

JOURNAL

Newsletter of the Fairfax Bar Association

www.fairfaxbar.org

January/February 2017

State of the Judiciary Luncheon



*L - R: John A. Kassabian, Esq.; Albert I. Kassabian, Esq.; Gloria B. Kassabian; and Hon. Teena D. Grodner (Ret.)
Juvenile and Domestic Relations District Court*

It was a packed house in the newly-renovated Country Club of Fairfax as a lively crowd settled in for the Fairfax Bar Association's 2016 Annual State of the Judiciary Luncheon on Wednesday, December 14th. At the event centered around recognizing excellence in the local legal community, several deserving individuals and firms were presented with awards, including the James Keith Public Service Award, The Hon. Arnold B. Kassabian Award, and numerous *pro bono* awards.

The Hon. Teena D. Grodner (Ret.) received the Hon. Arnold B. Kassabian Award, presented to her by her nominator, The Hon. Janine M. Saxe. Throughout her career as a judge for 18 years and an attorney for 19 years, Judge Grodner has dedicated herself to promoting the rule of law and serving the needs of the citizens of Fairfax County, and has made extraordinary contributions to the Fairfax County Juvenile and Domestic Relations District Court. She has always been an exceptional leader and fully committed to improving the lives of children and families throughout the Commonwealth.

continued on page 4

Outstanding Pro Bono Efforts Recognized



L - R: Laurie E. Forbes, Esq.; Gertrude Ngamga Kamtchoum; Bruce A. Levine, Esq.; Christopher B. Holley, Esq.; and Kristin A. Zech, Esq.

Numerous *pro bono* awards were presented at this year's Annual State of the Judiciary Luncheon. Congratulations to all award recipients for your invaluable contributions to the local community.

James Keith Public Service Award

Laurie E. Forbes, Esq., Law Office of Laurie Forbes, LLC

Laurie E. Forbes was presented with the James Keith Public Service Award for her long-standing *pro bono* and community service contributions. Ms. Forbes has represented scores of *pro bono* clients in custody, support, protective order, and uncontested divorce matters over the past two decades. She has been an active member of the Fairfax Bar Association, chairing the Community Outreach Committee and helping to lead the Family Law Section. In addition, Ms. Forbes has volunteered in other numerous varied capacities including leading court tours for students, working with the Fairfax Circuit Court's motions conciliation program, providing advice through a *pro bono* family law hotline, and mentoring families through her church. She was honored for these, as well as other activities, in the tradition of James Keith, who served as a model for public service.

continued on page 7

President's Column

By Richard A. Gray, Esq.

SPOTLIGHT ON WHAT'S GOING ON IN AND AROUND THE COURTHOUSE



On December 8th, I attended the Fairfax Juvenile and Domestic Relations District Court Committee meeting co-chaired by Razan Jamil Fayez and Thomas Mims Velarde. If you practice at all before the Juvenile and Domestic Relations District Court you need to know what the J&DR committee is doing on your behalf. At the December meeting, in addition to the committee members present, Chief Judge Sotelo, Judge Carr, Judge Daniels, and Judge Clayton were in attendance. An active discussion was held regarding the court's docket, scheduling of cases, and several initiatives that the Court is considering to streamline its docket and to advance the process of access to justice for the public. The Court considered, but has tabled at least for now, the idea of limiting contested hearings to a defined duration as many of the surrounding jurisdictions already do. Our Court expressed grave concern about balancing the need for prompt and speedy resolution of family matters with the right of each litigant appearing in our courts to have a full and fair hearing. Crushing docket congestion, however, is forcing the Court to consider imposing time limitations for the first time in memory.

Judge Carr advised the Committee that as a direct result of the Court having seven judges rather than eight as authorized by statute, if a party filed a civil petition regarding custody, visitation, or child support as of that date, the Court Clerk's office would not be able to docket the petition for a ten-minute status hearing until mid-February for the majority of the seven judges. The first available dates for a full, one-day hearing (which is set at the status hearing) are in mid-August and early September for the majority of the seven judges. As of the date this article is going to publication, the likelihood is that the first available date would now be pushed back to sometime in October or November. It is of great concern to all of the judges and the committee, and it should be of the membership, that resolution of the families' basic need for orders of custody, visitation, and support cannot be met in a timely manner.

Of note as well is that J&DR District Court Judge Clayton, independently of the work of the J&DR Committee, recently met on November 4, 2016 as a member of the Virginia Supreme Court Judicial Needs Assessment Advisory Committee to oversee an update to the 2013 statewide Weighted Caseload Study. This is important to our membership because the results of the statewide survey, when completed next year, will determine the final number of judges authorized and ultimately funded in each judicial district by the General Assembly. The Committee, selected by the Chief Justice, is comprised of five judges from each level of court, plus one clerk from each level. The statewide study will begin on March 20, 2017 and run through April 28, 2017 to determine on a statistical basis the judicial needs in each judicial district. More factors are to be considered in this new survey than in the past, in addition to the existing weighted caseload formula (Case Filings x Case Weights/Judge's Time spent on each matter). What is new in the upcoming study is that it will include data on the use of interpreters, population changes statewide, and the impact of *pro se* litigants on processing cases through the court. The next meeting of the Advisory Committee will be June 14, 2017 with a final meeting of the Committee set for September 8, 2017 to review the results from the March survey. The final report is due to the General Assembly by November 17, 2017.

To put this issue in perspective, the General Assembly is filling unfunded seats statewide based upon need as established by the 2013 statewide study. The Fairfax Courts and the FBA have argued that the 2013 study was deficient in not considering some of the above factors, particularly the interpreter impact on the time it takes for a case to be processed, especially in the J&DR District Court. Based on the 2013 study, however, authorized but previously unfunded seats filled in the last session of the General Assembly ahead of Fairfax relied on the study's statistical analysis that showed, for example, Fairfax's Circuit Court's need at 14.5 judges (which authorizes 15).

continued on page 6

FAIRFAX BAR JOURNAL

Official Newsletter of the
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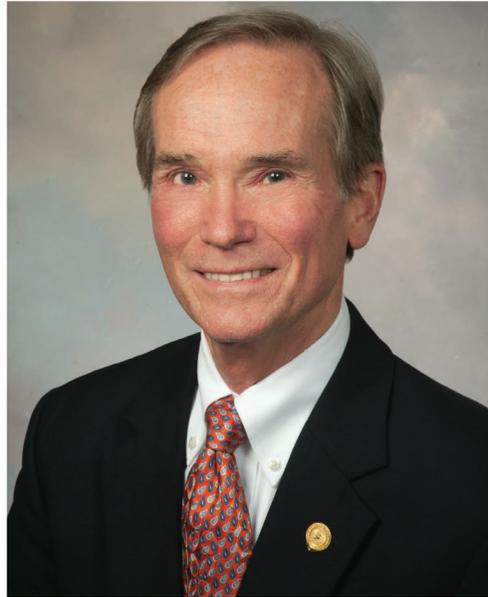
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David P. Bobzien, Esq.

Former Fairfax County Attorney

David P. Bobzien, Esq. recently retired after twenty-three years of service as the County Attorney for Fairfax. Prior to his appointment as County Attorney, David served for thirteen years as an Assistant Counsel in the Office of Professional Responsibility of the U.S. Department of Justice. David is a Past President of the Virginia State Bar, the Local Government Attorneys of Virginia, the Virginia Law Foundation, and the Fairfax Law Foundation. He currently serves as a Virginia State Bar Delegate to the American Bar Association's House of Delegates and as Chairman of the Virginia CLE committee of the Virginia Law Foundation. David now brings this distinct record of service and accomplishment to The McCammon Group to serve the mediation, arbitration, judge pro tempore, and special master needs of lawyers and litigants throughout the Commonwealth and beyond.

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State of the Judiciary Luncheon

continued from page 1

In addition to the award presentations, attendees heard from keynote speakers including Hon. Bruce D. White, Chief Judge, Fairfax Circuit Court; Hon. Michael J. Cassidy, Chief Judge, Fairfax General District Court; and Hon. Thomas P. Sotelo, Chief Judge, Juvenile and Domestic Relations District Court.

To complete the afternoon, Hon. Robert W. Wooldridge, Jr. (Ret.) offered remarks and presented the portrait of Hon. R. Terrence Ney to a moved audience and his appreciative family. Judge Wooldridge shared fond memories from the 35+ years he spent as both a close colleague and friend of Judge Ney, remembering how he excelled as an attorney and on the bench, always with poise and professionalism. There is no doubt that Judge Ney lived a full life and will continue to be remembered for his passion, loyalty, and remarkable talents in and out of the courtroom.

A special thank you to the event's Silver Sponsor, Offit Kurman P.C., and all who attended. It was an outstanding way to bring 2016 to a close. ■



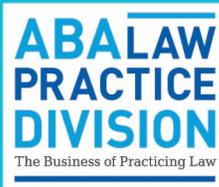
*L-R: M. Michael Bradshaw, Esq.; M. Melissa Glassman, Esq.;
Hon. Robert W. Wooldridge, Jr.; Ursula Ney;
Anja Schattschneider; Thomas L. Appler, Esq.;
and Nancy Appler.*

STATE OF THE JUDICIARY LUNCHEON 2016

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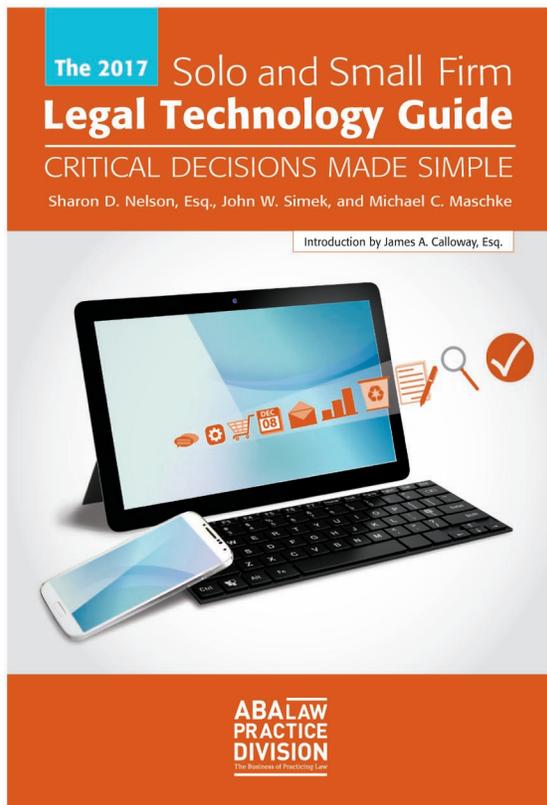
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by Sharon D. Nelson, Esq., John W. Simek, and Michael C. Maschke
Introduction by James A. Calloway, Esq.



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Through a variety of legal roles in and out of Fairfax County over the past 26 years, Misti Mukherjee has always considered the Fairfax Bar Association to be her legal community. When she first joined the FBA in 1991, as an associate for Hunton & Williams, LLP, she immediately observed how “civil and inclusive” this community was, even as the legal environment in the DC Metro area was growing and changing. Though “it went from a small community to a large community, the FBA always stayed true to its roots,” she says. To her, its defining characteristics are “camaraderie, nobility, and truth,” making it a “rare vestige of Virginia history.”

When Ms. Mukherjee joined Odin, Feldman & Pittleman, P.C. in 1997, she remained involved in the FBA and was introduced to the Fairfax Law Foundation by one of its founders, Jimmy Pittleman. Mr. Pittleman was an inspiring role model to Ms. Mukherjee, representing the core values of servant leadership. While at OFP, Ms. Mukherjee participated in the firm’s 100% participation rate of giving to the First Hour Campaign. Later, while working as a partner at Jackson Lewis PC and volunteering with Northern Virginia Family Service, Ms. Mukherjee accepted the 2013 Golden Gavel Award.

When Ms. Mukherjee was offered the opportunity to make the Foundation a philanthropic priority, Ms. Mukherjee did not hesitate to support the mission of an organization that represents and stewards the values of the Fairfax Bar Association. She became one of the Foundation’s first Fellows in 2015.

Now Executive Vice President and General Counsel for Towne Park, whose more than 13,000 employees provide hospitality services to 750 nationwide locations ranging from hotels and resorts to healthcare campuses and medical centers, Ms. Mukherjee has continued her financial commitment to the Foundation, an organization that she describes as the “soul of the local legal community.”

The Fairfax Law Foundation provides legal assistance to the indigent and those with special needs and promotes access to, and improvements in, the justice system, through generous volunteers and donors. To volunteer or donate, contact the FLF at 703-246-2740 or fba@fairfaxbar.org. ■

Still on the issue of judicial funding, five other members of the Fairfax Bar Association and I appeared on January 7, 2017 at the Public Hearing for the Fairfax Delegation to the General Assembly held at the Fairfax Government Center to advocate again for full funding of our authorized, but still unfunded, seats in each of our three courts in Fairfax County. I addressed the Delegation in my capacity as President of the FBA by urging the Delegation to do all in its power to accomplish full funding of our judgeships. Elanna Weinstein, Chairperson of the FBA Legislative Committee, spoke on behalf of the Circuit Court; Joseph Dailey, former Chair of the Juvenile and Domestic Relations District Court Committee, spoke on behalf of the Juvenile Court; and David Hirsch, a member of the General District Court Committee, spoke on behalf of the General District Court. Katherine Stott, Co-Vice Chair of the Circuit Court Committee and Fairfax Deputy Commonwealth Attorney, was present and was introduced to the Delegation as an additional advocate for fully funding and filling the 15th seat on the Circuit Court, noting for example, that the absence of a 15th Judge delays processing of the criminal felony docket. All of our efforts were coordinated by the hard work of Aaron Christoff, a member of the Circuit Court Committee and the FBA Board of Directors, who took care of all of the arrangements with the Fairfax Board of Supervisors in registering each speaker and making sure that we were properly slotted to speak together as a unified voice of the FBA on behalf of the Fairfax County Courts. I know the Delegation was listening and that it is committed to doing everything in its power to get our courts back to full strength. I will keep the membership informed as things develop on judicial funding.

As we move forward in the current year, I hope you will consider attending the Bench Bar Dinner dance scheduled for March 4th at the Fairview Park Marriott. The theme this year is Royal Masquerade. You can “come as you are” or incognito. If you attended the Virginia State Bar Convention last June you will have already heard our dance band *Rare Mixx*. They will get you up, out of your seats, and dancing. A wonderful evening is planned and I hope to see you there. ■



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Outstanding *Pro Bono* Efforts Recognized

continued from page 1

Pro Bono Law Firm of the Year

Holley & Levine, P.C.

This year's *Pro Bono* Law Firm of the Year award was presented by Judge Ortiz to Holley & Levine, P.C., recognizing the efforts of the named partners, Christopher Holley and Bruce Levine, both of whom have been involved in *pro bono* programs including Wills on Wheels, Neighborhood Outreach Program, and the Housing Panel. They also have a history of public service, including acting as courthouse tour guides and participating in mock trials for elementary school children. Mr. Levine, as a special project, provides *pro bono* services to struggling artists and writers entering the comic book industry.

Pro Bono Lawyer of the Year

Kristin Zech, Esq., BrigliaHundley, P.C.

The winner of this year's *Pro Bono* Lawyer of the Year award was Kristin Zech of BrigliaHundley, P.C. In addition to her other work, Ms. Zech was recognized for her devotion to helping poverty clients through the Southgate Center, one of the sites for the Neighborhood Outreach Program of the Northern Virginia *Pro Bono* Law Center. Ms. Zech regularly provides *pro bono* immigration information to clients, a specialized area outside of the domain of the other lawyers. Only with her input are the clients there able to access immigration information immediately, often with follow-up advice, a much-needed service. She also accepts *pro bono* immigration matters from other agencies.

Pro Bono Paralegal of the Year

Gertrude Ngamga Kamtchoum

Gertrude Ngamga Kamtchoum was presented with the *Pro Bono* Paralegal of the Year award. After beginning her volunteer work through the Neighborhood Outreach Program of the Northern Virginia *Pro Bono* Law Center, she began to realize how large the need was for free legal services in her community and how fulfilling it was for her to be part of the helping process. She then decided to become much more involved and joined other *pro bono* organizations, including a faith-based legal clinic and Hogar Immigrant Services. Since then, in addition to helping low-income individuals and families in filling out their immigration forms, Ms. Kamtchoum has, on behalf of the attorneys, performed legal research in the area of domestic relations, housing, and immigration. As soon as she is admitted as an attorney, she intends to continue committing hours of free legal assistance, especially in the area of immigration. ■



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ALTERNATIVE DISPUTE RESOLUTION SECTION UPDATE

July 2016 – January 2017

By Tiziana Ventimiglia, Esq.

The Alternative Dispute Resolution Section of the Fairfax Bar Association meets regularly on the third Wednesday of every month. Tiziana Ventimiglia, Esq. of Hartsog & Morgan, PLLC currently serves as Section Chair and Patricia Anderson, Esq. of Mediate Fairfax, LLC currently serves as Section Co-Chair. So far, we have been very fortunate and have enjoyed a plethora of great guest speakers. Here is a recap of the year and the announcement for our January guest speaker.

July 2016 - James Q. Pope, Esq. Mr. Pope discussed "Mediation in Northern Virginia." Mr. Pope is a member of the Virginia State Bar, a Supreme Court of Virginia-certified mentor mediator, and a consultant in conflict management and other subjects related to workplace conflict, employee relations, civil disputes, child support and divorce, and special education. Mr. Pope is currently an Adjunct Professor of Mediation and Arbitration at the Catholic University Columbus School of Law and an Adjunct Professor of Mediation at George Mason University School of Law, and has been a guest lecturer at George Washington University School of Law, Georgetown University School of Law, and Howard University School of Law. Mr. Pope conducted US Department of State-sponsored mediation trainings for the governments of Israel and Palestine, and mediated and conducted conflict management, mediation, and negotiation trainings for numerous public and private agencies and organizations, including the US Postal Service, the USDA, the Department of the Navy, NOAA, NASA, NEA, FAA, US Air Force, US Forest Service, the World Bank, the Equal Employment Opportunity Commission, Arkansas Supreme Court, IRS, DEA, National Archives, Virginia Supreme Court, Virginia Mediation Network, and Northern Virginia Mediation Service. Mr. Pope currently serves as an administrative hearing officer for the Virginia Supreme Court, in which capacity he reviews and rules upon state employee grievances related to terminations and disciplinary actions. Mr. Pope is a former member of the Executive Board of the District of Columbia chapter of the Association for Conflict Resolution (formerly the Society of Professionals in Dispute Resolution – DC SPIDR). Mr. Pope holds a Doctorate of Jurisprudence (JD) from George Washington University Law School, a Master's degree in Social Work from Virginia Commonwealth University, and a Bachelor of Arts degree from University of Virginia.

September 2016 - Tracey Pilkerton Cairnie, PCC. She addressed our membership and introduced "The Art of Asking Better Questions." She focused on strategies and methodologies that allow mediators, facilitators, and others practicing in the ADR field to ask effective questions to litigants and/or participants that will, in turn, lead to mutually agreeable solutions to their conflicts. Ms. Pilkerton received her Master of Science degree in Conflict Analysis and Resolution from George Mason University. She is a court-certified mediator and mentor for the Commonwealth of Virginia for general, circuit, and juvenile and domestic matters. She also holds a Bachelor of Science degree in Public Administration, and certificates in Facilitation, Restorative Justice, and Public Participation. She holds a certificate in Executive Leadership Coaching from Georgetown University. Tracey is an adjunct-professor at George Mason University, teaching mediation and communication processes. In addition, she provides specialized training in the areas of dispute resolution, conflict management, coaching, team-building, communication, and relationship awareness. She brings over twenty years of experience working with local, state, and federal agencies, profit and non-profit organizations.

October 2016 – Jennifer Ann Haberlin Fulmer. Ms. Fulmer is the *pro bono* managing attorney with Legal Services of Northern Virginia. Ms. Fulmer previously clerked for the Hon. David F. Pugh in Newport News Circuit Court. She is currently on the board of the VSB's Young Lawyers Conference, a member of the Access to Justice Pro Bono Consortium and a committee member of the VSB's Access to Justice Committee. She graduated from George Mason University School of Law and received her undergraduate degree from the College of William and Mary. Ms. Fulmer discussed the "Unfilled Needs of LSNV," focusing on much needed assistance with custody, support, and visitation cases and preparation of PSAs for family cases that are not fully agreed upon, with only a few issues remaining to be mediated.

November 2016 - Lawrie S. Parker. Ms. Parker has been involved in ADR in Virginia since 1989. She is the Founder and Executive Director of Piedmont Dispute Resolution Center; a current member of the Supreme Court of Virginia Dispute Resolution Advisory Council, including Complaint Panel and Ethics Committee; and a founder and Board member of the Restorative Justice Association of Virginia. Ms. Parker discussed "The Future Landscape of ADR."

January 2017 - 2017 promises to be a year filled with entertaining and engaging meetings. We kicked off the year with Craig B. Young. He addressed our membership and discussed the topic of "Mediation in Different Courts – A Quick Review of Mediation Procedures in Local, State, and Federal Courts." Mr. Young is a partner of Kutak Rock LLP, a national law firm of more than 500 lawyers with offices from coast to coast. Mr. Young focuses his practice on creditors' rights in bankruptcy, bankruptcy litigation, commercial transactions and commercial litigation in both state and federal courts. His experience includes sales and secured transactions under the Uniform Commercial Code, creditors' rights in bankruptcy, and civil litigation. In addition to his active practice, Mr. Young has served as an Adjunct Professor of Law at the Antonin Scalia Law School at George Mason University since 1999 where he regularly teaches courses in Bankruptcy Law and Chapter 11 Reorganization. He also teaches continuing legal education courses on the relationship of bankruptcy to other areas of law. Mr. Young is a conciliator through the Fairfax Bar Association for the Fairfax Circuit Court and is the Supervisor of the Northern Virginia Bankruptcy Assistance Clinic. ■



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Questions? Contact Arlene Beckerman at 703-246-3779 or abeckerman@fairfaxbar.org.

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8:00 PM - Dinner Followed by Dancing

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TUESDAY, MARCH 14, 2017

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4:30 - 6:30 PM

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\$50 FBA Young Lawyers Section Members

FRIDAY, MARCH 17, 2017

INVESTITURE OF HON. RICHARD E. GARDINER

4:00 - 7:00 PM

Fairfax County Courthouse - Courtroom 5J

Reception Immediately following

TUESDAY, MARCH 21, 2017

GOVERNMENTAL IMMUNITY CLE

5:00 - 7:00 PM

2.0 MCLE Credits (Pending)

Fairfax County Courthouse - 4th Floor Jury Assembly Room

\$70 FBA Attorney Members

\$50 FBA Young Lawyers Section Members

SUNDAY, APRIL 23, 2017

8TH ANNUAL HEROES VS. VILLAINS 5K AND KIDS' FUN RUN

8:30 AM - Kids' Fun Run

9:00 AM - 5K Start

Fairfax Corner

4100 Monument Corner Drive, Fairfax, VA 22030

\$30 per person/\$15 per child

Register by March 26th for discounted pricing!

Sponsorships are available! Contact Lauren Portillo at

703-246-2734 or lportillo@fairfaxbar.org.

WEDNESDAY, APRIL 26, 2017

TECHNOLOGY IN FAIRFAX COURTROOMS:

COME KICK OUR TIRES! CLE

5:00 PM - 7:00 PM

2.0 MCLE Credits (Approved)

Fairfax County Courthouse - Courtroom 5J

\$100 FBA Attorney Members

\$130 Attorney Non-Members

Space is very limited, so sign up quickly!

MONDAY, MAY 15, 2017

17TH ANNUAL SPRING GOLF TOURNAMENT

11:30 AM - Registration

12:00 PM - Putting Contest

1:00 PM - Shotgun Start

Westfields Golf Club

13940 Balmoral Greens Ave., Clifton, VA 20124

\$175.00 Per Person

(Includes: Greens Fee, Cart, Lunch at the Grill, Buffet Dinner, and Prizes). Sign up by March 10, 2017 to qualify for additional raffle drawings!

NEW MEMBERS

DECEMBER

Jennifer Barnes

Vance LeBourgeois

Bridgett Corridon

Brittany Johnson

Eun Chan Kim

Noah Klein

Carly N. Mee

Charles J. Nucciarone

Kathleen W. Osborn

Thomas A. Pettit

Patrick B. Piccolo

James Rice

Sara Rowley

Melissa H. Ryan

Mary S. Soliman

Colleen C. Sweeney

Kiara Swinton

Emma Tamonte

Robert M. Trumble

Rami Zahr

JANUARY

Alexandra Z. Bedell

Nikki Blackwell

Emily Blake

Anthony Burger

Anne M. Convy

Gaganpreet Kaur

Corie A. O'Rourke

Tawnya M. Yetter

OFFICE SPACE

FAIRFAX COURTHOUSE OFFICE SHARE—Office space directly across the street from the front door of the main courthouse. Equity Building at 4085 Chain Bridge Road. Available immediately. Ideal for solo professional practice or as a satellite office for larger practice for courthouse convenience, etc. Private 4th floor windowed office (15x11) overlooking the courthouse. Second windowed office also available if more space needed (for add'l rental). \$695 per month (all utilities and free parking included.). Contact Mike Cranston at 703-218-9818.

TYSONS CORNER OFFICE SPACE—Spacious, windowed 1st Floor office one block from Route 7, in luxury Tysons Corner office building with gym, use of the lobby, conference room, and fully equipped kitchen; utilities included; free parking for clients; free shuttle to Metro; ideal for solo professional practice or as a satellite office. If interested, contact Melissa at 703-891-2200.

RECAP TOYS FOR TOTS

This holiday season, the Young Lawyer Section of the Fairfax Bar Association continued their commitment to giving back by sponsoring and hosting a holiday toy drive for the local chapter of Toys for Tots. Toys for Tots is a program run by the United States Marine Corps Reserve which distributes toys to children whose parents cannot afford to buy them gifts for Christmas. This year, the YLS toy drive, with the support of our generous FBA members, collected dozens of new, unused toys for this very worthwhile cause.

Thank you very much to all who donated this holiday season!



Have an interesting topic, informational update, or legislative change worth writing about in a future Journal article? Contact us with questions or send submissions for the editor's approval to Hilary Pickle, Communications & Marketing Coordinator at hpickle@fairfaxbar.org.



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OFFICES FOR SALE OR LEASE

LOOKING FOR A PRIVATE OFFICE FOR YOURSELF OR YOUR SMALL BUSINESS? Several sizes of private offices & small suites close to FFX Courthouse. Parking is included plus some shared amenities, full service leases, 1-5 yr terms:

- **4015 Chain Bridge Rd.** - Individual offices & small suites avail. Some w/ shared use of waiting area & conf. rm. **LEASE - \$595/mo - \$1,750/mo, Full Service. 1st month rent-free w/2 year min lease!**
- **4101 Chain Bridge Road** - Individual private offices & suites avail. Comes w/shared use of the common area conf. rm. and kit. **LEASE - \$675/mo - \$850/mo, full service, 1 - 5 yr. term.**
- **4103 Chain Bridge Road, Suite 205** - 570 sf suite in elevated bldg. has admin/waiting area, lrg. prvt. office & storage. Newly painted and LL will install new carpet in tenant's choice of color. **LEASE - \$1,125/mo, full service, 2 - 5 yr. term.**
- **4101 Chain Bridge Road** - 1,250 - 2,500 SF custom space ready to be built-out, currently in warm, lit shell condition. LL will provide building standard office build-out w/ Tenant's choice of paint & carpet, 4-yr min. term. **LEASE - \$25 psf, full service.**
- **4103 Chain Bridge Road** - Location! Elevated office building w/plenty parking across from Fairfax Courthouse! Office suites from 1,200 SF - 4,500 SF avail., 3-10 yr. term. New paint, carpet, and standard build-out w/4+ year lease. **LEASE - \$23 PSF, Full Service**
- **10395-A Democracy Lane** - Lovely 2-story office condo building, 4,069 sf! Lay-out features reception and admin areas, 2 conference rooms, 6 private offices, 2 kitchens, communications & supply rooms & 2 BA. Front & rear entrances. Plenty pkgng. **SALE - \$899,000 (\$221 psf) OR Lease - \$18 psf + elec & cln**

- **10621 Jones Street, Unit 201-A** - 950 SF 2nd flr. unit w/efficient layout! Lrg. recep/admin area, prvt. office, lrg. conf. rm. w/built-in bookcases, stor. clst, eat-in kit/break room, BA & util. clst. Plenty free surface parking and uniform exterior signage available. Paint will be touched-up and suite cleaned prior to occupancy. **LEASE - \$1,345/mo + elec, cln, phone & internet.**
- **10623 Jones Street, Unit 101-A** - 950 SF 1st flr. unit will be in move-in ready condition! Floor plan features recep/admin area, 2 prvt. offices, conf. rm. w/glass wall, kitchenette/break room w/French door walk-out to patio and courtyard, BA & util. clst. Plenty free surface parking and uniform exterior signage available. Paint will be touched-up, carpet and suite cleaned prior to occupancy. **LEASE - \$1,345/mo + elec, cln, phone & internet.**
- **10627 Jones Street (at Judicial Dr) Ste 301-A** - Red Maple Ct -Bright 2nd flr corner unit 1,000SF w/recep/waiting area, 2 offices, lrg. conference room, BA, util/ storage & file room. **SALE - \$225,000 (\$225 psf)**
- **10640 Page Avenue, Suite 120** - Location! Directly behind FFX Crths next to post office. Lovely & efficiently designed 2,519 SF corner office suite directly off Lobby: recep/admin areas, 6 prvt. offices, conf. rm, kit., telcom/server closet & supply closet. Move-in ready! Plenty parking. **LEASE - \$21.50 psf, Full Service**
- **4122 Leonard Drive (at Judicial Drive)** - 3,300 SF directly across from FFX Courthouse! Townhouse-style office in Lawyers Row: 8 offices, conf. rm, recep. area, admin areas, 2 BA, kitchen/breakroom & storage closets. Newly painted & owner will replace carpet in tenant's choice of color w/2-yr min. lease. **LEASE - \$3,850/mo (\$14 psf) + util. & cln.**
- **4010 University Drive** - 1st floor suites with lobby & street entrances in elevated office building 1 block from FFX Crths! Total of 2,920 sf divisible to 1,400 sf. Avail. w/30-day notice; 1 - 4 year term. **LEASE - \$23 psf, Full Service.**

Call for more details, more listings, or to schedule a showing:

Jennifer Neel

Questor Realty, Inc.

Office: 703-750-9200 · Cell: 703-639-7758 · www.questorrealty.com

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Fairfax, VA 22030-4009

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MARCH 4, 2017
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sponsorships available  black tie optional