

3901 FAIRFAX DRIVE

ARLINGTON, VA

Developed by
SKANSKA

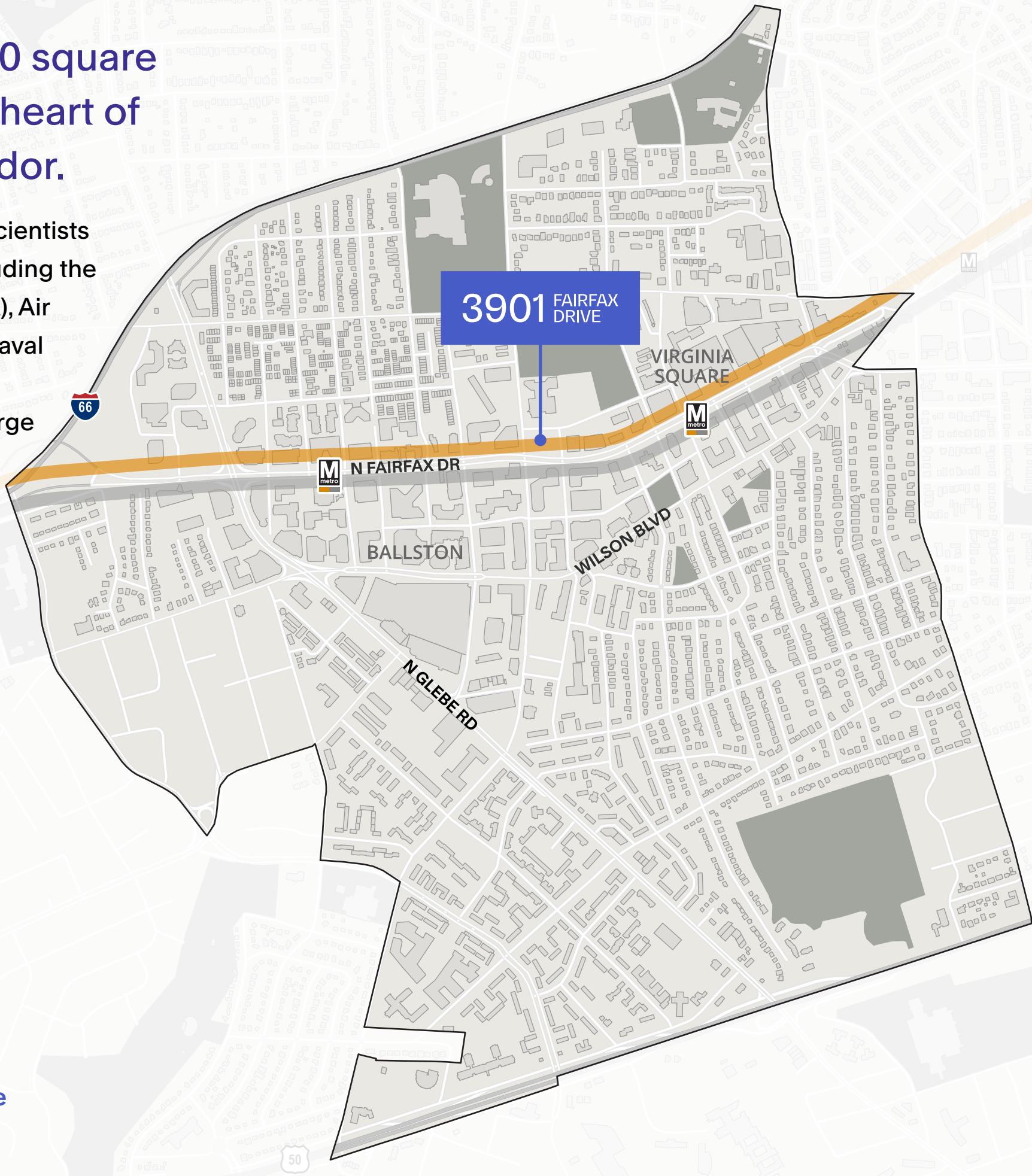
JUST
SIGNED!
METHOD
FITNESS



HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

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

70.8k
Daytime Population within a one-mile radius

\$154k
Median Houshold Income within a one-mile radius

The Region's New Central Location

3 blocks

to Silver and Orange Line
Metro stations

95/100

“Walker’s Paradise”
Walkscore

5 mins

to Interstate 66 or
Arlington Blvd (Rte 50)

81/100

“Very Bikeable”
Bikescore

10 mins

to Reagan National
Airport (DCA)

9,555

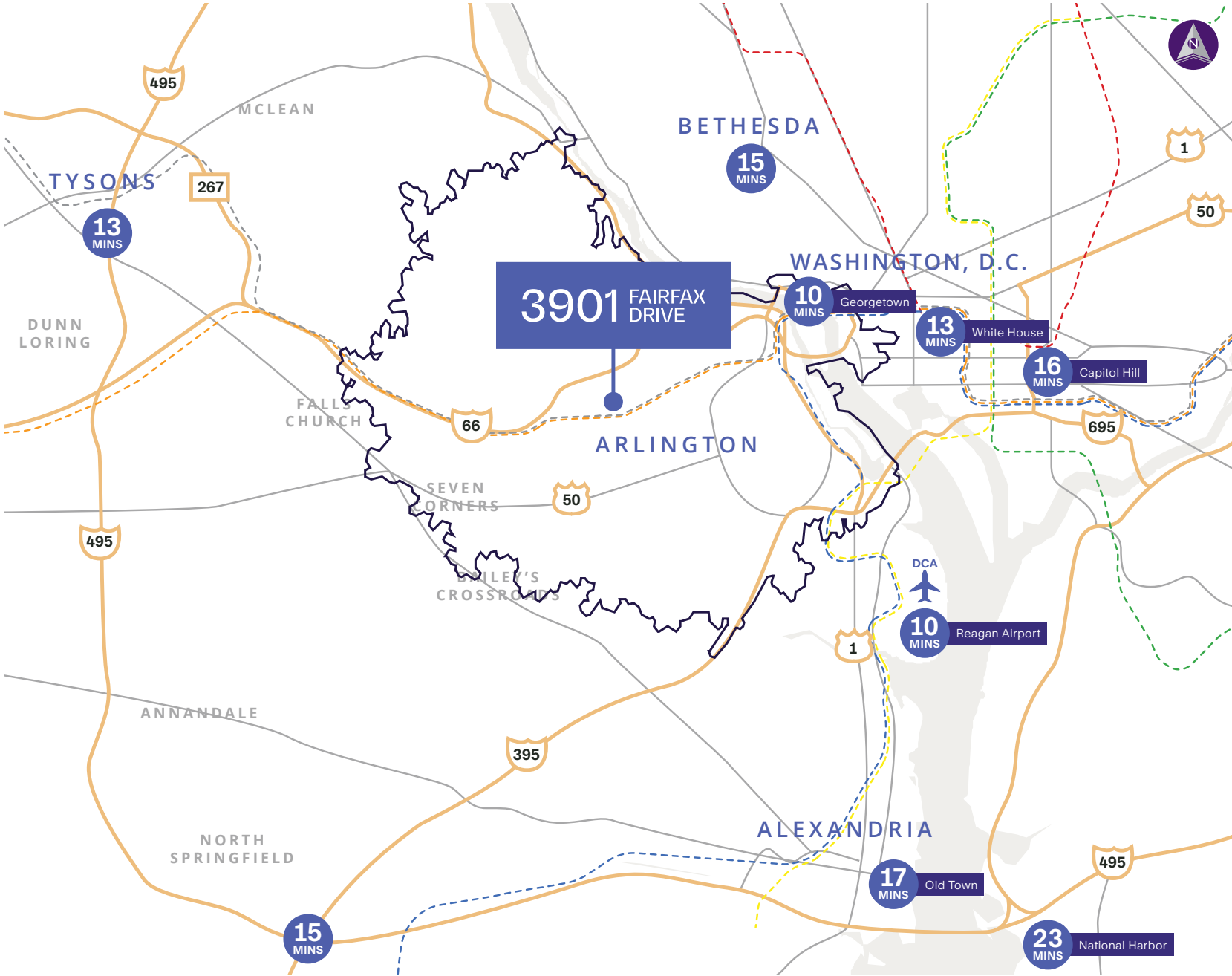
Average Daily Passenger
Ballston station

16 mins

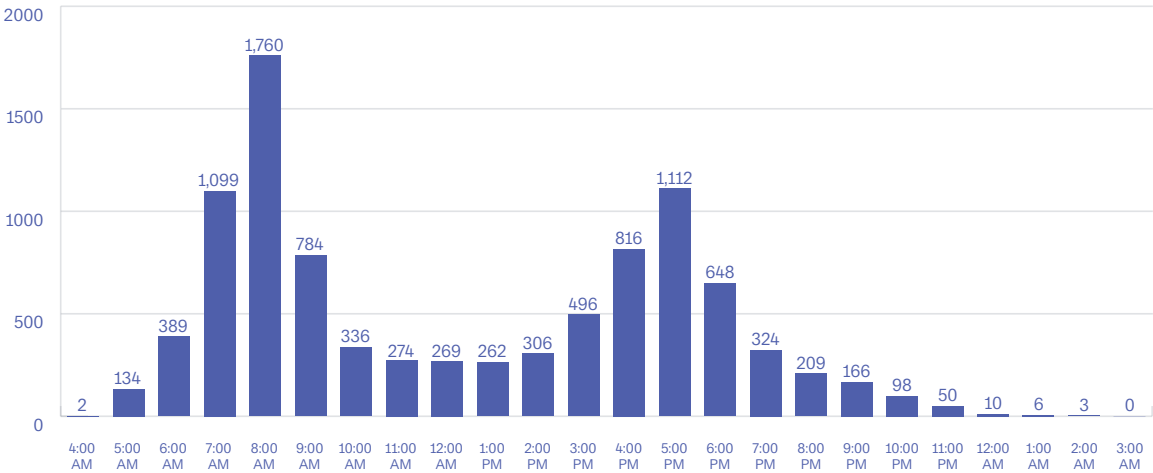
to the United States
Capitol Building

3,397

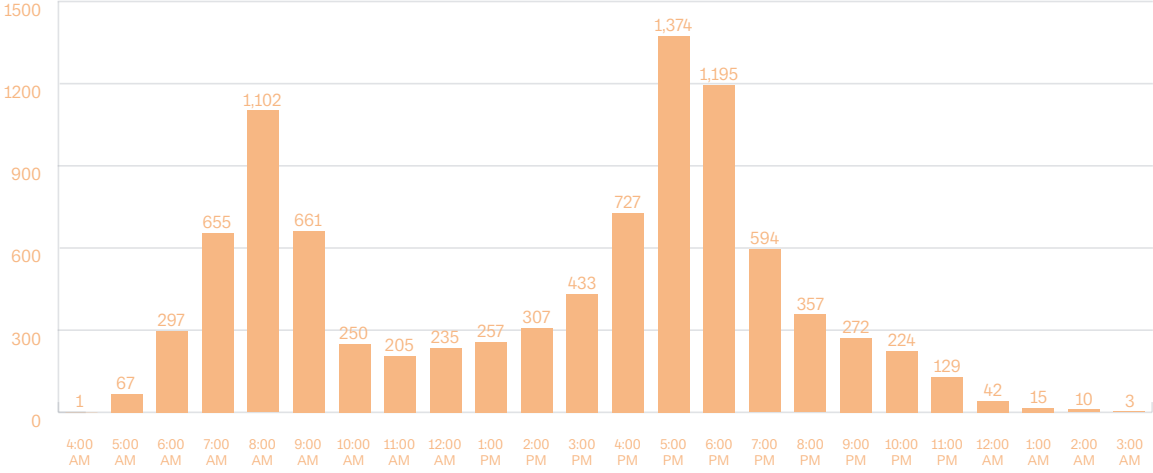
Average Daily Passenger
Virginia Square station



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



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

with immediate office
and residential density

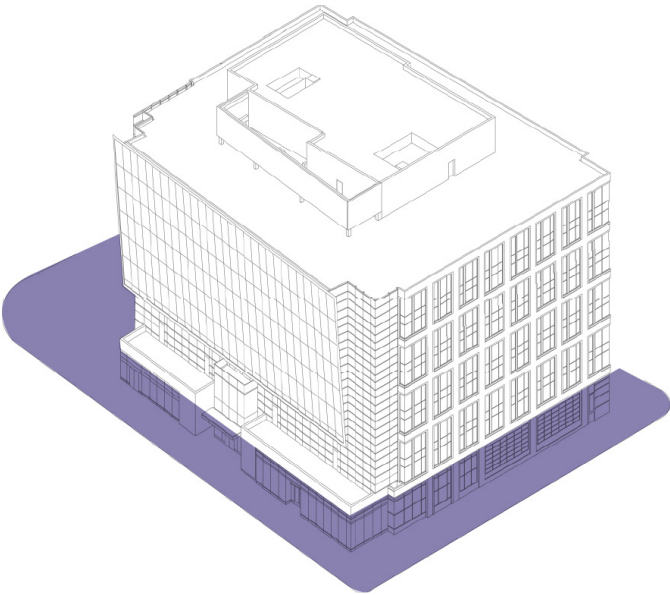


3,326 units

Residential



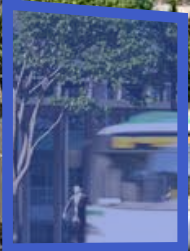
Ground Floor Site Plan



SITE PLAN KEY
■ AT LEASE ■ AVAILABLE



Retail East
1,250 SF



Outdoor Plaza



OUTDOOR SEATING OPPORTUNITY

Outdoor Plaza



Ground Floor Retail



Building Entrance

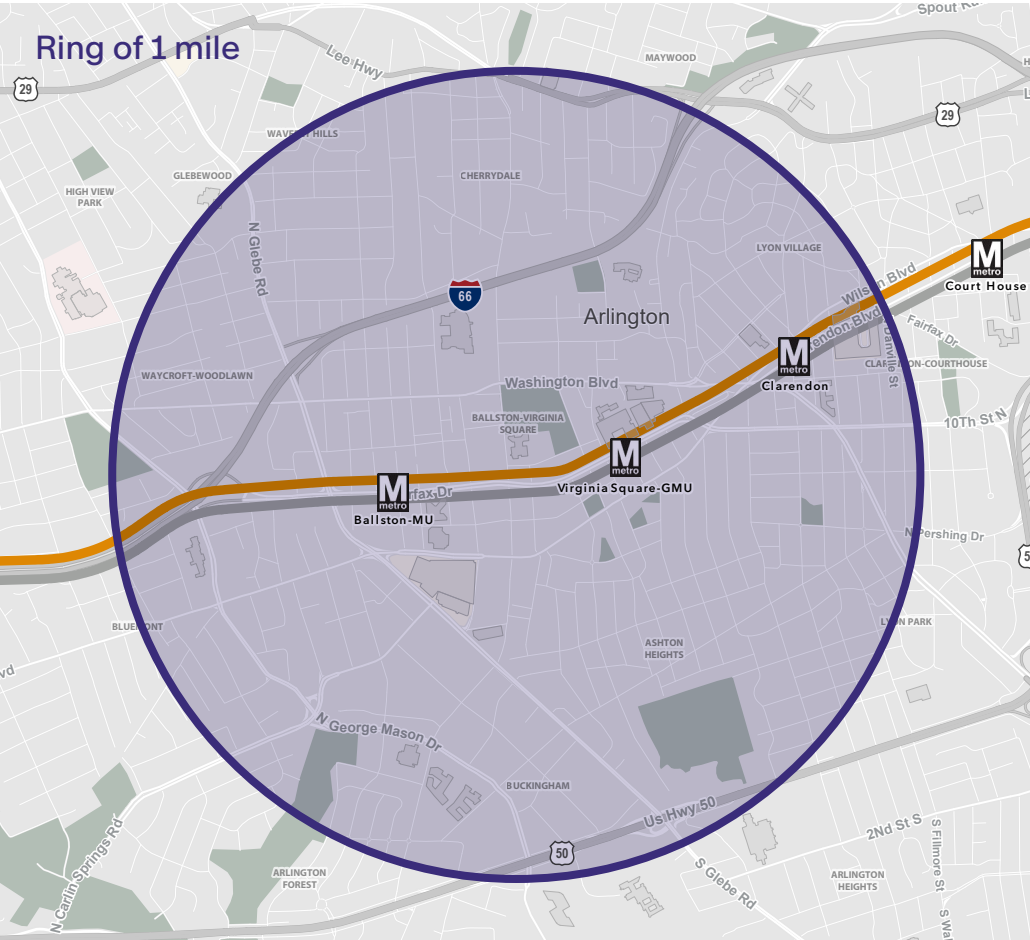


Psychographic Profile

2024 and 2029 Esri Forecasts.



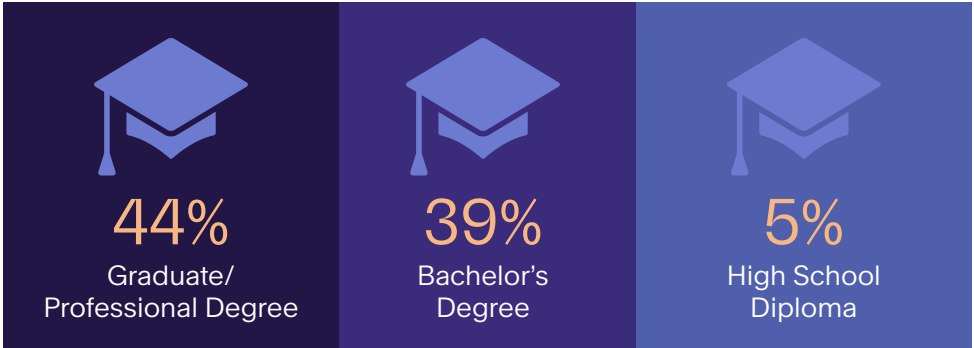
3901 Fairfax Drive
Arlington, VA



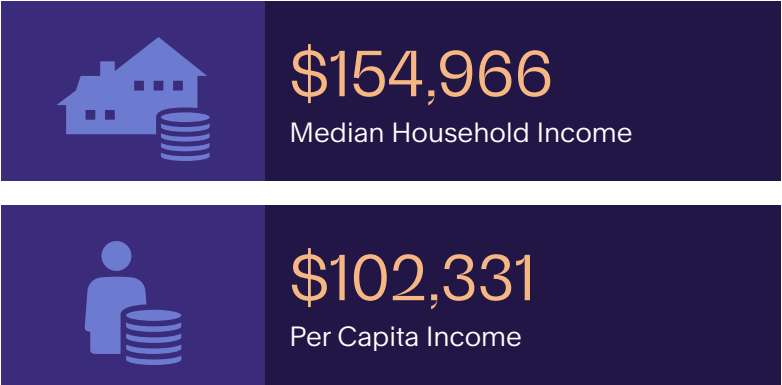
KEY FACTS



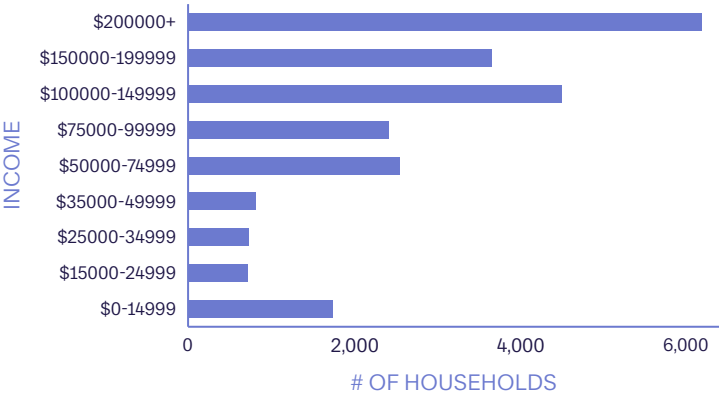
EDUCATION



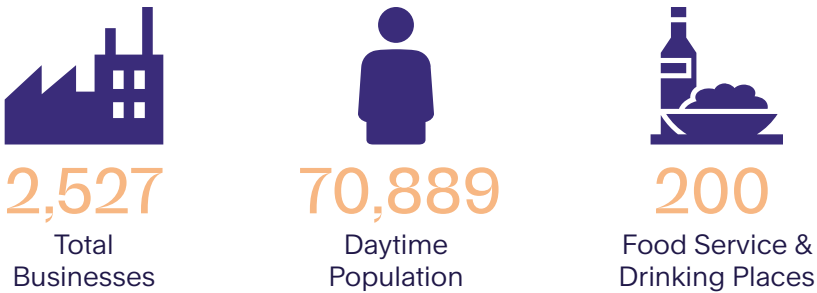
INCOME



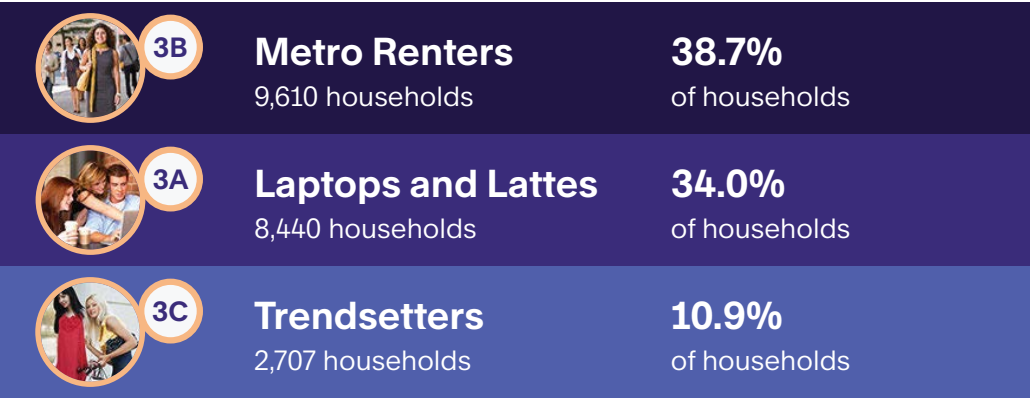
\$209,910
AVERAGE HOUSEHOLD INCOME (\$)



BUSINESS



TAPESTRY SEGMENTS



HOMEOWNERSHIP



EMPLOYMENT



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ARLINGTON, VA

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