

UNMATCHED LOCATION. ULTIMATE QUALITY of LIFE.

CENTRALLY LOCATED
with Direct Access to I-495,
I-66, and Rt. 50

FREE PARKING
at 3.1/1,000 | 70% Structured

PROMINENT VISIBILITY
from I-495 - 1 Million Views
a Week

**ADJACENT TO
MARRIOTT HOTEL**



PARK SETTING WITH BEAUTIFUL
VIEWS & JOGGING TRAILS



3120FP

3120 FAIRVIEW PARK DRIVE
FALLS CHURCH, VA 22042



ON-SITE FITNESS CENTER AND CAFÉ



MINUTES TO TYSONS CORNER
& THE MOSAIC DISTRICT

TENANT SHUTTLE TO
MOSAIC DISTRICT &
DUNN LORING METRO
6:30AM-9:30PM

BUILDING FEATURES

Trophy Quality Building Constructed in 2008

9'+ Finished Ceiling Heights

Slab-to-Slab 12.7'

Virtually Column Free 20' x 45'

Free Parking: 70% Structured at 3.1/1,000

Loading Dock: Single Bay with 2 Truck Height

Elevators: 4 Otis Elevators, 1 is a Freight

Datawatch Security System with 24hr Access Card

Top-end Common Area Finishes and Restrooms

Unparalleled Visibility from I-495 (1 Million Views a Week)

Tenant Shuttle to Dunn Loring Metro & the Mosaic District

Beautiful Park Setting with Bike & Jogging Trails

Full Service Café

Fitness Center with Lockers & Showers

2 Electric Car Charging Stations

Landscaped Tenant Lounge & Gaming Area

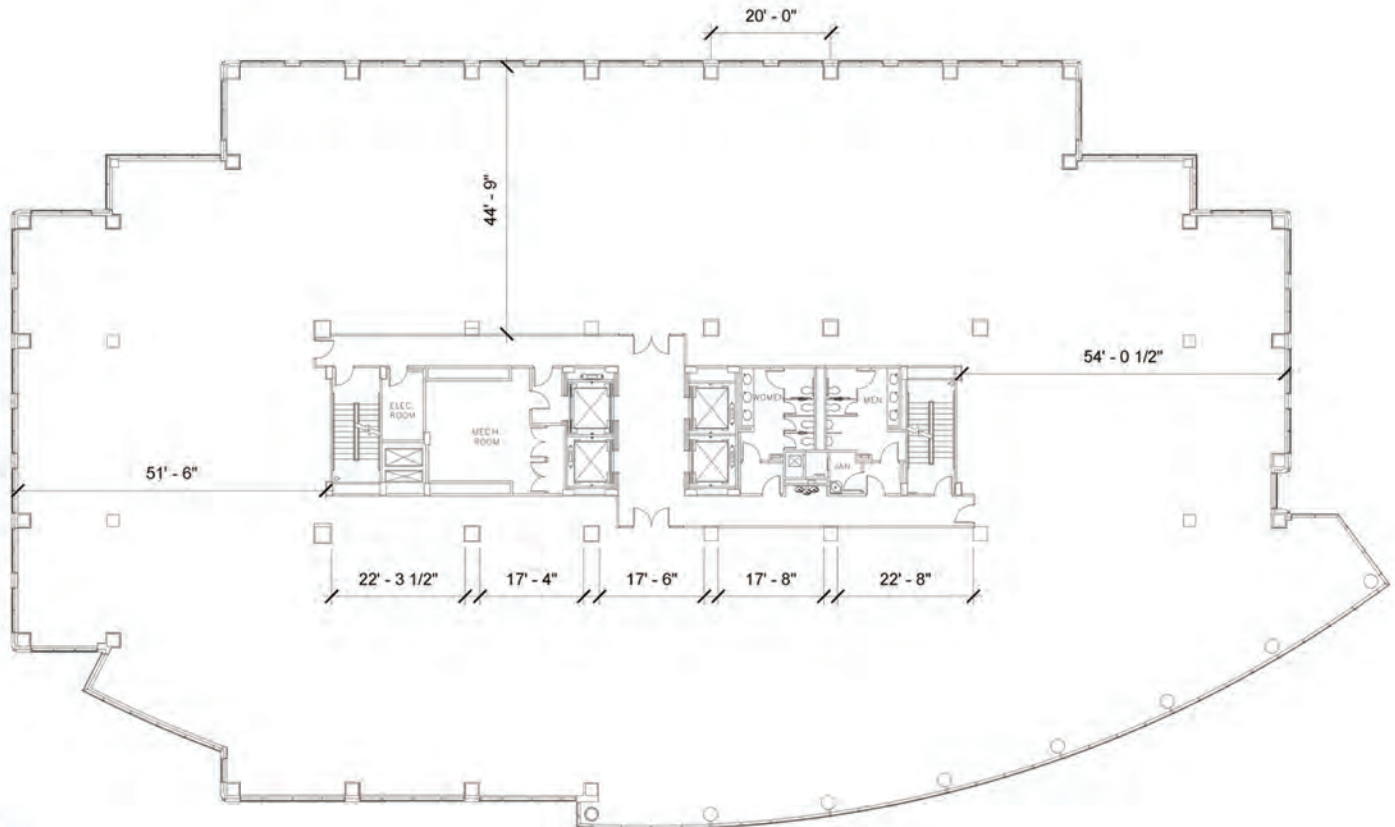
UTILITIES

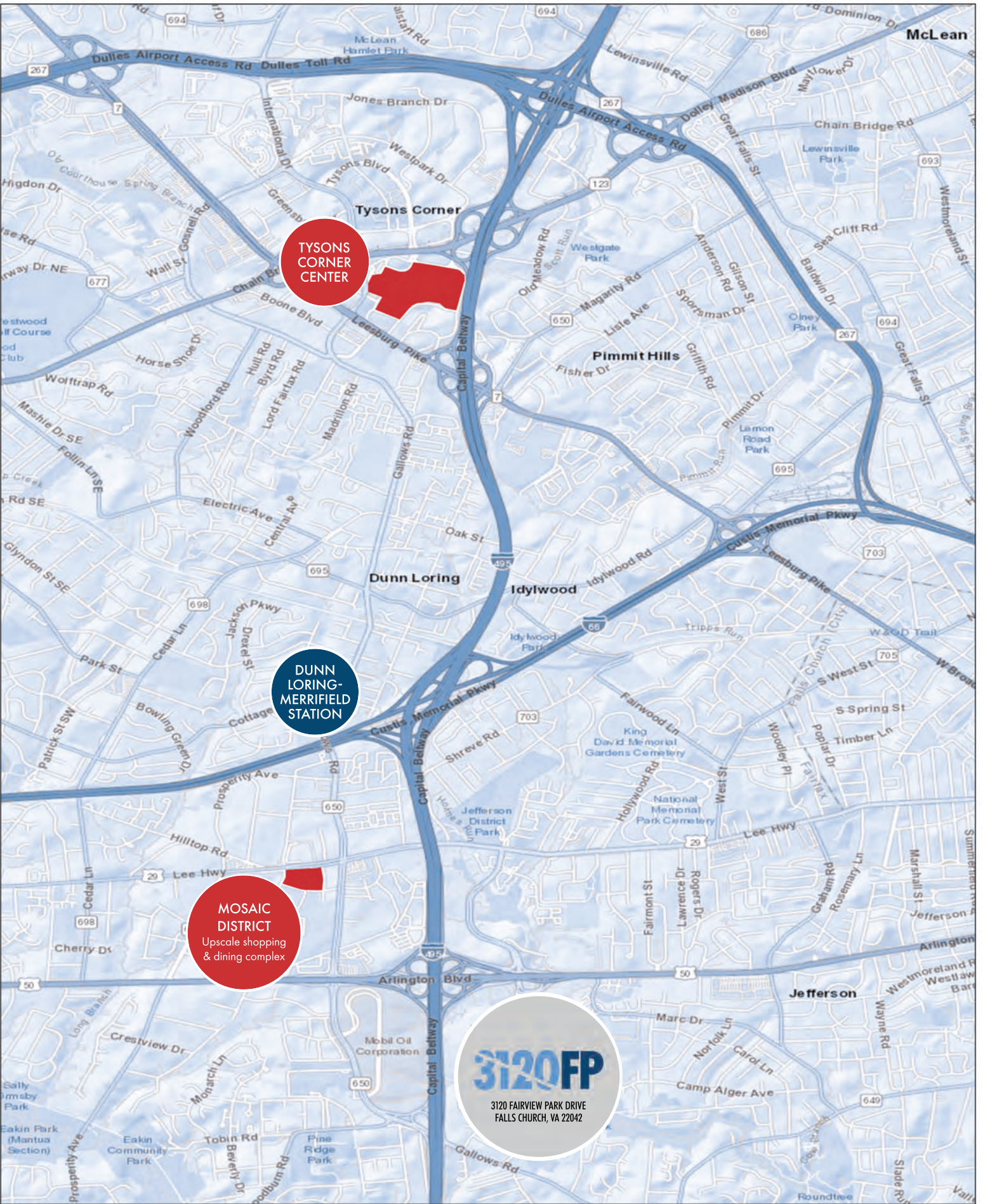
Electric: Dominion VA Power

Water: Fairfax Water

Telephone: Verizon

TYPICAL FLOOR PLATE





TYSONS CORNER CENTER

DUNN LORING-MERRIFIELD STATION

MOSAIC DISTRICT
Upscale shopping & dining complex

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