

3130 FAIRVIEW — P A R K —

FOR LEASE

3130 FAIRVIEW PARK DRIVE
FALLS CHURCH, VA



YOUR FUTURE OFFICE IS HERE.

Work at the intersection of people and ideas. With a prime location of Fairview Park, you're only minutes away from Washington, D.C., Arlington, Tysons Corner, and Alexandria.

Be in the heart of the Fairview-Merrifield area with access to residential, dining, hotels, retail, ample green space and a powerful corporate network.

Recent renovations have been made to the first floor indoor and outdoor common areas that improve the everyday experience, with employee wellness and performance as key factors.



Lobby

THE HEART OF FAIRVIEW PARK

Welcome to Fairview Park, the intersection of innovation and imagination. 3130 Fairview is centrally located minutes away from Tysons, Arlington, Alexandria, and Washington DC, making it the ideal Northern Virginia location.

MOSAIC DISTRICT

| | |
|-----------------|-------------------|
| Caboose Brewing | Alta |
| Hyatt House | Strada |
| CAVA | Eugenia |
| Silver Diner | Nando's |
| Homewood Suites | BGR |
| True Food | Target |
| Ted's Bulletin | Five Guys |
| Sweetgreen | Aldi |
| Panera | Resident Inn |
| Bartaco | Marriott |
| Matchbox | 2941 Restaurant |
| Chipotle | Cafe Natilee |
| Jinya | Inova Hospital |
| Oath | Uber for Business |
| Urbano | |

Dunn Loring Merrifield District

- Taco
- Harris Teeter
- District BBQ
- Lost Dog
- Courtyard Marriot
- Tropical Cafe
- Moby Dick Cafe
- Blackfinn
- Grove
- Inca Social

FROM 3130 FAIRVIEW DISTANCE/TIME TO:

- Mosaic District | 2.2 Miles | 7 Min
- National Landing | 15.2 Miles | 28 Min
- Tysons | 4.8 Miles | 9 Min
- Reagan National Airport | 12.6 Miles | 31 Min
- DC | 14.8 Miles | 35 Min
- Dulles Airport | 17.9 Miles | 20 Min
- Pentagon | 14.2 Miles | 25 Min

3130 FAIRVIEW PARK

BUILDING AMENITIES



Conference Center



Outdoor Area

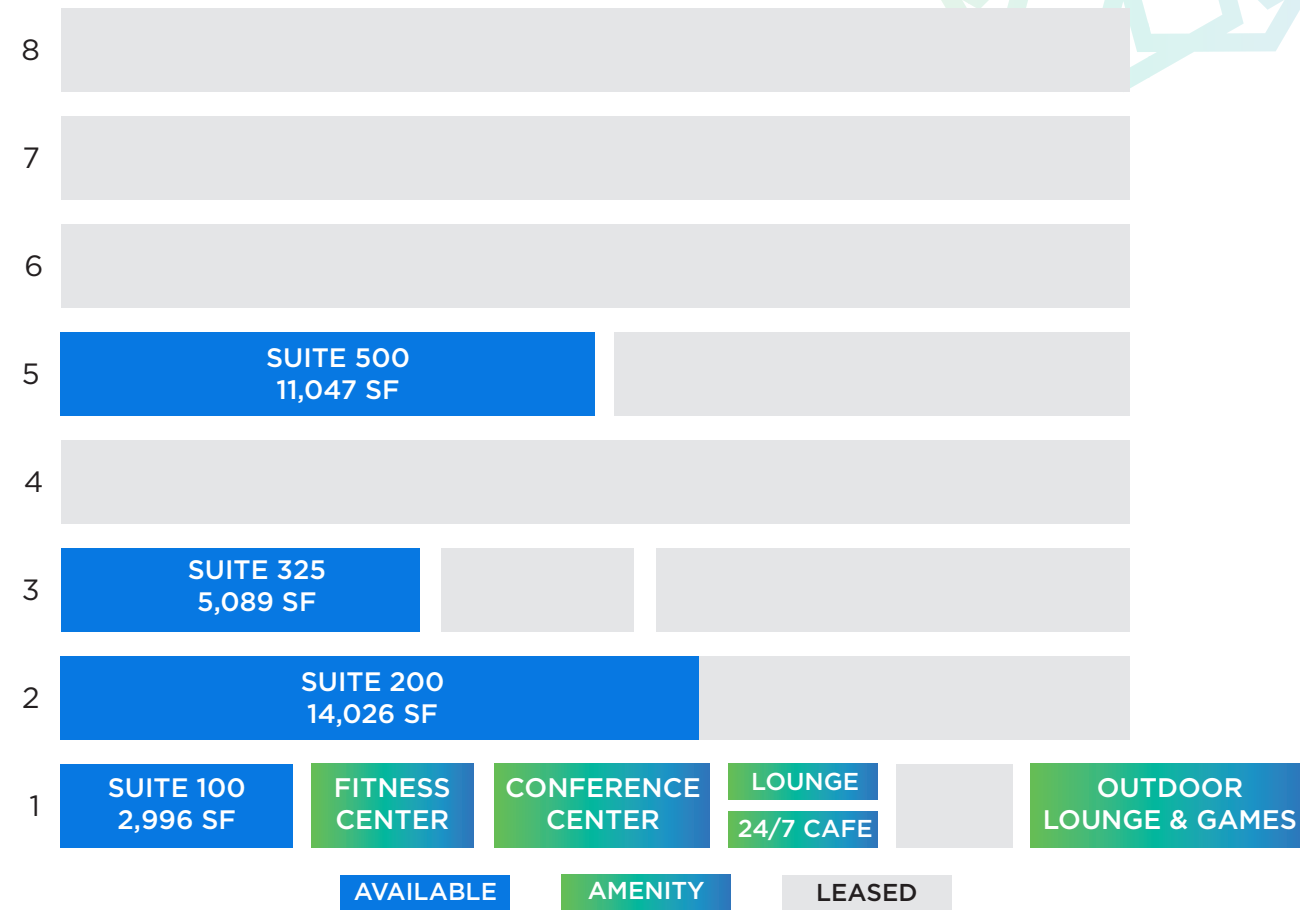


Fitness Center

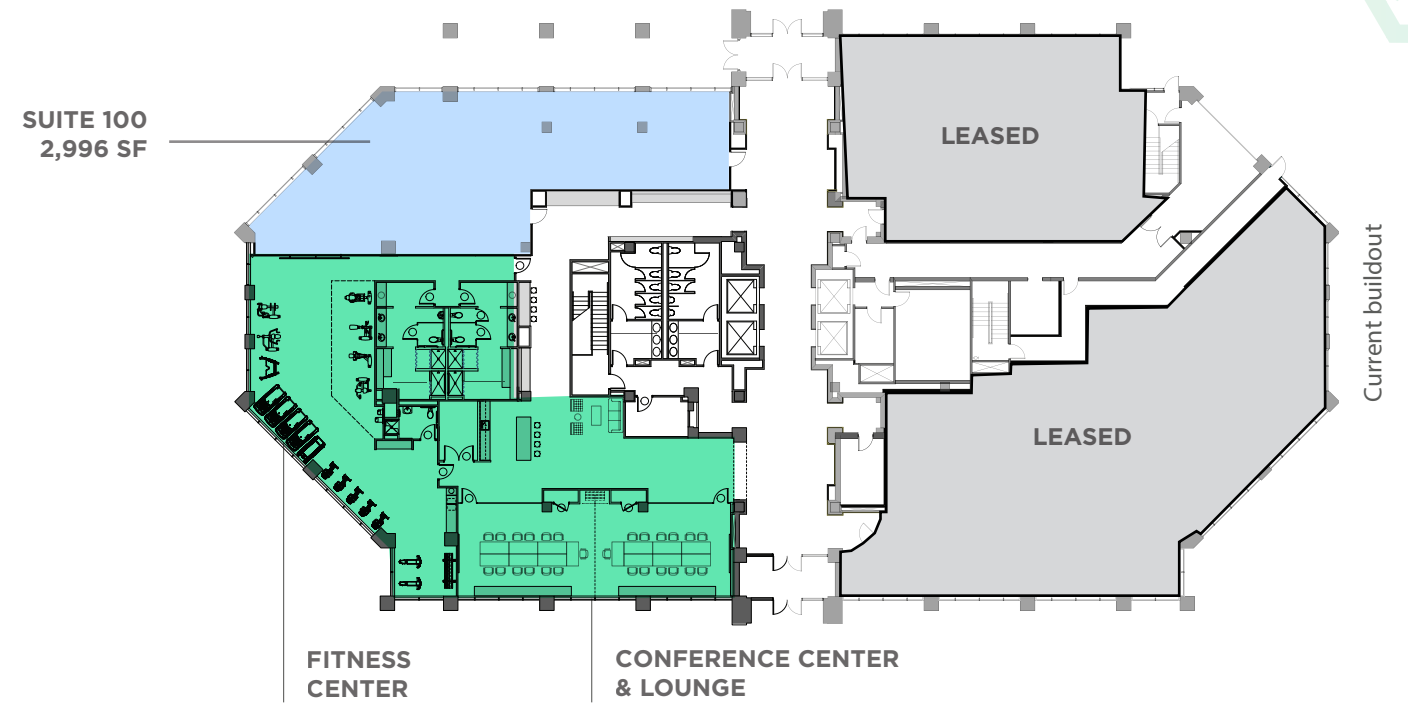


Lounge & Breakout Area

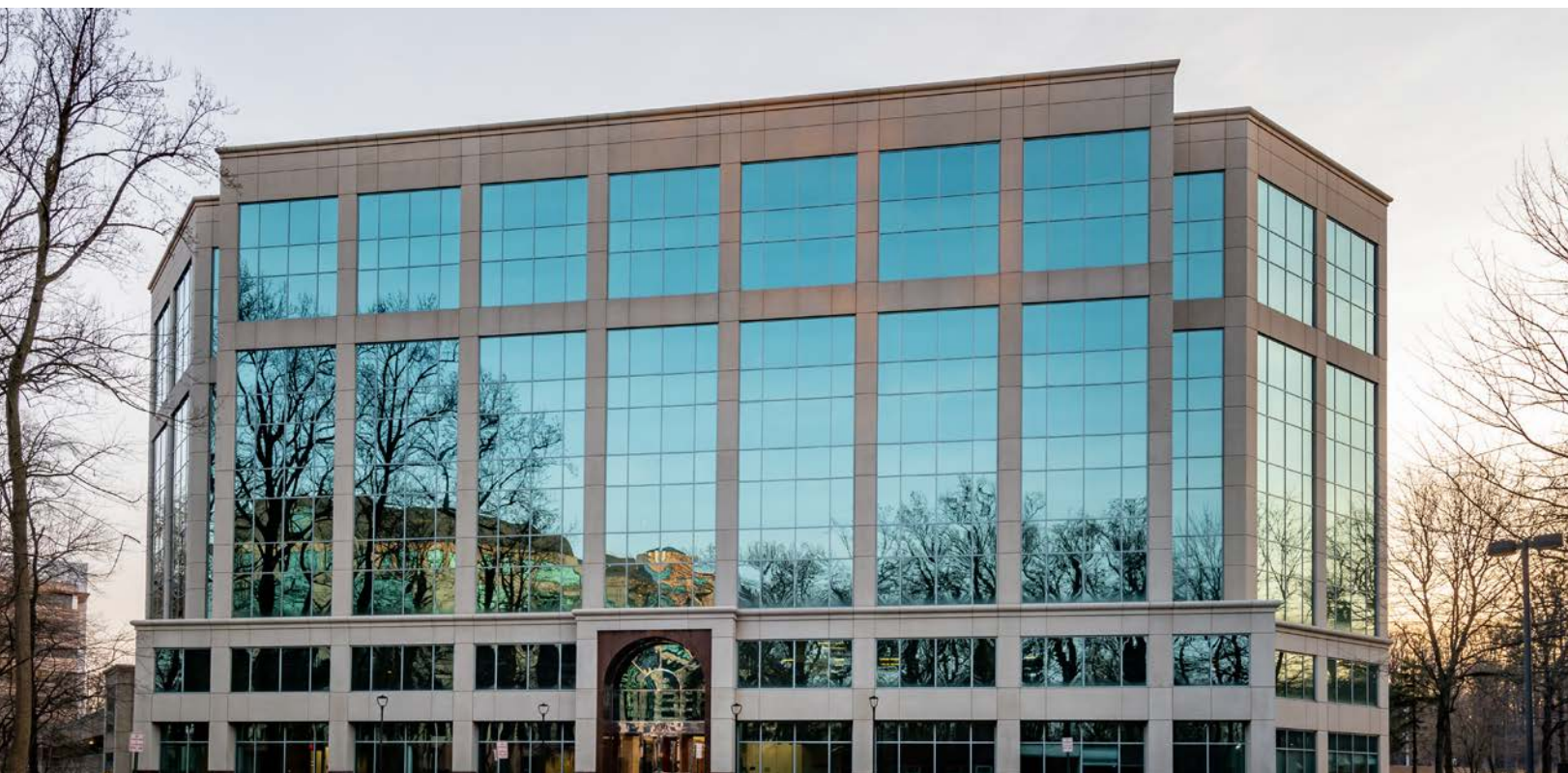
AVAILABLE SPACE



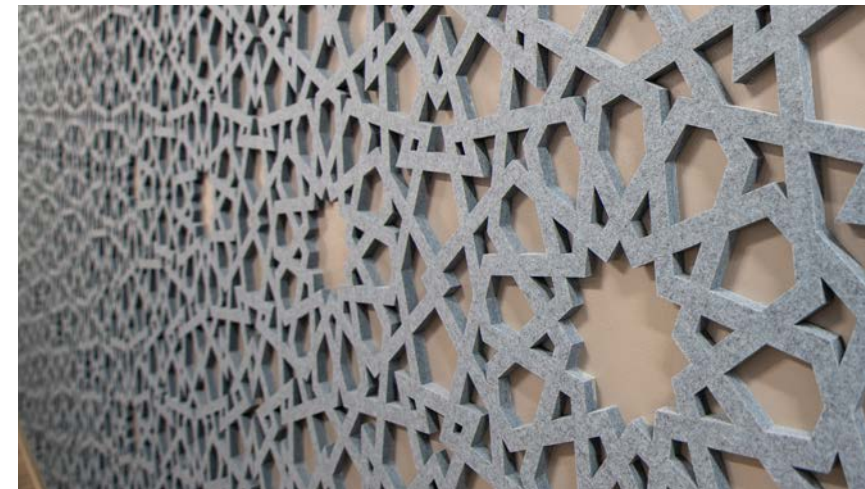
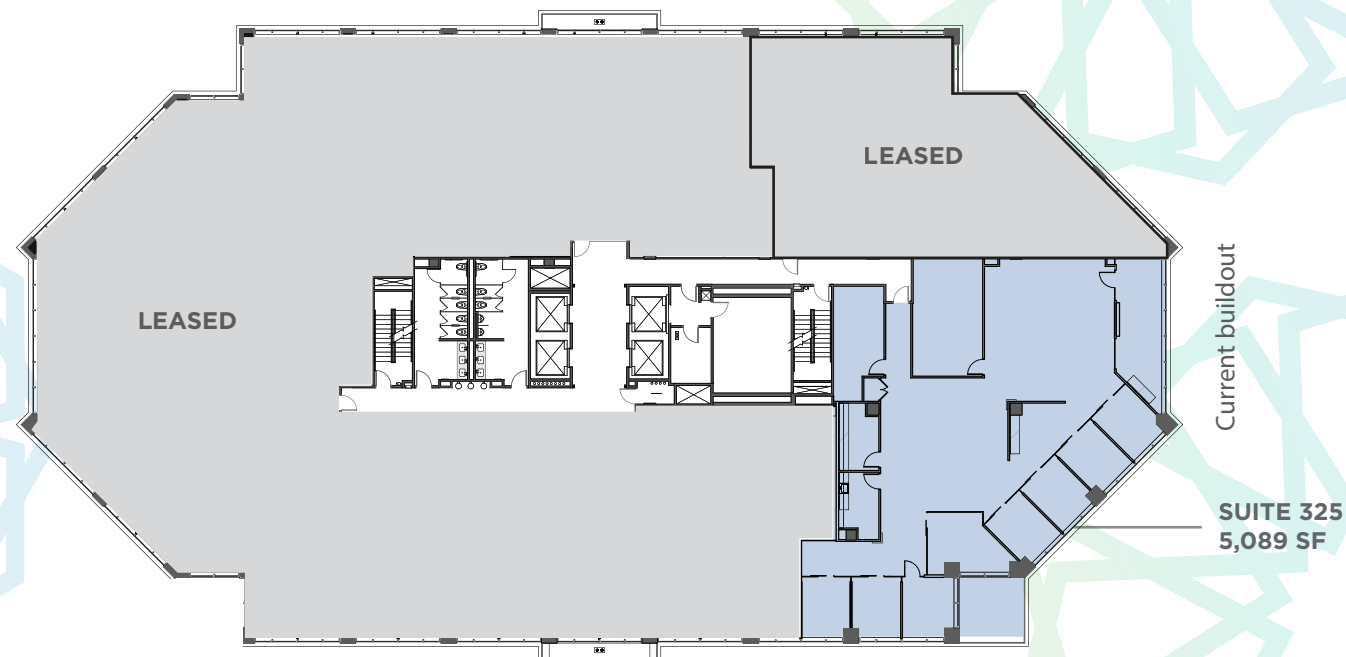
1ST FLOOR



2ND FLOOR | 14,026 SF



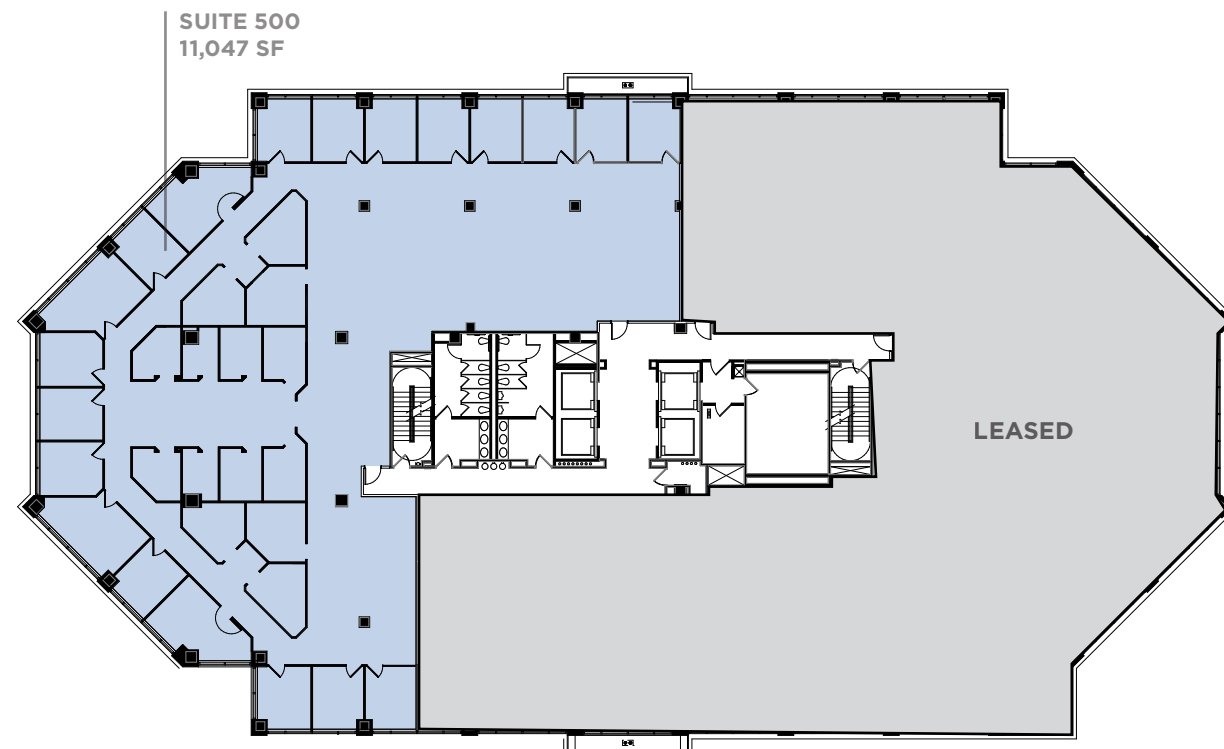
3RD FLOOR | 5,089 SF



Premium Finishes Throughout



5TH FLOOR | 11,047 SF



AMENITIES

Modern-infused common areas are redesigned to offer optimal gathering spaces. The lobby, lounge, and breakout areas have all been renovated to elevate the employee experience.

- » 8 Story, Class A building with 9' finished ceilings
- » 2020 Tenant amenity re-design
- » Fully equipped fitness center with showers and towel service
- » Premium video-ready conference center & lounge
- » Newly renovated lobby and common areas
- » 24/7 Self-pay market cafe by Monumental Markets
- » Prominent top of building Beltway signage available
- » Uber For Business program available to all tenants
- » On-Site property management
- » Outdoor area with ping-pong table, picnic tables, and Adirondack chairs
- » UL Indoor Air Quality Certification
- » Free structured parking, 3.38/1,000 SF
- » Car charging stations & bike parking
- » Eight cafes within Fairview Park
- » Access to walking and jogging trails

MINUTES FROM



MOSAIC DISTRICT

20+

RESTAURANTS & BARS

DIRECT ACCESS TO



We're Ready For Return to Office

We're ready to welcome you back with a focus on tenant health by providing the following measures to provide safety and comfort for employees:

- » Common area social distancing strategies supported by graphic reminders
- » Flexible indoor and outdoor tenant spaces allowing for socially distanced gatherings
- » Improved air quality, with MERV 13 filters, electrostatic cleaning
- » Enhanced communication with prompt case reporting to tenant contacts
- » Increased air flow from 10% to 40% to maximize fresh air
- » New elevator procedures to limit rider capacity
- » PPE for building employees including protective masks for anyone servicing a tenant space
- » Enhanced sanitation protocols overall, with tactics for high-frequency touch points



THE FUTURE OF TRAVEL STARTS TODAY.

The amenity experience has been revolutionized with Uber for Business. All tenants at 3130 Fairview benefit from this groundbreaking program that provides employees and guests with an efficient and convenient travel solution. It's the same Uber, working for your needs.



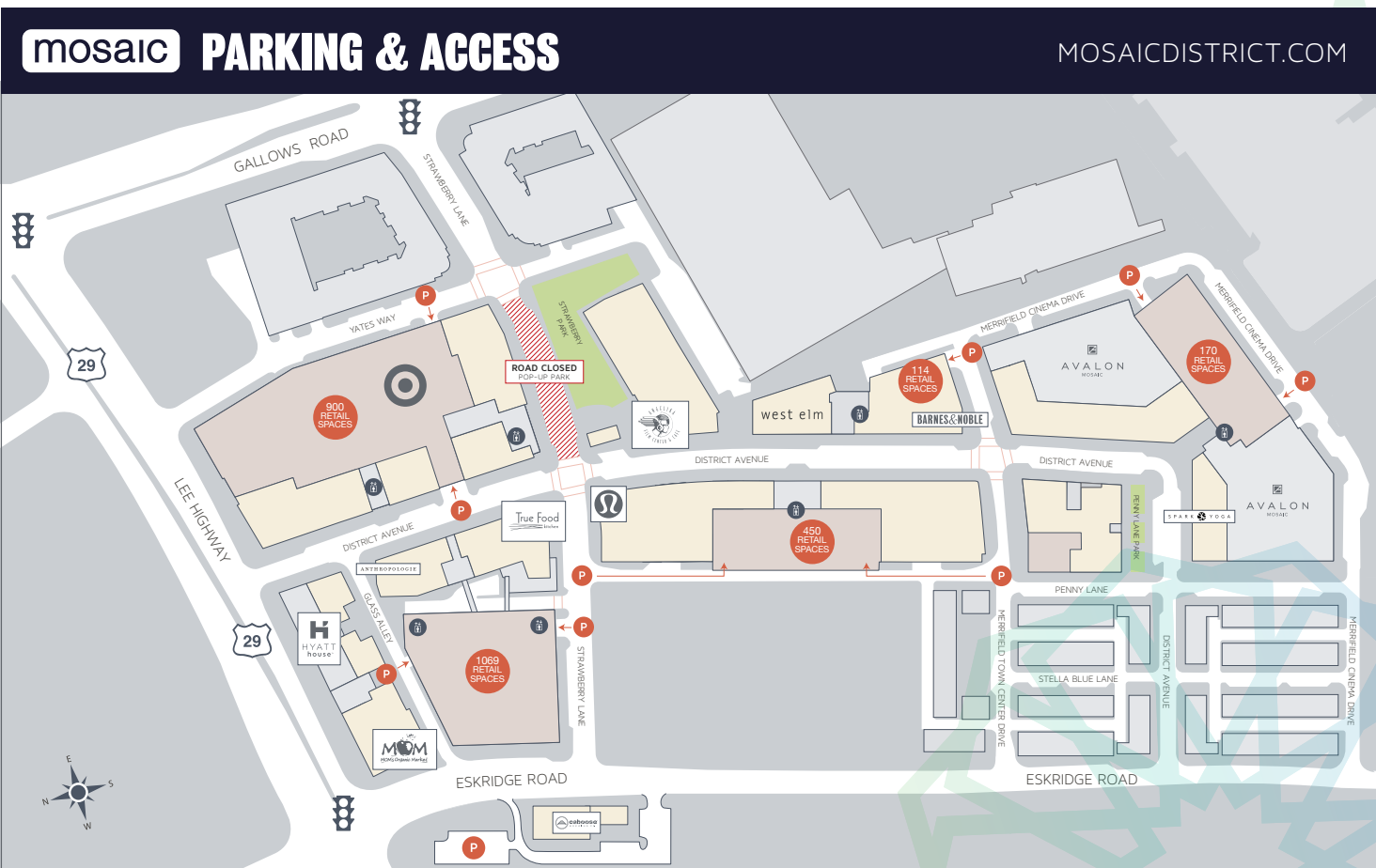
FREE UBER RIDES TO AND FROM*:

- » Dunn Loring Merrifield Metro Station
- » Mosaic District

*Rides limited to uberpool and uberx, Monday-Friday from 6:00 am to 9:00 pm between permitted locations. Other restrictions apply.

Minutes to Mosaic District

At 3130 you're only 5 minutes away from the best amenities Merrifield has to offer.



NEARBY RESTAURANTS & RETAIL:

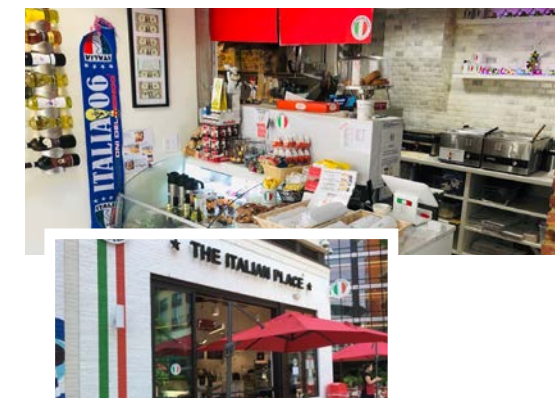
- » Hyatt House
- » Caboose Brewing Co.
- » Bartaco
- » Oath Pizza
- » Nando's
- » Le Pain Q'otidien
- » Ted's Bulletin
- » Matchbox
- » Urbano
- » BGR
- » CAVA
- » Sweetgreen
- » Chipotle
- » Alta Strada
- » Target
- » Silver Diner
- » Panera
- » Jinya
- » Eugina
- » Sweetwater
- » Homewood Suites

NEW AT MOSAIC DISTRICT

PARC DE VILLA

A century of combined culinary experience unites the family of chefs behind Mosaic District's new restaurant, Parc de Villa. Chef/Owner Brendan L'Etoile works alongside his mother in the vibrant open kitchen at the heart of the two-tiered dining room and bar.

Parc de Villa puts a family twist on classic bistro fare and brings a taste of metropolitan France to Northern Virginia. Traditional onion soup and pillowy boudin blanc sausage are showcased alongside pinot noir-poached duck egg and Parisian gnocchi.



THE ITALIAN PLACE

This woman-owned Italian market originated in Old Town Alexandria and chose the Mosaic District for its second location. Enjoy Italian subs, panini, pizza, pastas, soups, coffee, to-go dinners and more.

A Network of Powerful Neighbors



EVENT & ACCOMMODATION PLANNING MADE EASY

Marriott is located at the center of Fairview Park with just a short walk from 3130 Fairview Park. Marriott Fairview Park is ready to host your next event with catering and planning services, room block rates and AV capabilities.



- » 16 Maximum Breakout Rooms
- » 18,000 Total SF Event Space
- » 1,400 Capacity Largest Space
- » 11 Event Rooms



3130
FAIRVIEW
— PARK —



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