



SCAN TO LEARN MORE:



# 4100 N Fairfax Drive

Arlington, Virginia

FOR MORE INFORMATION PLEASE CONTACT:

**Dominic Orfitelli**

+1 703 905 0230

[Dominic.Orfitelli@cbre.com](mailto:Dominic.Orfitelli@cbre.com)

**Carrie Wilkinson**

+1 703 905 0330

[Carrie.Wilkinson@cbre.com](mailto:Carrie.Wilkinson@cbre.com)



# 4100 N Fairfax Drive



## ON-SITE FEATURES:

- Fitness Center
- Mother's Room
- 24 Hour Building/Lobby Security
- A-Town Bar & Grill
- Market Place Cafe
- On-site management





# 4100 N Fairfax Drive Availability



## 2<sup>ND</sup> FLOOR



## 3<sup>RD</sup> FLOOR



## 4<sup>TH</sup> FLOOR



## 5<sup>TH</sup> FLOOR



## 6<sup>TH</sup> FLOOR



# GREEN FACT SHEET

Achieving both LEED for Existing Buildings Gold Certification and ENERGY STAR Certification, 4100 North Fairfax has further cemented its status as the regional leader in sustainability and building performance. The following list includes selected achievements and ongoing efforts regarding building performance:

- The building is enrolled in Sustainable Solutions Corporation's Building Performance Improvement Program. This program supports the building in achieving increased levels of performance and sustainability.
- Management has implemented an Indoor Air Quality (IAQ) Management Program in which third-party experts annually perform IAQ testing to ensure optimum air quality. Studies show a positive correlation between IAQ improvements and gains in employee health and productivity.
- The building has adopted sustainable programs and policies such as green cleaning, integrated pest management, and a building-wide recycling program. Studies have shown that green operations may increase satisfaction and retention among current employees.
- 4100 North Fairfax purchases renewable energy to cover 100% of building electricity demands. As a result, tenants may take credit for 100% renewable energy for their respective suites.
- Occupant comfort surveys were recently conducted to assess thermal comfort, acoustics, indoor air quality, lighting levels, and building cleanliness. The results showed that the vast majority of occupants are satisfied.
- Management undertook a full lighting audit and retrofit in order to reduce energy consumption and enhance visual quality.
- A plumbing fixture retrofit has been completed to reduce water consumption.
- A Demand Control Ventilation (DCV) system was recently installed to reduce heating and cooling demands while ensuring healthy levels of fresh air are supplied to tenants.
- According to a recent survey, over 60% of building occupants use alternative transportation.
- A Facility Alterations and Additions Policy ensures minimum air quality impacts resulting from renovations.
- Green cleaning policies are implemented to reduce the exposure of building occupant to potentially hazardous chemical, biological and particulate contaminants which affect air quality, human health and the environment.



# 4100 N Fairfax Drive 2<sup>nd</sup> Floor



## 2<sup>ND</sup> FLOOR:

SPEC SUITE DELIVERING APRIL 2015

2,724 RSF

\$43.00-\$44.00 PSF



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SPEC SUITE DELIVERING APRIL 2015

\$43.00-\$44.00 PSF



Dominic.Orfitelli@cbre.com | Carrie.Wilkinson@cbre.com

Carrie.Wilkinson@cbre.com

# 4100 N Fairfax Drive 4<sup>th</sup> Floor



## 4<sup>TH</sup> FLOOR:

9,906 RSF

Available immediately

\$43.00-\$44.00 PSF



Suite 450  
9,906 SF



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# 4100 N Fairfax Drive

## 5<sup>th</sup> Floor



### 5<sup>TH</sup> FLOOR:

20,679 RSF

Available immediately

\$43.00-\$44.00 PSF



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# 4100 N Fairfax Drive 6<sup>th</sup> Floor



## 6<sup>TH</sup> FLOOR:

20,679 RSF

Available immediately

\$43.00-\$44.00 PSF



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