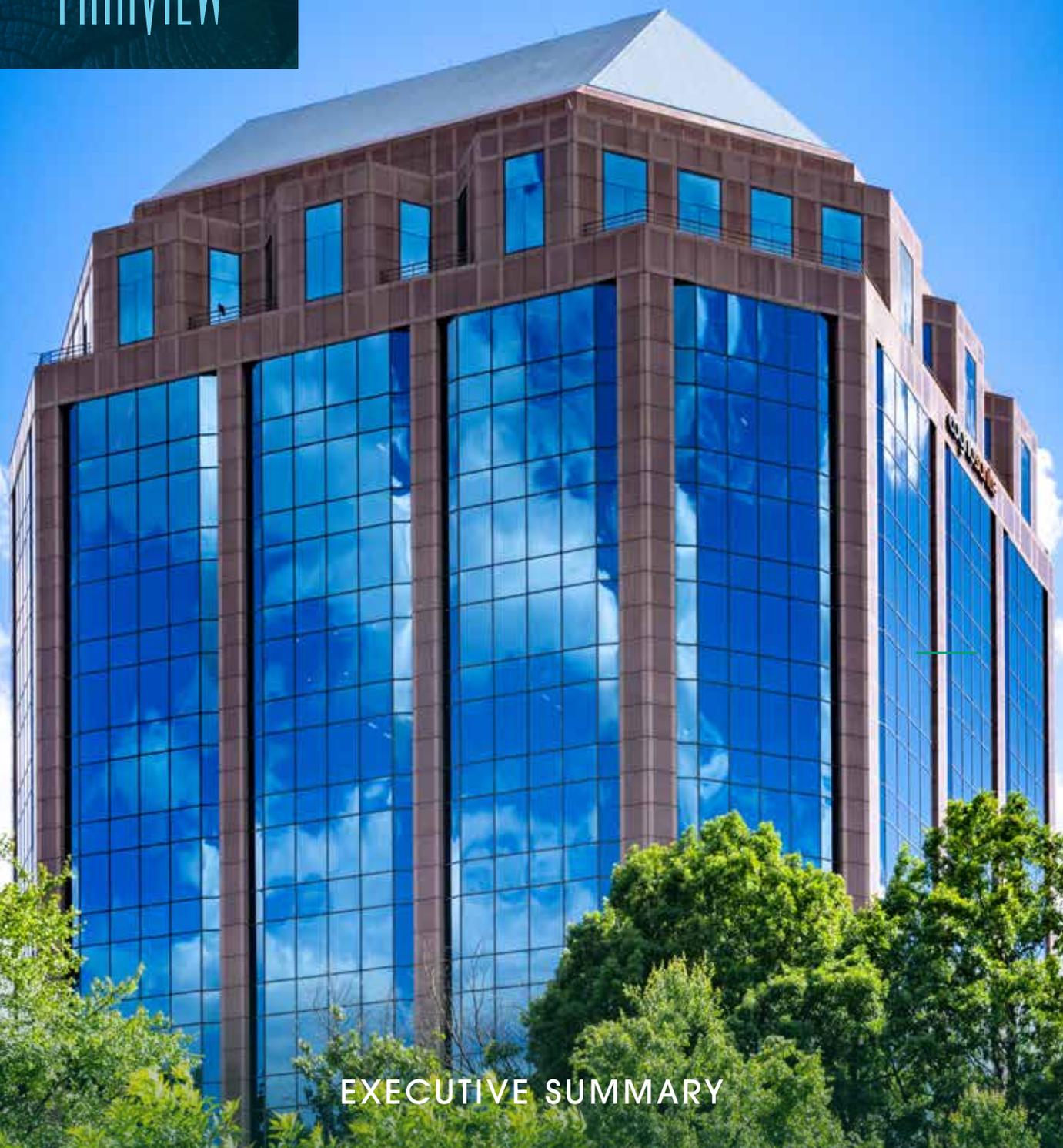


3110

FAIRVIEW



EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Jones Lang LaSalle ("JLL"), as exclusive representative for the Owner, is pleased to present the opportunity to acquire 3110 Fairview Park Drive ("3110 Fairview" or the "Property"), a fully-renovated 254,898 BRSF Class A office asset currently 72% leased to 21 tenants with 6.8 years WALT. Over \$15 MM of base building and amenity spend since 2016, including the recent delivery of over \$2.9 million in amenity upgrades including a new lobby, conference center, fitness center, and boutique café offers tenants a dynamic, modernized experience that has resulted in over 60,000 SF of leasing in the past 24 months including two full-floor tenants. The Property's +/- 18,500 SF floor plates and four sides of glass with unobstructed views provides the ultimate flexibility for single and multi-tenant leasing strategies.

3110 Fairview's location combines easy accessibility with premier demand drivers. Prominently located at the intersection of I-495 and Route 50 and less than 2 miles from I-66, the Property offers tenants easy ingress/egress to Northern VA's major thoroughfares that is critical for return-to-office in the post-pandemic environment. The Mosaic District, a 2 million SF mixed-use development located less than a 5-minute drive away, provides a diverse amenity base with both fast-casual and formal dining and upscale retail. Meanwhile, the Northern VA leasing market has been protected from the majority of federal downsizing due to the prominence of defense-related tenancy and a Department of Defense budget that continues to grow despite cuts to other sectors. The nearby headquarters of Northrop Grumman and BAE Systems create a local defense contractor ecosystem and tenant base that investors can target to reach stabilization.

Offered free and clear of existing debt at a fraction of replacement cost, 3110 Fairview offers a unique opportunity to capitalize on one of the most highly-amenitized assets in the submarket with strong demand tailwinds. The extensive capital spend by existing Owner leaves minimal go-forward capital required, allowing investors to focus on achieving full lease up and stabilization.

3110 Fairview is one of multiple assets being marketed concurrently by Seller. Offers will be accepted on a portfolio and/or single tenant basis.





INVESTMENT HIGHLIGHTS



14-Story, 254,898 BRSF Class A Office Asset 72% Leased with 6.8 Years WALT



\$15 MM In Base Building & Amenity Spend Since 2016



Fully Renovated and Highly Amenitized with Brand New Lobby, Conference Center, Fitness Center, and Boutique Café



Over 60,000 SF of Leasing Activity in the Past 24 Months Including 2 Full-Floor Tenants



Highly Accessible via Northern VA's Most Prominent Thoroughfares - I-495, I-66 and Route 50



Acquisition Basis at a Fraction of Replacement Cost with Minimal Go-Forward Capex Required



PROPERTY DESCRIPTION

Address	3110 Fairview Park Dr Falls Church, VA 22042
Class	A
Built/Renovated	1986/2017
Rentable Area	254,380 RSF 254,898 BRSF
% Leased	72%
WALT (as of 5/1/2026)	6.8 years
# Tenants	21
Stories	14
Typical Floor Plate	+/- 18,500 BRSF
Typical Column Spacing	23' x 23'
Typical Ceiling Height	Slab-to-Slab: 14'
Parking	Garage: 856 Surface Lot: 30 Total: 886

Anchor Tenancy:

Pinkston Group
35,823 RSF | 14% of RBA | Jan-33 LXD

Infinite Legacy
21,359 RSF | 8% of RBA | Jan-38 LXD

USI Insurance Services
18,517 RSF | 7% of RBA | Jul-33 LXD

Evans
18,516 RSF | 7% of RBA | Mar-32 LXD



Elevator Lobby

\$15 MM

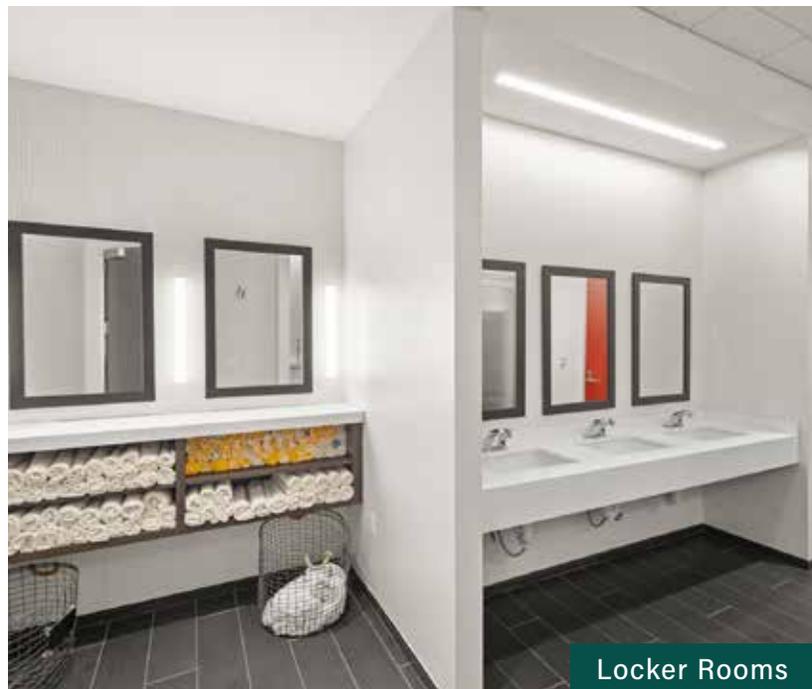
IN BASE BUILDING & AMENITY SPEND SINCE 2016

- Brand new lobby and elevator entrance
- Demisable conference center with 96-person capacity and kitchenette staging area
- Expansive fitness center and locker rooms with abundant natural light
- Full elevator modernization
- Roof replacement
- Garage renovation
- All common corridors and bathrooms renovated





Fitness Center



Locker Rooms



Conference Center



Conference Center Kitchenette

SHOPS AT
MODERA AVENIR
5 MINUTE DRIVE

M metro DUNN LORING
MERRIFIELD STATION



MOSAIC DISTRICT
2.5 MSF MIXED-USE
3 MINUTE DRIVE



INOVA

INOVA

GALLOWS ROAD (50,000 VPD)



INOVA

IDEAL INGRESS/EGRESS ALONG
NORTHERN VA'S MOST PROMINENT
THOROUGHFARES

TYSONS CORNER

10 MINUTE DRIVE



DOWNTOWN DC

20 MINUTE DRIVE



(194,000 VPD)



HOT LANES

3110
FAIRVIEW

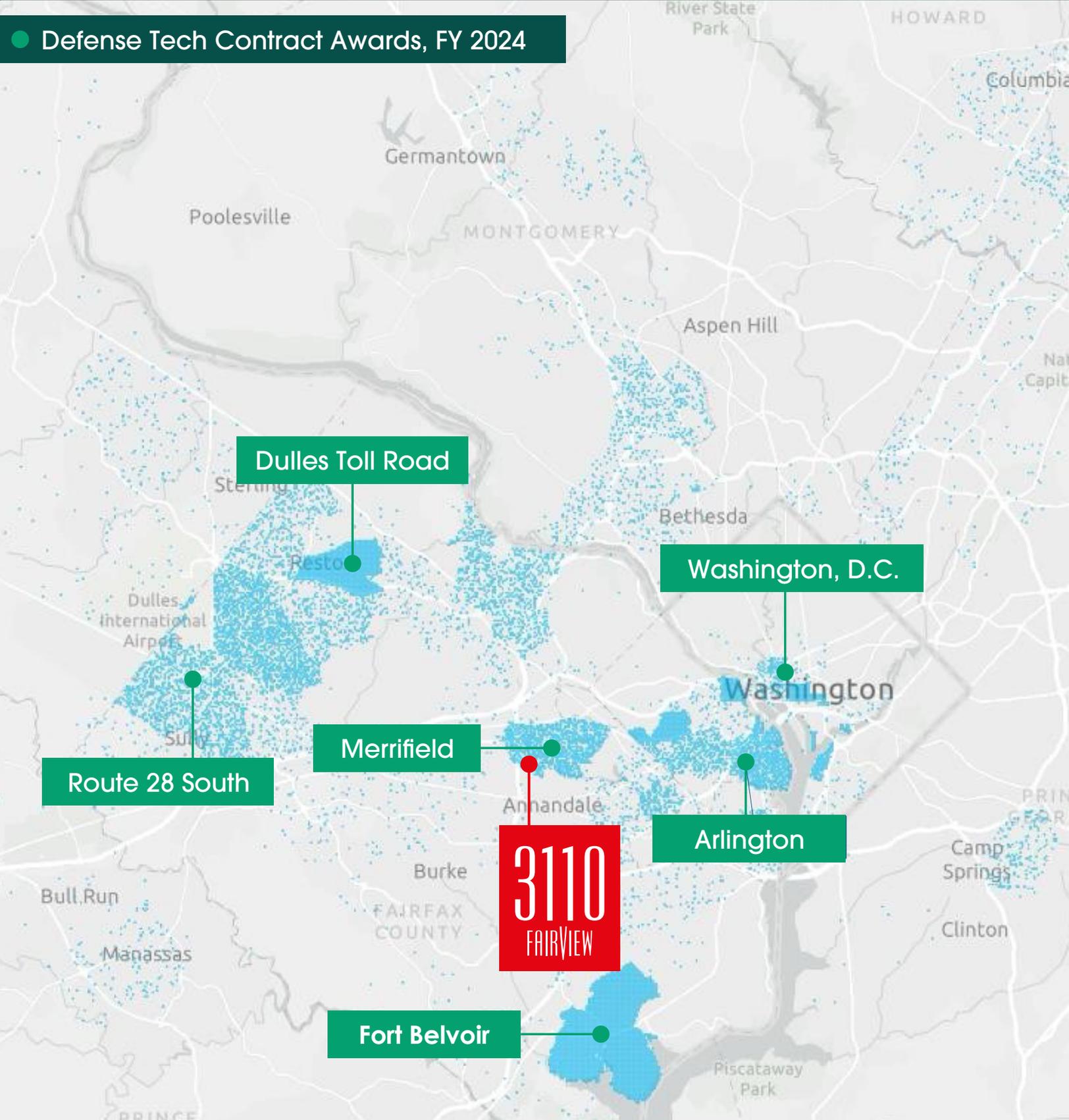


(179,000 VPD)



RISE IN DEFENSE TECH SPENDING DRIVES

● Defense Tech Contract Awards, FY 2024



Dulles Toll Road

Washington, D.C.

Merrifield

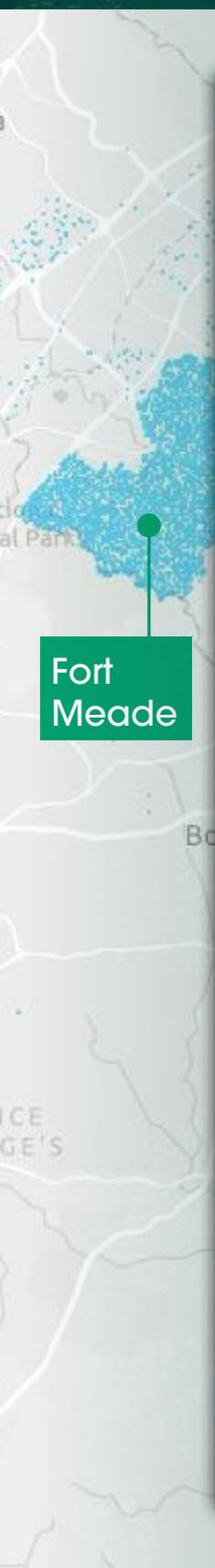
Arlington

Route 28 South

Fort Belvoir

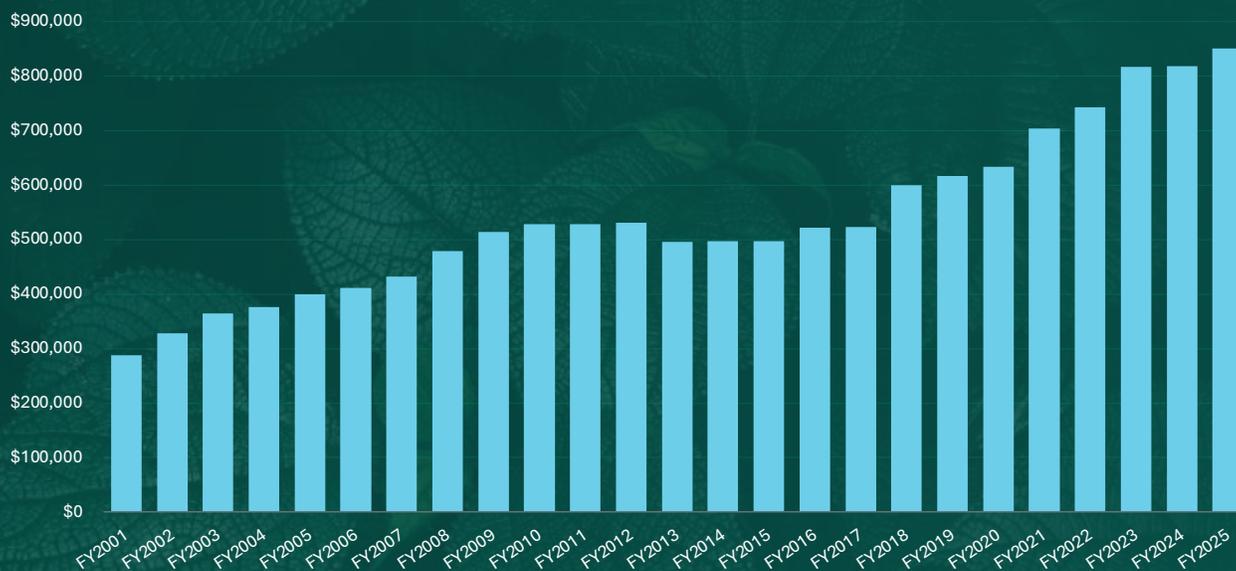


NORTHERN VA LEASING MOMENTUM

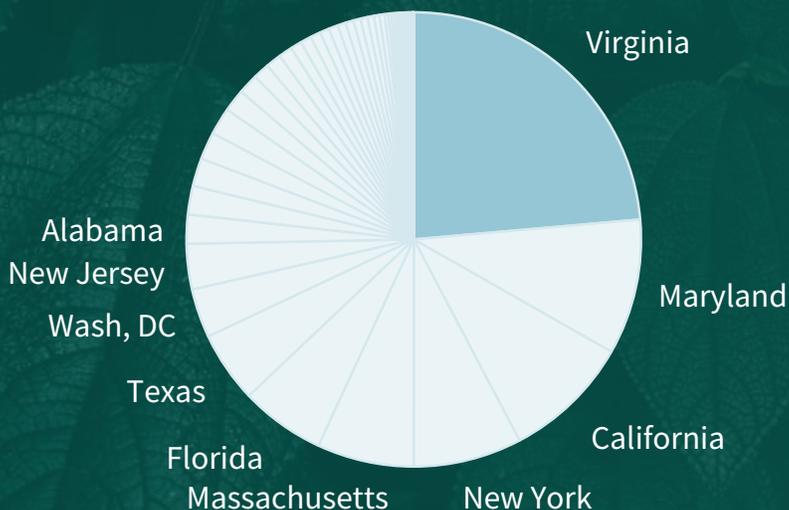


Fort Meade

DEPARTMENT OF DEFENSE BUDGET



DEFENSE TECH CONTRACT AWARD VOLUME BY STATE Last 3 Fiscal Years



3110

FAIRVIEW

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