

RANDOM HILLS CENTER

11351 Random Hills Road, Fairfax, VA 22030
Fairfax County



OFFICE CONDOS 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 Center On-Site

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)

Scott Rabin
srabin@klnb.com
703-334-5610

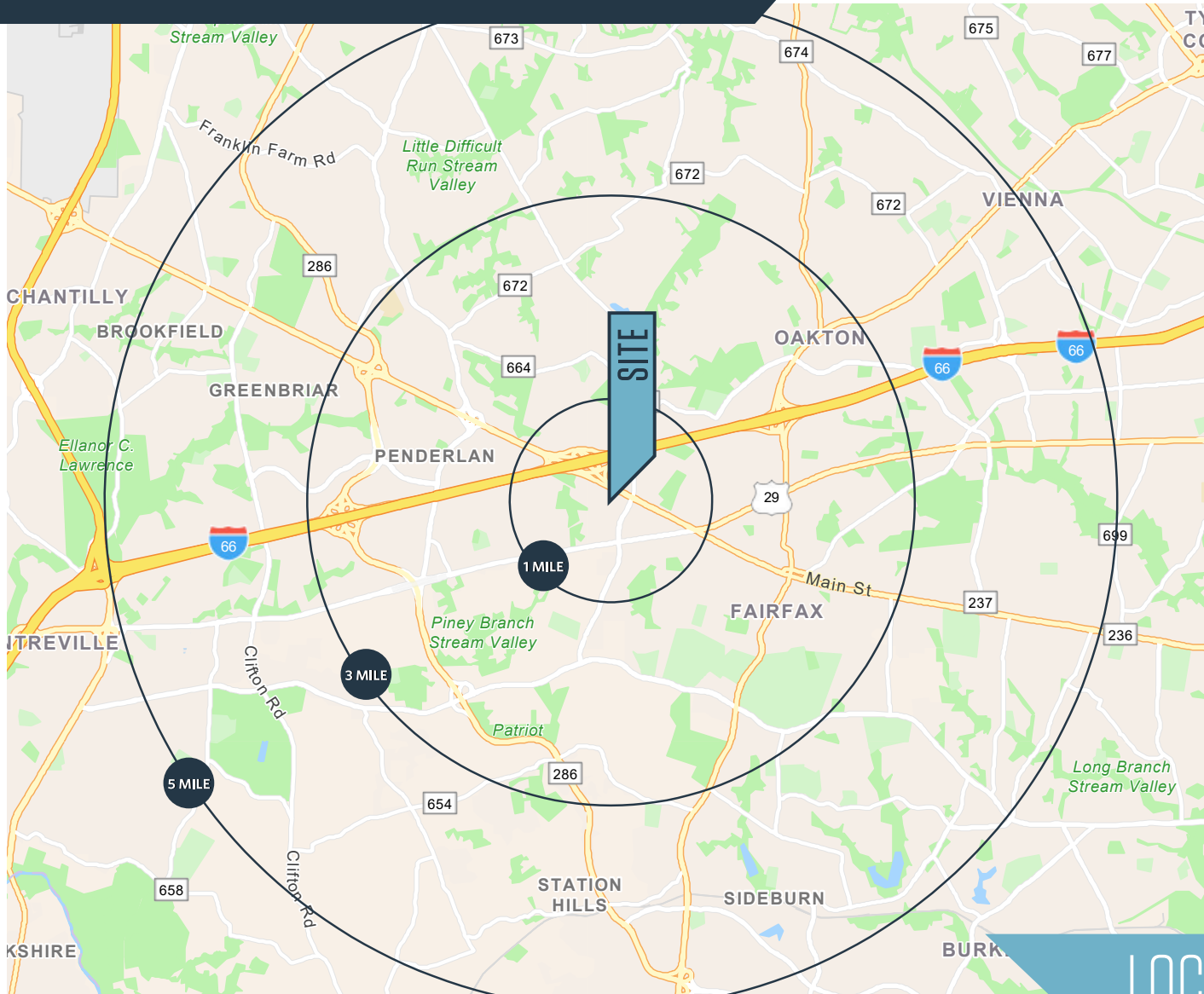
Todd McManus
tmcmanus@klnb.com
703-334-5622

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

RANDOM HILLS CENTER

11351 Random Hills Road, Fairfax, VA 22030
Fairfax County



AVAILABLE SPACE

- Second Floor: 3,889 SF
- Third Floor: 7,060 SF

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	54,706 ADT
Waples Mill Road	14,889 ADT
Random Hills Road	8,882 ADT
Ridge Top Road	1,223 ADT

LOCATION & DEMOGRAPHICS

Scott Rabin
srabin@klnb.com
703-334-5610

Todd McManus
tmcmanus@klnb.com
703-334-5622

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

RANDOM HILLS CENTER

11351 Random Hills Road, Fairfax, VA 22030
Fairfax County



5TH FLOOR

BUILDING EXPENSES

- Condo fee/Operating expenses= \$9.00 PSF
- Real Estate Taxes= \$2.00 PSF



SHARED CONFERENCE ROOM



5TH FLOOR

BUILDING EXPENSES

Scott Rabin
srabin@klnb.com
703-334-5610

Todd McManus
tmcmanus@klnb.com
703-334-5622

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

RANDOM HILLS CENTER

11351 Random Hills Road, Fairfax, VA 22030
Fairfax County



Scott Rabin
srabin@klnb.com
703-334-5610

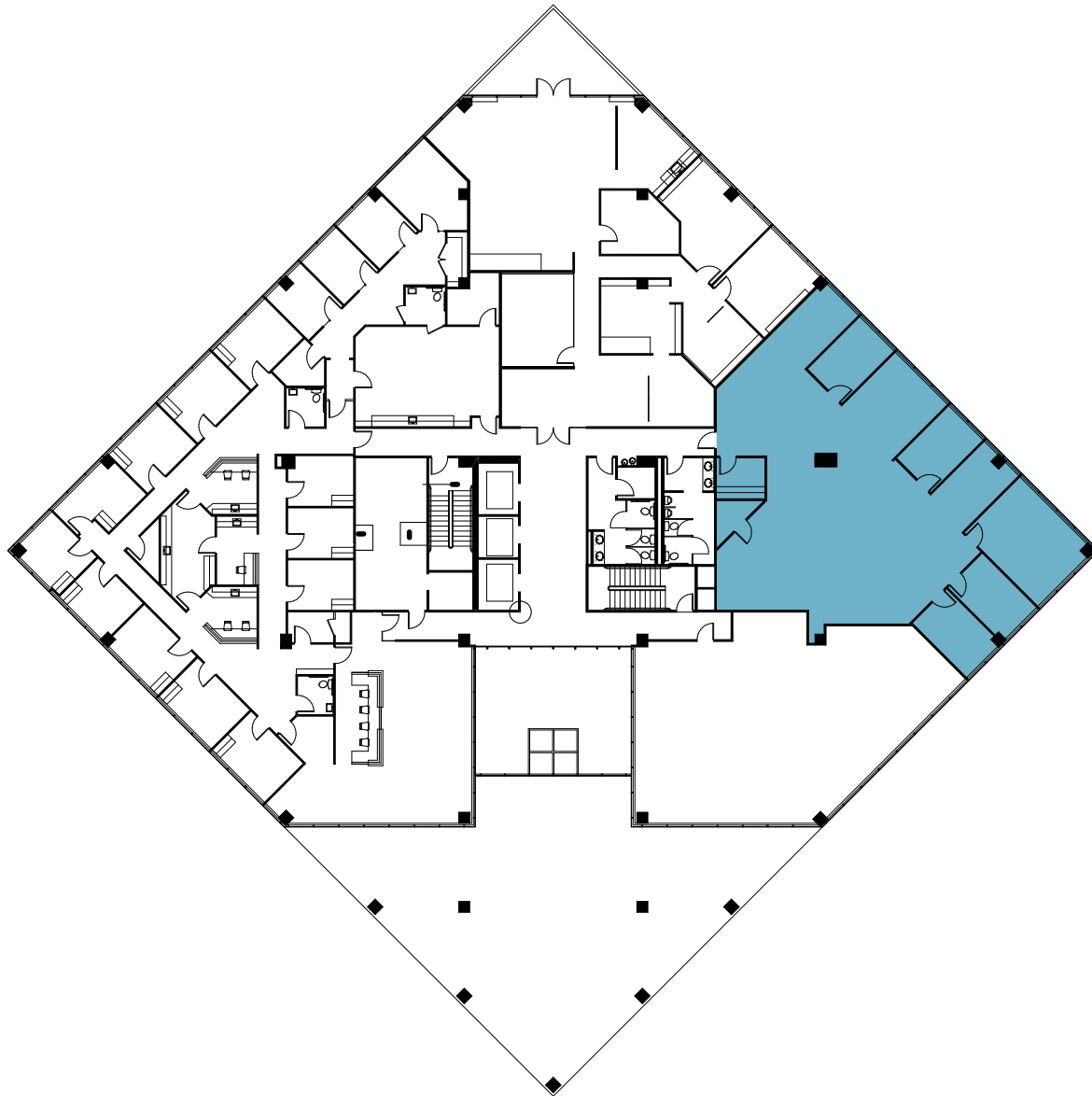
Todd McManus
tmcmanus@klnb.com
703-334-5622

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

RANDOM HILLS CENTER

11351 Random Hills Road, Fairfax, VA 22030
Fairfax County



2ND FLOOR

 SUITE 220 3,889 SF

FLOOR PLAN

Scott Rabin
srabin@klnb.com
703-334-5610

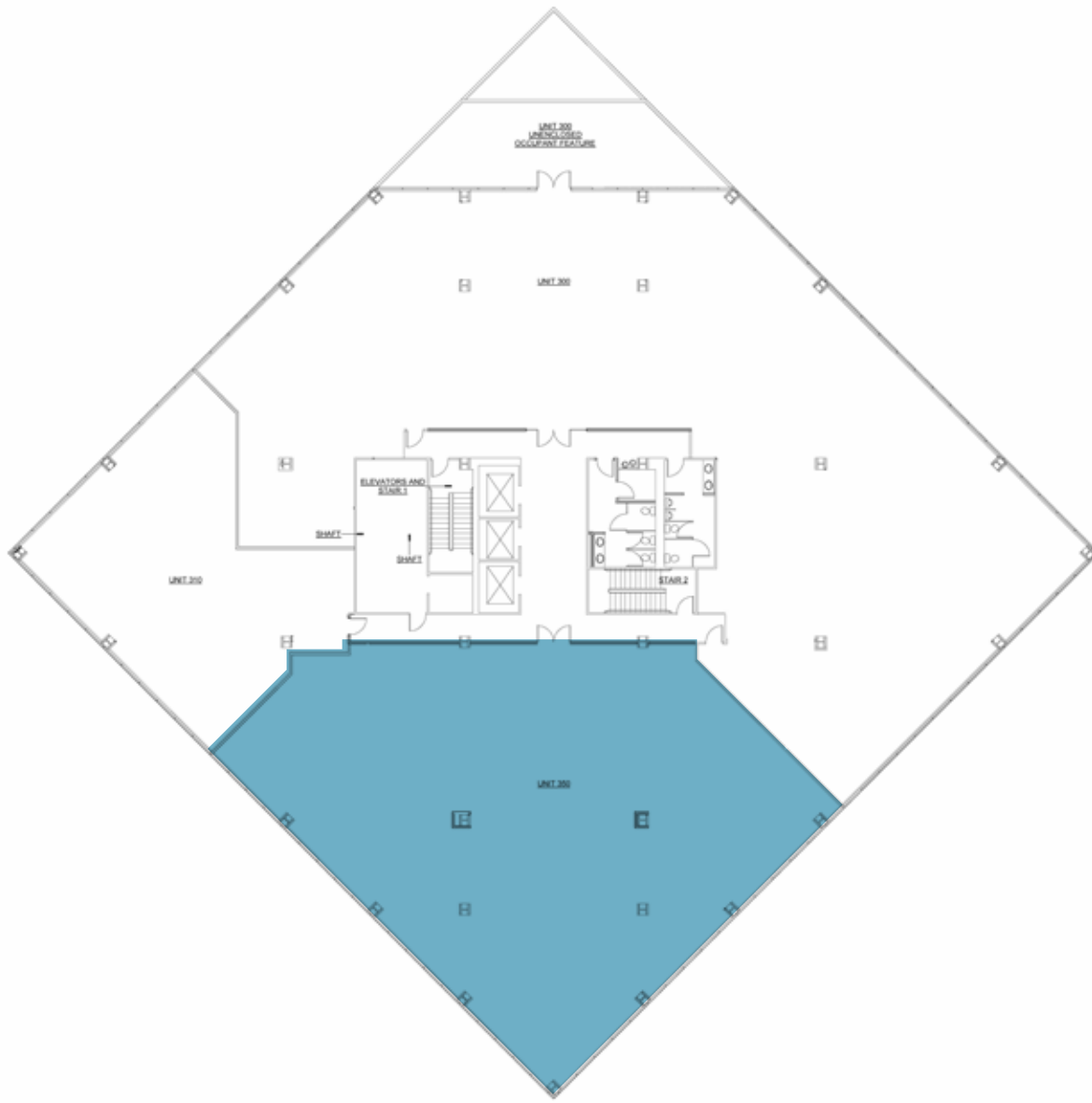
Todd McManus
tmcmanus@klnb.com
703-334-5622

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

RANDOM HILLS CENTER

11351 Random Hills Road, Fairfax, VA 22030
Fairfax County



3RD FLOOR

SUITE 350 7,062 SF
SHELL CONDITION.
READY FOR TENANT BUILD-OUT

FLOOR PLAN

Scott Rabin
srabin@klnb.com
703-334-5610

Todd McManus
tmcmanus@klnb.com
703-334-5622

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

RANDOM HILLS CENTER

11351 Random Hills Road, Fairfax, VA 22030
Fairfax County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Scott Rabin

srabin@klnb.com
703-334-5610

Todd McManus

tmcmanus@klnb.com
703-334-5622

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com



facebook.com/KLNBCRE



[@KLNBCRE](https://twitter.com/KLNBCRE)



linkedin.com/company/klnb



instagram.com/klnbcre

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

klnb