Washington Property Company Inks 51,521 SF Lease At Newly Renovated 3160 Fairview Park (VA) Office Building

WPC Leases 152,980 SF in VA and MD Suburban Office Buildings

Bethesda, MD, October 23, 2018 – Washington Property Company (WPC) has leased nearly half of the newly renovated Class A office space at 3160 Fairview Park in Falls Church, VA to an unnamed tenant. The 51,525 SF lease covers all of the building’s fifth and sixth floors and part of the fourth floor. Occupancy is scheduled for the first quarter of 2019.

Steve Burman of JLL represented the tenant. Mike Pepper and John Henschel of Newmark Knight Frank and WPC Vice President Joshua Gurland represented the ownership.

WPC has just completed a nearly year-long $7 million full-building renovation of 3160 Fairview Park. “This extensive renovation has transformed an older property into virtually new construction,” said Gurland. “Our tenants get the benefits of being in a state-of-the-art building with a huge amenity package, situated within an established business park, while paying competitive rental rates.” Gurland noted that over 65,000 SF of office space remains available for lease.
The Fairview Park transaction tops off WPC’s successful Virginia leasing in the first two quarters of 2018. WPC signed inked four leases totaling 23,649 SF at its Westwood Office Building at 8618 Westwood Center Drive in Vienna and two leases totaling 12,479 SF in the Huntwood Office Building at 5834 Richmond Highway in Alexandria. Along with new leases and renewals at eight Maryland office buildings, WPC ended the first half of 2018 with 152,980 SF of leasing activity.

The 3160 Fairview Park renovation program includes a new tenant-only fitness center with showers and locker rooms, a modern conference center, and a tenant collaboration area with flexible lounge seating. The spacious, club-like fitness facility will offer a high-end cardio studio with spin bikes, as well as multiple flat-screen TVs. The reconfigured lobby features a glass canopy, contemporary finishes, and a covered walkway leading to the 400-car parking garage.

3160 Fairview Park is part of 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 restaurant are within walking distance. A free shuttle provides 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, built in the 1980s as headquarters for Computer Sciences Corporation (CSC), in March of 2017 for $7.15 million. In addition to providing easy access to I-495, Fairview Park offers proximity to Metrorail’s Dunn Loring-Merrifield station on the Silver and Orange Lines, and the rapidly redeveloping ‘edge city’ of Tysons.

For 3160 Fairview Park leasing information, contact Mike Pepper at 703/918-0259 (mpepper@ngkf.com) or John Henschel at 703/918-0255 (jhenschel@ngkf.com).

Washington Property Company (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.

WPC Q3 AND Q4 LEASES IN VIRGINIA AND MARYLAND: TOTAL 152,980 SF

VIRGINIA – 87,649 SF

Westwood Office Building, 8618 Westwood Center Drive, Vienna, VA – 23,649 SF
- Velocitel leased 5,774 square feet. John Redeker of CBRE represented the tenant and Joshua Gurland of WPC represented the owner.
- IBTCI renewed and expanded their lease of 13,284 square feet. Joshua Gurland of WPC represented the owner.
- Sentinel Holdings renewed and expanded their lease of 3,452 square feet. Joshua Gurland of WPC represented the owner.
- Hashlit leased 1,139 square feet. Joshua Goudy of Stream Realty represented the tenant and Joshua Gurland of WPC represented the owner.

**Huntwood Office Building, 5845 Richmond Highway, Alexandria, VA – 12,479 SF**
- Shlesinger Arkwright and Garvey renewed their lease of 2,792 square feet. Joshua Gurland of WPC represented the owner.
- SGSS expanded their lease of 9,687 square feet. Charlene Bogdanor of CBRE represented the tenant while Josh Simon and Pierce Kreutzer of KLNK and Joshua Gurland of WPC represented the owner.

**3160 Fairview Park Drive, Falls Church, VA – 51,521 SF**
- An unnamed tenant leased 51,521 square feet. Steve Burman of JLL represented the tenant. Mike Pepper and John Henschel of Newmark Knight Frank and Joshua Gurland of WPC represented the owner.

**MARYLAND – 65,331 SF**

**6900 Wisconsin Avenue, Bethesda, MD – 6,799 SF**
- Metropolis Capital Advisors leased 3,146 square feet. Nate Crowe and Anna Heiserman of Scheer Partners and Joshua Gurland of WPC represented the owner. Neville Brodie of Colliers represented the tenant.
- May Construction leased 2,728 square feet. Nate Crowe and Anna Heiserman of Scheer Partners and Joshua Gurland of WPC represented the owner. Neville Brodie of Colliers represented the tenant.
- Don Pollo of Bethesda renewed their lease of 925 square feet. Joshua Gurland of WPC represented the owner.

**Woodmont Corner, Bethesda, MD – 7,933 SF**
- FedEx renewed their lease of 6,673 square feet. Joshua Gurland of WPC represented the owner.
- Bethesda Nutrition Corner leased 1,260 square feet. Lee Engle of Streetsense and Joshua Gurland of WPC represented the owner. David Hardcastle of Newmark Knight Frank represented the tenant.

**8757 Georgia Avenue, Silver Spring, MD – 11,707 SF**
- Leed Management renewed their lease of 1,474 square feet. Joshua Gurland of WPC represented the owner.
- Digidoc renewed their lease of 2,434 square feet. Joshua Gurland of WPC represented the owner.
- Bid4Assets renewed their lease of 3,417 square feet. Joshua Gurland of WPC represented the owner.
- Broadview Advisors renewed their lease of 2,240 square feet. Joshua Gurland of WPC represented the owner.
- Community Bridges renewed their lease of 2,142 square feet. Joshua Gurland of WPC represented the owner.

**Patriot Business Park, 7850 and 7852 Walker Drive, Greenbelt, MD – 13,855 SF**
- The Aerospace Company leased 11,970 square feet. David Fields of CBRE represented the tenant. Todd Bosley and Tim Jaeger of DANAC Realty Advisors and Joshua Gurland of WPC represented the owner.
- Atlas & Spine Center renewed their lease of 1,885 square feet. Joshua Gurland of WPC represented the owner.

**1390 Piccard Drive, Rockville, MD – 14,434 SF**
- Vanguard renewed their lease of 14,434 square feet. Joshua Gurland of WPC represented the owner.
1 Research Court, Rockville, MD – 2,421 SF
- Market Lead Services renewed their lease of 2,421 square feet. Joshua Gurland of WPC represented the owner.

Ballenger Creek Shopping Center, Frederick, MD – 2,632 SF
- Paisano’s leased 1,786 square feet. Jeff Banks of CBRE represented the tenant. Bob Schwenger and Chris Wilkinson of JBG Smith and Joshua Gurland of WPC represented the owner.
- State Farm renewed their lease of 846 square feet. Joshua Gurland of WPC represented the owner.

4507 Stanford Street, Chevy Chase, MD – 5,550 SF
- Righttime Medical leased 5,550 square feet. Kirk Cheney of KLN B represented the tenant while Lee Engle of Streetsense and Joshua Gurland of WPC represented the owner.