

## OFFICE FOR LEASE

# INNS OF COURT

4155 Chain Bridge Rd, Fairfax, VA 22030



### PROPERTY DESCRIPTION

Location! Location! Location!

Professional office condo available less than 1/4 mile from Fairfax Courthouse and also 1/4 mile from Fairfax City Hall.

Finished Professional Office Space

ideal for Attorney, Accountant, Architect, Engineer or Similar.

Occupied by business currently, showings by appointment only

### PROPERTY HIGHLIGHTS

- Gross Lease
- Three Finished Floors
- Six Offices, Large Conf Room, Kitchen and storage

### OFFERING SUMMARY

Lease Rate:	\$15.27 SF/yr (Gross)
Available SF:	3,144 SF
Lot Size:	3.14 Acres
Building Size:	3,141 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	360	1,469	4,166
Total Population	1,505	5,162	15,619
Average HH Income	\$142,357	\$143,169	\$141,779

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**ED MARTIN, CCIM**  
Principal Broker And Commercial Director  
O: 703.330.2222  
C: 703.867.3350  
ed@martincommercialpartners.com  
VA #0225075345

**KW COMMERCIAL**  
8100 Ashton Ave,  
Suite 103  
Manassas , VA 20109

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## OFFICE FOR LEASE

# INNS OF COURT

4155 Chain Bridge Rd, Fairfax, VA 22030



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**ED MARTIN, CCIM** missions, prior sale, change in price, or withdrawal without notice.  
Principal Broker And Commercial Director  
O: 703.330.2222  
C: 703.867.3350  
ed@martincommercialpartners.com  
VA #0225075345

**KW COMMERCIAL**  
8100 Ashton Ave,  
Suite 103  
Manassas, VA 20109

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



OFFICE FOR LEASE

# INNS OF COURT

4155 Chain Bridge Rd, Fairfax, VA 22030



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**ED MARTIN, CCIM** missions, prior sale, change in price, or withdrawal without notice.  
Principal Broker And Commercial Director  
O: 703.330.2222  
C: 703.867.3350  
ed@martincommercialpartners.com  
VA #0225075345

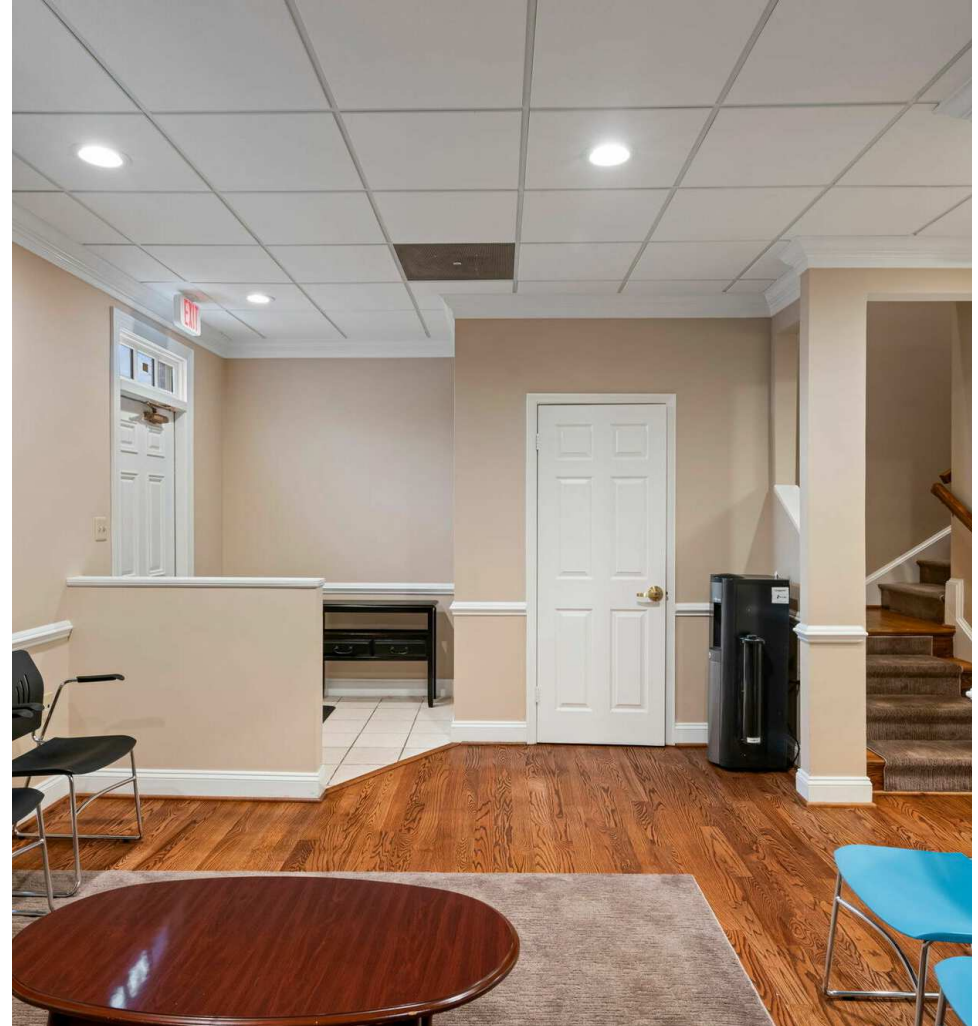
**KW COMMERCIAL**  
8100 Ashton Ave,  
Suite 103  
Manassas , VA 20109

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

OFFICE FOR LEASE

# INNS OF COURT

4155 Chain Bridge Rd, Fairfax, VA 22030



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**ED MARTIN, CCIM** missions, prior sale, change in price, or withdrawal without notice.  
Principal Broker And Commercial Director  
O: 703.330.2222  
C: 703.867.3350  
ed@martincommercialpartners.com  
VA #0225075345

**KW COMMERCIAL**  
8100 Ashton Ave,  
Suite 103  
Manassas , VA 20109

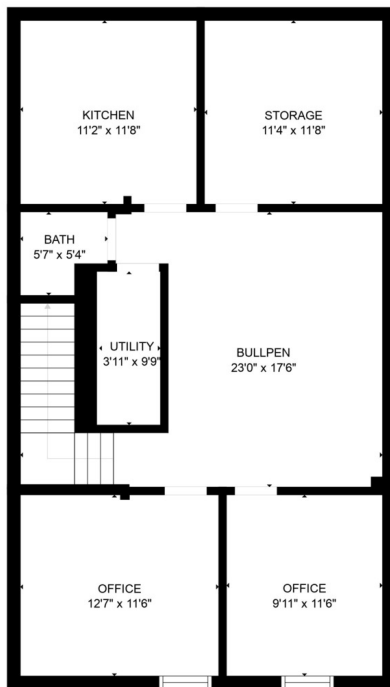
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



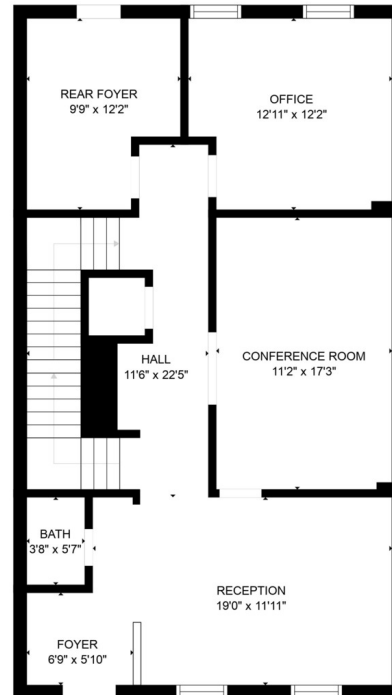
## OFFICE FOR LEASE

# INNS OF COURT

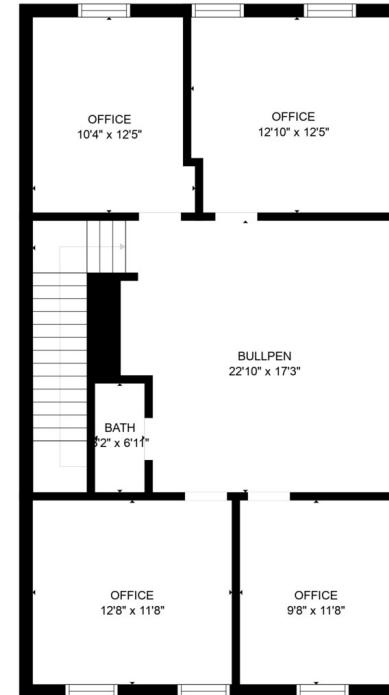
4155 Chain Bridge Rd, Fairfax, VA 22030



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1: 956 sq. ft, FLOOR 2: 981 sq. ft  
FLOOR 3: 968 sq. ft  
TOTAL: 2906 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**ED MARTIN, CCIM**  
Principal Broker And Commercial Director  
O: 703.330.2222  
C: 703.867.3350  
ed@martincommercialpartners.com  
VA #0225075345

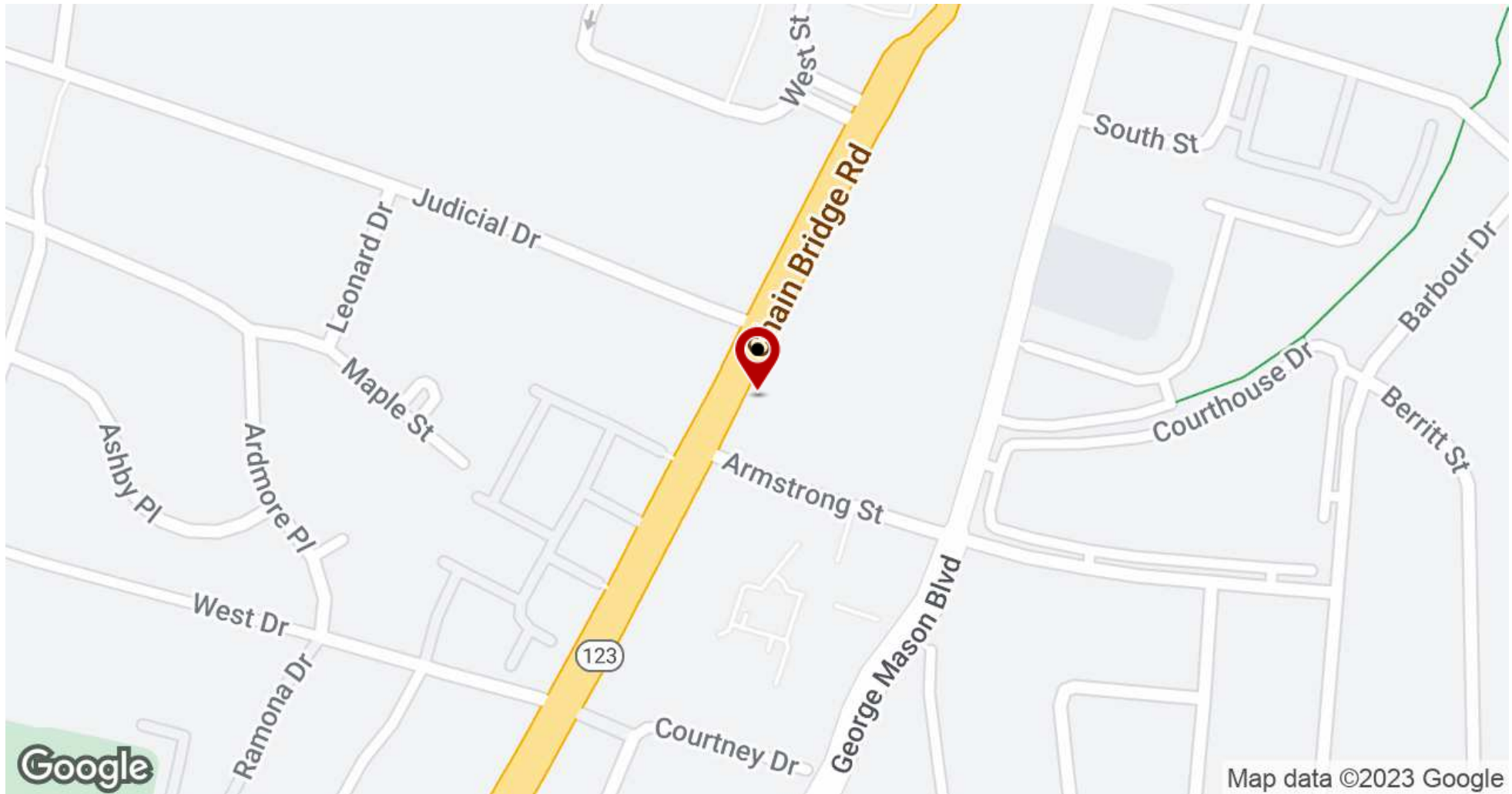
**KW COMMERCIAL**  
8100 Ashton Ave,  
Suite 103  
Manassas, VA 20109

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

OFFICE FOR LEASE

# INNS OF COURT

4155 Chain Bridge Rd, Fairfax, VA 22030



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**ED MARTIN, CCIM**  
Principal Broker And Commercial Director  
O: 703.330.2222  
C: 703.867.3350  
ed@martincommercialpartners.com  
VA #0225075345

**KW COMMERCIAL**  
8100 Ashton Ave,  
Suite 103  
Manassas, VA 20109

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## OFFICE FOR LEASE

# INNS OF COURT

4155 Chain Bridge Rd, Fairfax, VA 22030

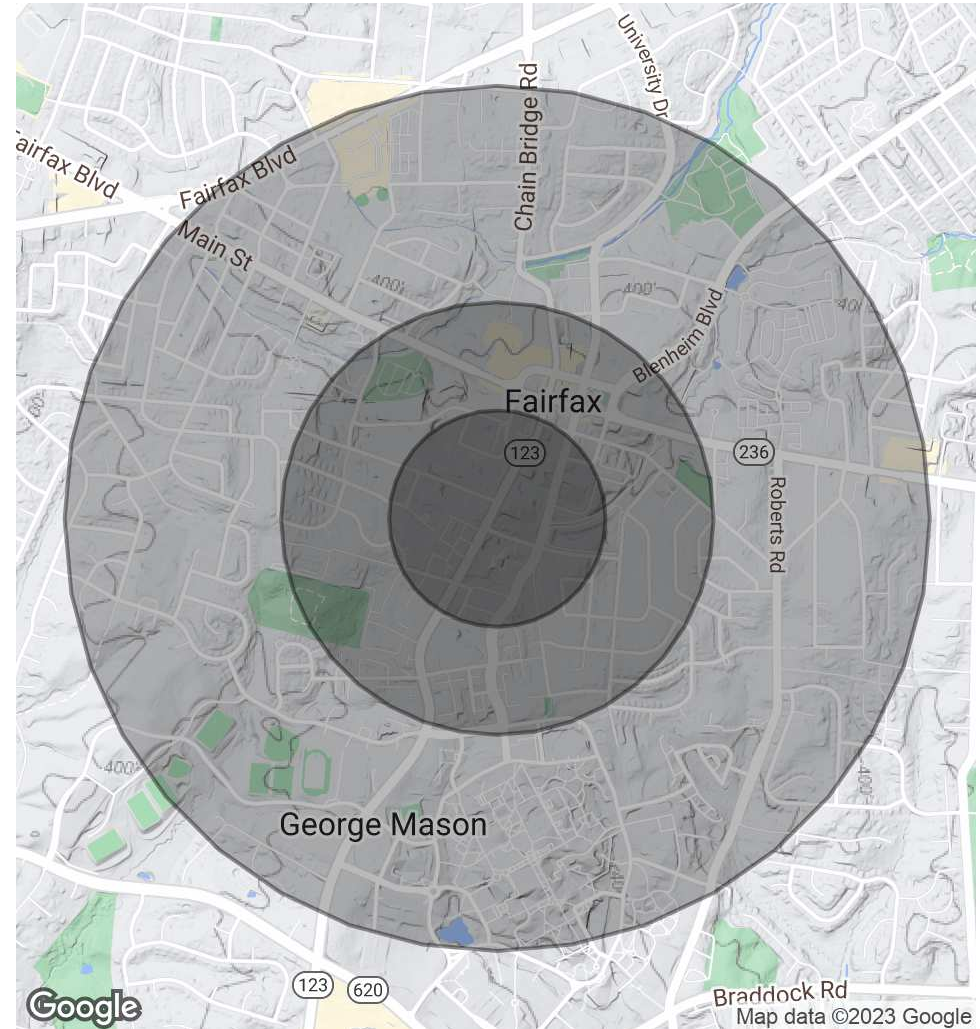


POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,505	5,162	15,619
Average Age	42.6	40.4	34.8
Average Age (Male)	38.7	37.6	34.0
Average Age (Female)	47.5	43.3	35.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	360	1,469	4,166
# of Persons per HH	4.2	3.5	3.7
Average HH Income	\$142,357	\$143,169	\$141,779
Average House Value	\$582,851	\$601,424	\$613,687

\* Demographic data derived from 2020 ACS - US Census



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**ED MARTIN, CCIM**  
Principal Broker And Commercial Director  
O: 703.330.2222  
C: 703.867.3350  
ed@martincommercialpartners.com  
VA #0225075345

**KW COMMERCIAL**  
8100 Ashton Ave,  
Suite 103  
Manassas , VA 20109

Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)