

RANDOM HILLS CENTER

11351 Random Hills Road, Fairfax, VA 22030
Fairfax County



OFFICE CONDO FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- Year Built/Renov: 1987/2009/2019
- Type: Class B Office/Medical
- Land Acres (SF): 2.30 AC (100,188 SF)
- RBA: 88,693 SF
- Stories: 5
- Parking: 3.20/1,000 SF
144 - Surface | 140 - Covered
- Amenities: New Conference & Fitness Facilities

PROXIMITY

- Route 50: 0.3 mi. (2 min. drive)
- I-66: 1 mi. (4 min. drive)
- I-495: 7.5 mi. (12 min. drive)
- IAD: 14 mi. (25 min. drive)

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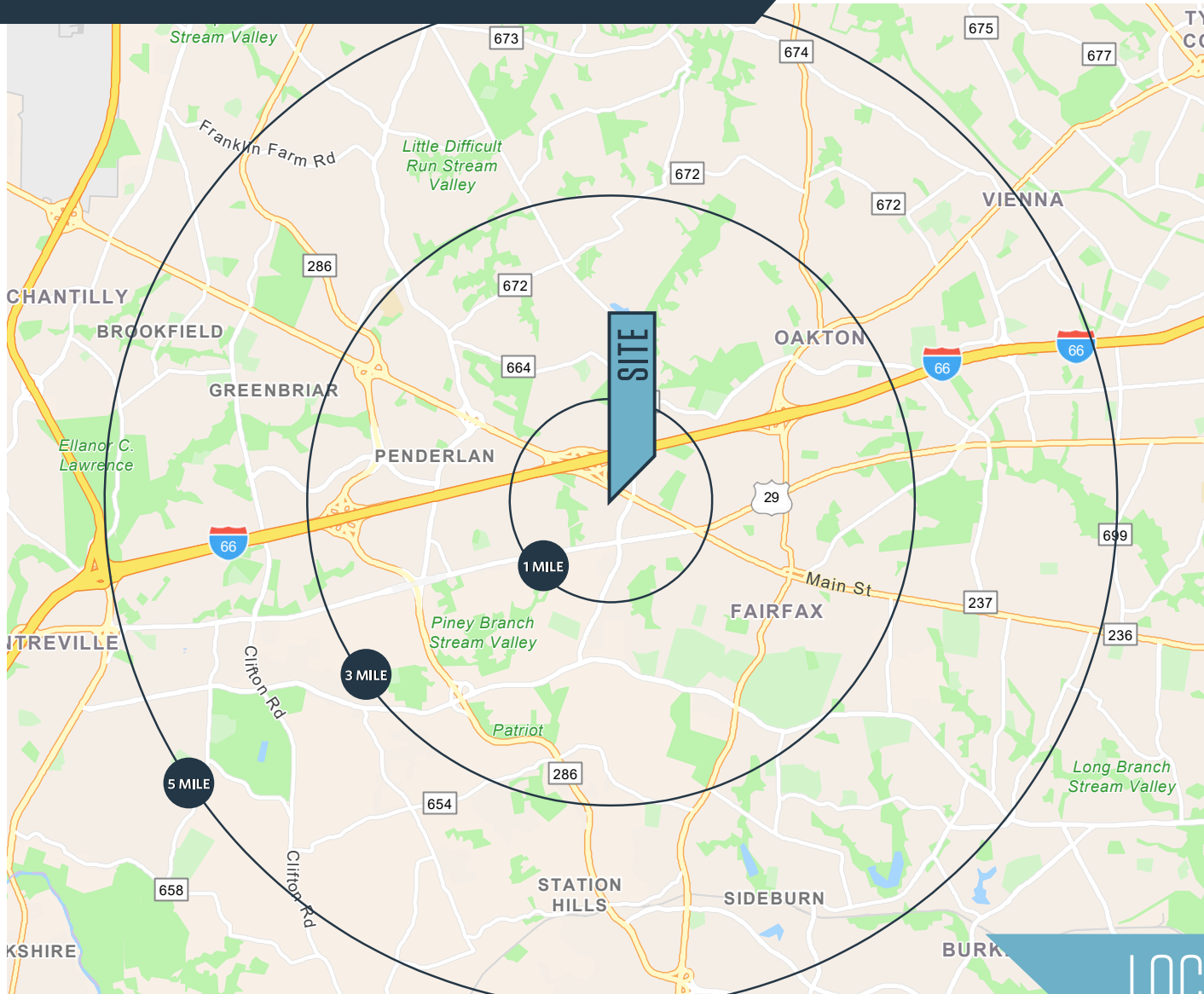
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AVAILABLE SPACE

- First Floor: 3,731 SF
- Second Floor: 3,573 SF - 7,231 SF
- Third Floor: 7,421 SF
- Fifth Floor: 14,787 SF (Full Floor)

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
15,255	99,684	256,140
Daytime Population		
24,110	144,153	263,083
Households		
6,605	35,889	89,597
Average HH Income		
\$155,203	\$186,321	\$210,696

TRAFFIC COUNTS | 2022:

Lee Jackson Memorial Hwy, US 50	54,706ADT
Waples Mill Road	14,889 ADT
Random Hills Road	8,882 ADT
Ridge Top Road	1,223 ADT

LOCATION & DEMOGRAPHICS

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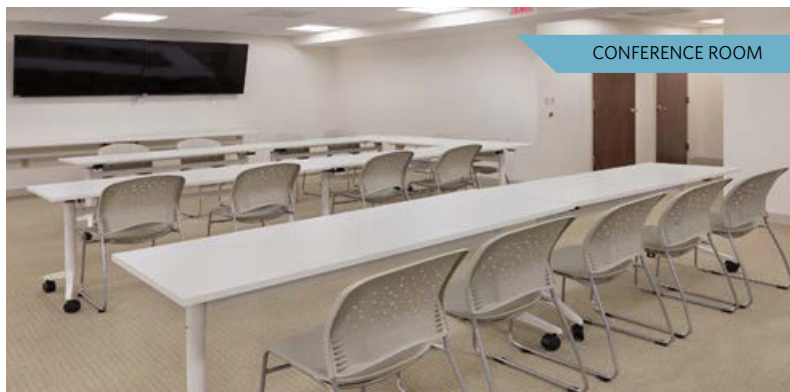


CONDO FEE

- XXXX
- XXX
- XXXX
- XXXX

RE TAXES

- XXXX
- XXX
- XXXX
- XXXX



BUILDING EXPENSES

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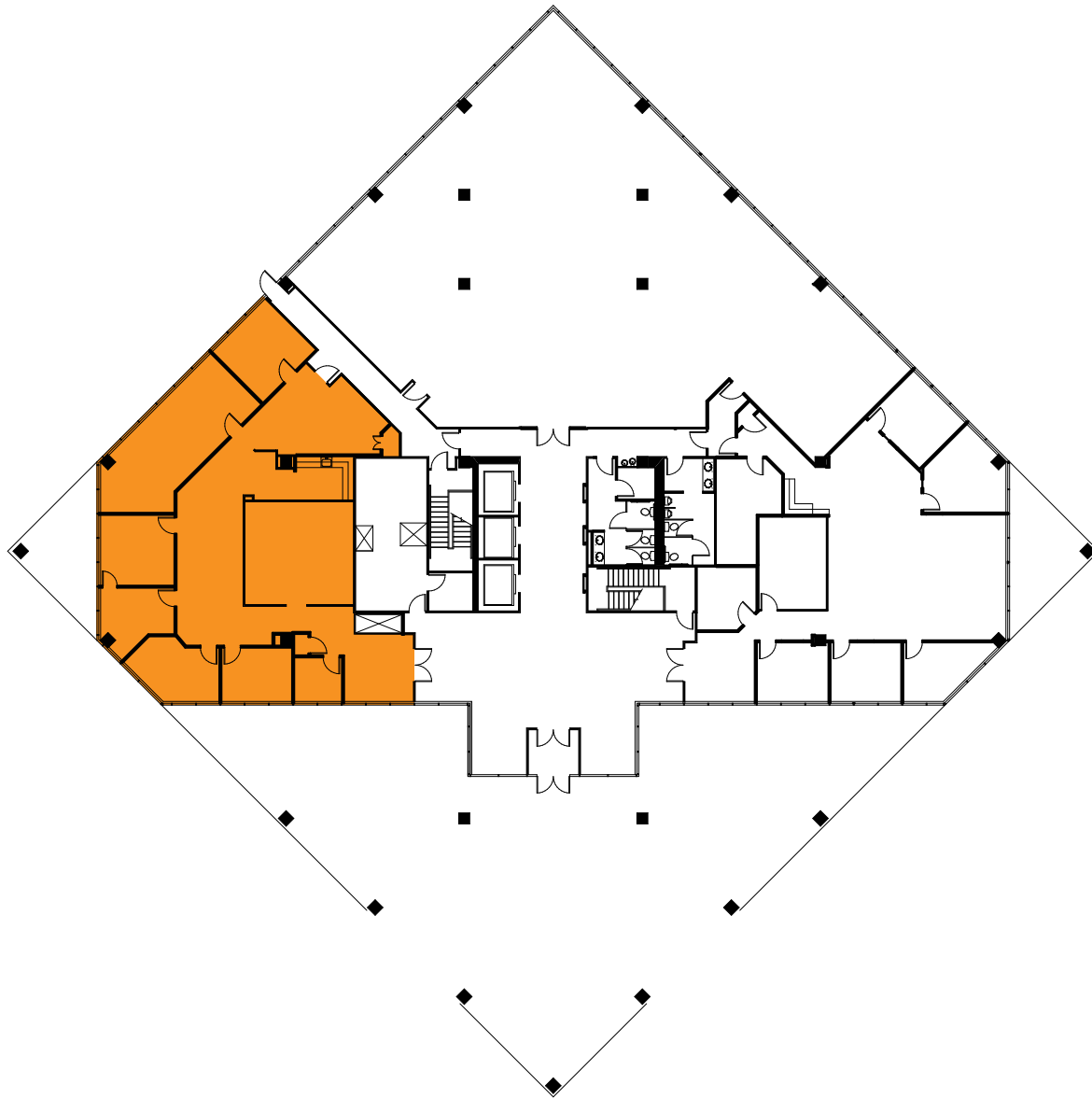
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1ST FLOOR

 SUITE 101 3,731 SF

FLOOR PLAN

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2ND FLOOR

 SUITE 210 3,573 SF

 SUITE 225 3,658 SF

7,231 SF CONTIGUOUS
SPEC SUITES

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3RD FLOOR

SUITE 302 7,421 SF
DIVISIBLE, IN SHELL CONDITION.
READY FOR TENANT BUILD-OUT

FLOOR PLAN

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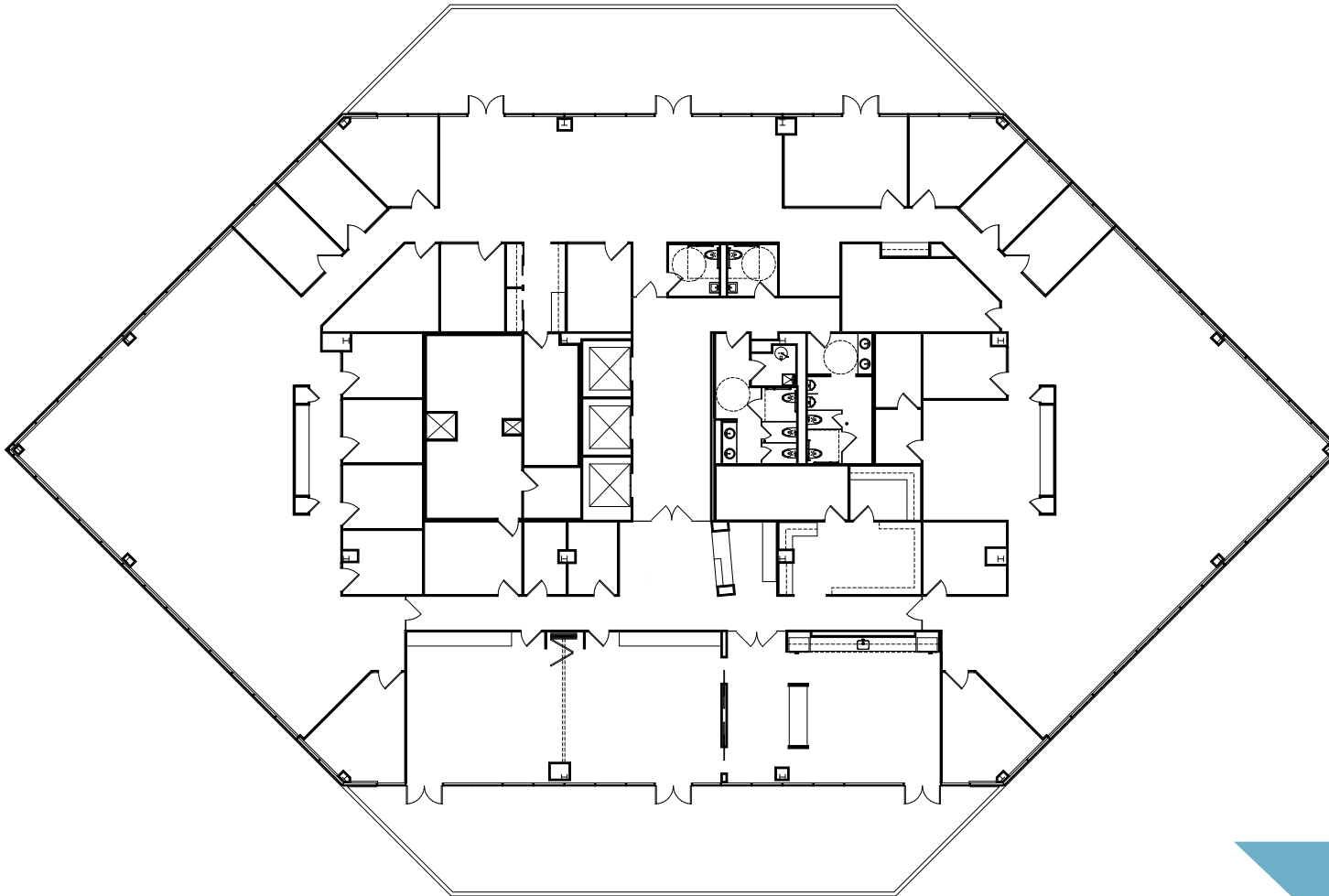
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5TH FLOOR

14,787 SF

FULL-FLOOR BUILDING
SIGNAGE AVAILABLE

TWO (2) PRIVATE BALCONIES

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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