

3901 FAIRFAX DRIVE

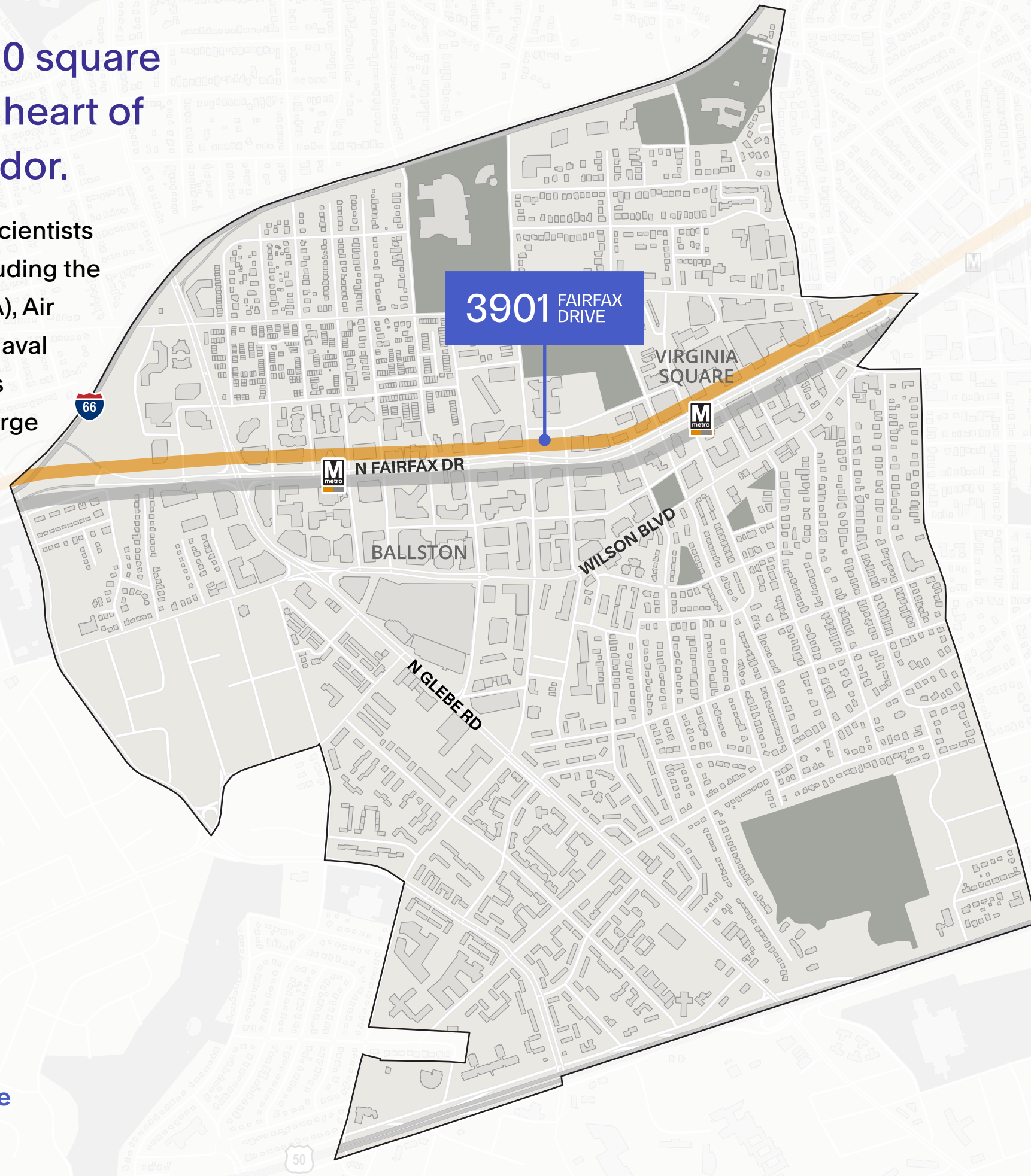
ARLINGTON, VA

Developed by
SKANSKA



3901 Fairfax Drive is a new 201,000 square foot Class-A office building in the heart of Arlington's Rosslyn-Ballston Corridor.

Surrounded by the nation's highest concentration of scientists and technologists per square mile, with agencies including the Defense Advanced Research Projects Agency (DARPA), Air Force Office of Scientific Research and the Office of Naval Research. It is also home to several university facilities such as Marymount University's satellite campus, George Mason University graduate education center and Virginia Tech Research Center.



#1

Best City to Live in America (Niche.com)

#1

Most Educated Workforce in the U.S.

33.5k

Apartments within a two-mile radius

70+

Dining options in a five-block radius

57.2k

Daytime Population within a one-mile radius

\$124k

Median Household Income within a one-mile radius

The Region's New Central Location

3 blocks

to Silver and Orange Line Metro stations

5 mins

to Interstate 66 or Arlington Blvd (Rte 50)

10 mins

to Reagan National Airport (DCA)

16 mins

to the United States Capitol Building

95/100

"Walker's Paradise" Walkscore

81/100

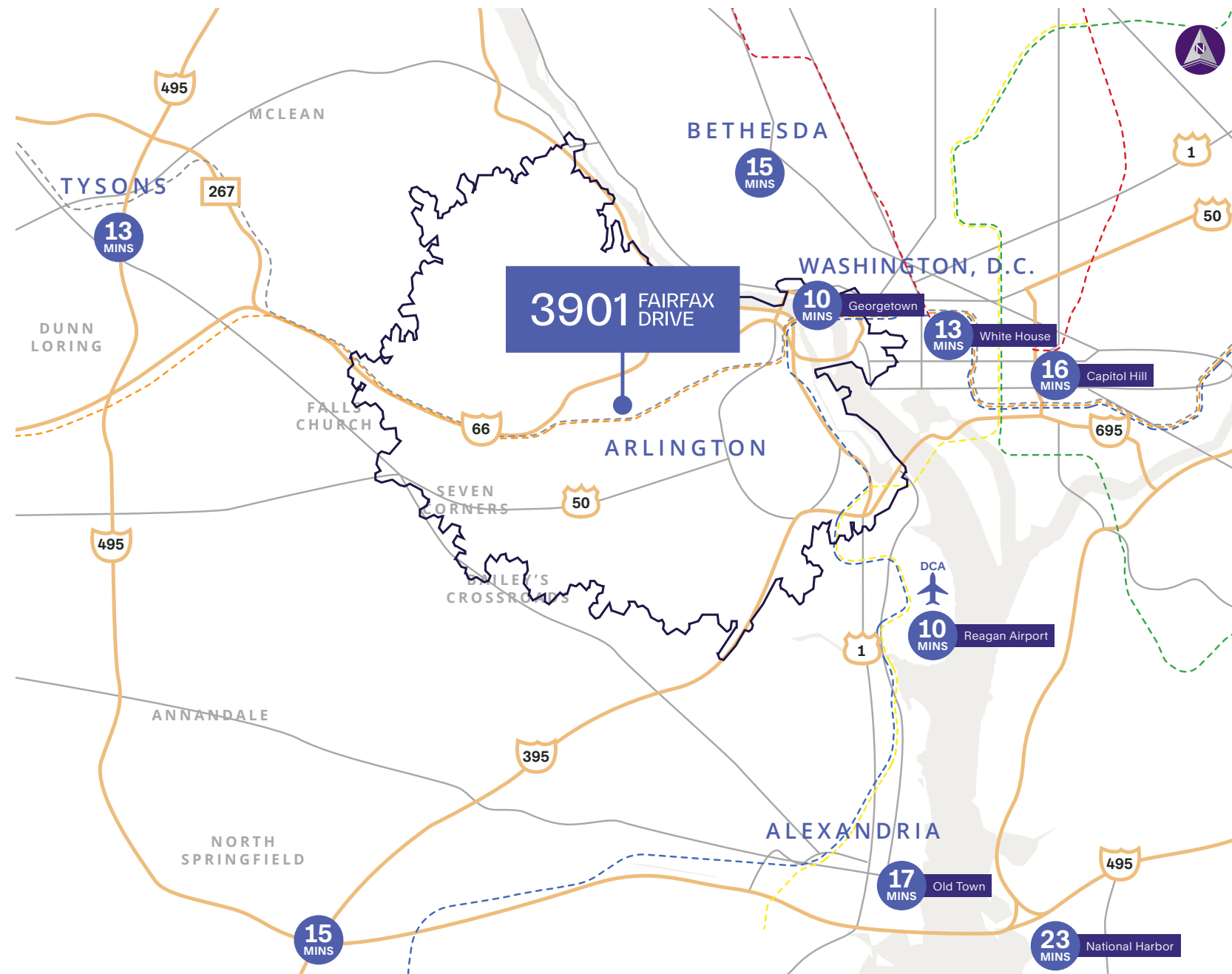
"Very Bikeable" Bikescore

9,555

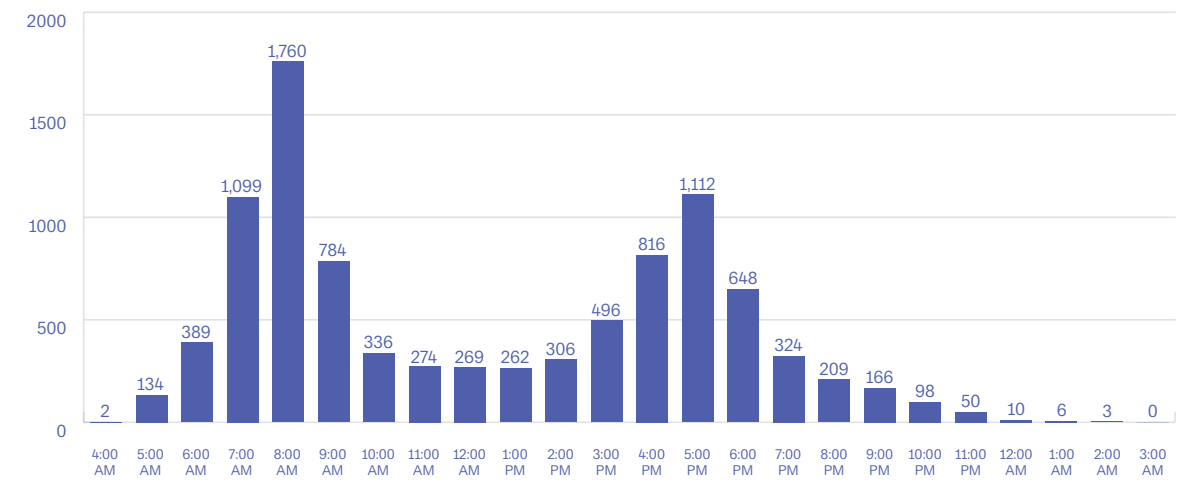
Average Daily Passenger Ballston station

3,397

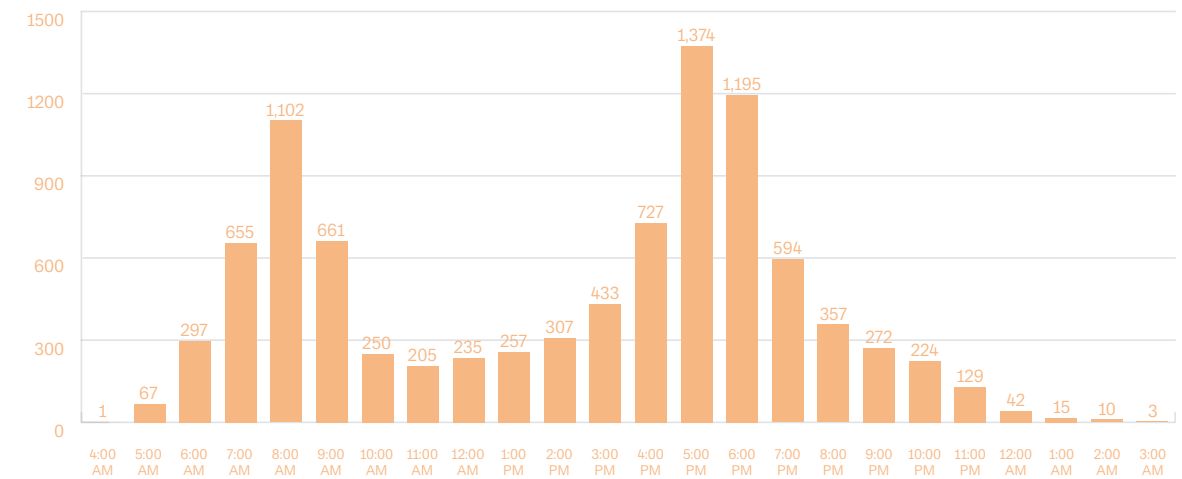
Average Daily Passenger Virginia Square station



Average Daily Rail Entries by Hour of Day



Average Daily Rail Exits by Hour of Day

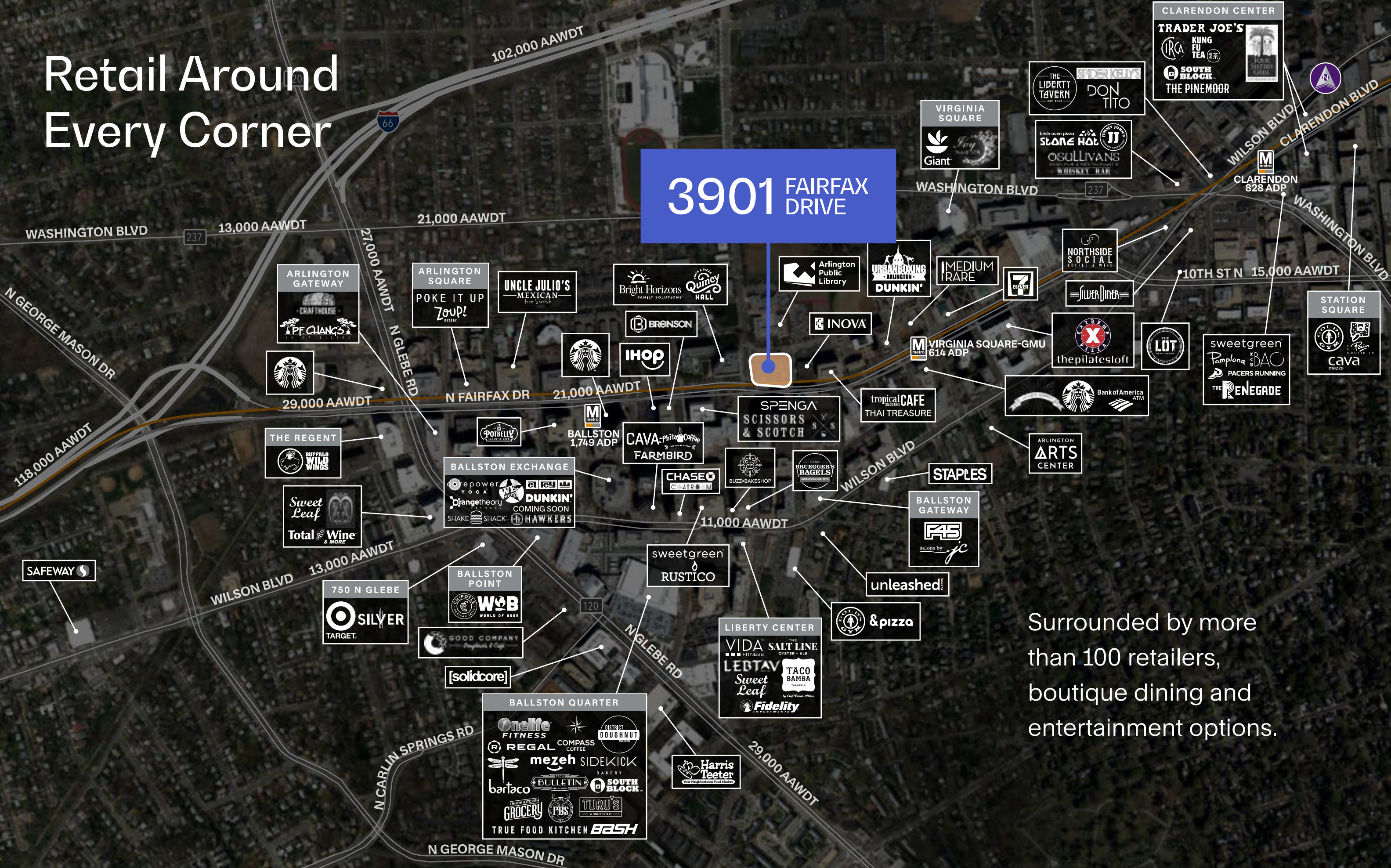


AVERAGE DAILY RAIL ENTRIES AND EXITS BY HOUR OF DAY

Showing data from 2010 through 06/30/21 for Ballston Station

Retail Around Every Corner

3901 FAIRFAX DRIVE



Surrounded by more than 100 retailers, boutique dining and entertainment options.

Prime Seven-day Trade Area

with immediate office and residential density



1,007,240 sf

Office

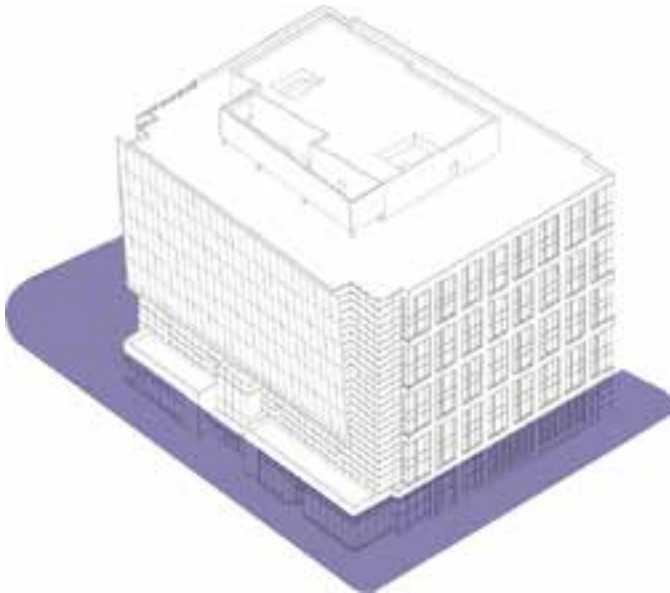


3,326 units

Residential



Ground Floor Site Plan



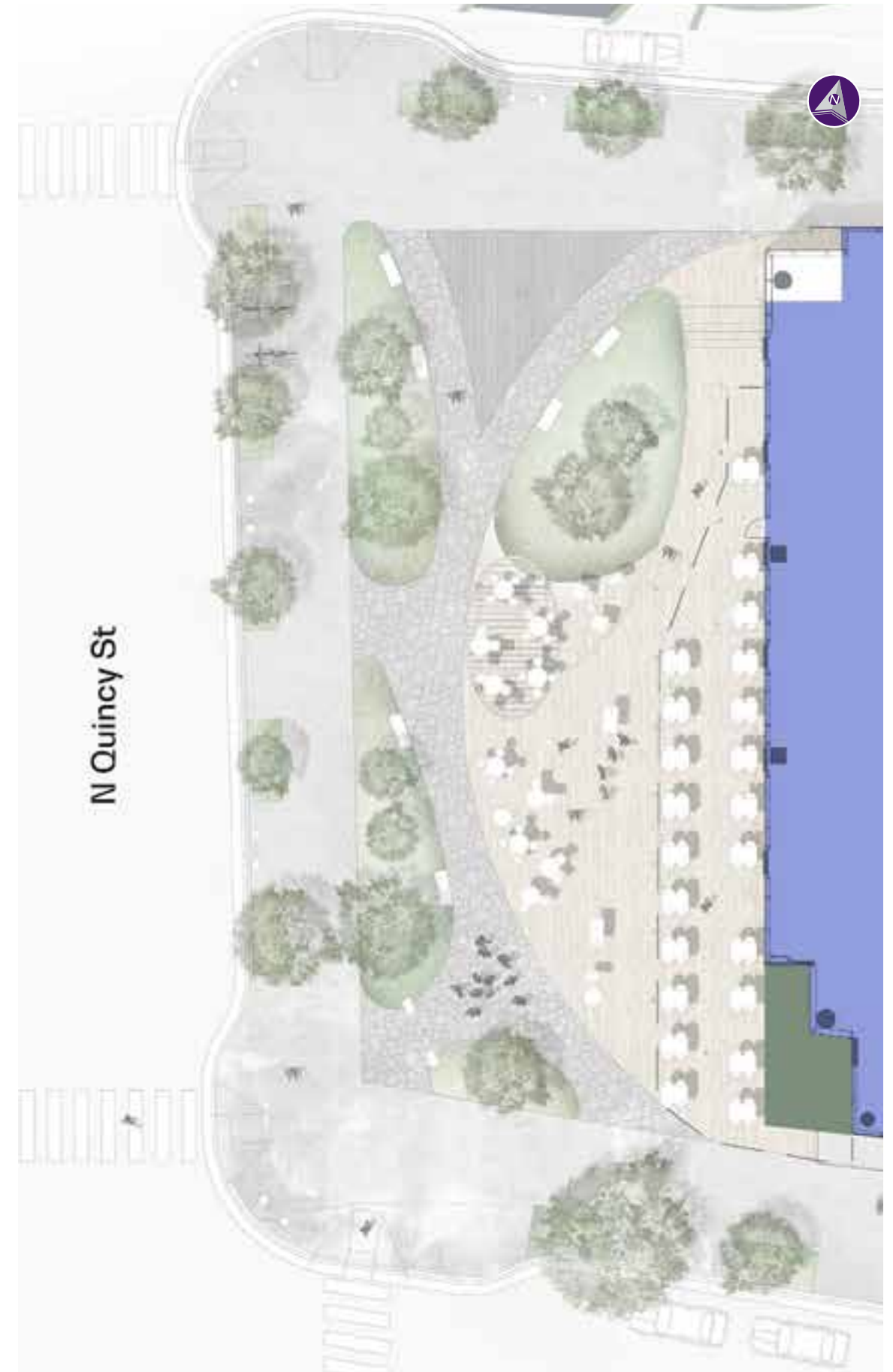


Retail West
5,710 SF

Retail East
3,832 SF



Outdoor Plaza



OUTDOOR SEATING OPPORTUNITY

Outdoor Plaza



Ground Floor Retail



Building Entrance

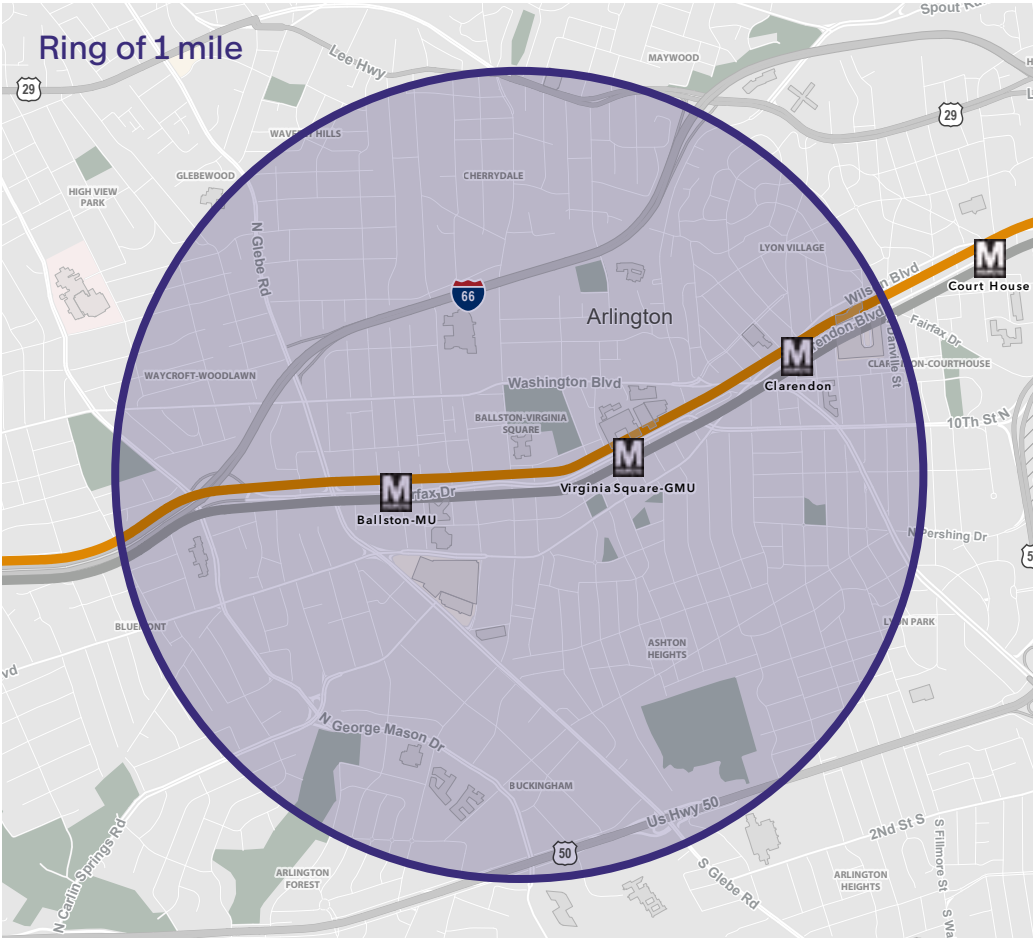


Psychographic Profile

2021 and 2026 Esri Forecasts.



3901 Fairfax Drive
Arlington, VA



KEY FACTS

46,513
Population

34.9
Median Age

23,323
Households

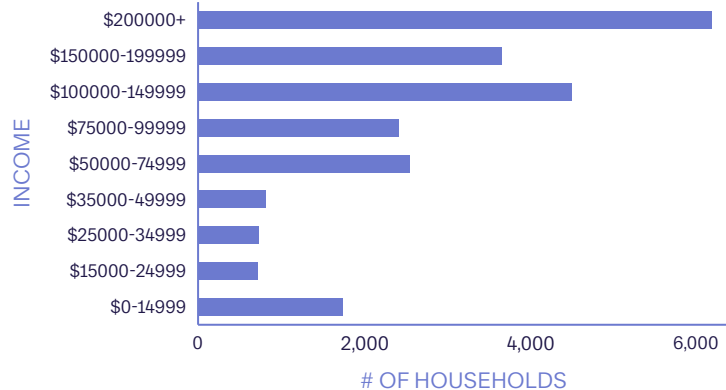
EDUCATION



INCOME



\$172,708
AVERAGE HOUSEHOLD INCOME (\$)



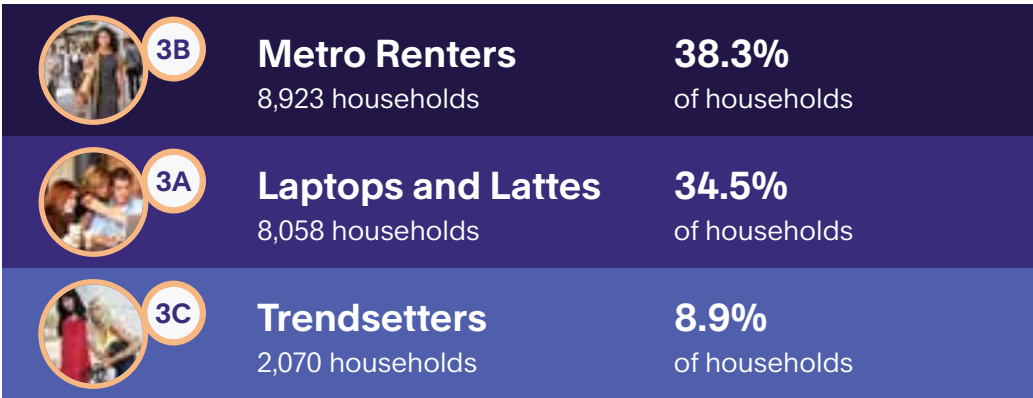
BUSINESS

2,303
Total
Businesses

57,219
Daytime
Population

196
Food Service &
Drinking Places

TAPESTRY SEGMENTS



HOMEOWNERSHIP

24,687
Total
Housing Units

8,551
Owner Occupied
Housing Units

14,772
Renter Occupied
Housing Units

EMPLOYMENT



3901 FAIRFAX DRIVE

ARLINGTON, VA

Developed by
SKANSKA



FOR RETAIL LEASING INFORMATION, PLEASE CONTACT:

Bradley Buslik

240.482.3609

bbuslik@hrretail.com

Ray Schupp

240.482.3611

rschupp@hrretail.com

Sebastian Restifo

240.482.3602

srestifo@hrretail.com

Harper Sigman

240.442.2367

hsigman@hrretail.com



WASHINGTON, DC

3 Bethesda Metro Center | Suite 620

Bethesda, MD 20814

Telephone: 301.656.3030

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility, H&R Retail, Inc.