

PENDER BUSINESS PARK

FOR LEASE

3928 PENDER DRIVE

FAIRFAX, VA

CLASS A SPACE LOCATED IN OFFICE CAMPUS ENVIRONMENT

PROPERTY HIGHLIGHTS



Easy access to
I-66 and Route 50



Ample parking
4.56/1,000 SF leased



2.8 million SF of retail
located nearby



Single-story building with great
visibility from major roads



Furnished outdoor
patio area



Tenant-only fitness center
(coming soon)



On-site food options
(coming soon)

AVAILABILITY

Suite 100 - 25,098 SF - Easily Divisible

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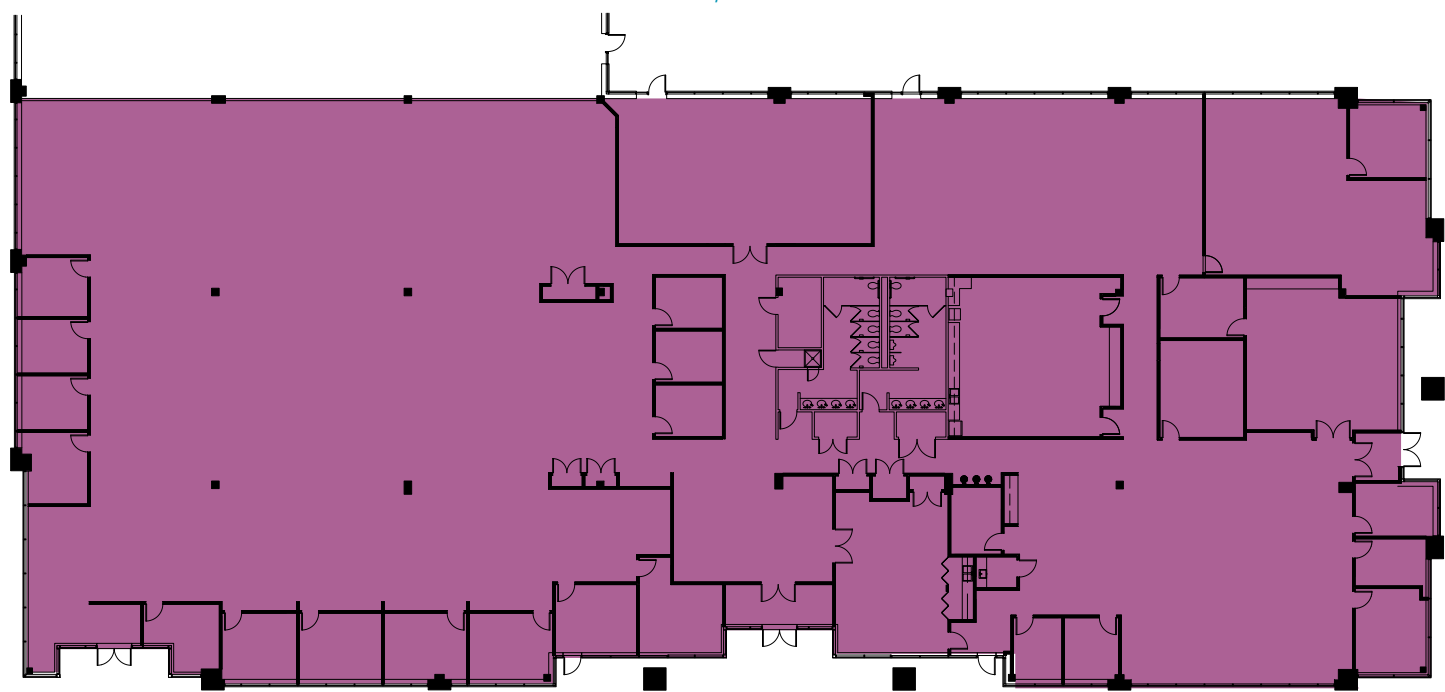
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THE
RMR
GROUP

**CUSHMAN &
WAKEFIELD**

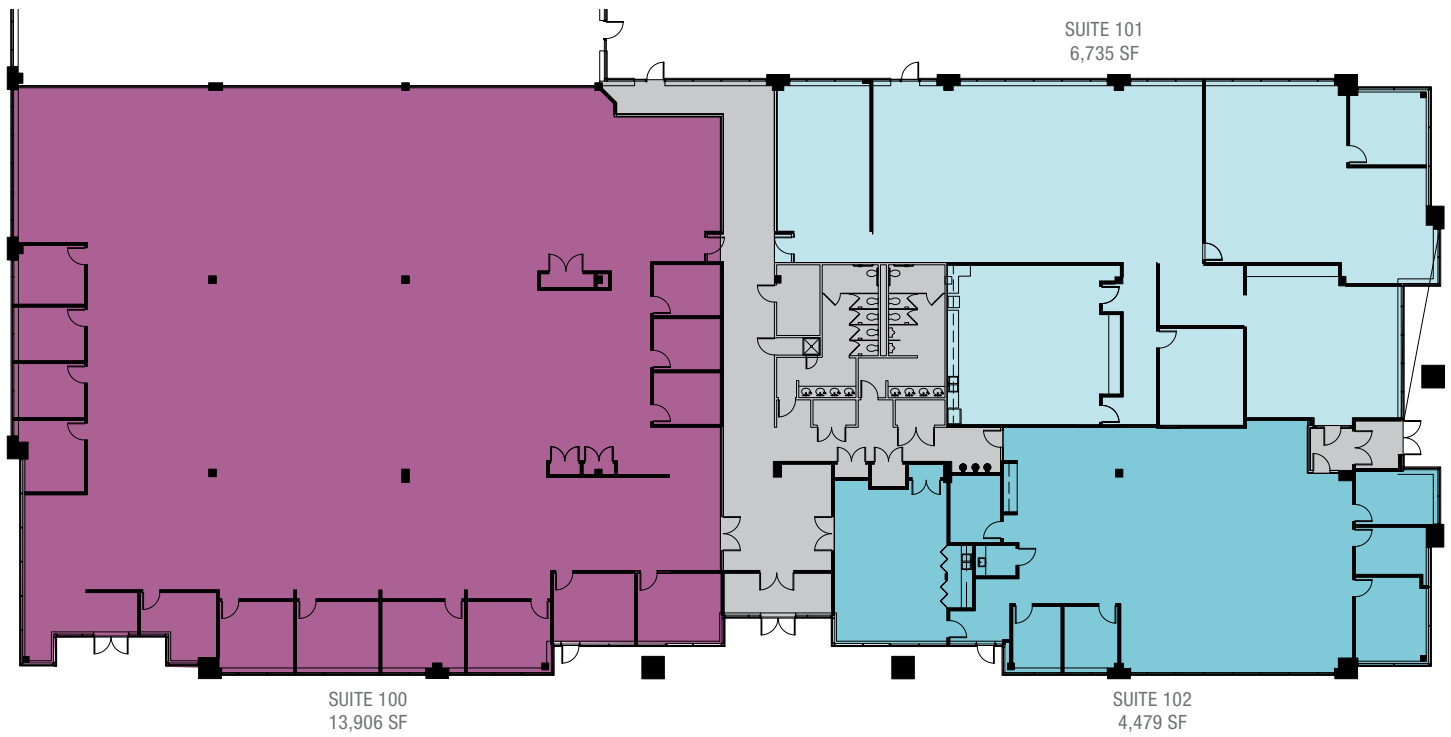
FLOOR PLANS

AS-BUILT
25,098 SF

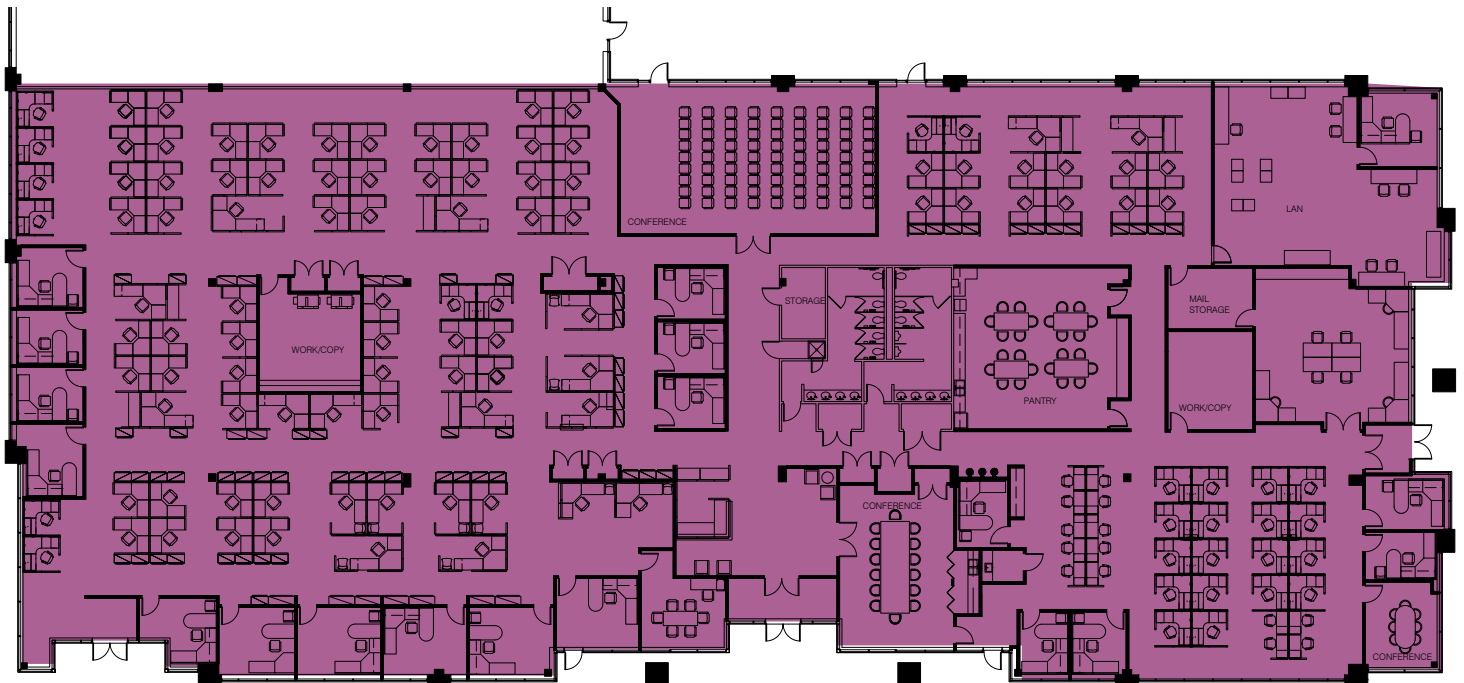


EASILY DIVISIBLE

PROPOSED OFFICE SUITES



PROPOSED FURNITURE PLAN 25,098 SF



EASILY DIVISIBLE

LOCATION



PENDER
BUSINESS
PARK

NEARBY AMENITIES

FAIR OAKS MALL

SHOPPING (FEATURED)

Ann Taylor
Apple
Banana Republic
Brookstone
Eddie Bauer
GAP
J. Crew
Lord & Taylor
Macy's
Michael Kors
Pottery Barn

DINING (FEATURED)

Auntie Anne's
BRIO
Chick-fil-A
Elevation Burger
On the Border
Panda Express
Starbucks
Subway
Texas de Brazil
The Cheesecake
Factory

SHOPPING

Burlington
7-Eleven
Giant Food

DINING

Baladna Restaurant
Buffalo Wild Wings
CAVA
Chipotle
Coastal Flats

McDonald's
P.F. Chang's
Peet's Coffee
Ruth's Chris
Steakhouse
Starbucks
Uncle Julio's

BANKS

Bank of America
TD Bank
United Bank

HOTELS

Candlewood Suites
Courtyard
Marriott
SpringHill Suites

GYMS

CorePower Yoga
Pure Barre
XSport Fitness

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