



# LERNER ENTERPRISES

*Washington's Address for Business®*

## Location

Flint Hill Office Park  
Fairfax, Virginia

Easy access location at the intersection of I-66 and Route 123  
5 minutes from Vienna/Fairfax GMU Metro Station  
8 minutes from Fairfax Government Center  
13 minutes from Tysons Corner  
23 minutes from Washington Dulles Int'l Airport  
27 minutes from downtown Washington, DC  
Steps from Oak Marr Recreation Complex offering an indoor Olympic pool, spa, saunas, racquetball, fitness center, fully-equipped locker facilities, nine hole golf course and 76 station driving range

## Available

1st Floor - 1,416 and 4,414 net rentable sq. ft.  
2nd Floor - 22,103 net rentable sq. ft. (full floor)  
3rd Floor - 22,109 net rentable sq. ft. (full floor)  
4th Floor - 22,109 net rentable sq. ft. (full floor)  
5th Floor - 11,037 net rentable sq. ft.

## Major Tenant

Lockheed Martin

## Building Features

Brick and reflective glass exterior  
On-site Café  
Convenient loading area  
On-site property management

## Site Features

Ample free surface parking  
Expansion opportunities in the office park

## Leasing



Brian F. Tucker  
Brian.Tucker@Cushwake.com  
703.847.2757

Jason S. Alexander  
Jason.Alexander@Cushwake.com  
703.847.2729

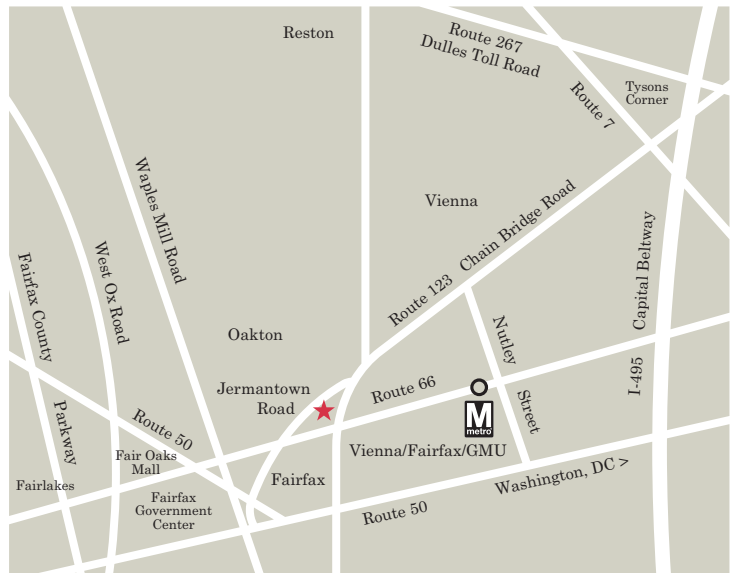
John B. Dragelin  
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Lerner.com  
FlintHillOfficePark.com



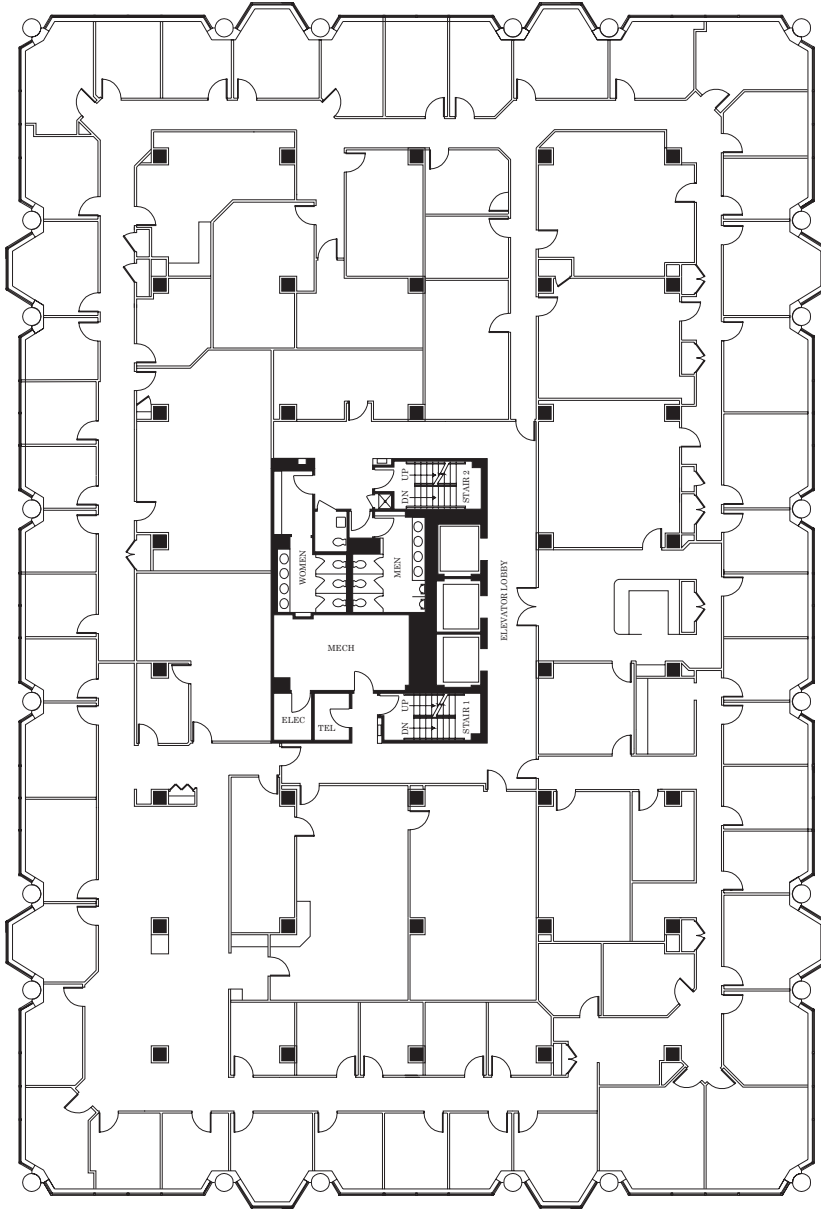
## One Flint Hill

10530 Rosehaven Street



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4th Floor