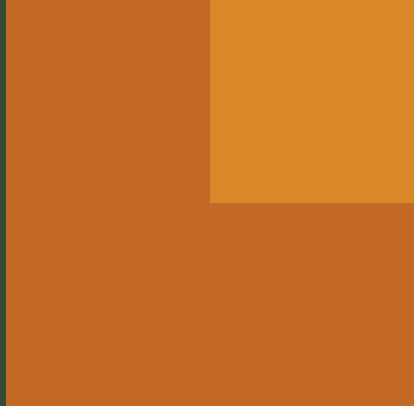


GREENBRIAR CORPORATE CENTER

13135 LEE JACKSON HIGHWAY



PROPERTY OVERVIEW

As the proud new owner of **Greenbriar Corporate Center**, Prescott Group is dedicated to making this asset one of Fairfax's premier office buildings. The property is ideally located right off US-50 and minutes from two major VA interchanges (US-50/I-66 and US-50/Route 28).



HIGHLIGHTS

New ownership invested in upgrading the building's lobby, restrooms and common areas

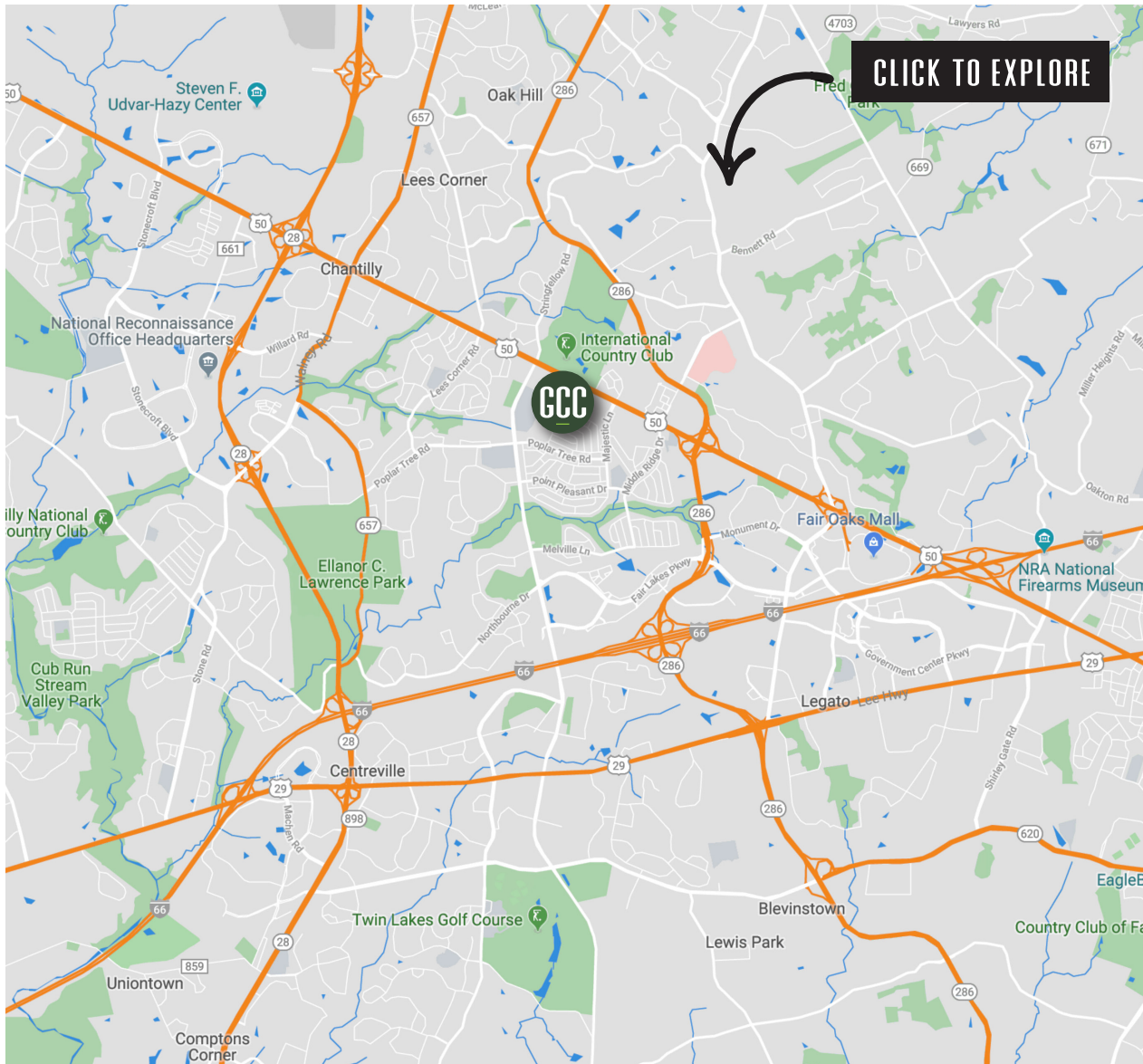
50+ restaurants and retailers conveniently located in the adjacent Greenbriar Town Center with direct, walkable access to the office

Less than 10 minutes from the I-66/US-50 Interchange and the US-50/Route 28 Interchange

Close proximity to Dulles International Airport, Inova Fair Oaks Hospital and Emergency Room, NRO Headquarters and the International Country Club

382 parking spaces
(ratio of 3.50/1,000 sf)

LOCATION OVERVIEW



DESTINATIONS [IN MILES]

1.5

INOVA FAIR OAKS
HOSPITAL +
EMERGENCY ROOM

2.4

US-50/ROUTE 28
INTERCHANGE

3.0

US-50/I-66
INTERCHANGE

3.3

FAIR OAKS MALL

4.9

NRO HEADQUARTERS

7.8

DULLES INT'L
AIRPORT

21

WASHINGTON, DC

ON-SITE AMENITIES



1ST FLOOR AVAILABILITIES

GREENBRIAR CORPORATE CENTER

13135 LEE JACKSON HIGHWAY

SUITE 110 AVAILABLE
3,391 SF



SUITE 108 AVAILABLE
2,512 SF

EXAM ROOMS	5
OFFICES	5
WAITING AREAS	2
RECEPTION	1
EN SUITE BATHROOMS	2
LAB ROOMS	4
KITCHEN/BREAK ROOM	1
EXTERIOR ENTRANCE	1

2ND FLOOR AVAILABILITIES

GREENBRIAR CORPORATE CENTER

13135 LEE JACKSON HIGHWAY

SUITE 220 AVAILABLE
6,386 SF

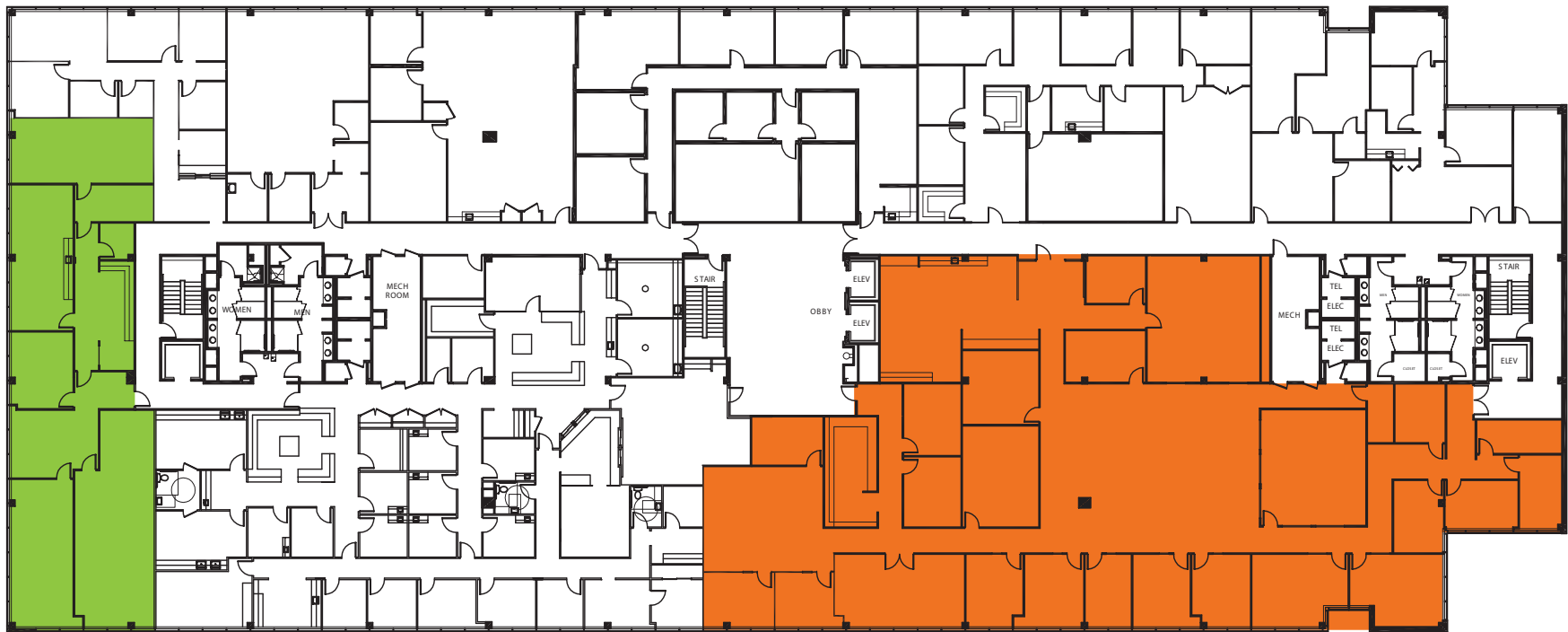


SUITE 203 AVAILABLE
2,558 SF

3RD FLOOR AVAILABILITIES

GREENBRIAR CORPORATE CENTER

13135 LEE JACKSON HIGHWAY



SUITE 300 AVAILABLE
3,467 SF

SUITE 309 AVAILABLE
11,924 SF

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FOR LEASING INFORMATION, CONTACT:

DOUG ELIOT, PRINCIPAL

703 760 9063

DOUG.ELIOT@AVISONYOUNG.COM

JAMES PALMER, PRINCIPAL

703 760 9081

JAMES.PALMER@AVISONYOUNG.COM

**AVISON
YOUNG**

8300 Greensboro Drive
Suite 275
Tysons, VA 22102
703 288 2700

OWNER



**PRESCOTT
GROUP**

avisonyoung.com

prescottgroup.com

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