
Office Property For Lease

Democracy Square Office Building

10340 Democracy Ln, Fairfax, VA 22030



Rental Rate:	\$19.95 /SF/Year
Min. Divisible:	1,654 SF
Max. Contiguous:	4,106 SF
Property Type:	Office
Property Sub-type:	Office Building
Additional Sub-types:	Institutional/ Governmental Medical Office Special Purpose (Other)
Building Size:	57,282 SF
Building Class:	B
Year Built:	1982
Lot Size:	140,089 SF
Zoning Description:	C-2, Fairfax County
Listing ID	20237224
Last Updated	today

5 Spaces Available

Suite 104	Space Available:	1,972 SF
	Rental Rate:	\$19.95 /SF/Year
	Space Type:	Office Building
	Lease Type:	Full Service
	Date Available:	Mar 2017
	Corner identity with building signage, turnkey office spaces, window lined offices, shows well.	

Suite 103	Space Available:	1,654 SF
	Rental Rate:	\$19.95 /SF/Year
	Space Type:	Office Building
	Max. Contiguous:	4,106 SF
	Lease Type:	Full Service
	Date Available:	Mar 2017
Corner identity with building signage, turnkey office spaces, window lined offices, shows well.		

Suite 102A	Space Available:	2,452 SF
	Rental Rate:	\$19.95 /SF/Year
	Space Type:	Office Building
	Max. Contiguous:	4,106 SF
	Lease Type:	Full Service
	Date Available:	Mar 2017
Corner identity with building signage, turnkey office spaces, window lined offices, shows well.		

Suite 200	Space Available:	3,090 SF
	Rental Rate:	\$19.95 /SF/Year
	Space Type:	Office Building
	Lease Type:	Full Service
	Date Available:	Mar 2017
	Corner identity with building second floor signage, window lined and turnkey office spaces, shows well.	

Suite 204	Space Available:	3,492 SF
	Rental Rate:	\$19.95 /SF/Year
	Space Type:	Office Building
	Lease Type:	Full Service
	Date Available:	Mar 2017
	Corner identity with building second floor signage, window-lined and turnkey office spaces, shows well.	

Highlights

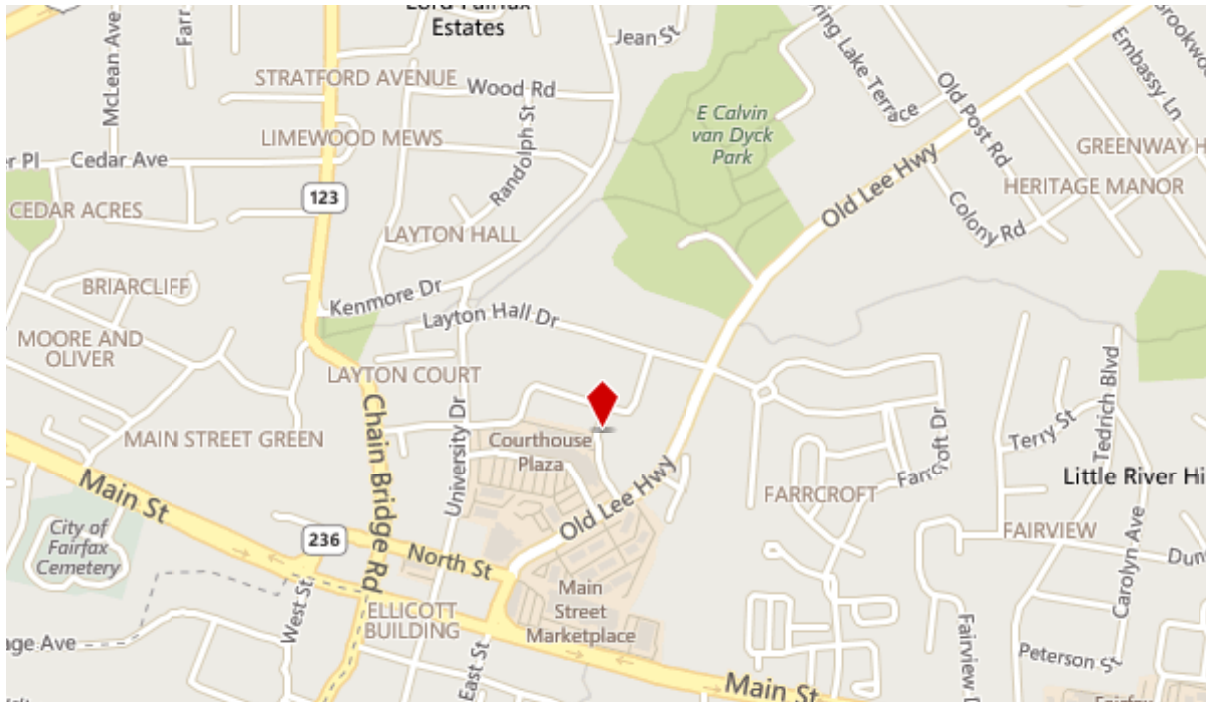
- Ample Parking, and Courtyard with Outdoor Eating Areas
- Professional Tree-Lined Office Park Setting
- High-end lobby, with recently renovated interiors with extensive window line offices
- Within Walking Distance of the Courthouse Plaza Shopping Center Offering Various Shops, Services and Eateries, anchored by Safeway Grocery Store.
- The Fairfax County Court House area is about a fifteen minute walk or five minute drive away.
- Less Than A Mile and a Half/6 Minute Drive From George Mason University, fifteen minutes from the Fairfax County Government Center

Description

Professional Office Building located in the historic and prestigious area of the Fairfax County Courthouse area and minutes away from George Mason University. Excellent location for medical and dental professional office uses, other medical building tenants include Inova Medical Group Fairfax, Inova Medical Group Rheumatology, CARE PLUS Health and Wellness, Access Physical Therapy, Life Line Counseling Center, GMU Center for Psychological Services

Strategically located right outside the heart of the City of Fairfax and right in the vicinity of the Fairfax County Court House area, both Route 66 and Interstate 95, are both easily accessible via Main Street (236) or Chain Brige Rd and US Rt 50/Lee Hwy.

Map of 10340 Democracy Ln, Fairfax, VA 22030 (Fairfax County)



Additional Photos



Democracy Square Office Building



Building Photo



Democracy Square Office Building



Building Photo



Democracy Square Office Building



Democracy Square Office Building



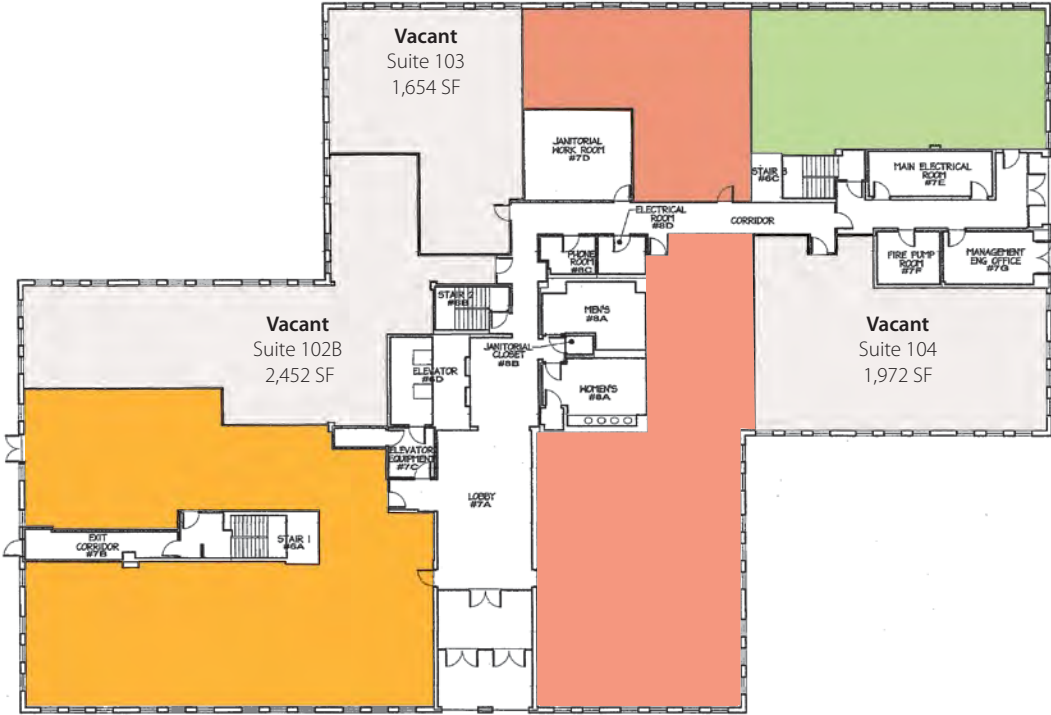
Democracy Square Office Building



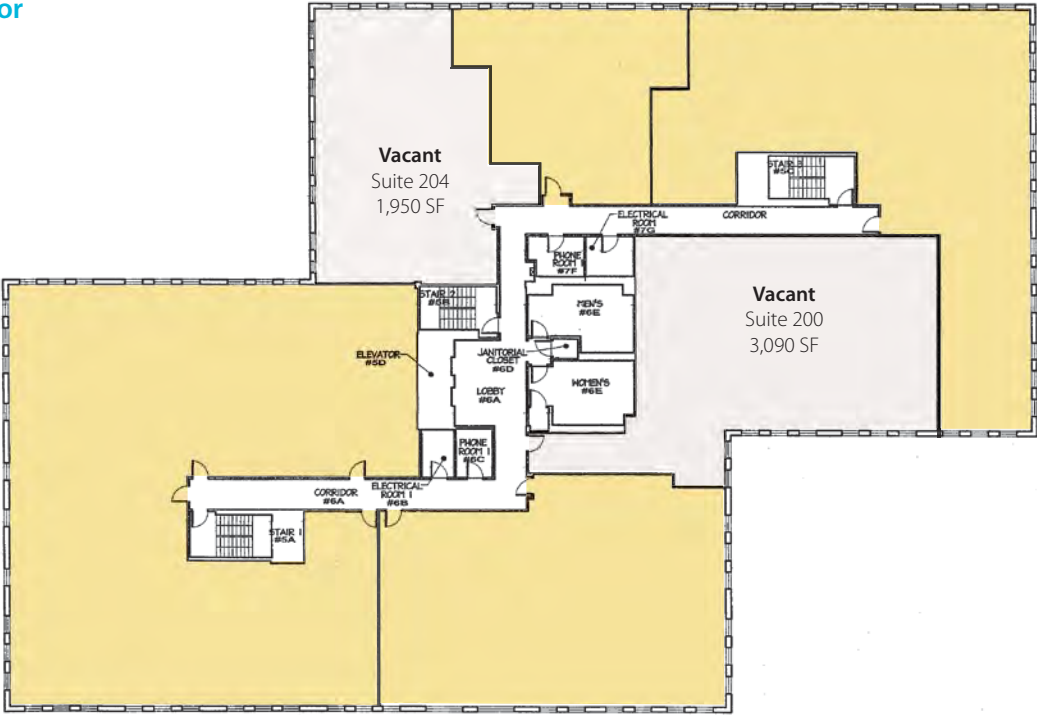
Building Photo

Floor Plans

First Floor



Second Floor



Floor Plans

Third Floor

