

Great Opportunity to Lease Near Mosaic District, Inova Hospital, Dunn Loring Metro & I-495



OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (MG)
Building Size:	Approx. 10,056 SF
Available SF:	Appx. 3,352-10,056 SF
Year Built:	1982
Year Remodeled:	2008
Cable & Fiber	Verizon & Cox

PROPERTY HIGHLIGHTS

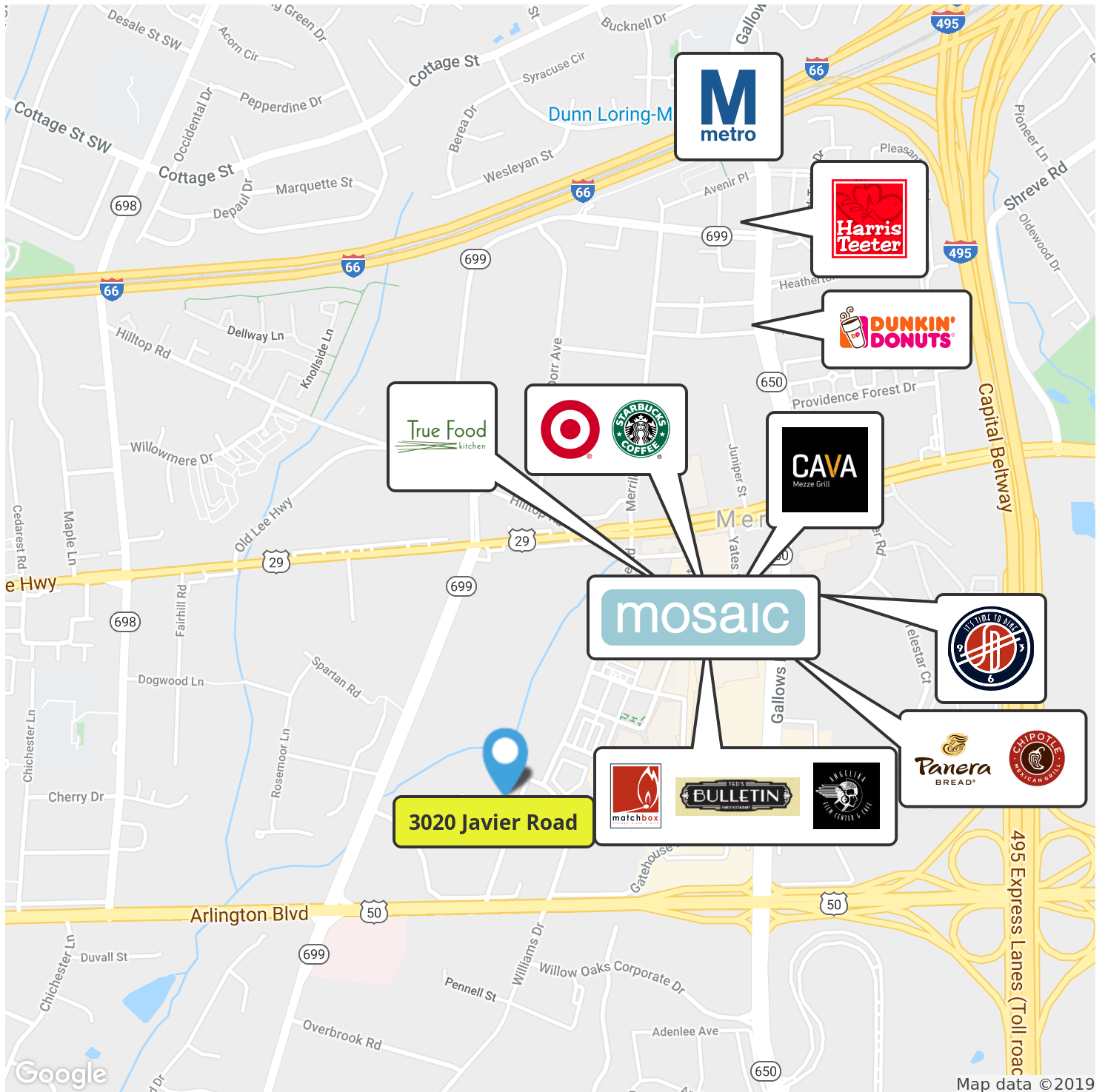
- Great opportunity to lease a building near Mosaic District, Inova Hospital, Gatehouse Plaza, I-495 & Rt. 50.
- 3 blocks to the shops & restaurants in Mosaic District, including Target, Ted's Bulletin and Angelika Film Center & Café; also few blocks to Gatehouse Plaza- Sweetwater Tavern, Uno Pizzeria, Panda + more
- Well-maintained Brick building with large elevator, sprinklers and handicapped accessible
- New roof in 2008 as well as Lighting, Electrical, Plumbing, and HVAC systems were updated in 2008
- Central HVAC for each floor plus individually controlled office units and operable windows!
- Easy access to I-495, I-66, Lee Hwy and Route 50; Approx. 1 mile to Dunn Loring Metro & Inova Hospital
- C-3 Zoning allows many types of uses - Buy while interest rates are very low



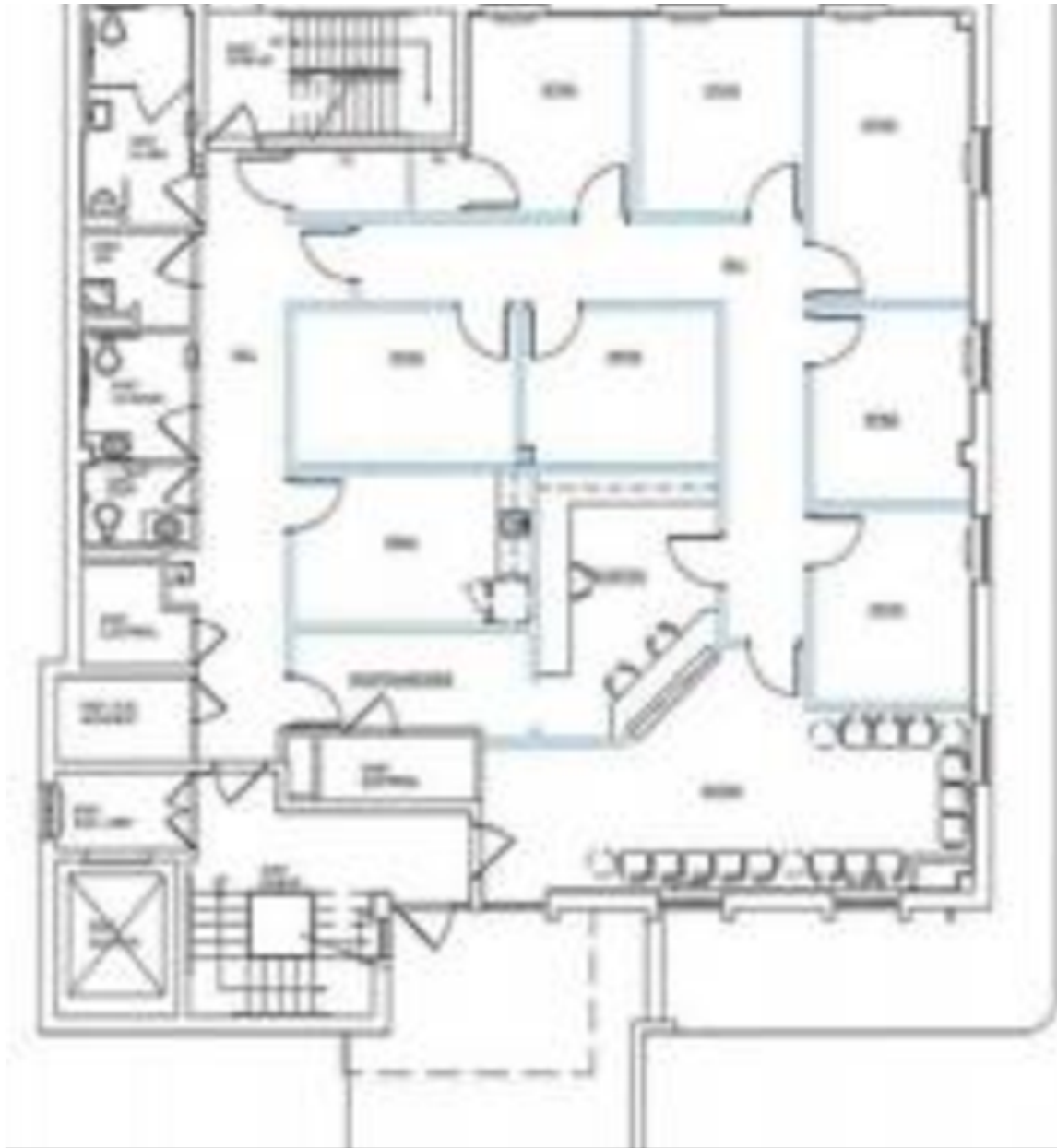
Additional Photos



Location Maps



Ground Floor Plan



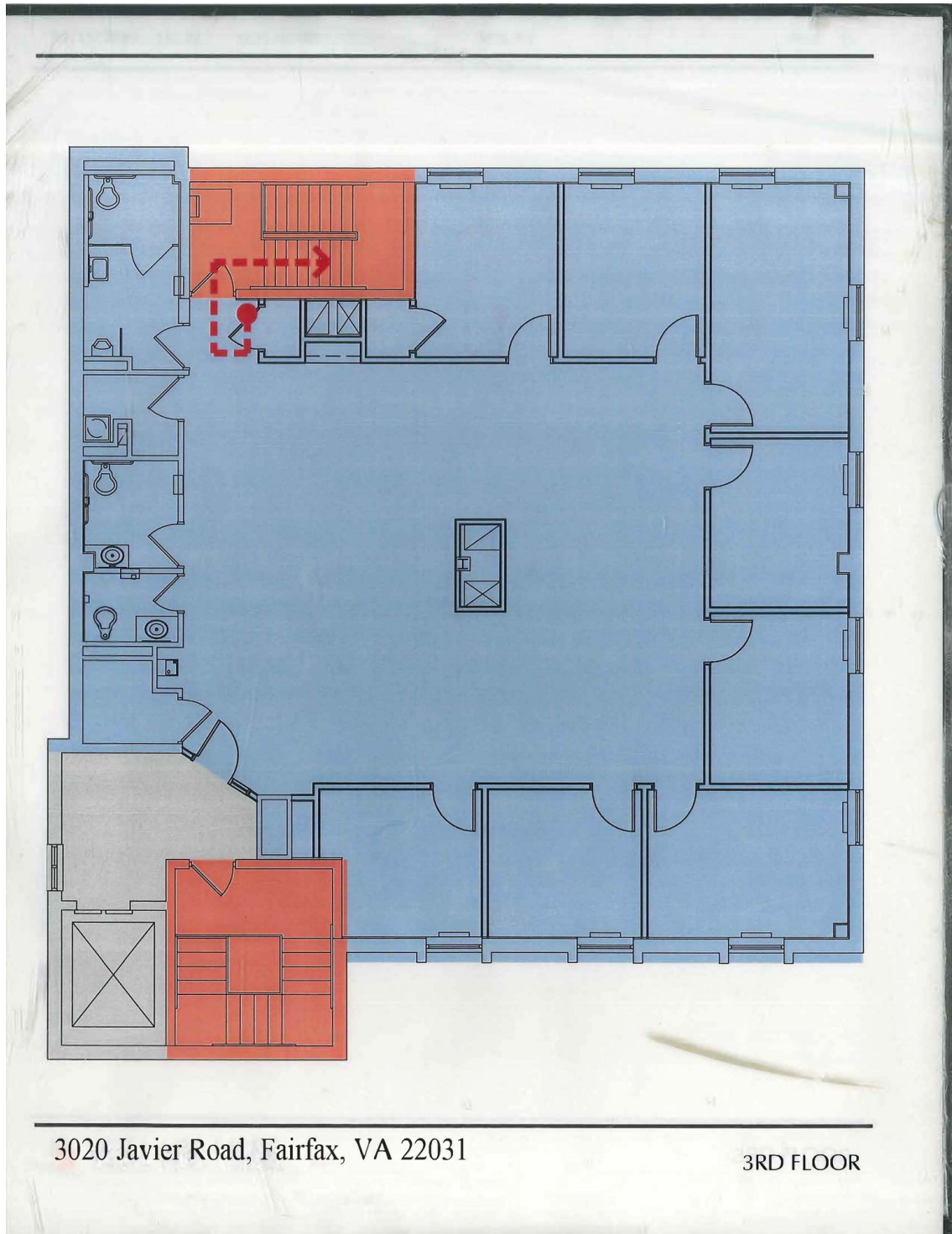
3020 JAVIER RD. FAIRFAX VA **GROUND FLOOR**



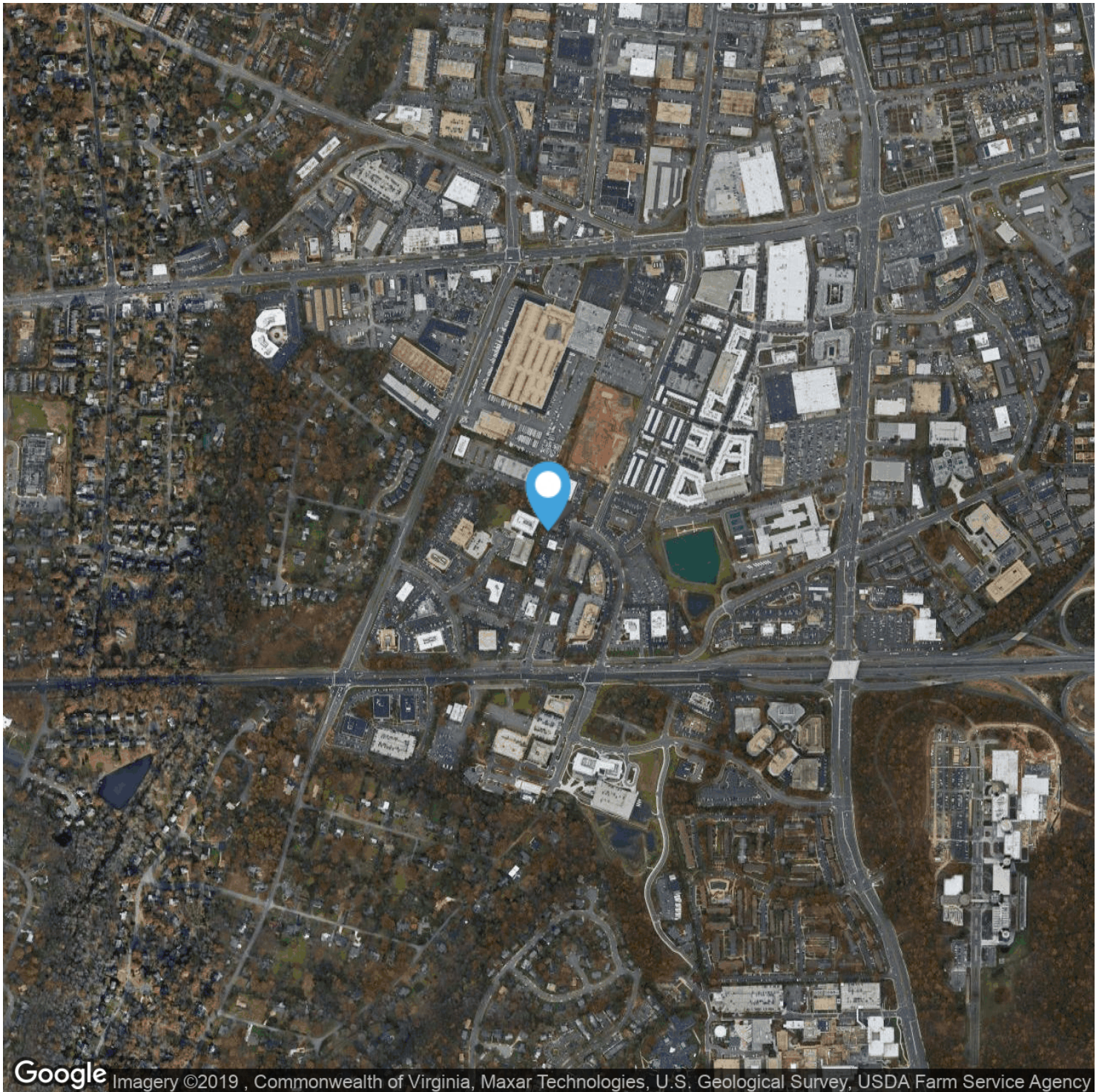
2nd Floor Plan



3rd Floor Plan



Aerial Maps



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COMMERCIAL DISTRICT REGULATIONS

PART 3 4-300 C-3 OFFICE DISTRICT

4-301 Purpose and Intent

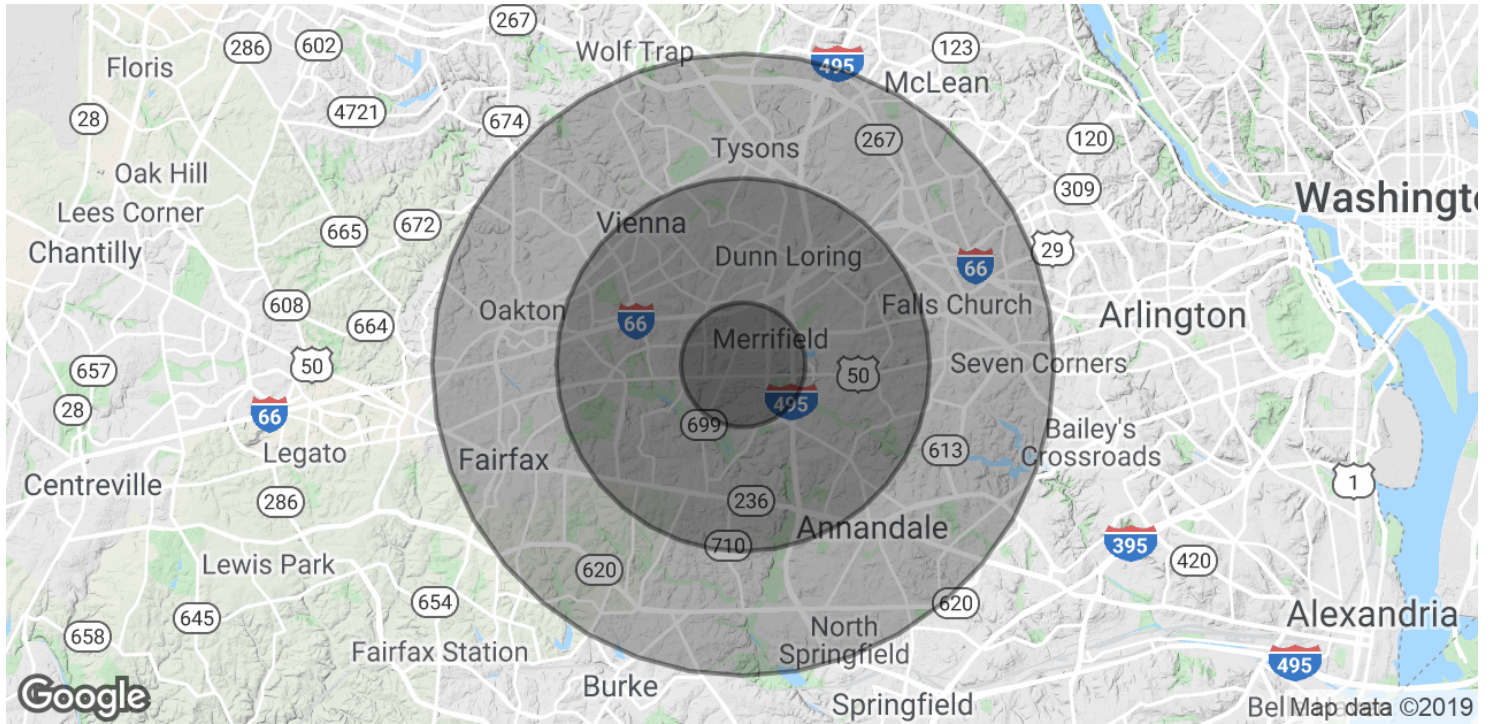
The C-3 District is established to provide areas where predominantly non-retail commercial uses may be located such as offices and financial institutions; and otherwise to implement the stated purpose and intent of this Ordinance.

4-302 Permitted Uses

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Carryout restaurants.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Commercial swimming pools, tennis courts and similar courts, indoor.
5. Cultural centers, museums.
6. Financial institutions.
7. Funeral homes.
8. Health clubs.
9. New vehicle storage, limited by the provisions of Sect. 305.
10. Nursery schools and child care centers, limited by the provisions of Sect. 305 below.
11. Offices, to include the display and sales of scientific, electronic or medical equipment of a type not customarily retailed to the general public.
12. Private schools of general education, private schools of special education.
13. Public uses.
14. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 305 below.
15. Restaurants.
16. Small-scale production establishments, limited by the provisions of Sect. 305 below.
17. Telecommunication facilities.
18. Wireless Facilities and associated support structures, subject to the provisions of Sections 2-514, 2-519, 2-520, or 2-522.

4-303 Special Permit Uses

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,132	121,396	323,403
Median age	33.6	37.7	38.8
Median age (Male)	33.0	36.7	37.8
Median age (Female)	34.7	38.8	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,765	45,166	120,427
# of persons per HH	2.5	2.7	2.7
Average HH income	\$115,737	\$128,384	\$128,693
Average house value	\$445,545	\$580,772	\$576,893

* Demographic data derived from 2010 US Census

