

JOURNAL

Newsletter of the Fairfax Bar Association www.fairfaxbar.org May/June/July 2022



Heroes vs. Villains 5K Race
See Sponsors on page 11



Annual Law Day Weiner Roast
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FBA LEGISLATIVE COMMITTEE REPORT 2022

By Miriam Epstein, Esq., Chair, Legislative Committee

The Legislative Committee meets to discuss, monitor, and promote legislation that may be of interest to FBA members. Most of these issues arise in the Virginia General Assembly. A key function of the Legislative Committee is to monitor and report to the Board of Directors on potentially relevant legislation. The Board then determines whether the FBA should advocate for or against a particular bill. If the FBA wants to advocate for or against a particular piece of legislation, the Committee members may contact other FBA members, delegates, and senators to express our organization's view. As attorneys, we are often able to present unique arguments to elected officials on the possible consequences of a bill.

The FBA focuses on legislation that has the potential to impact the administration of justice, and avoids nonpartisan issues such as taxes, transportation, or health care. This year's legislative session saw several proposed bills of interest, if none where the FBA took a position for or against. Interesting examples from this year's session (several likely to be recurring issues addressed by the General Assembly in the coming years) were:

- HB 614 (similar to SB 474) - Removes the requirement for an indigent defendant in civil actions to post an appeal bond in any civil case appealed from the General District Court. The bill also removes provisions of the Code allowing a plaintiff in an unlawful detainer case that has been appealed to the Circuit Court to request the judge to order a Writ of Eviction immediately upon entry of judgment for possession.
- HB 677 - Requires any notice, summons, order, or other official document of any type that is required to be posted on or at the front door of a courthouse or on a public bulletin board at the courthouse to also be posted on the public government website of the locality served by the court or on the website of the Circuit Court Clerk.
- HB 782 - Permits a plaintiff to nonsuit a claim appealed from a General District Court in a Circuit Court.
- SB 104 - Except for aggravated murder of a law enforcement officer, eliminates all mandatory minimum sentences of confinement from the Code of Virginia.
- SB 143 - Makes various changes to the procedures and jurisdiction of the Court of Appeals of Virginia, including (i) clarifying that an aggrieved party of certain pretrial orders may petition the Court of Appeals for review of such order and that such petitions shall be reviewed by a three-judge panel; (ii) providing that a party to an appeal that requests an extension for a filing deadline in the Court of Appeals must show good cause for the extension to be granted; (iii) clarifying that appeal bonds and security bonds are not required in criminal appeals; (iv) permitting the Court of

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President's Column

By Richard F. Gibbons, Jr., Esq., President, Fairfax Bar Association



LOST TIME IS NEVER FOUND AGAIN

No, this is not an article regarding billable hours. Many lawyers do measure their professional success by the amount of hours we have worked because we are paid for our time. Unlike other professions, lawyers do not build physical structures, create art, or design technology, but we can leave positive tangible results behind us. To achieve those results depends on how you spend your time.

The Fairfax Bar Association's (FBA's) Young Lawyers Section recently hosted a happy hour to allow its members an opportunity to socialize with the Fairfax County Circuit Court judges. There was a good turnout both from the membership and the bench. I also attended, although my older age put me in the minority of the attorneys present. Those younger attorneys are at the start of their legal careers. They are trying to figure out the practice of law, e.g., how to deal with other attorneys, clients, and judges. In their personal lives some of them are single, some are in relationships, and others are raising young children. All of that means they are busy.

As those younger attorneys progress to the next stages of their careers, they will still be busy. I recently attended my 35th law school reunion at William & Mary. My classmates are now in the later stage of their legal careers and they still have a lot to do. With experience, we are more efficient in our practice of law, but we do not have the energy of a 25-year-old attorney who just passed the bar exam. We went through many stages in our careers and each one presented its own challenges, demands, and rewards. You never seem to have enough time.

Which brings me to the man I quoted in the title of this article—Benjamin Franklin. Some of you may have seen the recent PBS series on him or read Walter Isaacson's book, *Benjamin Franklin: An American Life*. Franklin never practiced law, but he seems to have done just about everything else. He was a printer, writer, media mogul who published newspapers in multiple cities (he was doing this three centuries before Mr. Murdoch), humorist, scientist, inventor, politician, diplomat, and of course, a rebel who joined others in putting their lives on the line for American independence.

While carrying out all of these roles, Franklin also made great contributions to his society. He founded the Library Company of Philadelphia, which allowed subscribers to borrow books. It still exists and you can check out its website at www.librarycompany.org. Franklin organized the Union Fire Company to bring order to what had been rather chaotic efforts from Philadelphia's citizens to put out fires. He pushed for police patrols and drafted the law to organize what would become the city police. With The American Philosophical Society, Franklin brought together scientists, mathematicians, and thinkers not just from Pennsylvania but from the other colonies as well. This was one of the many efforts by Franklin to bring the American colonies together not simply as British subjects, but as Americans. Franklin even worked to establish a volunteer Pennsylvania militia to aid in the defense against raiding privateers when most of the British regulars were fighting at the frontiers and not protecting the Delaware River. Franklin organized a lottery to raise money for the militia so it could buy artillery and equipment from New York, thus adding the title of "fundraiser" to his list of achievements. Such tasks are too much for any of us to achieve today, but you do not need to attempt this alone. The FBA provides each of you the structure and guidance to walk in Franklin's footprints. Even at the various phases of our careers, with all of the attendant time demands, we have the ability to do something that will improve the world around us.

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FAIRFAX BAR JOURNAL

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CLOSING OUT THE YEAR

By Natalia C. Wilson, Esq., President, Fairfax Law Foundation

A reminder of the Foundation's work and how you can support us as we Close Out Our 40th Birthday Year!



We kicked off the year with a lofty goal of increasing the number of supporters of the Foundation and to gather everyone together safely to celebrate a milestone—our 40th birthday. We wanted to make sure our birthday was one to remember! We were able to do so in a very special way. We came together in April for our first in-person fundraiser since 2019. Our Heroes vs. Villains 5K Race was record-breaking; we came together safely and had 320 runners and over 70 volunteers. We did not stop there, as one in-person event attempt was not enough. Law Day returned as well. It was an incredible time to come together and was just as successful as the 5K Race. The rain did not stop our shine. We at the Foundation cannot thank Ed Weiner and his firm enough for always shining a light on the work of the Foundation.

This year we accomplished so much as we secured new partnerships, celebrated our past, and set our sights on new goals and initiatives. With our dedicated and devoted board, staff, and committee chairs, we were able to deliver over 3,300 *pro bono* legal hours and served over 1,500 clients throughout Fairfax County, despite the challenges the pandemic presented. The future is brighter and the reach of the Foundation is set to be even bigger in the years ahead because of that hard work. I truly believe Mohammed Ali's assertion that "service to others is the rent you pay for your room here on earth." I want to thank all those who have joined me in supporting the Foundation's *pro bono* and public service efforts this year.

As I close out my year as President, I hope you will allow me to remind everyone of what we do and how you can continue to support the Foundation. What is the Fairfax Law Foundation? The Fairfax Law Foundation is the charitable arm of the Fairfax Bar Association. As a nonprofit organization, the Foundation relies on the financial support of those in our legal community to promote equal access to the justice system and provide law-related education opportunities throughout the Fairfax County community.

What are the funds used for? Your donation will help to support the critical role that the Northern Virginia Pro Bono Law Center, funded by the Foundation, plays in our community. With another year of the pandemic, we had to adapt to the changing environment by adjusting the way we provide services to the increasing number of clients. One big challenge has been that we can no longer meet with large groups of clients all at once and are having to devote more staff time to keep up with the growing number of clients during the pandemic. We do not have the luxury of more hours in a day, but we are trying our best to keep up with the increase in need. The *pro bono* legal services we provide are more important than ever. In addition, your donation will help the Foundation adapt in the ever changing legal environment, in that we hope to explore new initiatives to further our reach in connection with educating our youth about the justice system.

Why should I donate now? The core of the legal profession is the ability to help others in their time of need. This is a critical year. We are closing out our 40th year of service and the needs have never been greater. While there are many well-deserving organizations that are likely seeking your support at this time, please know that a contribution to the Fairfax Law Foundation will further the commitment that we all made as we entered the legal profession—the promotion of everyone's access to justice.

How can I donate to the Foundation? Visit our website www.fairfaxlawfoundation.org to make an online donation, or reach out to me via email at nwilson@ainbanklaw.com with any questions on how to join the Fellows Program (our multi-year giving society).

Can I use the donation to honor someone? Feel free to make your donation in honor of an attorney who has inspired you or made a difference in our community, by placing their name in the memo section of your check, in a note with your donation, or in the "donor comment" section of the online form. Please also let us know if we can highlight your honored colleague on our social media pages:

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I would love to continue the conversation on how we can work together to make sure the next 40 years of the Foundation are just as impactful. Please do not hesitate to reach out to me at nwilson@ainbanklaw.com or visit the Foundation website at www.fairfaxlawfoundation.org. If you have questions or ideas, or suggestions, we encourage you to consider becoming a Fellow. It is a 10-year pledge available to law firms/businesses and individual attorneys. I became a Fellow a few years ago because I believe in the value of justice and importance of the Foundation's role in making sure that the most vulnerable residents in Fairfax County have access to it. You can see all of the Fellows who have also made a commitment by visiting this link: <https://www.fairfaxlawfoundation.org/page/30>. I thank the community supporters, board, and staff, especially Courtne Norris, for leading an amazing team of talented and passionate employees attracting sponsors, and Fellows who have made a commitment to give each year, ensuring the Foundation is here to stay.

You have all helped to make the Foundation's 40th remarkable. I am honored to have served as President during this time. ■

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2022 LAW LIBRARY COMMITTEE

By Ira S. Saul, Esq., Chair

In recent weeks the Fairfax Public Law Library was visited by a paralegal certificate program's students and professor. Their professor shared our collection with the students in an important teaching moment for the paralegal program. When their tutorial was completed, the group spoke with our staff. They expressed their heartfelt thanks that we exist and that Northern Virginia enjoys such an important public resource. They also expressed concern that their options for legal research using both books and online resources are so limited.

The Law Library frequently receives thankful, relieved patrons who tell the same story: with the closure of the George Mason University Law School Library to the public, the Fairfax Public Law Library is the only substantial law library in Northern Virginia open to the public with a staff of superb professional law librarians. While the Arlington County, City of Alexandria, Prince William County, and Loudoun County courthouses provide law libraries, none compares to our Law Library and none is staffed by professional law librarians.

The three Fairfax County courts, serving the largest county population in the Commonwealth, should be supported by the largest law library—and they are. With the large printed collection and both law librarians and attorneys on our staff, we stand apart from the other courthouse law libraries. With what are regrettably dwindling financial resources for the law libraries serving the Northern Virginia cities and counties, the Fairfax Public Law Library remains preeminent.

The Evolving Role of Our Law Library

Our core function is to serve as a legal research resource for the bar and the public. With Internet research tools widely available to attorneys, our importance as a legal resource for the public and *pro se* litigants is reinforced every day. In this regard, the Law Library is a critical component of the Fairfax Law Foundation, the nonprofit charitable arm of the Fairfax Bar Association (FBA). Not a day goes by without a panicked *pro se* litigant coming into the Law Library needing a form or guidance in locating the proper resources to address their issues. While the lawyers on our staff never give legal advice, our resources enable the public and the bar to find the answers. We continue to be a repository of forms for the Circuit Court and support the General District and Juvenile and Domestic Relations District Courts with forms they do not provide in their Clerks' offices. Clerks and judges refer lawyers and *pro se* litigants to the Law Library on a daily basis.

One of the services the Law Library provides to the bar is transmitting difficult-to-locate cases and other legal resources by email. The importance of this remote service was reinforced by the inability or unwillingness of patrons to physically come to the Law Library during the pandemic. Our librarians are here to serve members of the bar, and email transmission of cases and other legal resources has become an important service for FBA members to count on.

The services the Law Library provides to the bar and the public continue to evolve. In addition to our many legal research tools, we provide numerous services to the public, the clerks of the court, court personnel, including interpreters, law defenders, and the judges.

Our computer lab, video teleconferencing equipment, and conference room provide access to justice for all those who we serve. We continue to host joyous occasions for persons who just received marriage licenses from the Public Services Office next to the Law Library to solemnize their vows in our conference room. And our conference room provides a convenient location for commissioner's hearings, interviews, remote hearing participation, and attorney/client meetings.

This past week we added a stand-alone scanner to the services we provide to the bar and the public. While this is a common piece of office equipment in a law office, there is nowhere in the courthouse that the public and members of the bar can scan a document and transmit it to an intended recipient. Frequently someone will come into the Law Library and urgently need to transmit a court order or pleading to someone. While the provision of document scanning services may seem prosaic, the Law Library's decision to provide scanning services created a logistical challenge. Additionally, the Law Library cannot assume responsibility for the safety and security of sensitive documents. We have met these challenges by making the scanner a stand-alone piece of equipment that is not connected to the courthouse network or the Internet, and will permit users to scan their sensitive documents into a thumb drive so they take immediate custody and control of their documents, which they can then privately transmit to the intended recipient.

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*Have a great idea or
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CLE Committee's consideration.*

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JUVENILE AND DOMESTIC RELATIONS DISTRICT COURT

By Ann Thayer, Esq, and Stephanie Smith, Esq., Committee Co-Chairs

The Fairfax J&DR District Court Committee meets the second Thursday of each month at 12:30 PM. We have been meeting virtually since early in 2020 when COVID first disrupted the courts. Starting in the fall of 2022, we are anticipating a hybrid meeting format where members have the option to attend virtually or in-person. We currently have 104 members. Our committee is comprised of members of the Bar who appear regularly for criminal, civil, and family law matters heard in the J&DR Court. Committee members are committed to sharing feedback with the Bench about the Court's operations and procedures, with the goal of helping to improve the public services provided by the J&DR. Court Committee members provide valuable insights and recommendations to the Bench each month and also volunteer their time to serve on subcommittees tasked with updating the *J&DR District Court Manual*, soliciting nominees for the Kassabian Award, and brainstorming ways to address the various challenges observed by both judges and practitioners.

Our monthly meetings are most often attended by current Chief Judge Sotelo, Judge Frieden, Judge Abejuela, Judge Petit, and Judge Cardoce. This committee would not be what it is without the dedicated participation of the judges who preside over cases in this court. The judges always welcome questions or concerns and are quick to get us answers and make changes needed to help maintain access to justice for all who have cases heard on the third floor of the courthouse.

Over the last year, our efforts as co-chairs of the J&DR District Court Committee have been largely devoted to helping the Bench continue to keep everyone informed about procedures and policies as the court had to keep adapting to changes needed due to the COVID-19 pandemic. We also were able to co-moderate a CLE on Trial Advocacy in the J&DR Court on March 30, 2022. Judge Frieden and Judge Abejuela, as well as Amy Jordan from the Public Defender's Office, Jenna Sands from the Commonwealth Attorney's Office, and Carly Anderson of Cooper Ginsberg Gray, PLLC, presented at this CLE and provided great information on how to effectively present both civil and criminal cases in J&DR Court.

In addition, the J&DR Court has continued to hire and train new clerks and implement new processes to help the Clerk's office run smoother under the direction of our new head Clerk of Court, Kristi Smith. We are grateful to have her regularly attend our monthly committee meetings to field questions about the Clerk's office operations. We would like to give out a shout to the Clerk's Office for being able to docket their 4,000+ backlog of cases due to COVID. We know it was no easy task. The court now has same-day docketing, which means you can leave court with a date certain for your hearing. Chief Judge Sotelo has also developed a program to transition over to electronic files to ensure that files are complete and that everything will be accessible to the judges and clerks in the courtroom.

We would like to recognize Judge Carr and those that assisted her in their efforts to bring the Hope Card Program to Fairfax County J&DR Court. Victims of domestic violence who have been granted a Protective Order, can now have a laminated wallet-sized card made that contains all the necessary information found on their Order.

Our committee wanted to extend a welcome and congratulate our two new judges on the Fairfax J&DR Bench. Their investitures were delayed due to COVID, but finally took place in February and April of 2022. In addition to their experience and expertise, Judge Cardoce and Judge VanLowe bring even more diversity to the Fairfax J&DR Bench. We also would like to extend our congratulations to one of our cochairs, Stephanie Smith, as well as Razan Fayez, a long-standing member and former chair of this committee, on being selected to serve as substitute judges.

If you have any questions, ideas, or suggestions to share, we urge all interested FBA members to join the J&DR Committee and attend monthly meetings. For more information, feel free to reach out to either of us ssmith@cgglawyers.com or ann@thayernovalaw.com or to Courtnie Norris cnorris@fairfaxbar.org. ■

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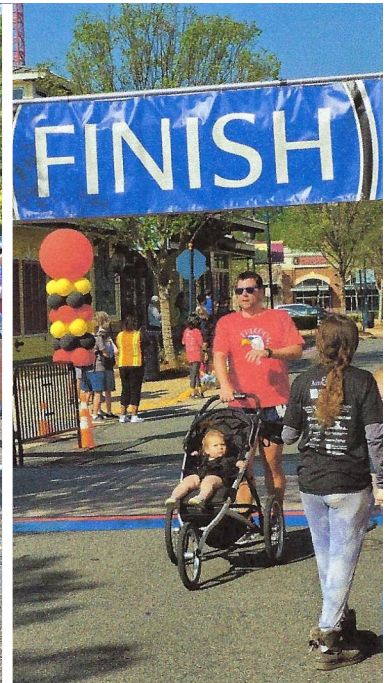
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FBA LEGISLATIVE COMMITTEE REPORT 2022

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Appeals to dispense with oral argument if the parties agree that it is not necessary; and (v) making consistent the grounds for seeking a delayed appeal in a criminal case in the Court of Appeals and the Supreme Court of Virginia. The bill additionally connects the unintentional elimination of reviews of interlocutory decrees or orders involving certain equitable claims from the jurisdiction of the Court of Appeals. The bill contains an emergency clause that is applicable only to this connection.

- SB 208 - Provides that a person in a civil action shall be deemed to have standing if that person has a cognizable interest in the outcome of the matter, which may be represented by the ownership of an affected property interest or the suffering of an injury unique to that individual.

For all the legislative sessions, interested FBA members can access all of the bills online as they are introduced in Richmond and follow their journey through the legislative process at www.legl.state.va.us and click on "Bills & Resolutions." If there are any legislative issues or proposed bills in the future that you believe merit attention, please contact the FBA or the Legislative Committee through miriam@epsteinvalaw.com.

Finally, a special thanks to the members of the Legislative Committee who dedicated their own time and effort in service of the FBA reviewing the proposed bills from this year's session: Nathaniel Baldwin, Karen Leiser, Sam Leven, Bruce Levine, Yahne Miorini, and Alanna Willams. ■

2022 LAW LIBRARY COMMITTEE

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Please Consider Joining the Law Library Committee

The Law Library Committee is privileged to include Bar Association members who have been dedicated to oversight and management of the Law Library for many years. We are one of the few Bar Association committees that operates a business with full-time employees. The services we provide to the bench, bar, and public: the process of managing our funding sources; the challenges of managing our budget; the management of our collection and online resources; and decisions regarding the services we should provide, all require dedicated Law Library Committee members who welcome a commitment to our mission for a number of years. The institutional memory, which is the foundation on which the Committee is built, spans decades.

While the heaviest lifting day-to-day is done by our capable staff (Director Tom Pulver, a graduate law librarian with decades of experience, and Cat Butler and Terry Warkel, both of whom are attorneys), the Law Library Committee is responsible for the long-term decision-making for the Law Library. We welcome new members to our Committee and encourage you to consider being a part of the premier public law library in Northern Virginia. Serving on the Law Library Committee is gratifying and a superb way to serve the public and the bar. ■

NEW MEMBERS

MARCH

Justin B. Berger
Makeda Fenderson
Bryn Karaus
Gina Lenzi
Laura V. Montoya
Charles J. Soschin
Jessica Stackhouse
George H. West

APRIL

Samantha E. Lebling
Natalie Nguyen
Henry J. Urban
Desmond L. Rice

MAY

Viola Foley

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accounting@rcplaw.net

More 5K runners!





Securing The Future

When your client wants to plan the future of their (adult) children with disabilities, these priorities are paramount:

1. Money to make life safer and better
2. Disability benefits to cover essentials
3. Caring professionals to guide and support

The Arc of Northern Virginia Special Needs Trust program helps families meet all three goals.

- As trust manager, we make objective, system-savvy spending decisions.
- Partner KeyBank is trustee, ensuring solid management of trust assets.
- We safeguard disability benefits using deep and current knowledge of the system.

Work with Us

✉ TrustServices@thearcfnova.org

📞 703-208-1119 ext 101

President's Column

continued from page 2

The Fairfax Law Foundation, which is the charitable arm of the FBA, has numerous opportunities for you. The FBA Paralegal Section and the Foundation hold an annual book drive to provide books and journals, along with toiletries and sundries, for young people in residential correctional programs in Fairfax County. Look through your house and donate books. The Northern Virginia Pro Bono Law Center, supported by both the FBA and the Foundation, can supply you the opportunity to represent those who could not normally afford our services in areas such as landlord and tenant disputes, debtor's rights, lemon law, job discrimination, and unpaid wages. There is a "Wills on Wheels" program in which you can help low-income seniors and the disabled by drafting simple wills, durable powers of attorney, and advance medical directives. You can process an uncontested divorce or volunteer time to work on contested family law matters. Even if you have never practiced in these areas of law, the Pro Bono Law Center will provide you training and support. If you do practice in these areas, you can volunteer to provide that training and support to your fellow bar members. You do not have to quit your "day job" or abandon your families to participate. While you may feel that at this point in your life you do not have the time, you will find that you do have the time.

On September 21-24, 2022 the FBA will be having its annual convention in Philadelphia. You can attend the convention, grab some CLE hours, and socialize with colleagues and their families. You can also go see Mr. Franklin's library, over which he had inscribed the motto "To pour forth benefits for the common good is divine." ■

Upcoming Events/CLEs

MONDAY, JUNE 6, 2022

FAIRFAX CIRCUIT COURT: E-FILING TIPS & ETHICAL CONSIDERATIONS CLE

4:00 PM - 5:30 PM

Cisco WebEx

\$30 Per Registrant

Speakers:

Hon. John M. Tran, Fairfax County Circuit Court
Gerarda Culipher, Esq., Clerk's Office,
Fairfax County Circuit Court
James Ward, File & Serve Express

TUESDAY, JUNE 7, 2022

ANNUAL MEETING LUNCHEON

12:00 PM - Registration

12:15 PM - Luncheon

Country Club of Fairfax

5110 Ox Road, Fairfax, VA 22030

\$35 FBA Members/\$40 Non-Members

Register Online

TUESDAY, JUNE 21, 2022

THE UNDERLYING ETHICAL OBLIGATIONS OF ATTORNEY COMMUNICATIONS & REPRESENTATIONS CLE (Webinar)

4:00 PM - 6:00 PM

Via Zoom

\$70 FBA Members/\$100 Non-Members

\$50 FBA YLS Members/\$80 YLS Non-Members

Register Online

FRIDAY, SEPTEMBER 16, 2022

A NIGHT AT THE BALL PARK

Hosted by the Young Lawyers Section

WASHINGTON NATIONALS vs. MIAMI MARLINS

7:05 PM

1500 S. Capitol St. SE, Washington, DC 20003

\$47/Per Person (includes a \$15 food & beverage credit)

SEPTEMBER 21 - 24, 2022

BENCH-BAR CONVENTION IN PHILADELPHIA, PA

The Bellevue Hotel

200 S. Broad St., Philadelphia, PA 19102

More details to follow!

THURSDAY, SEPTEMBER 29, 2022

CRITICAL CONSIDERATIONS FOR WINNING IN MEDIATION CLE

12:00 PM - 2:00 PM

Via Zoom

2.0 CLE Credits (*Pending*)

\$70 FBA Members/\$100 Non-Members

\$50 FBA YLS Members/\$80 Non-Members

Speakers:

Hon. Stanley P. Klein (Ret.)
Hon. Gerald Bruce Lee (Ret.)
Hon. Jane Marum Roush (Ret.)
Hon. Alfred D. Swersky (Ret.)

MONDAY, OCTOBER 17, 2022

11:30 AM - 12:30 PM - Registration

1:00 PM - Shotgun Start

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5110 Ox Road, Fairfax, VA 22030 ■

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3900 University Drive

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Virtual Tour Link of Available Suites: <https://www.loopnet.com/Listing/3975-University-Dr-Fairfax-VA/9311193/>

OFFICES FOR SALE OR LEASE

LOOKING FOR A PRIVATE OFFICE OR SMALL SUITE?

Several sizes of private offices & small suites close to FFX Courthouse. Parking is included plus shared amenities, full service leases, 1 - 5 yr. terms:

- **4015 Chain Bridge Rd.** - Windowed private offices **FOR LEASE:**
 - Suite 32 - \$675/mo, Full Service office on upper level
 - Suite K - \$750/mo, Full Service office on main level w/ shared waiting area & conf. rm.
- **4101 Chain Bridge Rd.** - Windowed prvt. offices w/shared common area conf. rm. & kitchen **FOR LEASE:**
 - Suite 210 - \$900/mo, full service
 - Suite 211 - \$800/mo, full service, Main Floor
 - Suite 214/215 - \$1,425/mo, full service, 2-room office on Main Floor corner

4021 University Drive, 2nd Floor - 2,643 SF space entire 2nd floor of building plus conf. rm. on the 1st flr. Open concept floor plan w/new modular work stations in-place, 5 prvt. offices, conf. rooms on 1st & 2nd. floors, kitchenette w/full-sized fridge, 2 BAs & plenty of storage rooms. Frontage on both University Drive & Sager Avenue w/plenty unassigned surface parking. All existing furniture avail. to convey at tenant's option. Move-in ready!
LEASE - \$4,625/mo (\$21 psf) net of office cleaning only + phone & internet paid by tenant, 2 - 5 yr. lease term.

4103 Chain Bridge Road - Location! Flexible office suite sizes! Elevatored office building w/plenty parking across from Fairfax Courthouse! 3-5 yr. term. LL will provide new paint & carpet w/3 year min lease.

- Suite 102 - 1,779 rsf
- Suite 204 - 1,923 rsf
- Suite 400 - 4,400 rsf

LEASE - \$23 PSF, full service. Additional build-out negot.

10640 Page Avenue - Located next to Post Office on corner of Judicial within walking distance of FFX Courthouse.

- 1st Floor - 2,519 rsf
- 3rd Floor - 1,560 or 3,500 rsf

LEASE - \$23 psf, full service. Owner will provide paint & carpet in tenant's choice w/3-yr. min. lease. Additional build-out negot.

10513 Judicial Drive - Suite 102 - 4,000 SF on 1st floor **OR** Suite 301 - 1,526 SF on 3rd. flr. corner. Elevatored building directly across from Fairfax Courthouse. 1st floor space can be divided into two suites between approx. 1,700 rsf & 2,500 rsf. Great space in a convenient location! Covered parking for tenants! Building-standard turnkey build-out w/5-yr. min. lease.
LEASE - \$25 psf, Full Service, 3 - 10 yr. lease, avail. immed. OR Lease entire 4,000 sf in Suite 102 - \$24 psf, full service

4085 Chain Bridge Road - Great location & visibility! -

- **Lobby Level Suite 101** - 3,150 rsf avail. for office/medical/limited retail use, signage facing Rt. 123, and direct entrances from front and from rear parking deck. Layout includes recep. area, several prvt. offices, conf. rm, large kitchen breakroom, BA, and storage areas.
LEASE - \$6,037.50 (\$23 psf), full service, 2 - 5 yr. lease term. Avail. immed.

10521 Judicial Drive, Unit 305 - 1,540 SF across Judicial Drive from Fairfax Courthouse! Lovely corner suite w/4 windowed offices, large conference room, reception/admin area, eat-in kitchen, and storage/communication closet. **SALE - \$345,000 (\$224 psf) OR LEASE - \$2,182/mo (\$17 psf includes utilities) + cln, phone & internet, 2 - 5 yr. lease term. Already painted and owner will provide new flooring in tenant's choice of color w/3-yr. lease min. Avail. immed.**

10521 Judicial Drive, Unit 100 - 2,842 SF 1st flr. corner office in elevatored building across from FFX Crthse! Floor plan features: recep/wait. area w/built-in recep. desk, lrg. conf. rm, admin. areas, 5 good-sized prvt. offices, kit, BA & lrg. storage rm. Recently renovated - move-in ready! Plenty surface parking avail. **SALE - \$650,000 (\$228.71 psf)**

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

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