

3141 FAIRVIEW PARK DRIVE

Falls Church, VA



FEATURES & AMENITIES

- Award-winning 183,618 SF office building in the center of Fairview Park
- Located just inside the Capital Beltway:
 - 1.5 miles from Dunn Loring Metro Station
 - 10 miles west of downtown Washington D.C.
 - Minutes to Tysons Corner, Mosaic District, Suburban Maryland and Dulles International Airport and Reagan National Airport
- Conference room with 30-person capacity
- Online tenant resource system
- First-class property management services provided by the dedicated team at Brandywine Realty Trust
- Fairview Park tenants include: HITT, Northrop Grumman, Computer Sciences Corp., General Dynamics Corp., Booz Allen & Hamilton, ReedSmith
- Walkable to retail, dining, health club, hotel options and a 3.5 mile jogging trail
- Energy Star rated building: uses on average 35% less energy than typical buildings and releases 35% less carbon dioxide into the atmosphere
- Exclusive access to Brandywine's flexible tenant touchdown space, Bex

for more information:

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703.205.0847

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STEPHANIE MORGAN

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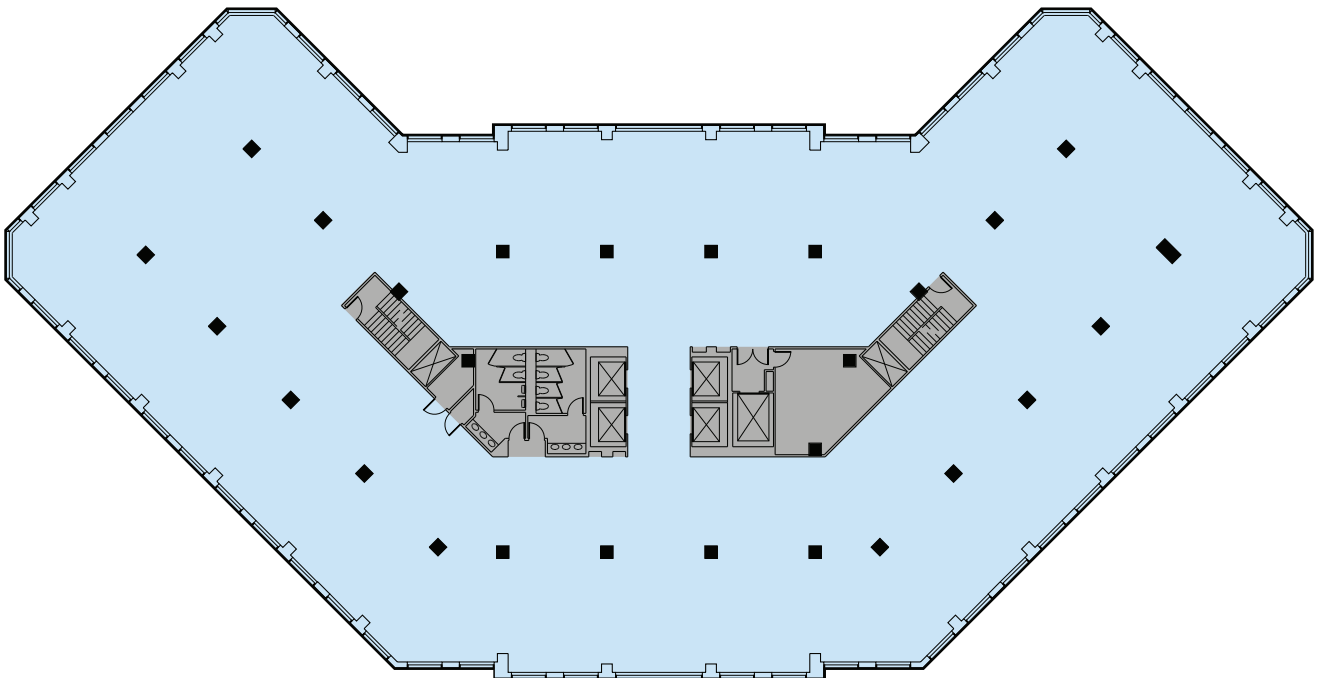
1676 International Drive
Suite 1350, Tysons, VA 22102

www.brdwinerealty.com





TYPICAL FLOOR PLAN



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PROPERTY DESCRIPTION

OWNER:	Brandywine Realty Trust
SIZE:	183,618 SF
STORIES:	Eight
TYPICAL FLOOR PLATE:	21,900 SF
CEILING HEIGHT:	Typical: 18'9" Slab-to-Slab: 12' Finished: 8'10"
COLUMN SPACING:	Exterior: 20' x 20'; Interior: 20' x 25'
ELEVATOR CABS:	4 dedicated passenger (3,000 lb at 350 fpm); 1 freight (4,500 lb)
PARKING RATIO:	3.6/1,000
LOADING DOCK:	2 loading spaces
HVAC SYSTEM:	Two 350-ton centrifugal water chillers, two cooling towers and a computerized building automation system; air distribution via variable volume air handling units, centrally located on each floor
SECURITY:	Card security system
BUILDING HOURS:	Monday – Friday 8:00 AM – 6:00 PM; Saturday 9:00 AM – 1:00 PM
FINISHES:	Exterior: curtain wall with granite trim and vision glazing green reflective glass; Lobby: granite with granite clad columns
YEAR BUILT:	1998

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