

# RANDOM HILLS CENTER

11351 RANDOM HILLS RD FAIRFAX, VA 22030

**NEW SPEC SUITE  
NOW AVAILABLE!**



1 MILE TO I-66



6 MILES TO I-495



15 MINUTES TO DULLES  
INTERNATIONAL AIRPORT

**CAULLEY DERINGER**  
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# FEATURES



NEW CONFERENCE CENTER



ON-SITE BUILDING ENGINEER



NEW FITNESS CENTER



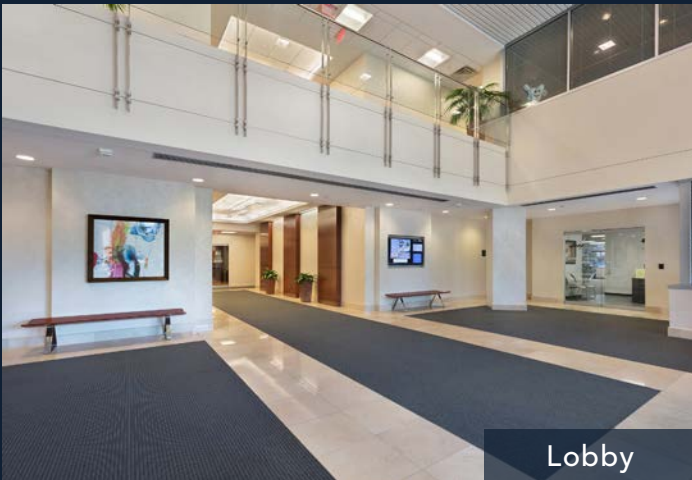
IMMEDIATE ACCESSIBILITY  
TO ROUTE 50 AND I-66



EXCELLENT AMENITIES IN  
THE IMMEDIATE AREA



SURFACE & COVERED  
PARKING AVAILABLE  
3.2/1,000 SF PARKING



Lobby



Conference Center



Floor - Ready For Design

# FLOOR PLANS

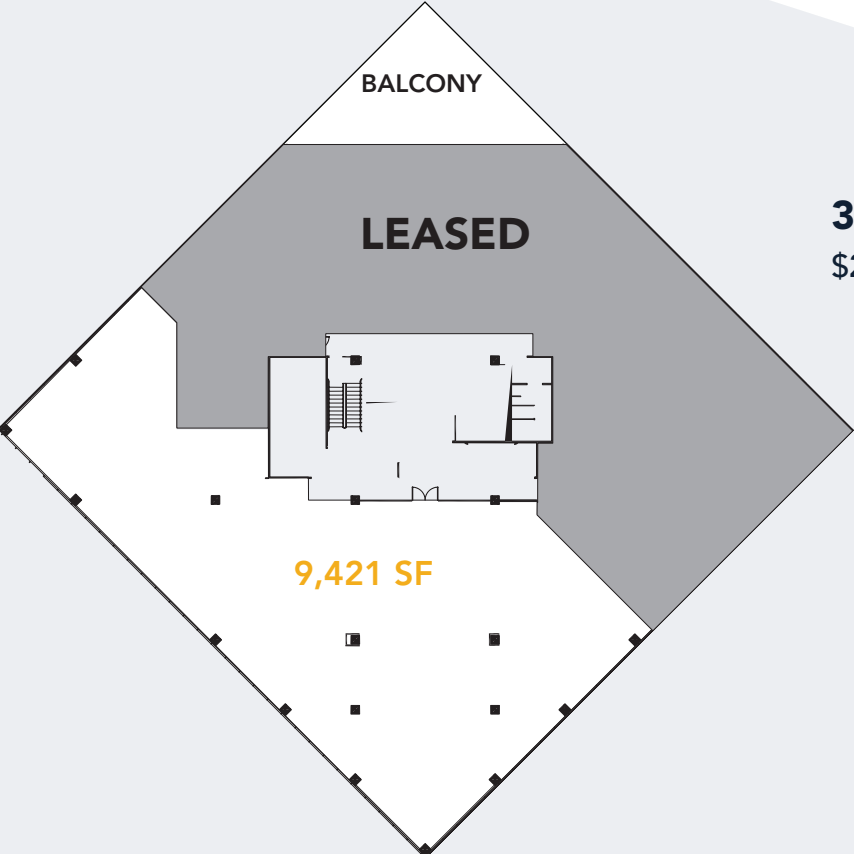
## 2ND FLOOR

\$26.75 PSF

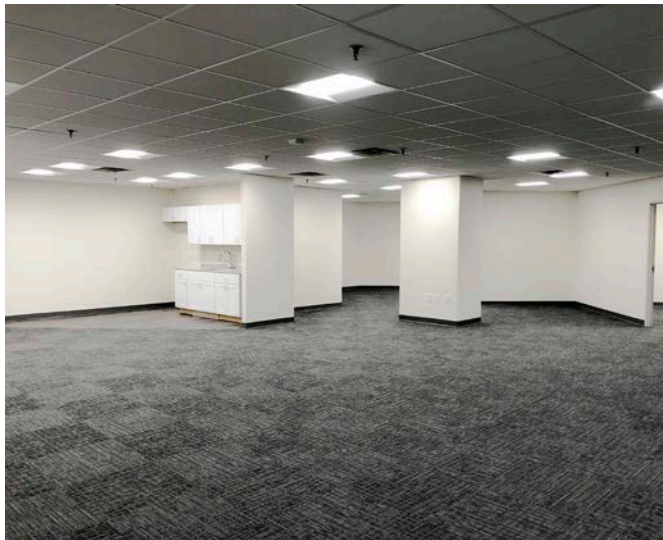


## 3RD FLOOR

\$26.75 PSF



# SPEC SUITE



Corridor



NEW Fitness Center

# AERIAL



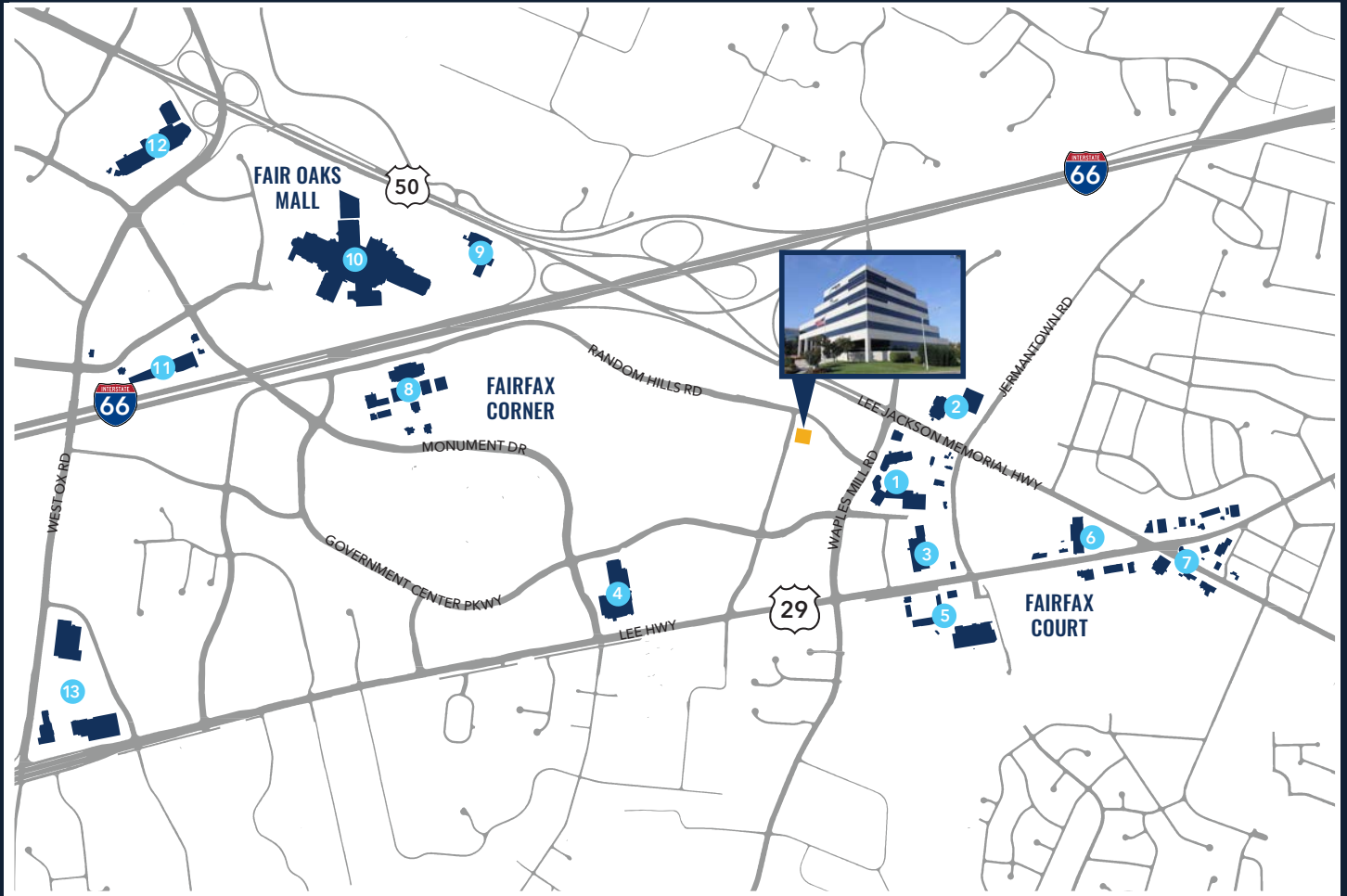
50

WAPLES MILL ROAD

RANDOM HILLS ROAD

RIDGE TOP ROAD

# AMENITIES MAP



## FAIRFAX COURT

- ① Primetime Sports Bar & Grille  
Subway  
XSport Fitness  
Virginia ABC  
BBQ21  
McDonald's  
Wendy's  
Olle  
Buffalo Wild Wings

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- ② Giant  
Courtyard by Marriott  
BB&T

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- ③ Boston Market  
Fire Pizza  
Bakery, Bread, and Grill  
King's NY Pizza

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- ④ Wegman's  
First Community Bank  
New Leaf Cafe

- ⑤ Chuy's Tex-Mex  
Walmart  
Jersey Mikes  
Grill Kabob

- ⑥ Cava  
Chipotle  
Jimmy John's  
Vitamin Shoppe

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- ⑦ Zoe's Kitchen  
Starbucks  
Anita's New Mexico  
Hampton Inn  
Wells Fargo  
Dunkin Donuts  
Five Guys

## FAIRFAX CORNER

- ⑧ Coastal Flats  
Ruth's Chris  
Peet's Coffee  
PF Changs  
Uncle Julios  
Potbelly

- ⑨ Fairfax Marriot  
Wells Fargo Bank

## FAIR OAKS MALL

- ⑩ Elevation Burger  
Brio Tuscan Grille  
Sushi On  
On the Border  
Subway  
Taco Bell  
Cold Stone Creamery

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- ⑪ Silver Diner  
TGI Friday's  
PNC Bank  
California Tortilla

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- Bonefish Grill  
Buffalo Wing Factory  
Dogfish Head Alehouse  
Boston Market  
Orange Theory Fitness  
B&T Bank  
Total Wine

- Starbucks  
Dunkin Donuts  
Giant

- ⑬ Whole Foods  
Hyatt Regency  
Starbucks  
Dick's Sporting Goods  
Pei Wei



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