

NOW LEASING

15 SUITE'S



**117 N Fairfax St, 2nd Floor
Alexandria Va 22314**



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All information should be independently verified prior to a purchase or lease of the property.

We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

We thank you for your interest and are available by email or phone call to answer any questions that you may have.

Sincerely,

Apostle Paul Voutsas

President and Principal Broker Of PVIM llc,

a Virginia Limited Liability Company

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207 Ramsay Alley, Ste 101, Alexandria Va 22314

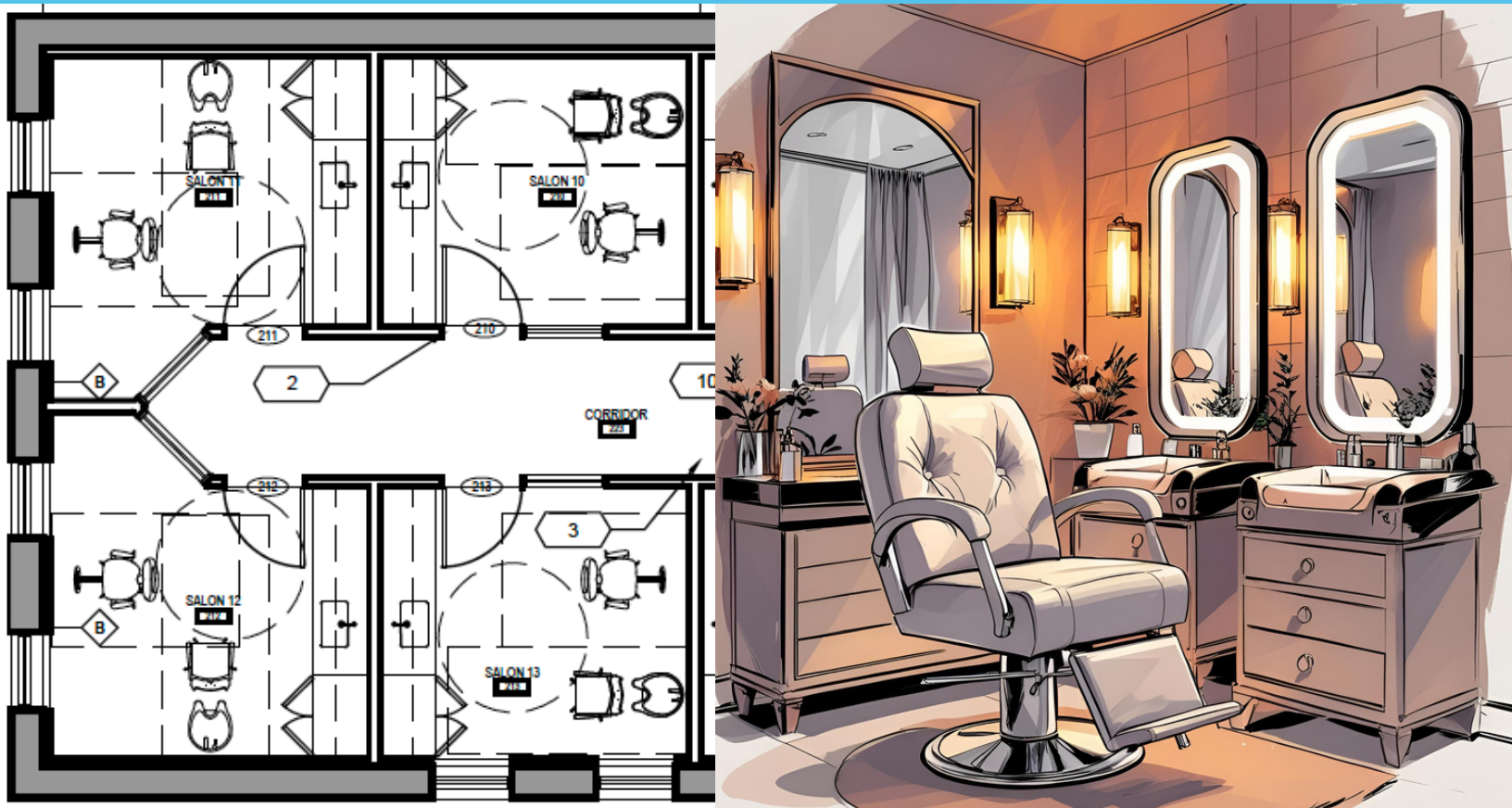


A photograph of a three-story brick building with a classic architectural style. The second floor features four arched windows with white frames. The ground floor has a large storefront window and a glass entrance door. The building is set against a clear blue sky.

OVERVIEW

- Lofts / suites for lease on N Fairfax Street, across from Market Square.
- 15 Suites estimated to be delivered near the end of Q4 2025.
- Tour available on request.
- Price available on request.
- Suite's are approximately 110 Sf
- Suite 101 is occupied by a jewelry store and suite 001 is occupied by a med spa.

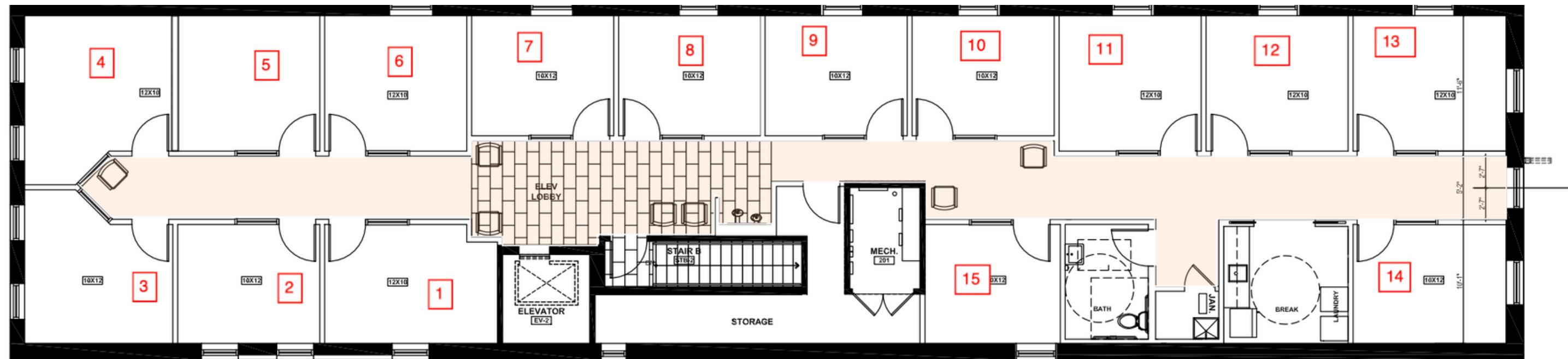
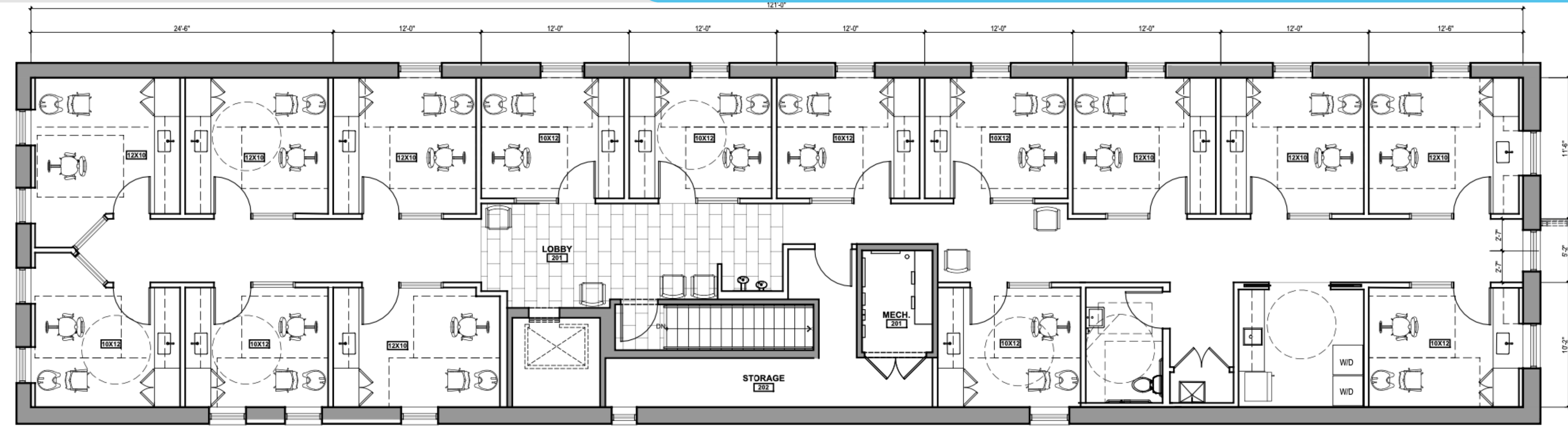
WHAT'S INCLUDED



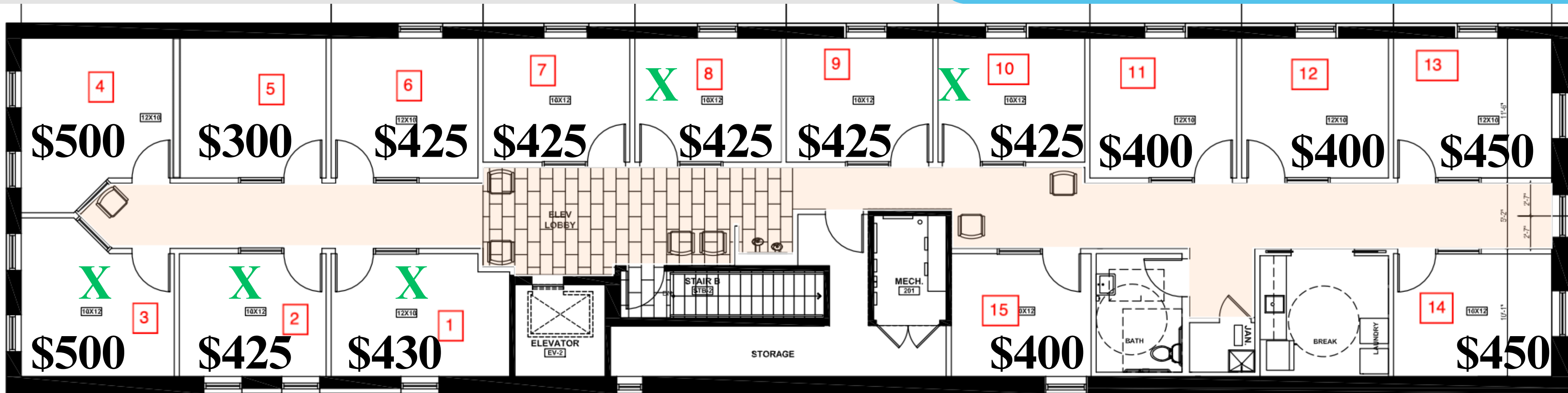
- Delivery expected in Q4 2025 .
- Each space will be delivered as a warm vanilla shell.
- Fully customize your space and make it your own.
- Lease terms from Three Months to Three Year. Sign by September 31 2025 and receive your first month free.
- T.I.A. range of \$1,000.00 - \$8,000.00 (depending on financials & lease term)
- POS systems included!!!
- Wifi included!
- Utilities included
- Limited parking available on site. Four public parking garages within walking distance
- On Site Laundry
- Option for suite cleaning:
- Coffee Bar and Vending Machine included in break room.
- NOW TOURING.



FLOOR PLAN

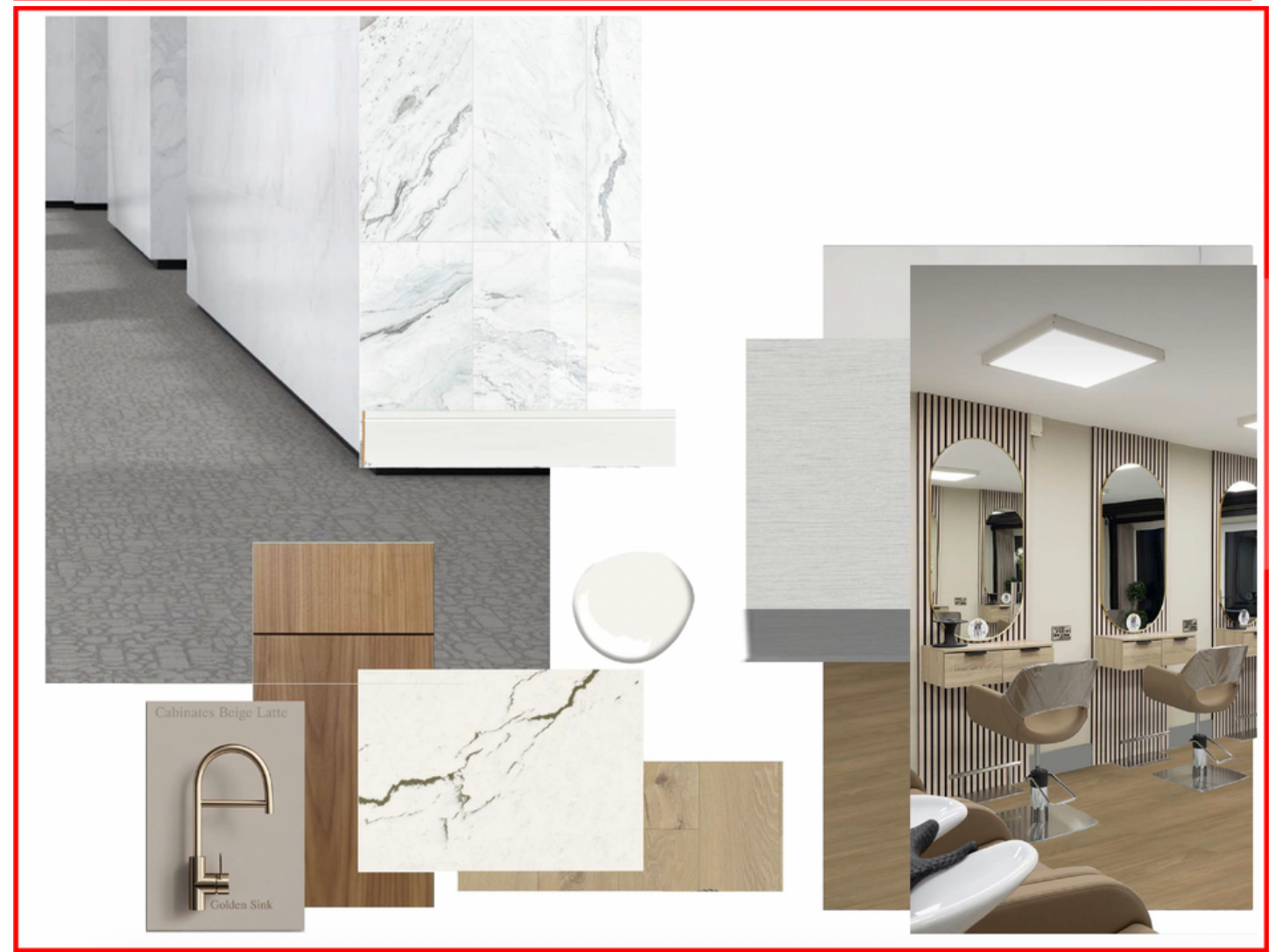


PRICING



- Weekly pricing shown above.
- Limited on site parking \$150.00 a space (Per Month).
- Percentage rent- 6% of sales over \$450,000.00
- Lease guarantee required for full term.
- 1 Month security deposit.
- Terms subject to change in Lease and/or Letter Of Intent.

X: Notes
Pending/ Leased



5 PUBLIC PARKING GARAGES



CONTACT PVIM

For information and registration, please contact the following numbers and addresses



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Alexandria Va 22314.



A. Paul Voutsas