

UNDER NEW OWNERSHIP!



# HIGHRIDGE

## OFFICE BUILDING

3877 FAIRFAX RIDGE ROAD, FAIRFAX, VA



NEW TENANT LOUNGE



NEW RESTROOMS



NEW CONFERENCE CENTER



### CAPITAL IMPROVEMENTS & SPEC SUITES • COMING SOON

- Conveniently located in Fairfax Center with Immediate access to I-66 and Route 50
- Approximately 100K SF Contiguous Space Available
- Building Signage Available
- Space Options for Small & Large Tenants

# HIGHRIDGE

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## Approximately 100K SF of Contiguous Space on 4 Floors

Space Options for Small & Large Tenants

**RATE:** \$27.50/FS

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### AVAILABILITIES

#### NORTH TOWER

Suite 110N: 8,458 SF  
Suite 250N: 3,453 SF  
Suite 300N: 5,820 SF

#### CENTER TOWER

Suite 201C: 3,995 SF  
Suite 205C: 2,941 SF  
Suite 400C: 15,363 SF (Approximately 75% SCIF space built to DCID 6/9 Standard)

#### SOUTH TOWER

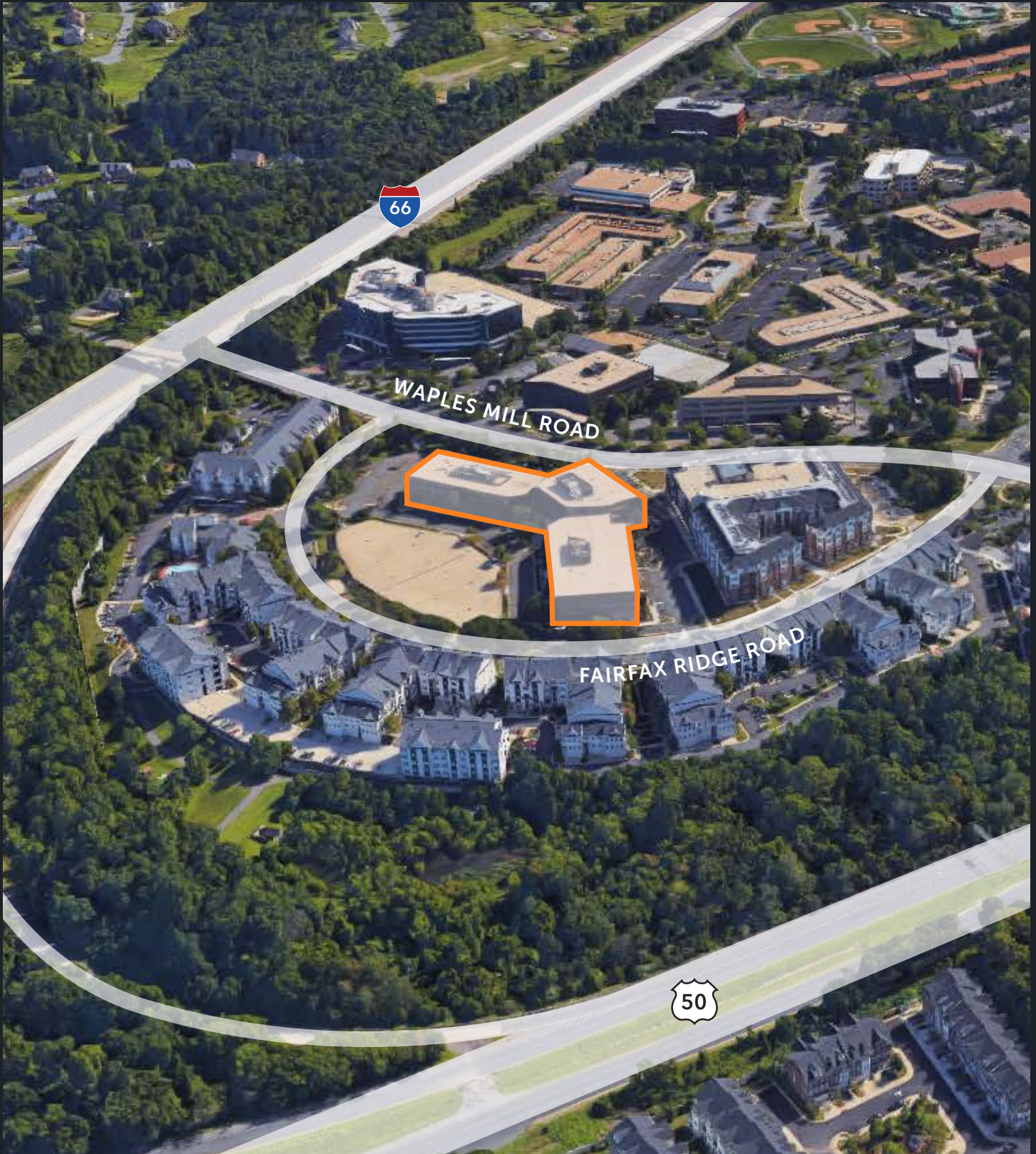
Lower level: 20,369SF  
Suite 100S: 28,477 SF  
Suite 200S: 26,765 SF  
Suite 300S: 26,936 SF  
**\*Full Tower: 102,547 SF\***

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### FEATURES

- Prime location with immediate access to  & 
- Across the street from Courtyard Marriott, Giant and several eateries
- Minutes away from Fair Oaks Mall, Fairfax Corner, Wegmans and Whole Foods
- Abundant surface and covered parking; 4.00/1,000 ratio
- On-site Property Management by Transwestern Commercial Services
- Access to adjacent Fitness Center
- Outdoor patio with WiFi
- Recently completed Conference Center
- Uptowner Café in Center Tower

# AERIAL LOCATION



**1 Mile** to I-66



**0.5 Mile** to Route 50



**20 Minutes** to Dulles International Airport

# 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

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

- Starbucks  
Dunkin Donuts  
Giant

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



**BUILDING ENTRANCE**



**FITNESS CENTER**



**RENOVATED RESTROOMS**



**CONFERENCE CENTER**



**MAIN LOBBY**

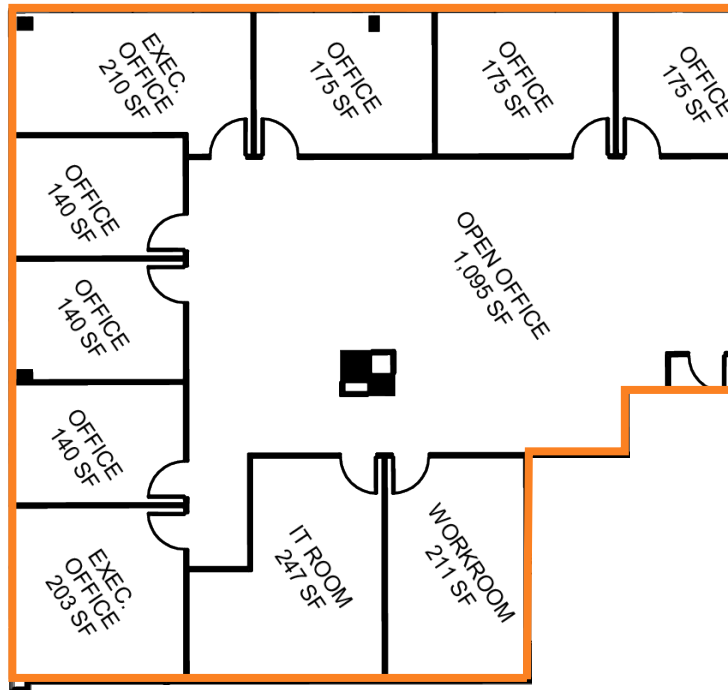


**CAFE & PATIO WITH WIFI**

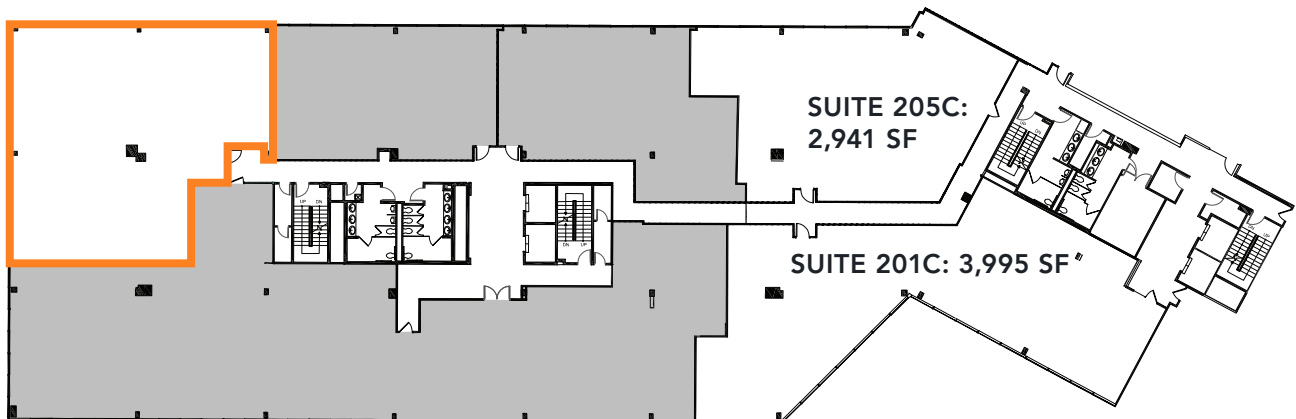
# FLOOR PLANS: NORTH TOWER

## SUITE 250N: 3,453 SF

Existing floor plan



## SUITE 250N: 3,453 SF

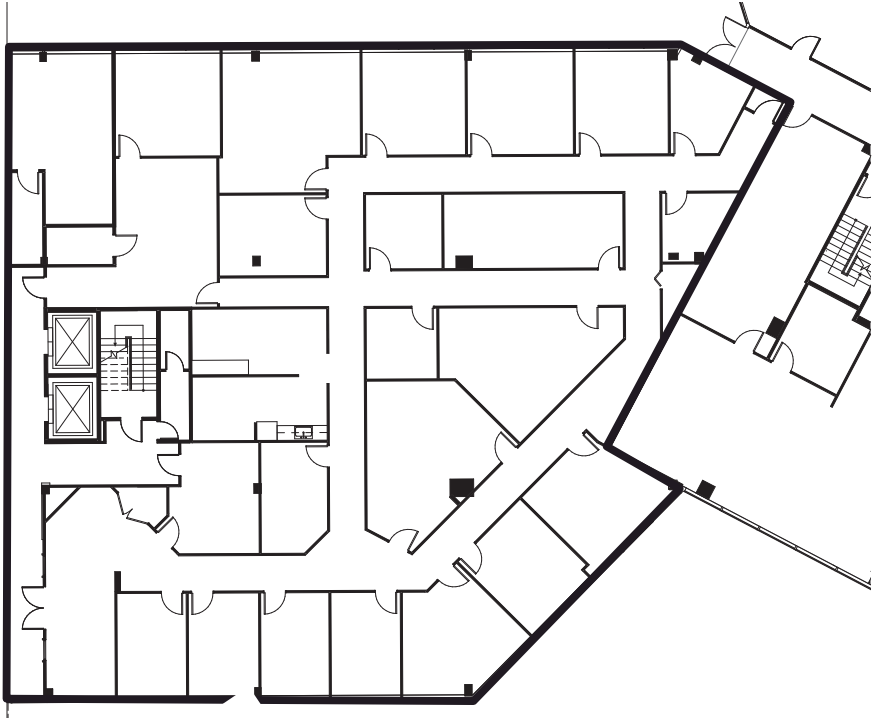


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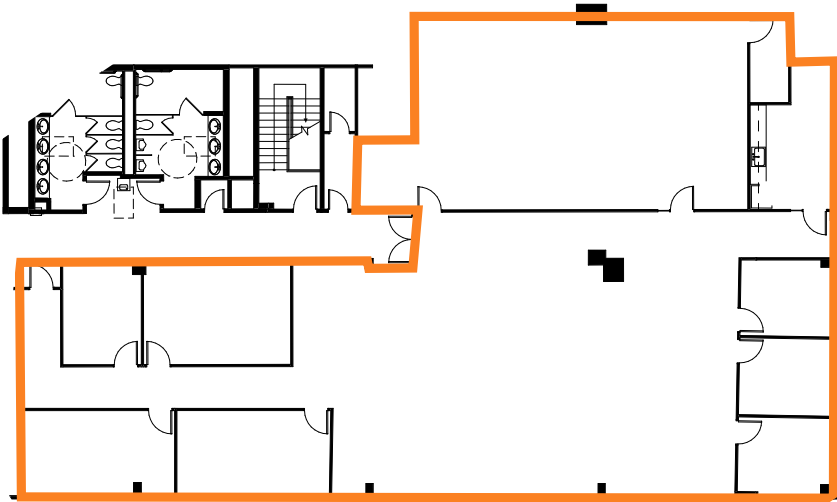
# FLOOR PLANS: NORTH TOWER

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**SUITE 110N: 8,458 SF**  
Available Immediately



**SUITE 300N: 5,820 SF**  
Available Immediately



# FLOOR PLANS: CENTER TOWER

## SUITE 400C: 15,363 SF

Approximately 75% space built to  
DCID 6/9 standard

■ SCIF Space





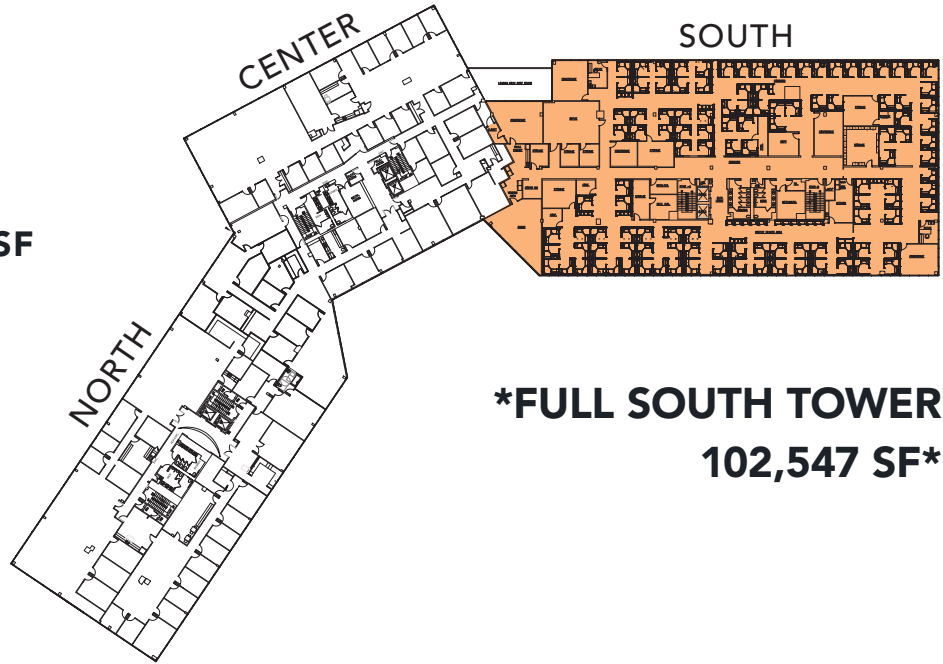




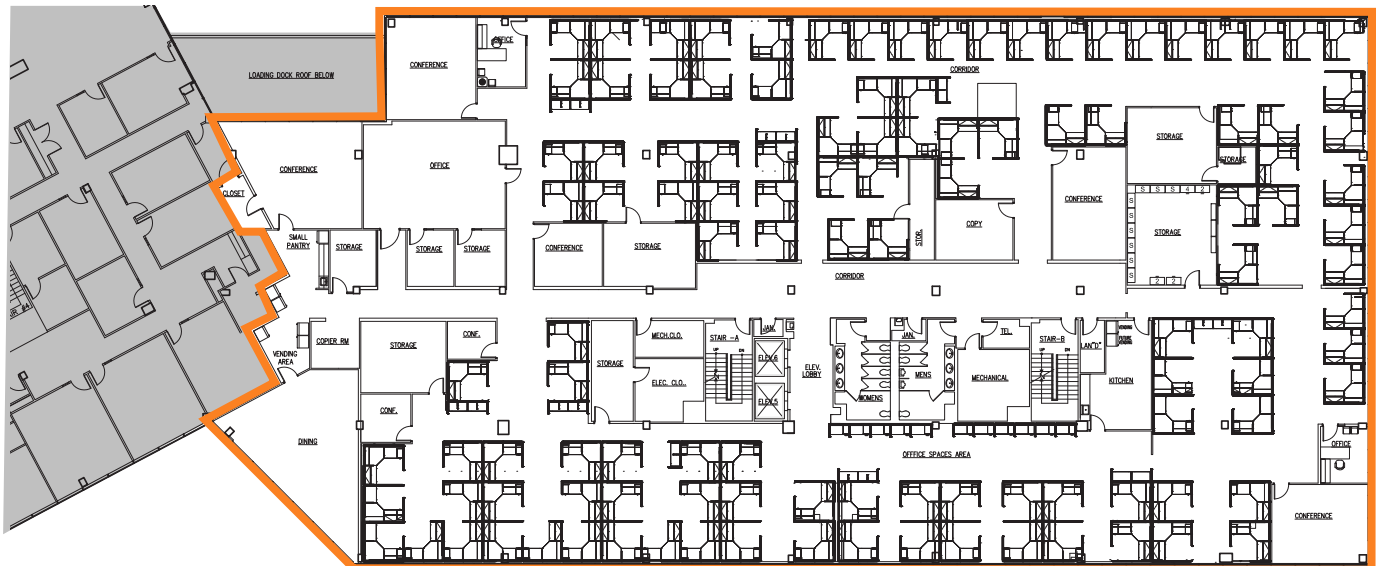
# FLOOR PLANS: SOUTH TOWER

**2ND FLOOR: 26,765 SF**

Available immediately



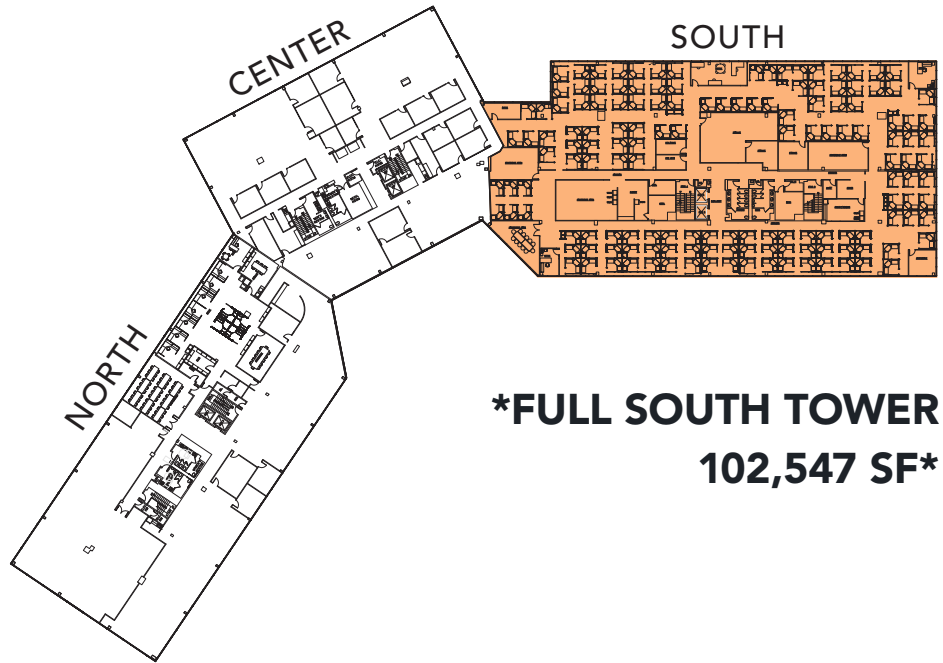
**\*FULL SOUTH TOWER  
102,547 SF\***



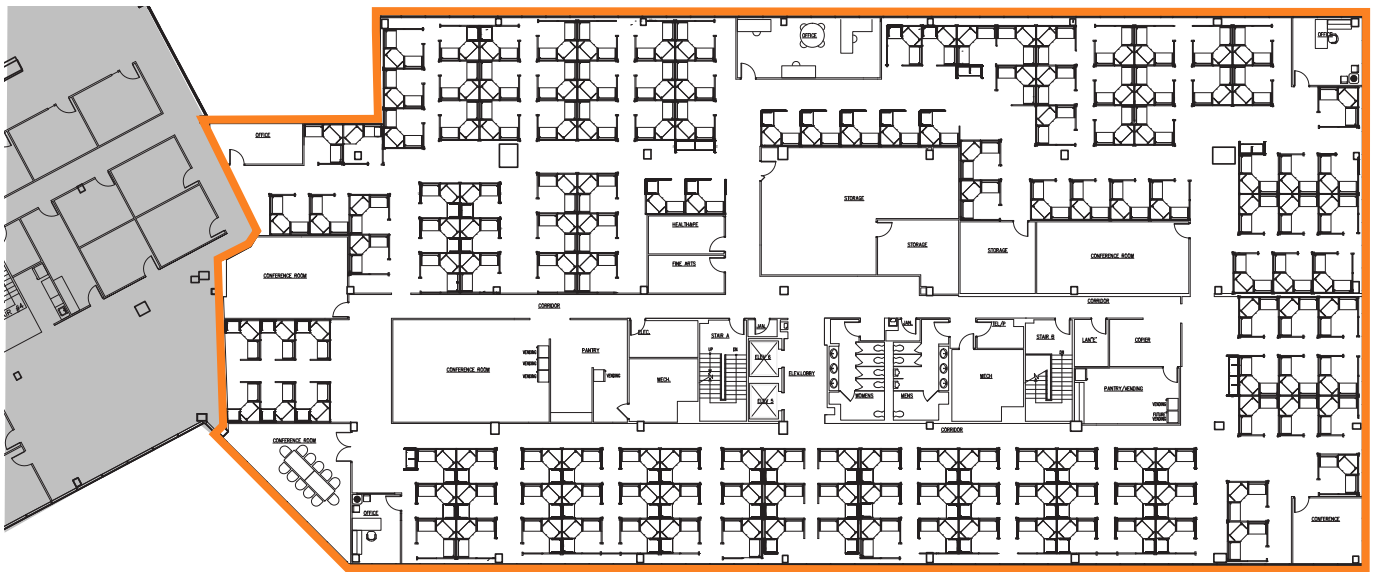
# FLOOR PLANS: SOUTH TOWER

**3RD FLOOR: 26,936 SF**

Available immediately



**\*FULL SOUTH TOWER  
102,547 SF\***



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