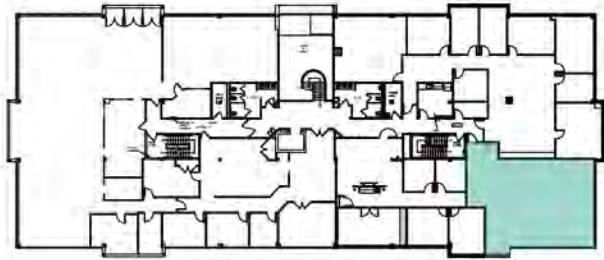
1,195

Immediately

Suite 105

1,108

Immediately



**Availabilities**

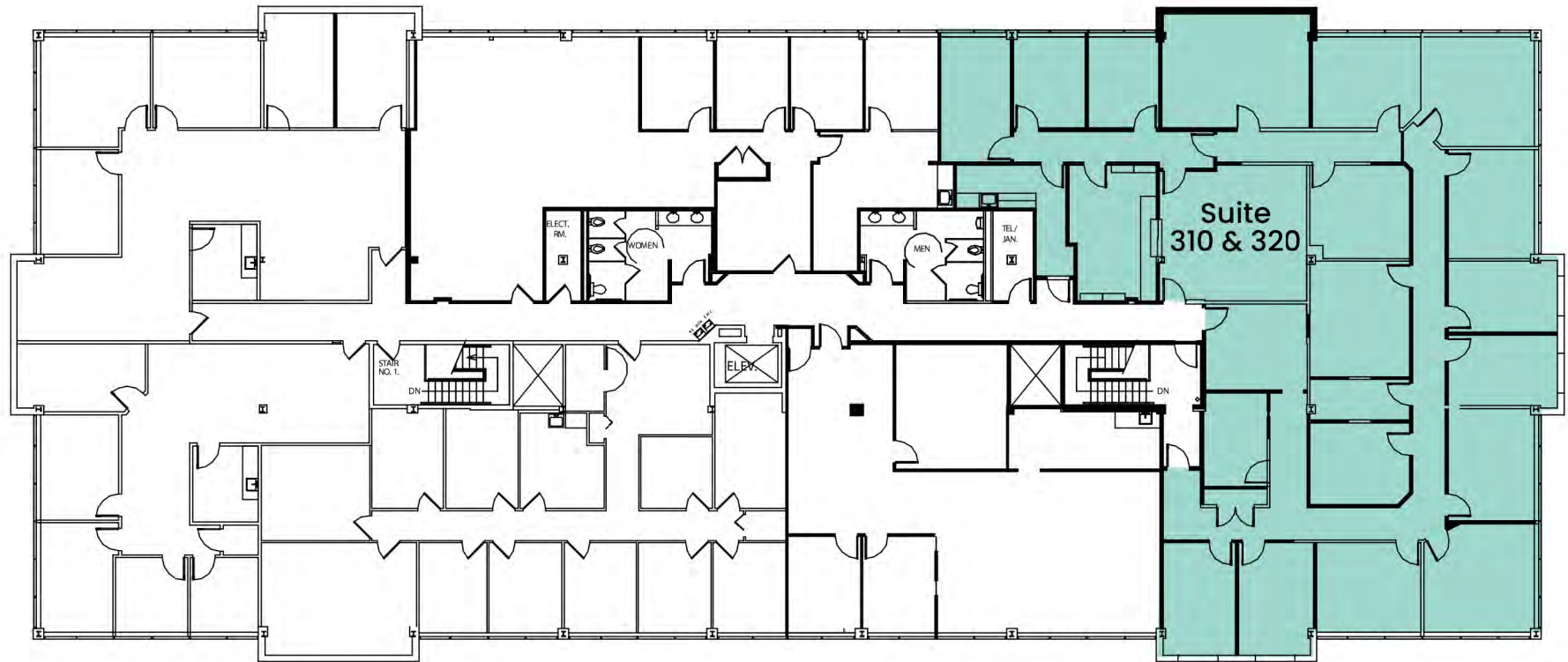
Suite 240

**SF**

1,617

**Date Available**

Immediately



**Availabilities**

**SF**

**Date Available**

Suite 310

3,409-5,821

Immediately

Suite 320

2,412-5,821

Immediately

