



FAIR LAKES

12500 / 12600 / 12700 FAIR LAKES CIRCLE, FAIRFAX

CBRE

FAIR LAKES

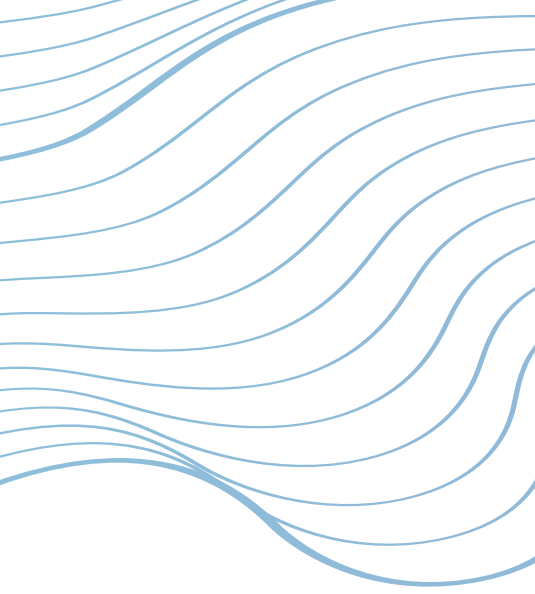
Welcome to Fair Lakes

At Fair Lakes, you will discover an environment that helps your business attract and retain top talent by offering a true live/work balance.

Strategically located at the intersection of Interstate 66, Route 50 and Fairfax County Parkway, our 4 Class A office buildings provide features and benefits designed to let you plan the workday your way.

- ▶ Flexible floor plates
- ▶ Upscale finishes
- ▶ Signage opportunities
- ▶ Conference and meeting rooms
- ▶ Fitness facility
- ▶ A free shuttle to Vienna Metro servicing the entire campus
- ▶ Amenity-rich environment in a lush, natural setting





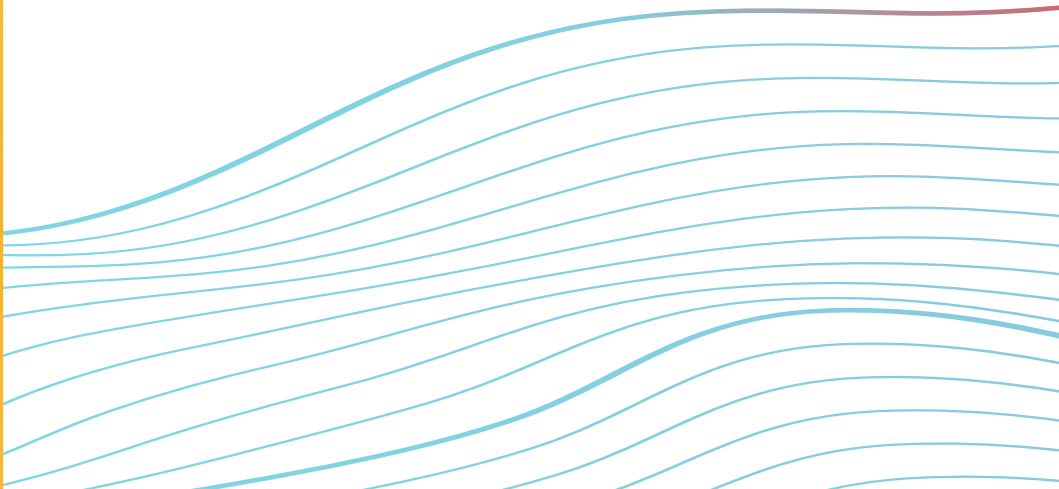
Location & Access

Fair Lakes offers a truly unique environment. Tenants enjoy an exclusive experience nestled among the remarkable natural beauty of the region's most prominent business setting, with direct access to extensive dining & retail options.



Less than 30 minutes to

- ▶ Dulles International Airport
- ▶ Rosslyn-Ballston Corridor
- ▶ Pentagon
- ▶ Crystal City/Reagan National Airport
- ▶ National Reconnaissance Office
- ▶ Fort Belvoir
- ▶ Vienna Metro Station



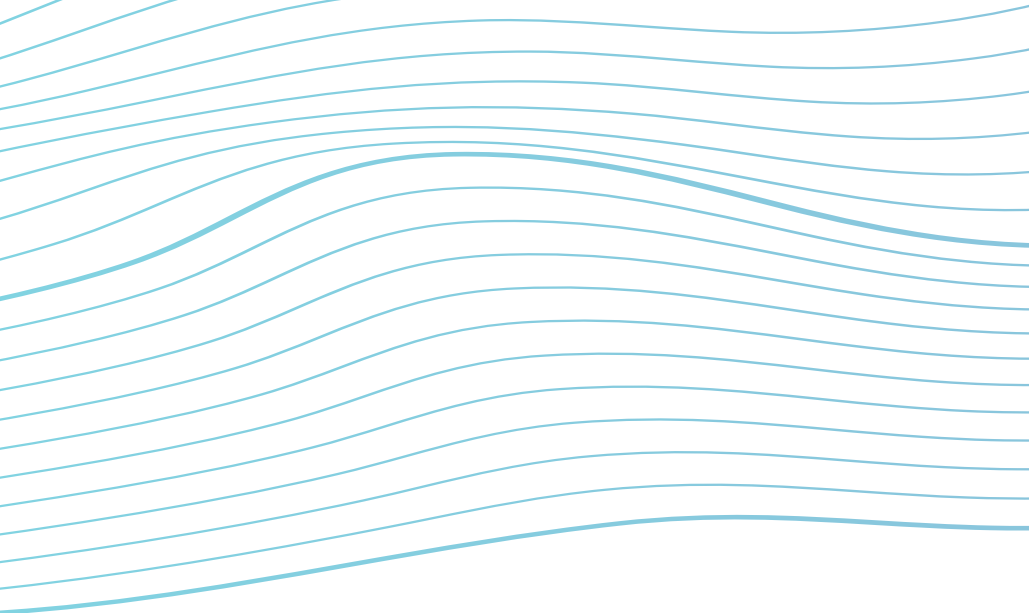






Your neighborhood

Explore Fair Lakes' extensive dining & retail scene



Features & Amenities

Enjoy a serene office campus with spectacular views, responsive on-site management and unique amenities designed to ensure tenant satisfaction.



7,000 SF tenant-only fitness center



Conference facility



Walkable to restaurants, cafes, Whole Foods Market and Starbucks



Multiple opportunities for building signage



Furnished outdoor patios areas



Landscaped jogging trails



Free shuttle service to and from Vienna Metro station



On-site hotel, Hyatt Fair Lakes



WiFi connectivity in all outdoor areas



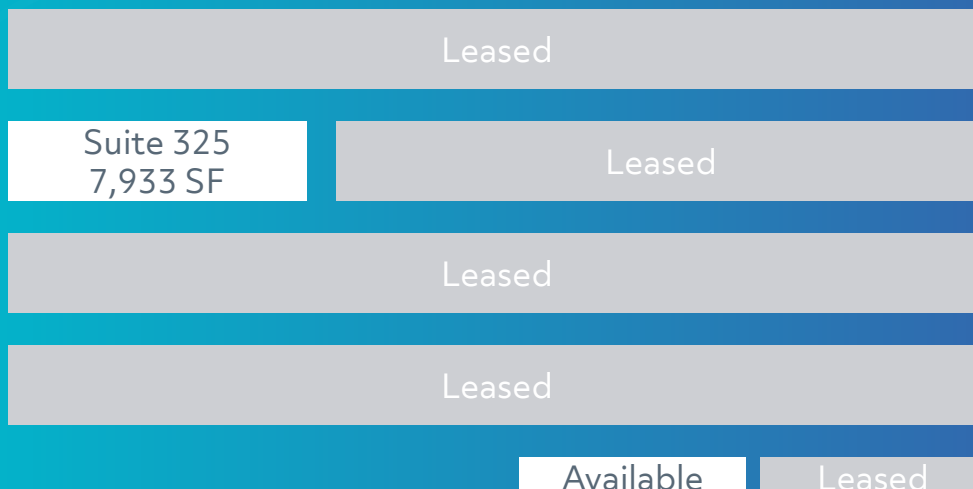
ONE FAIR LAKES

12500 Fair Lakes Circle

Stories: 4
Total SF: 130,549 SF
Parking: 3.6/1,000

- ▶ Lake front views
- ▶ Extensive windowline
- ▶ High-end finishes
- ▶ Light-filled 4-story atrium
- ▶ Fitness and conference center
- ▶ Walking distance to area amenities

Stacking Plan

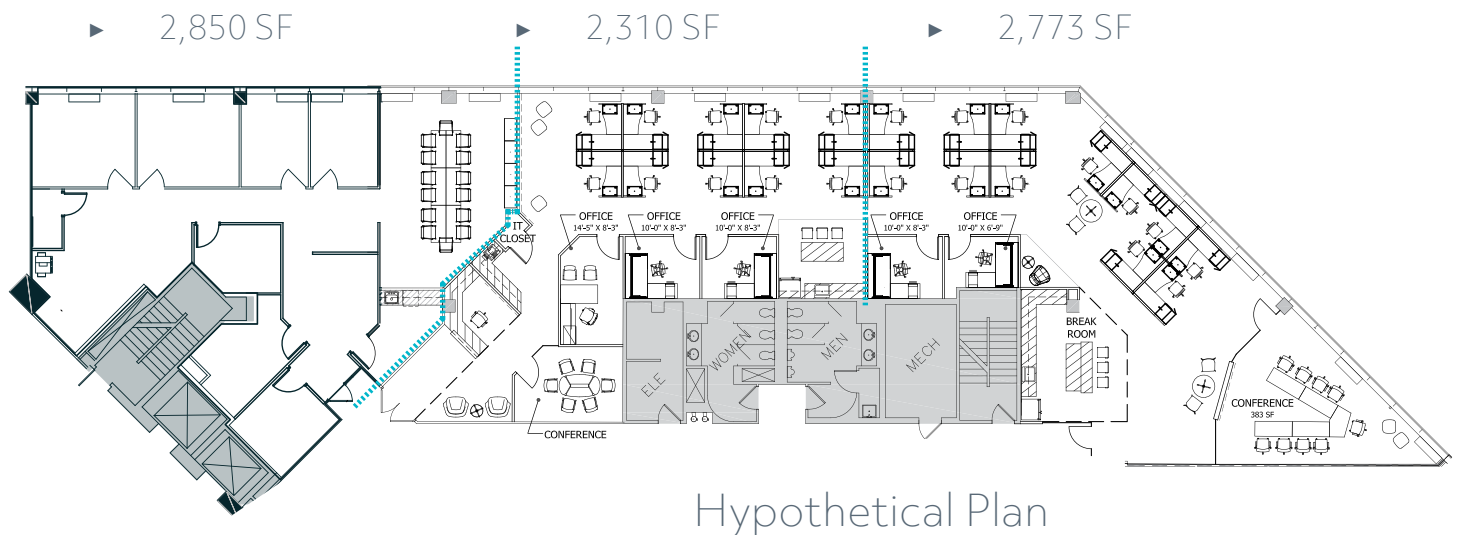




Suite 325

7,933 SF

- ▶ Divisible to 2,310 SF
- ▶ Prominent suite entry from atrium lobby
- ▶ Perimeter windowed offices
- ▶ Great natural light
- ▶ Flexible layouts



ONE
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THREE FAIR LAKES

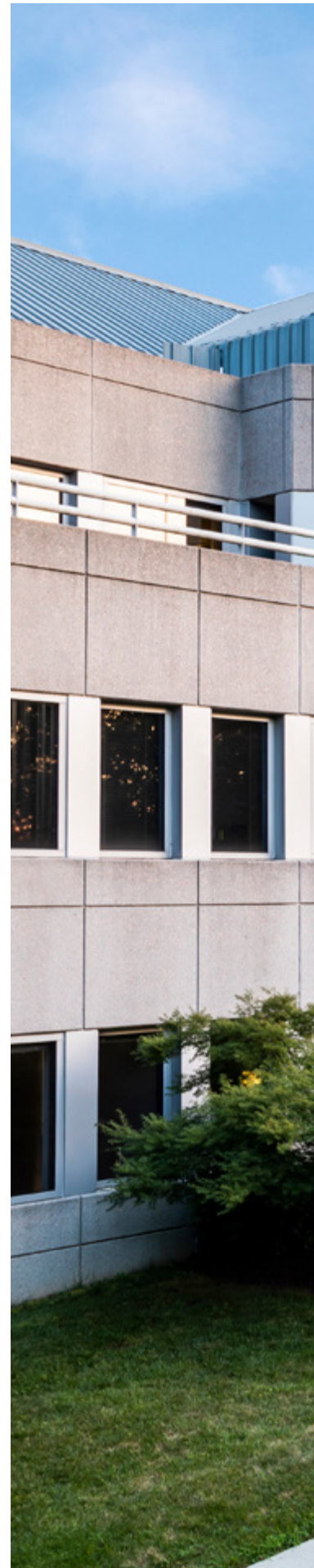
12600 Fair Lakes Circle

Stories: 4
Total SF: 74,184 SF
Parking: 3.6/1,000

- ▶ Balconies and building signage available
- ▶ Upgraded lobbies, elevator cabs and bathrooms
- ▶ Walking distance to area amenities

Stacking Plan

Leased	
The Town Hall 10,191 SF	Leased
Suite 100 9,900 SF	Leased
Patio Suite 10,000 - 20,358 SF	
Available	Leased



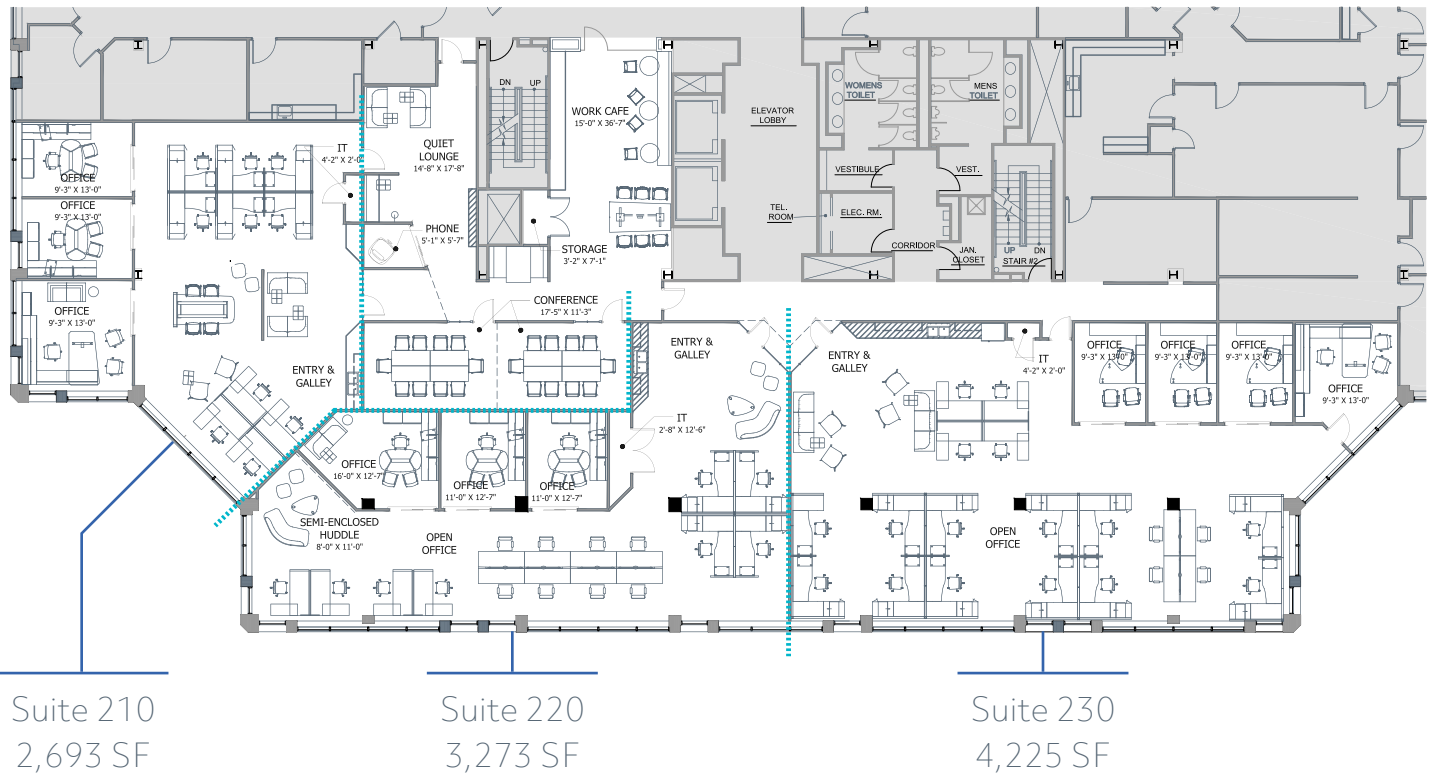
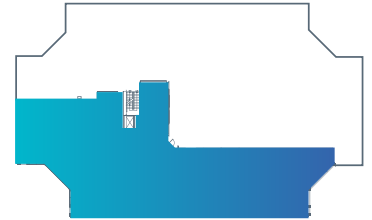


The Town Hall

10,191 SF

- ▶ Exclusive access to:
Conference center
Kitchen
Breakout area

- ▶ Divisible to 2,693 SF
- ▶ Efficient layout
- ▶ Abundant windowline
- ▶ Excellent natural light
- ▶ Mix of open space/offices



THREE
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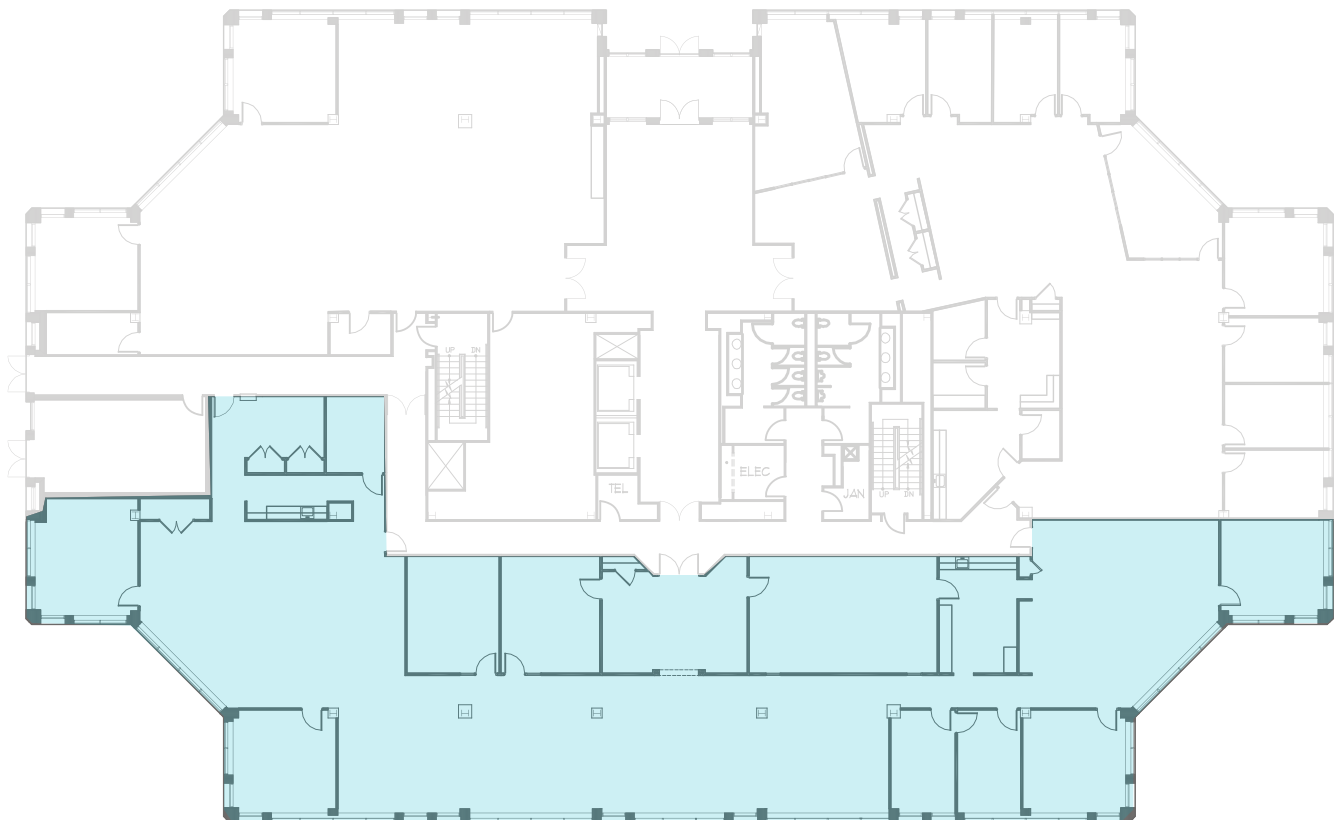
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Suite 100

9,900 SF

- ▶ Prominent suite entry from atrium lobby
- ▶ Perimeter windowed offices
- ▶ Great natural light



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Patio Suite

10,000 - 20,358 SF

- ▶ 10,000 SF Available now
- ▶ 20,358 SF Full floor available 1/1/22



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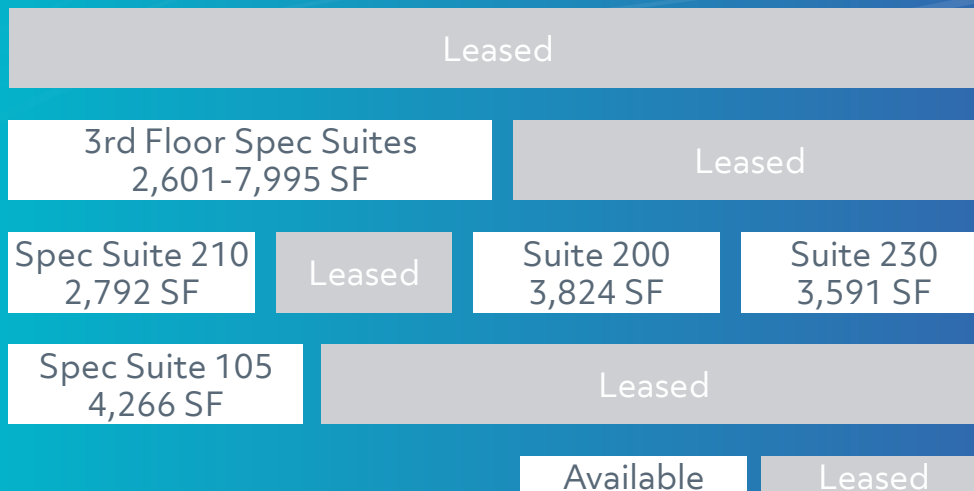
FOUR FAIR LAKES

12700 Fair Lakes Circle

Stories: 4
Total SF: 75,336 SF
Parking: 3.6/1,000

- ▶ Double-glass building entry
- ▶ Balconies and building signage available
- ▶ Upgraded lobbies, elevator cabs and bathrooms

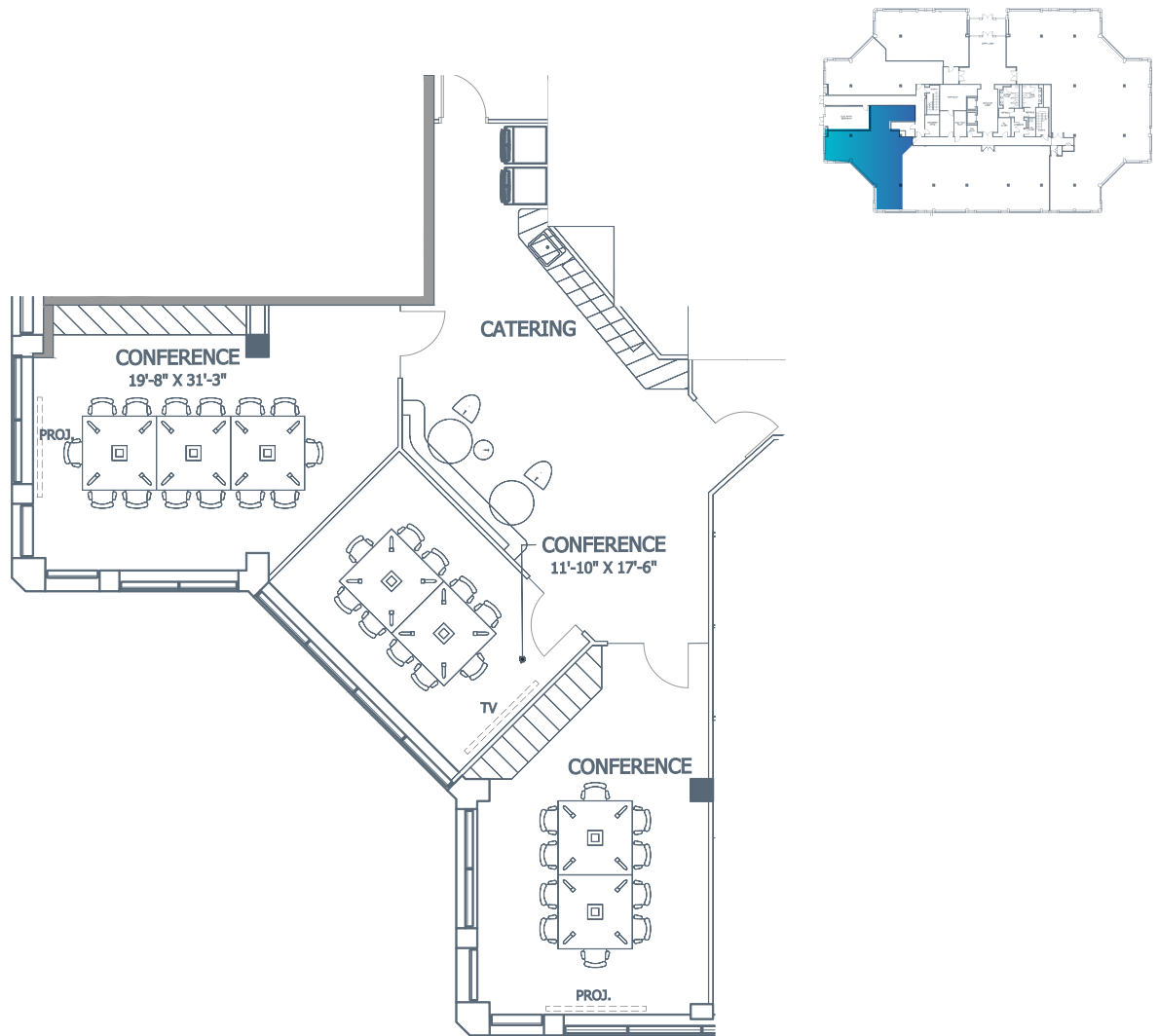
Stacking Plan





Conference Center

1st Floor



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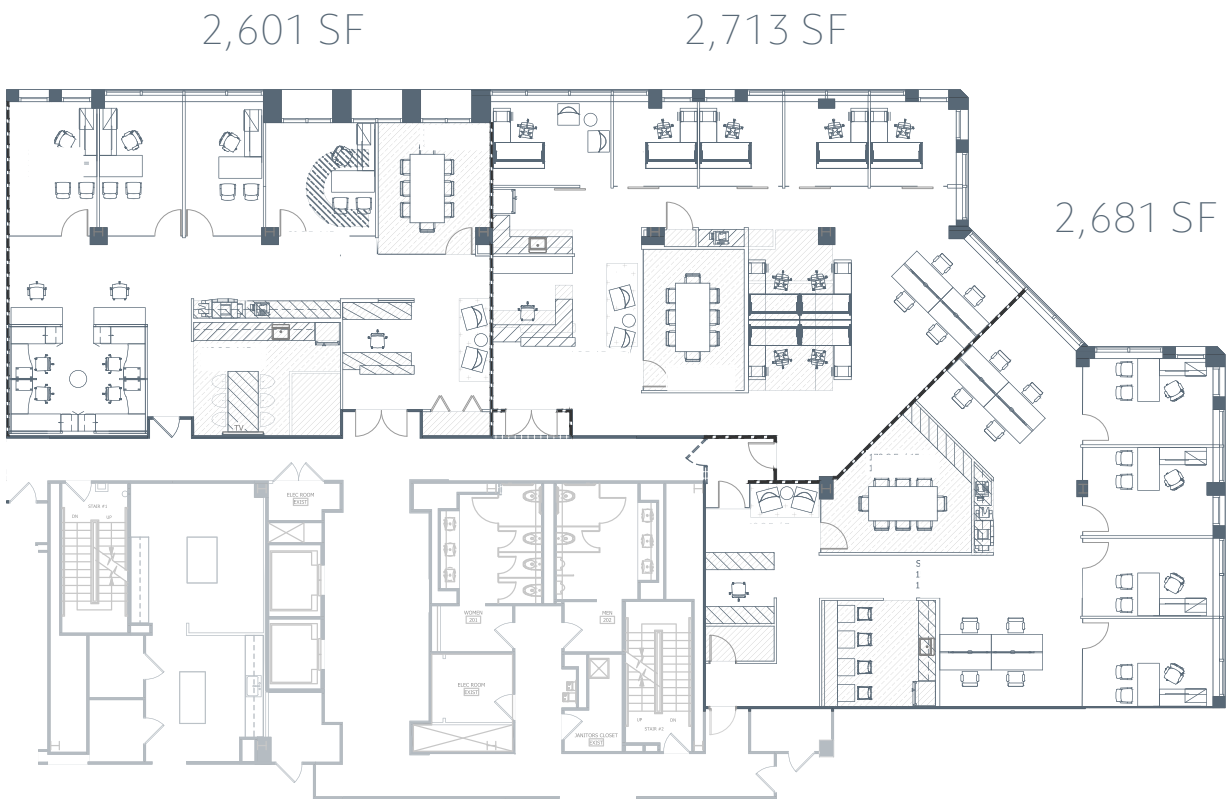
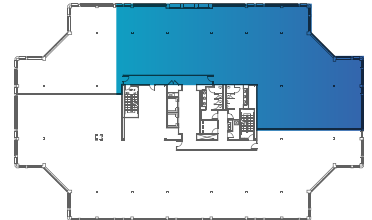


3rd Floor

Spec Suites 2,601-7,995 SF

Hypothetical Plans

- ▶ High-end spec suites
- ▶ Contiguous up to 7,995 SF
- ▶ Abundant windowline



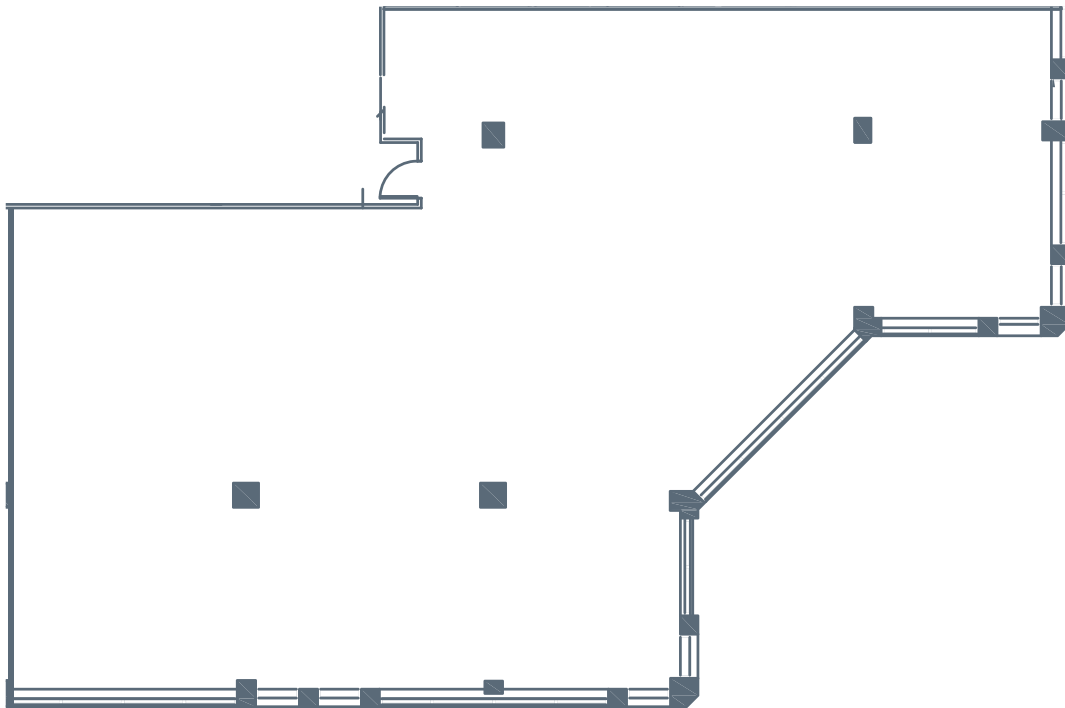
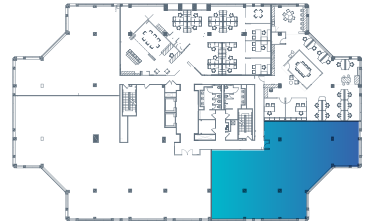
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Suite 200

3,824 SF

- ▶ Abundant windowline
- ▶ Shell space



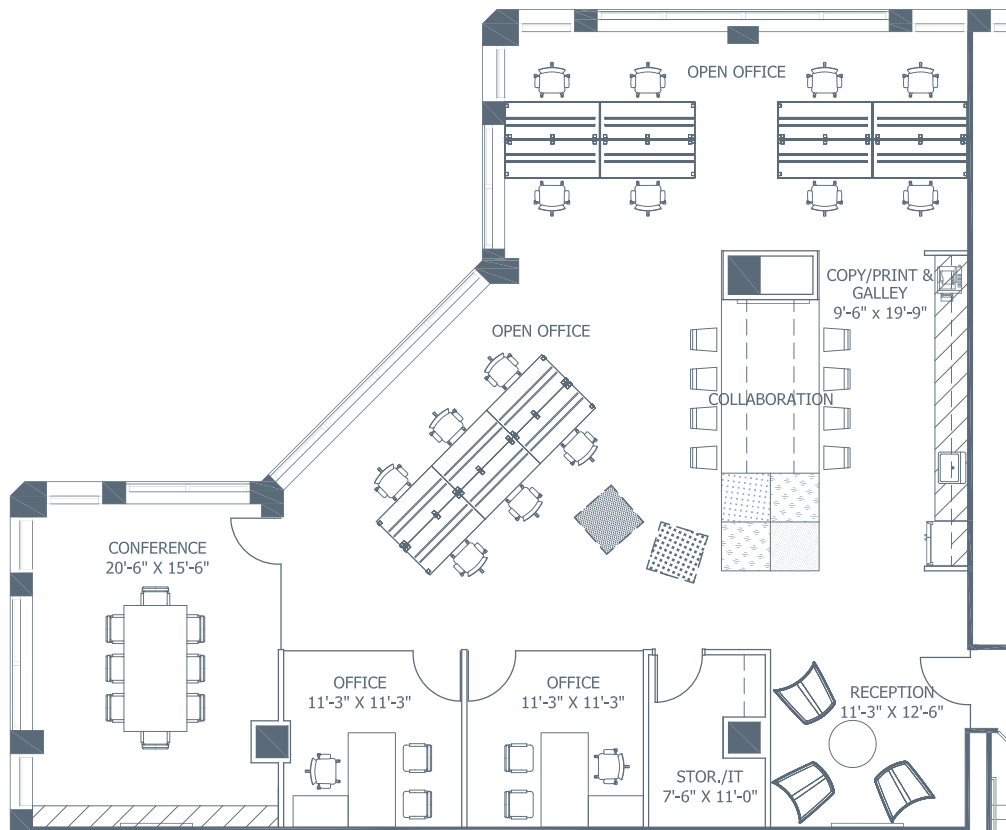
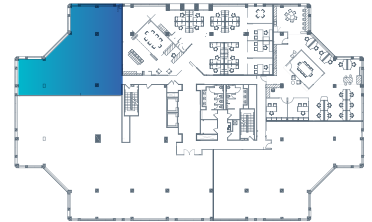
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Suite 210

Spec Suite 2,792 SF

- ▶ High-end finishes
- ▶ Open layout
- ▶ Abundant windowline



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Suite 210

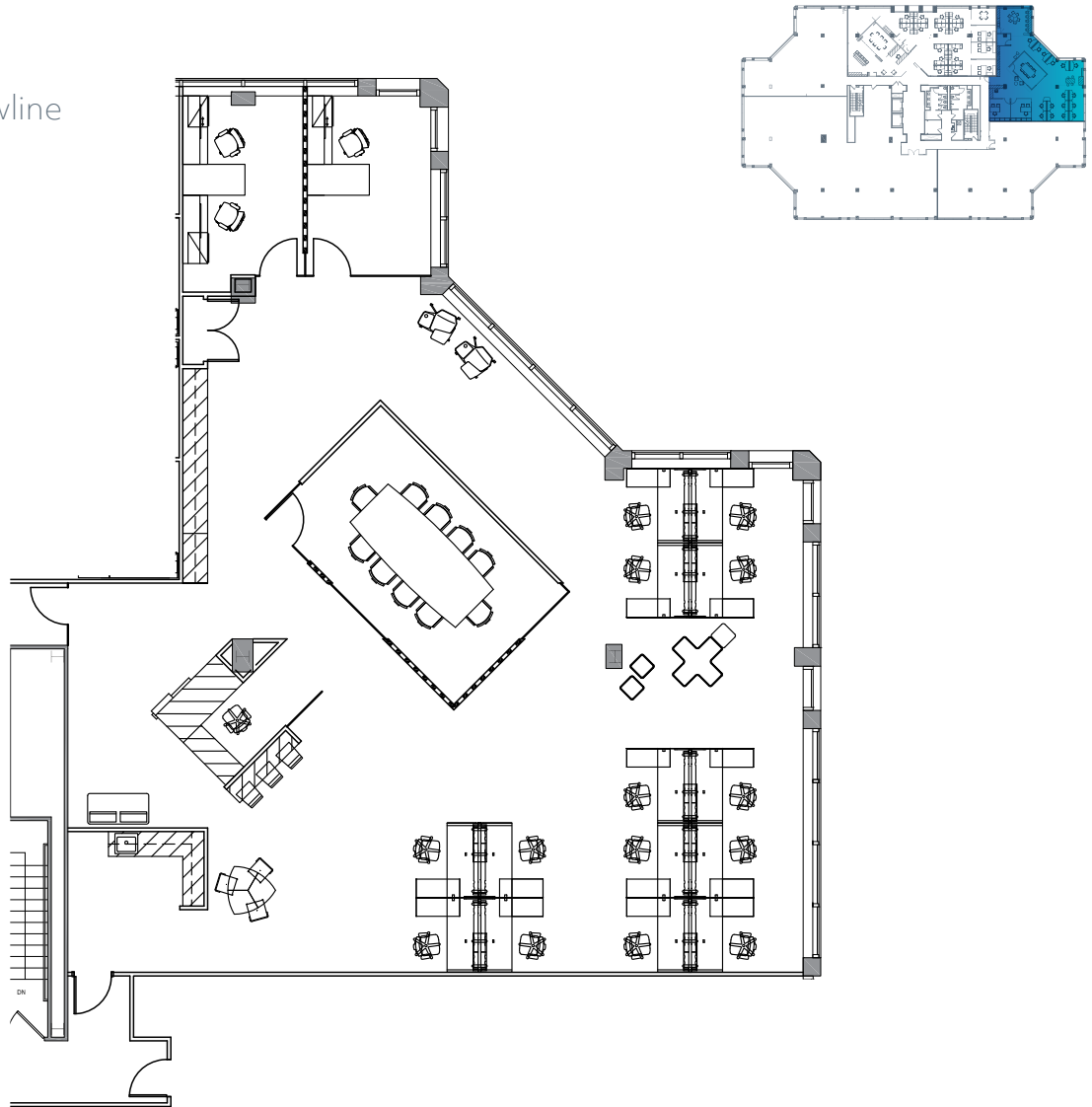
Spec Suite 2,792 SF



Suite 230

Spec Suite 3,591 SF

- ▶ High-end finishes
- ▶ Open layout
- ▶ Abundant windowline
- ▶ Available 7/1/20

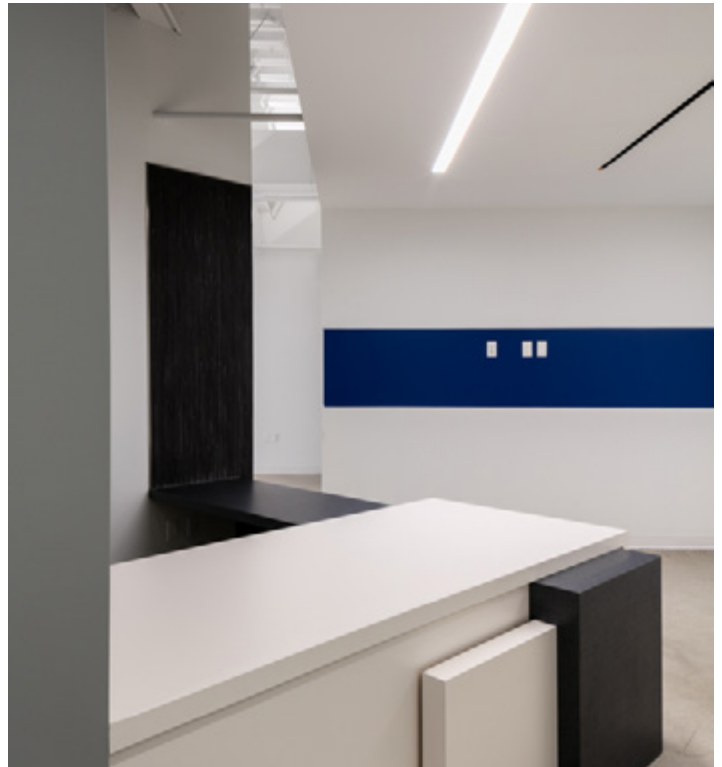


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Suite 230

Spec Suite 3,591 SF

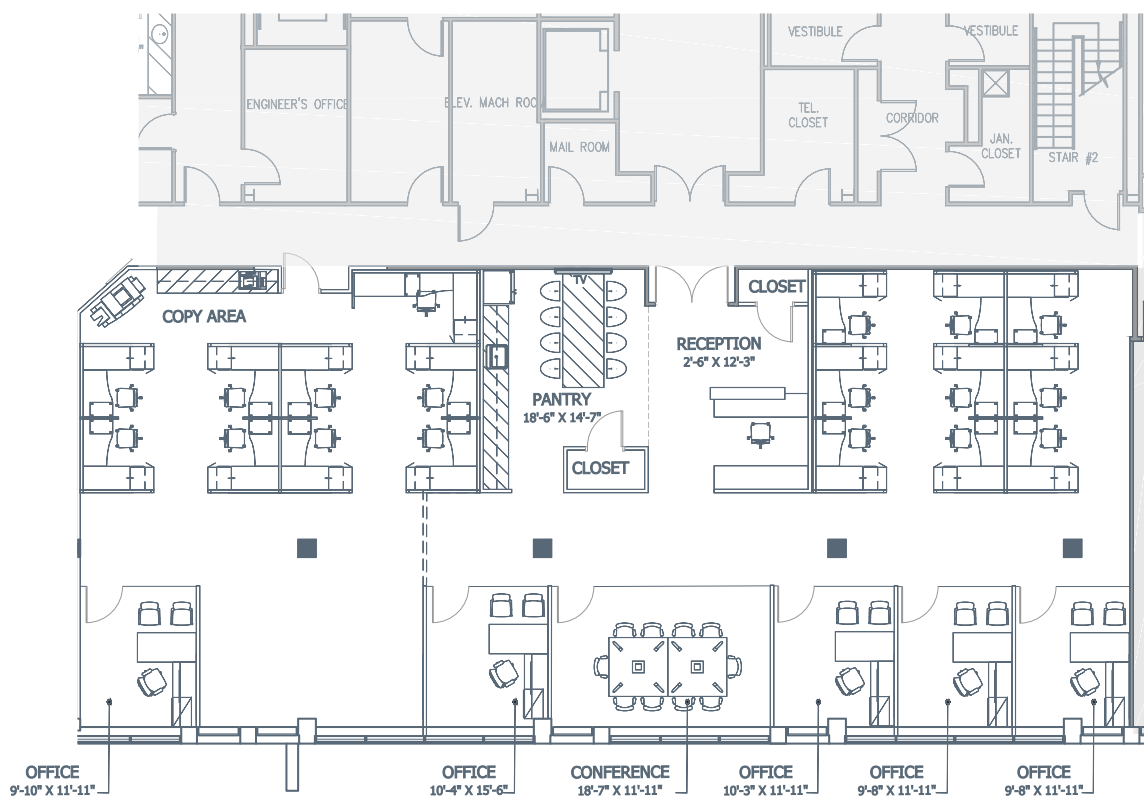




Suite 105

Spec Suite 4,266 SF

- ▶ Excellent elevator lobby exposure
- ▶ Abundant windowline



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