

FIFTY WEST CORPORATE CENTER

3975 Fair Ridge Drive, Fairfax, VA



BUILDING HIGHLIGHTS

Prominently situated on a hilltop overlooking Route 50, this grand five-story building is surrounded by a beautiful courtyard and separated into two wings by a majestic, open-air, three-story atrium. Access to Route 50, 66 and I-495 are easy, as is the quick jaunt to nearby shopping, dining and banking amenities. Fifty West tenants enjoy access to a BECO Fitness center, a complimentary Conference Facility, The Living Room and two on-site delis. Our expansive amenities at Fifty West not only nourish the body, but encourage collaboration, creativity and productivity.

Property Type: Class A Office

Building Size: 203,388 RSF

Features:

- Tenant only fitness center
- Complimentary conference facility & The Living Room
- On-site deli
- On-site property management office
- Ample structured parking
- Secure card access control system

Accessibility:

- Minutes from Route 66, the Dulles Toll Road and Dulles International Airport
- Direct traffic light access to Route 50
- Ideally located near Fairfax County Parkway
- Walking distance to Harris Teeter & 2 hotels
- Close to Fair Oaks Mall and Fair Lakes Mall
- Plenty of nearby shops and restaurants -- Five Guys, Panera Bread, Starbucks, Pomodoro & more
- Minutes to Fairfax Corner

LOCATION



UNPARALLELED AMENITIES

 **BECO FITNESS**
Tenant-only fitness facilities

 **THE LIVING ROOM**
Informal meeting spaces

 **BECO CONFERENCE CENTER**
Complimentary conference facilities

 **BECONET WI-FI**
Complimentary Wi-Fi service

 **BECO TICKETS**
Discounted sports tickets



LEASING INFORMATION

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 **BECO**
MANAGEMENT
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Exceeding Expectations Everyday. No Exceptions. BECO Gets It Done.