

Fair Lakes Office Portfolio

Fairfax, Virginia

SHORENSTEIN



Project Overview

Fair Lakes

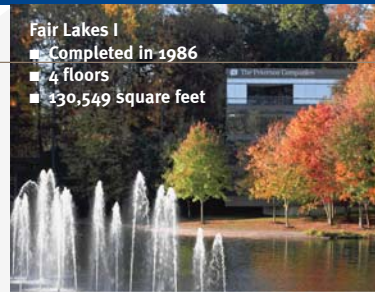
Fair Lakes is a mixed-use, master-planned community developed by The Peterson Companies. The property is highly regarded for its campus setting, retail amenities and significant transportation infrastructure that provide easy access to Fairfax County Parkway and Interstate 66, making it one of the most accessible office locations in Northern Virginia. It is also only 16 miles west of Washington, D.C. and 11 miles south of Dulles International Airport. The Fair Lakes community is 637-acres set amongst three lakes, a hardwood forest and extensive landscaping, and was developed over the last twenty years featuring 2.2 million square feet of office space, 1.2 million square feet of retail space, two hotels comprising 430 rooms, 1,700 units of residential apartments and 400 residential condominiums.

Fair Lakes Office Portfolio

The Fair Lakes Office Portfolio is a 1.25 million square foot portfolio of nine office buildings and 482,000 square feet of development rights located on over 93 acres within the Fair Lakes master-planned community. The buildings were built from 1986 through 2001 and range in size from 74,184 square feet to 273,539 square feet. Ample tenant parking is provided resulting in a parking ratio of 3.5 spaces per 1,000 square feet.

Development

For new or expanding tenants, the Portfolio also contains the capacity to immediately develop an additional 115,000 sf of approved and fully entitled office space and, depending on various governmental approvals, a potential additional 367,000 sf of office space could be developed beginning as early as fall 2007. New space can be built on a build-to-suit basis.



Fair Lakes I
 ■ Completed in 1986
 ■ 4 floors
 ■ 130,549 square feet



Fair Lakes II
 ■ Completed in 1987
 ■ 8 floors
 ■ 183,622 square feet



Fair Lakes III
 ■ Completed in 1989
 ■ 4 floors
 ■ 74,184 square feet



Fair Lakes IV
 ■ Completed in 1989
 ■ 4 floors
 ■ 75,336 square feet



Fair Lakes V
 ■ Completed in 1989
 ■ 4 floors
 ■ 96,951 square feet



Hyatt Plaza
 ■ Completed in 1988
 ■ 10 floors
 ■ 273,539 square feet



Fair Lakes Court North & South
 ■ Completed in 1988
 ■ 5 floors each
 ■ FL North: 132,297 square feet
 ■ FL South: 132,217 square feet



Fair Lakes VII
 ■ Completed in 2001
 ■ 6 floors
 ■ 152,507 square feet

Office Portfolio Features

- On-site Property Management
- Professional security staff
- 24-hour tenant access through card reader access system
- After-hours HVAC access through remote dial
- Advanced telecommunications infrastructure and services

Amenities

- 1.2 million square feet of retail space and 25 restaurants throughout its four retail centers: Fair Lakes Center, Fair Lakes Promenade, The Shops at Fair Lakes, and East Market at Fair Lakes
- Two hotels including:
 - Hyatt Fair Lakes, a four-star hotel with 316 rooms and seven conference rooms
 - Residence Inn Marriott, a 114-room hotel with two conference rooms

Leasing Representatives

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