



3120 Fairview Park Drive





# Access & Amenities

**3120 Fairview Park Drive will strike a distinctively modern image in Fairview Park, one of the premier office parks in the United States. Designed by Noritake Associates, rising 8 stories and totaling 183,352 square feet, 3120 will provide tenants with superior access and outstanding amenities -- all in a serene park setting.**

## ACCESS

- Located just inside the Beltway at the intersection of Route 50 and I-495, with direct access to I-66
- Best on/off access of any Beltway intersection
- Capital Beltway signage available for major corporate tenants
- Minutes from Washington, DC, Arlington and Tysons Corner
- Convenient to a wide range of employee housing
- Less than two miles to the Dunn Loring - Merrifield Metro Station
- Twelve miles to Reagan National airport and nineteen miles to Dulles International airport

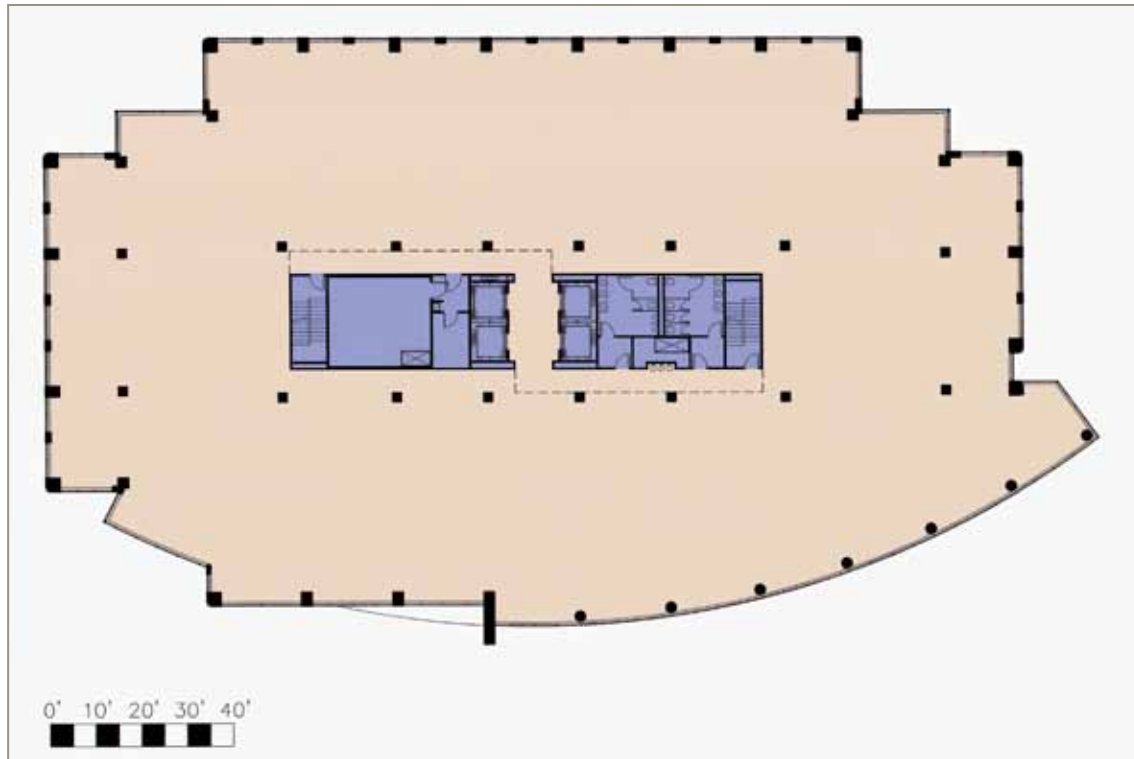
## AMENITIES

- Onsite café and fitness center
- 2941 Restaurant
- 450 room Marriott Hotel and Conference Center
- Restaurant and food court
- Park security service
- Onsite property management
- Merrifield Town Center

## BEAUTIFUL NATURAL SURROUNDINGS

- Wooded setting with meticulous landscaping
- Three lakes, cascading waterfalls and koi ponds
- Scenic views and relaxed atmosphere
- 2.5 miles of wooded jogging trails

# Building Specifications



*Typical Floor Plan*

**Total Rentable Area**

Please call 703.270.1530

**Number of Floors**

Eight (8)

**Typical Floor Rentable**

24,138 square feet

**First Floor Rentable**

14,281 square feet

Available in Blocks of 4,500 up to 9,781 sf

**Typical Column Spacing**

20' x 45' structural bay

**Beltway Signage Available**

**Structured and Surface Parking**

3.1 / 1000 - Free

**Finished Ceiling Height**

Ground Floor – 12 feet

Typical Office Floors – 9 feet



**Developed By:**

Fairview Property Investments, L.L.C.

2941 Fairview Park Drive

Falls Church, VA 22042

[www.Fairview-Park.com](http://www.Fairview-Park.com)

703.270.1530