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## **Washington Property Company Begins \$7 Million Renovation of Fairview Park (VA) Office Building**

***Full 120,000 SF Building Available for Lease***



Bethesda, MD, March 12, 2018 – Washington Property Company (WPC) has begun a \$7 million renovation of its 120,000 square foot office building at 3160 Fairview Park Drive, just off the Washington Beltway in Falls Church, VA. This Class A building, the former headquarters of Computer Sciences Corporation (CSC), is now available for lease.

Upon completion of renovations this June, the building will boast a new tenant-only fitness center with showers and locker rooms, a state-of-the-art conference center, and a tenant collaboration area with flexible lounge seating. The reconfigured lobby will feature a glass canopy, new contemporary finishes, and a covered walkway leading to the 400-car parking garage. The spacious, club-like fitness facility will offer a high-end cardio studio with spin bikes, as well as multiple flat-screen TVs. All building systems are

being replaced and bathrooms are being renovated. Additional work includes garage repairs and improvements, landscaping, and hardscaping.

3160 Fairview Park is situated on a six-acre site within the 220-acre Fairview Park complex, where office tenants enjoy three lakes, cascading waterfalls, a koi pond, and 2.5 miles of jogging trails. The Fairview Park Marriott Hotel and 2941 are within walking distance, while a shuttle provides free transportation to and from the nearby Mosaic District, a live-work-play community with numerous popular restaurants, Target, and upscale boutiques.

WPC acquired the property in March of 2017 from CSC for \$7.15 million. “We took advantage of an opportunity to acquire and renovate an existing office building in a great location, and offer Class A space at competitive rental rates,” said Andy Eshelman, WPC Principal-Acquisitions. “When Fairview Park was first developed in the 1980’s, a main selling point was its easy access to I-495. Now this office park offers proximity to the popular Mosaic District, Metrorail’s Dunn Loring-Merrifield station on the Silver and Orange Lines, and the rapidly redeveloping ‘edge city’ of Tysons. With its serene surroundings and modern fitness center, 3160 Fairview Park provides an ideal business environment for today’s growing companies and their health-conscious employees.”

For leasing information, contact Mike Pepper at 703/918-0259 ([mpepper@ngkf.com](mailto:mpepper@ngkf.com)) or John Henschel at 703/918-0255 ([jhenschel@ngkf.com](mailto:jhenschel@ngkf.com)).

**Washington Property Company** ([www.washproperty.com](http://www.washproperty.com)) is a full-service commercial real estate company located in Bethesda, Maryland. Established by Charles K. Nulsen, III, WPC is involved in a full range of real estate investment services including acquisition, land use, development, property management, leasing, and construction management. WPC has developed more than eight million square feet of commercial space in the Washington, DC metropolitan area and currently has over 1.6 million residential square feet under development. WPC is actively pursuing office, multi-family, retail, and mixed-use development opportunities throughout the region. Through its management company, WPC Management, LLC, Washington Property Company manages over 1.8 million square feet of commercial space.