

FAIRFAX PLAZA OFFICE BUILDING
700 NORTH FAIRFAX STREET



PROPERTY FACT SHEET

BUILDING ADDRESS:

Fairfax Plaza
700 N. Fairfax Street
Alexandria, VA 22314

OWNER ENTITY:

700 N. Fairfax Street Limited Partnership

MANAGING AGENT:

Simpson Properties, Ltd.

YEAR BUILT:

1975

TOTAL BUILDING AREA:

44,375 rentable square feet. Six (6) story office building.

CONSTRUCTION:

Steel Beam / Pan Deck and Brick Structure

SPRINKLERED:

Partially Sprinklered with Fire Pump System

PARKING GARAGE:

Building has two (2) surface/ open garage areas on east/ west sides of building.

ROOF:

White TPO roof installed 2012

ELEVATORS:

Two (6 stop) Hydraulic Elevator (Cabs Remodeled 2013, Full Elevator System Modernization to be completed year end 2014)

FIRE/ LIFE SAFETY:

Firelite MS-10 UD7 fire panel - Replaced May 2013/ smoke detectors/pull stations and horn strobes. Fire pump for stand pipes. Emergency generator

EMS:

Johnson Controls

ACCESS CONTROL COMPANY:

Datawatch Systems. 24/ 7 monitoring of fire system.

PLUMBING:

Upgrades/repairs performed during building renovations and tenant requested move-in(s) and buildout(s). As needed.

ELECTRIC:

Upgrades/repairs performed during building renovations and tenant requested move-in(s) and buildout(s). As needed.

HVAC:

150 Ton AHU, RTU #1-80 Ton, RTU#2 -60Ton VSD cont. inst. 2012

For further information, please contact:

Robin Perrin

Property Manager

Simpson Properties, Ltd.

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