



Opportunity Summary

11900 Fair Oaks Mall

Fair Oaks Mall
Fairfax, Virginia



Premier Location

The property is located at the intersection of I-66 and U.S. Route 50. This site is approximately 60 min away from downtown Washington D.C. by the WMAT bus. This site offers a future tenant an urban-like environment in the suburbs.



TOTAL POPULATION
1,669,319



DAYTIME POPULATION
1,753,881



LABOR FORCE
953,888



BACHELOR'S DEGREE
32.0%



GRADUATE DEGREE
30.2%

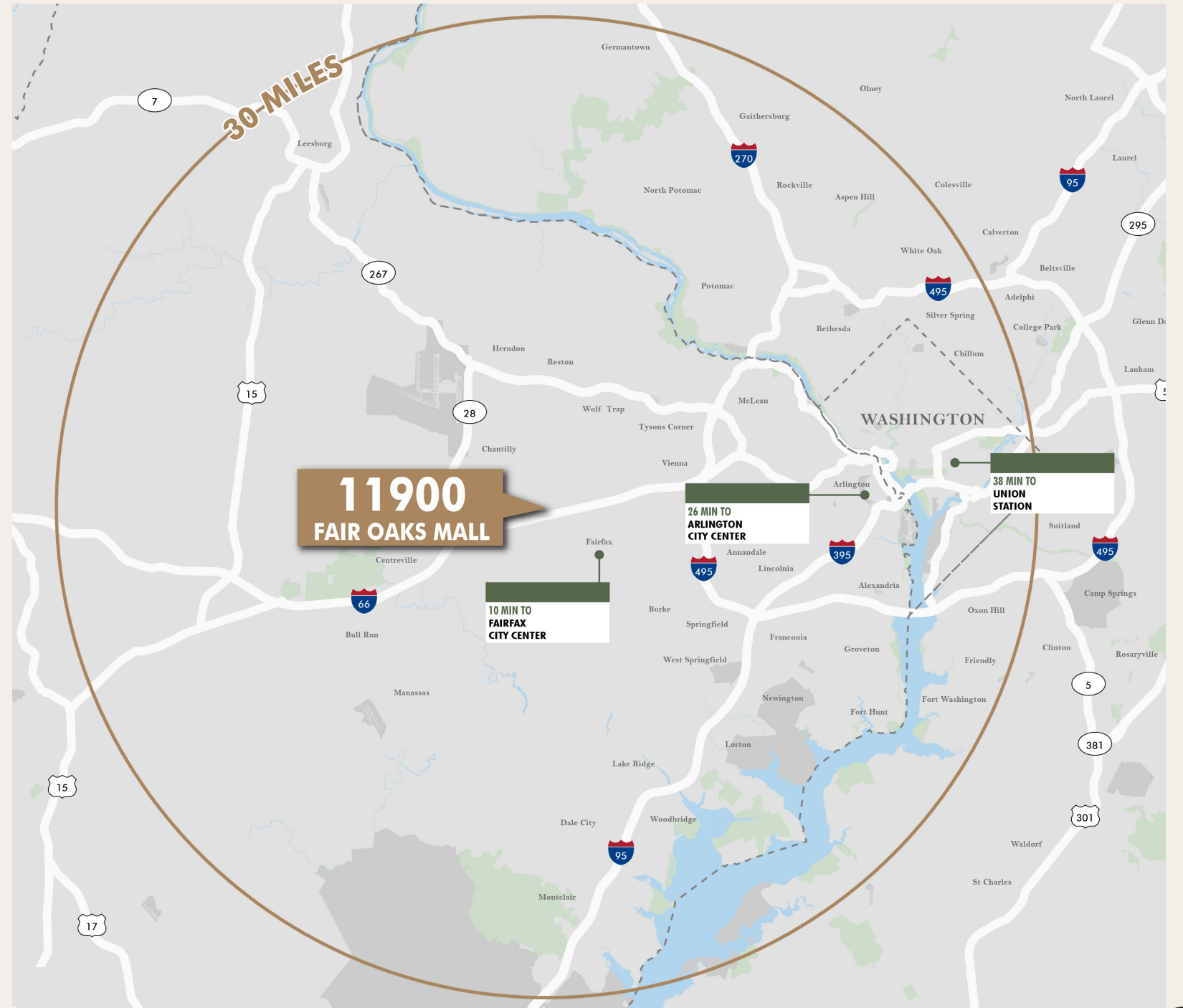


PROJECTED POPULATION GROWTH
1.1%



MILLENNIALS AGE 21-34
25.4%

Demographics reflect the market's office trade area as determined by ESRI.



A Built-In Walkable Environment

The site is an anchor location at the Fair Oaks Mall, a highly amenitized mixed-use center. The location will grant a future tenant access to a wealth of food, retail, entertainment and fitness/wellness options within a short walking distance.

RETAIL & SERVICES



Angel Nails, Apple, Art & Frame Plus, AT&T, Avis, Brow Art 23, Cartoon Cuts, Cellairis, Elite Orthodontics, Empire Hair Salon, Fair Oaks Tailors, Hakky Shoe Repair, LensCrafters, Nail Pro, O Chi Reflexology, Perfect Eyebrows, Piercing Pagoda, Salon Seville, Seva, Sprint, T-Mobile, Tewodros Gedamu, O.D. & Associates, The Barber of Seville, Think Eco Carwash, Verizon, Visionworks, Zen Wellness, Zoe Salon & Spa

FOOD & BEVERAGE



Auntie Anne's, Breakers Korean BBQ & Grill, Central Newstand, Chick-fil-A, Cinnabon, Cold Stone Creamery, Dickey's Barbecue Pit, Elevation Burger, Furtta Bowls, Godiva Chocolatier, Great American Cookies, Great Steak, Haagen-Dazs, Kokee Tea, Lazy Dog Restaurant & Bar, Lolli & Pops, Mezeh Mediterranean Grill, Monster Roll, On the Border Mexican Grill & Cantina, Panda Express, Pollo Pollo, Popeyes Louisiana Kitchen, Quickway Japanese Hibachi, Sbarro, Star Kabob, Starbucks, Subway, Sushi On, Taco Bell, Tea Mansion, Texas de Brazil, The Cheesecake Factory, Tom n Toms Coffee

ENTERTAINMENT



Astar Explorer (Children's Stem Learning Center), Build-A-Bear, Children's Science Center Lab, Dave & Busters, Luv 2 Play

FAIR OAKS MALL

11900-L FAIR OAKS MALL

Apple	Starbucks	verizon	T-Mobile
Piercing Pagoda	AT&T	Sprint	
DSB	CELLAIRIS	Visionworks	
LENSCRAFTERS	Auntie Anne's		
The Cheesecake Factory	AVIS	WORKSHOP	
Chick-fil-A	COLD STONE	CINNABON	
ON THE BORDER	DICKEY'S	GREAT AMERICAN COOKIES	TACO BELL
TEXAS DE BRAZIL	SUBWAY	SBARRO	Haagen-Dazs

ANGEL NAILS	ZEN WELLNESS
ART & FRAME PLUS	ZOE SALON & SPA
BROW ART 23	BREAKERS KOREAN BBQ & GRILL
CARTOON CUTS	CENTRAL NEWSTAND
ELITE ORTHODONTICS	FURTTA BOWLS
EMPIRE HAIR SALON	GODIVA CHOCOLATIER
FAIR OAKS TAILORS	GREAT STEAK
HAKKY SHOE REPAIR	KOKEE TEA
NAIL PRO	LOLLI & POPS MEZEH MEDITERRANEAN GRILL
O CHI REFLEXOLOGY	LAZY DOG RESTAURANT & BAR
PERFECT EYEBROS	MONSTER ROLL
SALON SAVILLE	POLLO POLLO
SEVA	QUICKWAY JAPANESE HIBACHI
TEWODROS	STAR KABOB
GEDAMU	SUSHI ON
O. D. & ASSOCIATES	TEA MANSION
THE BARBER OF SEVILLE	ASTAR EXPLORER
THINK ECO CARWASH	CHILDREN'S SCIENCE CENTER LAB

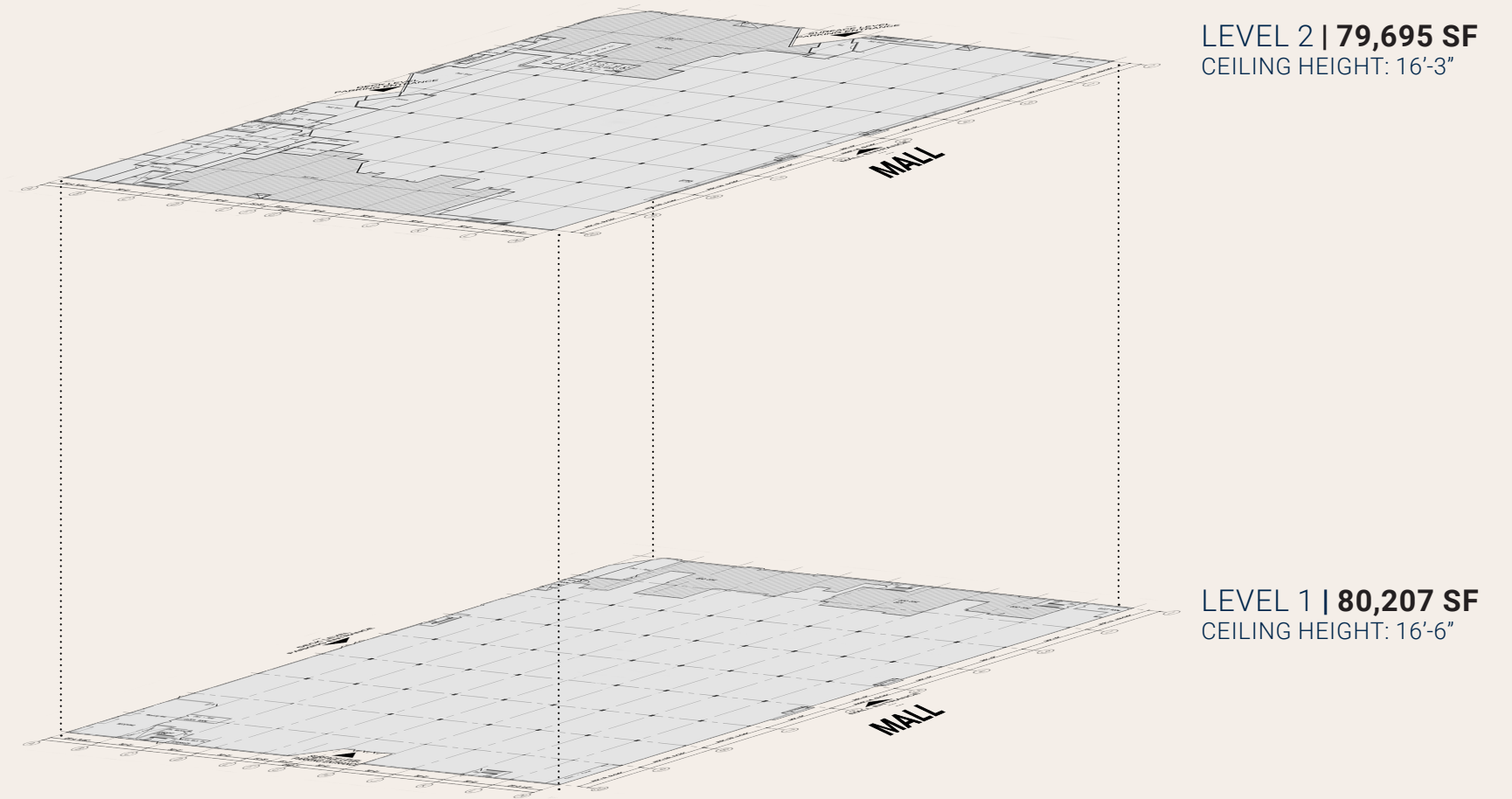
Site Plan



Specifications

PROPERTY INFORMATION



Site Acreage	9.36 Acres
Gross Leasable Area	159,902 SF
Floors	Two Levels, Anchor Location
Redevelopment Strategy	Adaptive Reuse of former single-use, retail anchor store
Extensive Parking	Thousands of parking spaces available within the center
Dedicated Loading	Three existing dedicated loading bays



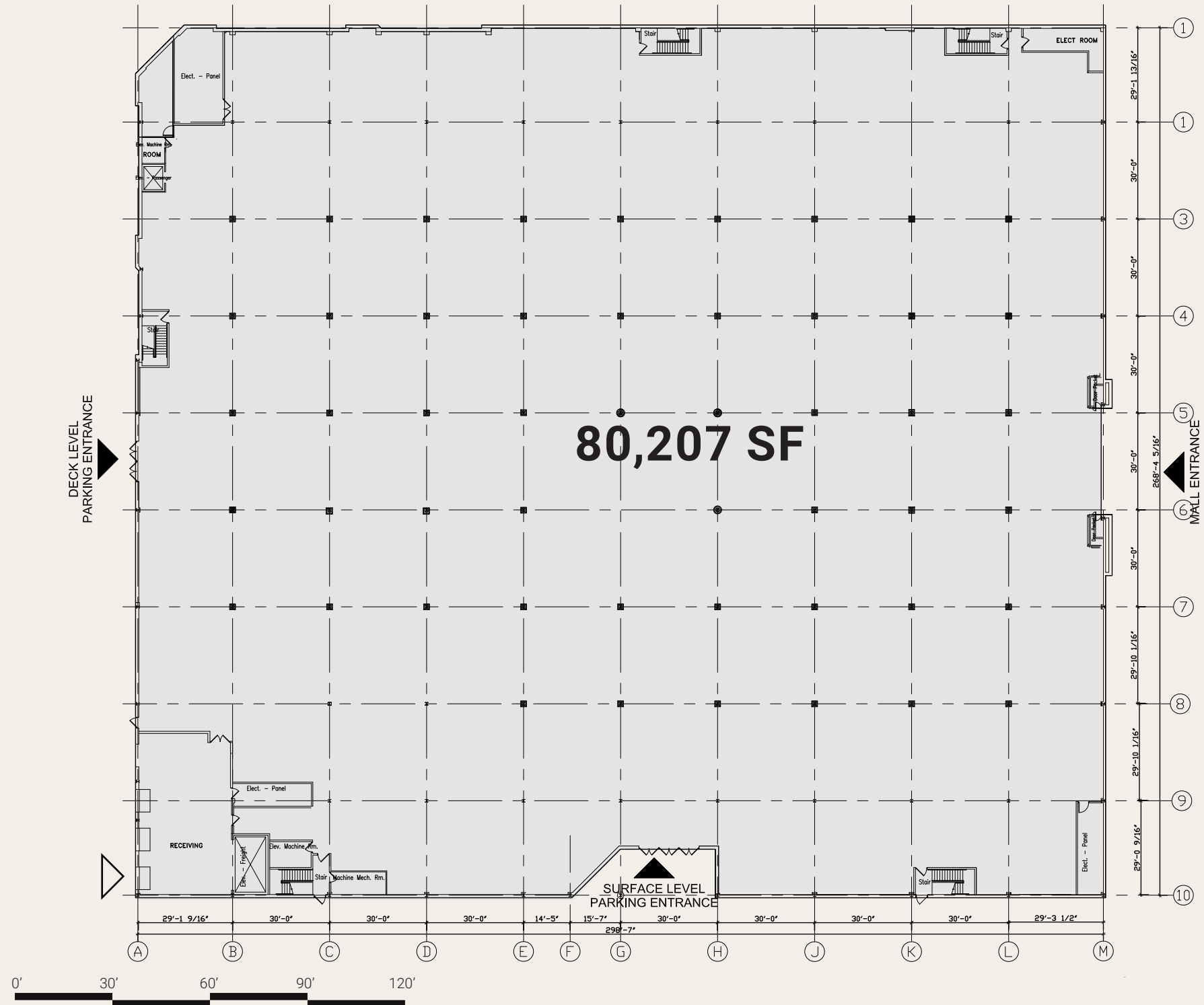
Existing Conditions

LEVEL 1
80,207 SF*

CEILING HEIGHT: 16'-6"
 COLUMN SPANS OVER 30'-0"

-  Key Entrance
-  Loading

*Reflects BOMA Square Footage
 Ceiling Heights are Slab-To-Slab Measurements



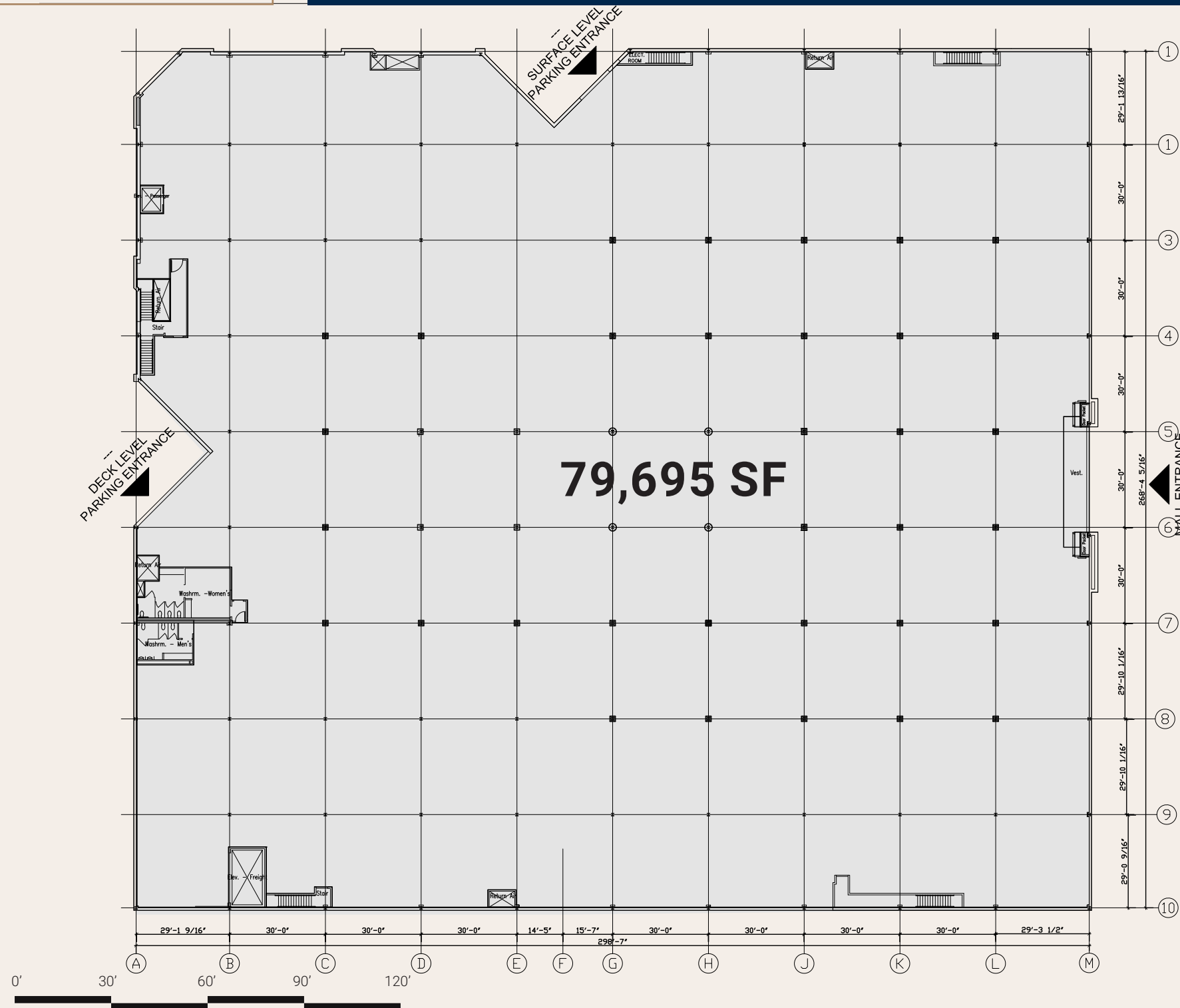
Existing Conditions

LEVEL 2
79,695 SF*

CEILING HEIGHT: 16'-6"
 COLUMN SPANS OVER 30'-0"

Key Entrance

*Reflects BOMA Square Footage
 Ceiling Heights are Slab-To-Slab Measurements



Delivery Conditions



Shell Condition

Space shall be delivered demised, with existing improvements demolished, ceiling unfinished with required fireproofing and level concrete slab floor.



Exterior Walls/ Windows

New, large 10'x15' energy efficient windows installed along exterior walls.



Loading Dock

Tenants shall have access to common two (2) semi depressed truck wells.



HVAC System

Landlord to provide HVAC system based on a cooling capacity of 1 ton/300 square feet. Gas fired heating may be used wherever gas is existing and available. Heat pumps may be utilized when electric must be used for heat. System distribution, balancing and controls are by Tenant.



Electrical System:

120/208 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF or 277/480 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF (inclusive of HVAC load)



Floor Loading

75-100 psf

Illustrative Rendering





Leasing Contact

Brandon Weiss
Hudson's Bay Company
brandon.weiss@hbc.com
646-761-9479

