



FAIR LAKES

MEDICAL CENTER

A Modern Healthcare Campus in the Heart of Fairfax



A Connected Medical Campus

Rooted in Nature

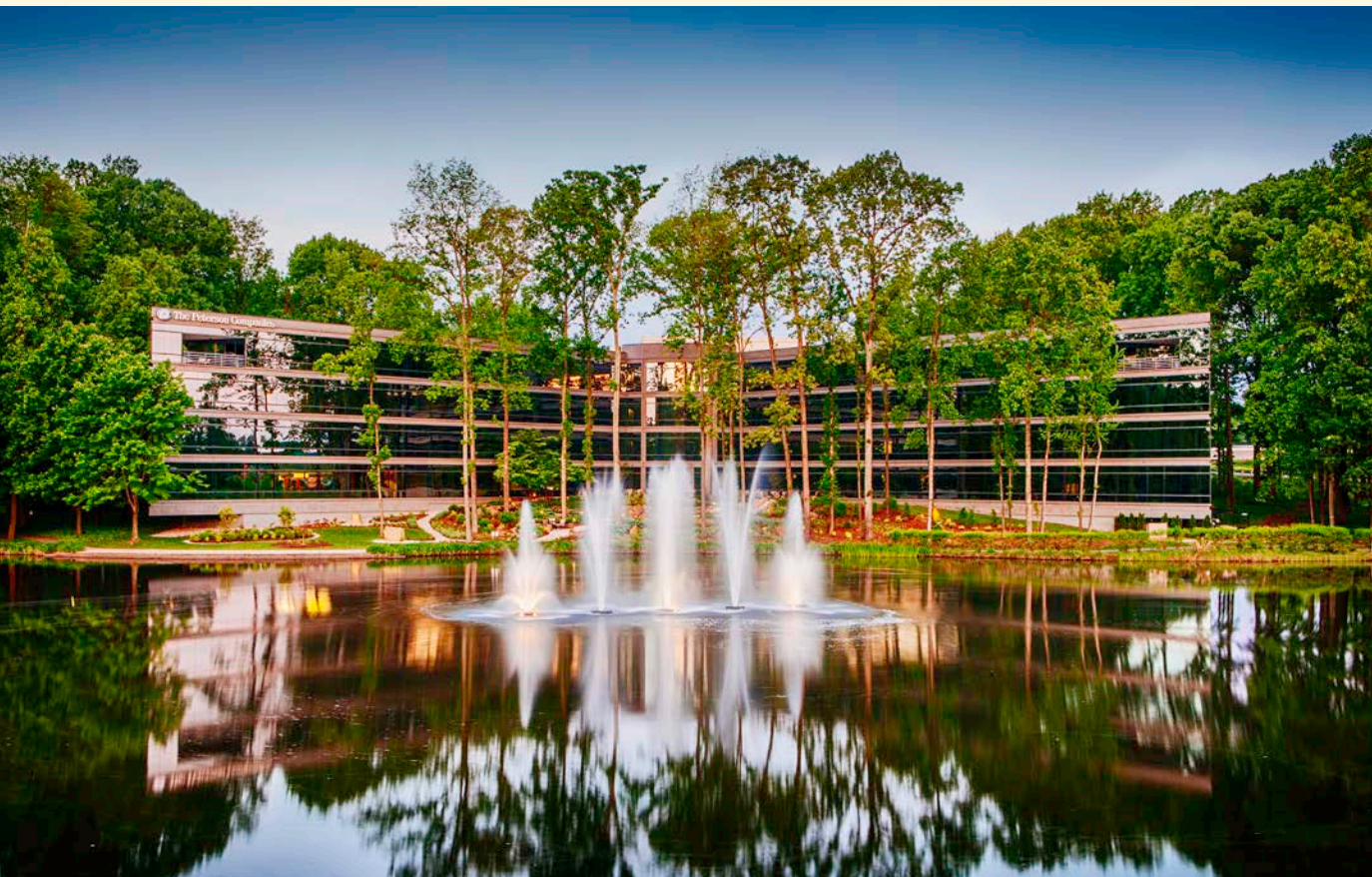
Fair Lakes is transforming into Northern Virginia's premier medical campus. Located at the intersection of I-66, Route 50, and Fairfax County Parkway, the three-building complex combines strategic accessibility with a calming, nature-rich setting. With flexible suite options and patient-first design opportunities, Fair Lakes is ideal for forward-thinking healthcare practices looking to grow in a supportive, amenity-rich environment.



A Premier Medical Community

At the Crossroads of Care

Located at the intersection of I-66, Route 50, and Fairfax County Parkway, Fair Lakes Medical Center offers a strategically connected campus with the infrastructure, flexibility, and wellness-forward design today's healthcare providers need.



3-building campus totaling over 280,000 SF of available space



Part of a thriving, mixed-use destination with retail, dining, and lodging within walking distance



Surrounded by affluent, insured populations across Fairfax, Arlington, and Loudoun counties



Expansive, landscaped site ideal for medical, diagnostic, outpatient, and wellness-focused practices



Strategically positioned less than 30 minutes from major regional anchors:

- Dulles International Airport
- Inova Fairfax Hospital
- George Mason University
- Washington, D.C.

Built for Balance:

Work, Wellness, and Convenience

Designed with patients, providers, and staff in mind, Fair Lakes Medical Center delivers next-generation amenities to support well-being, productivity, and care delivery.



Multiple balconies and lounge areas throughout the campus



Signage opportunities available for medical users



Ample 3.6/1,000 SF parking ratio ideal for patient access and provider flexibility



On-site property management with healthcare-ready infrastructure



7,000 SF fitness center exclusively for tenants



Tech-enabled conference facility for training, seminars, or patient education



Fully furnished outdoor patios for break time or casual consultations



Fair Lakes offers proximity to the region's most qualified healthcare professionals and training institutions, making it easier to staff up, grow your team, and stay competitive.



Join a campus where healthcare specialties work side by side, offering patients the ease of coordinated, same-day care

Less than 10 minutes to George Mason University, a top source for healthcare admin, nursing, and health science grads

Nearby Northern Virginia Community College (NOVA) and other allied health programs

Proximity to top hospitals like Inova Fairfax, Reston Hospital Center, and Virginia Hospital Center

Centrally located for clinicians living across Fairfax, Arlington, Loudoun, and Prince William counties

Surrounded by more than 300,000 residents within a 5-mile radius



A Calming Landscape Designed for Healing

Fair Lakes Medical Center redefines the outpatient experience by blending top-tier medical space with a nature-immersed environment that supports wellness at every touchpoint.

Healthcare Talent Pipeline:



Beautiful, wooded glen setting with lakefront views



Light-filled interiors with floor-to-ceiling glass and garden views



Landscaped walking trails surrounding the campus



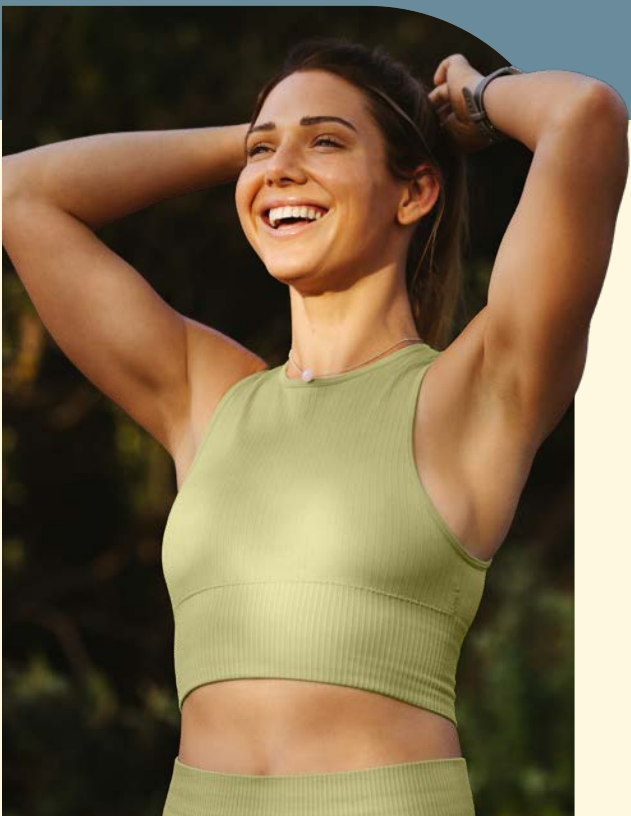
Modern, quiet common areas designed for comfort and calm



Outdoor seating and gathering spaces for recovery, rest, or respite



Ideal for integrative, behavioral health, or wellness-focused tenants



Flexible. Fast.

Healthcare-Ready

Whether you need exam rooms, waiting areas, lab space, or imaging-ready infrastructure, Fair Lakes Medical Center offers the flexibility and speed to bring your vision to life.

- Flexible layouts to support surgical centers, urgent care, or multispecialty clinics
- Expedited build-out process with ownership experienced in medical fit-outs
- Floorplans with abundant window lines and perimeter office options
- Multiple ground-floor suites with patio access for specialty or outpatient use
- High-end finishes and brandable entryways





FAIR LAKES

MEDICAL CENTER

12500 Fair Lakes Circle | Fairfax, VA

- Stories: 4
- Total SF: 130,549 SF
- Parking: 3.6/1,000

-  Lake front views
-  Extensive window line
-  High-end finishes
-  Light-filled 4-story atrium
-  Fitness and conference center
-  Walking distance to area amenities

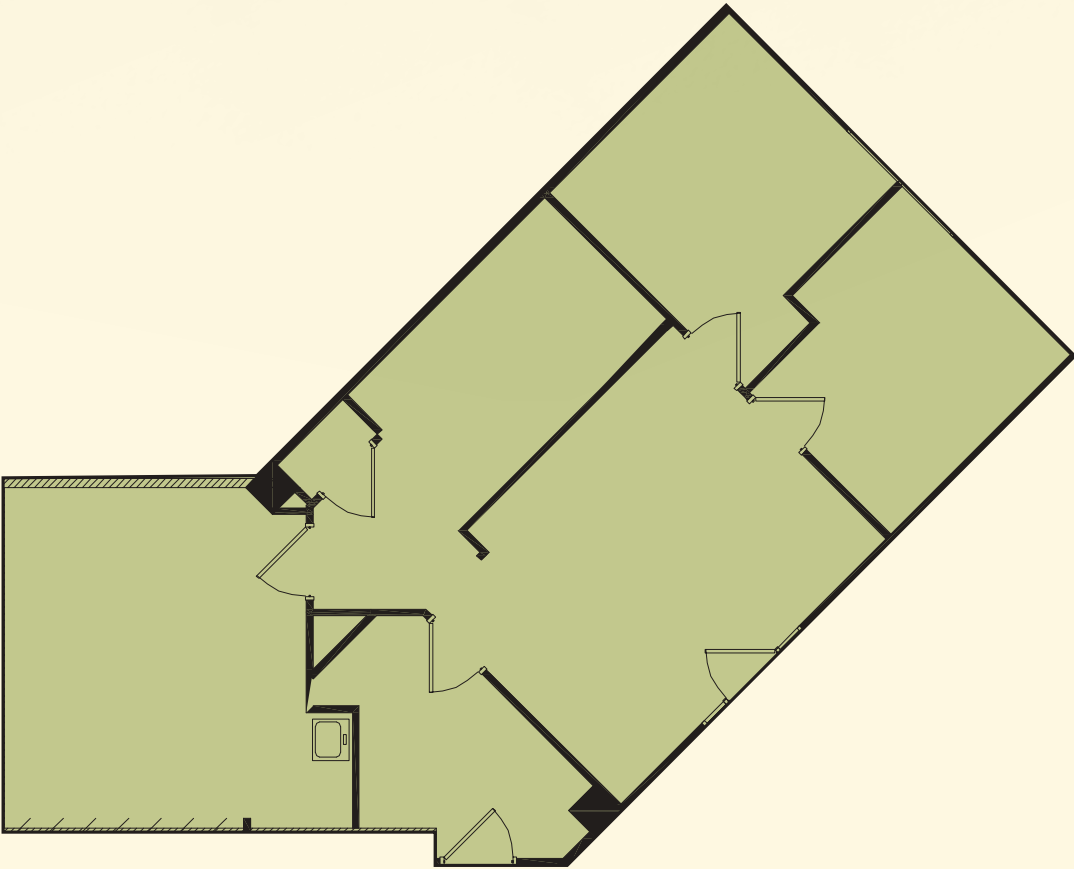


Stacking Plan

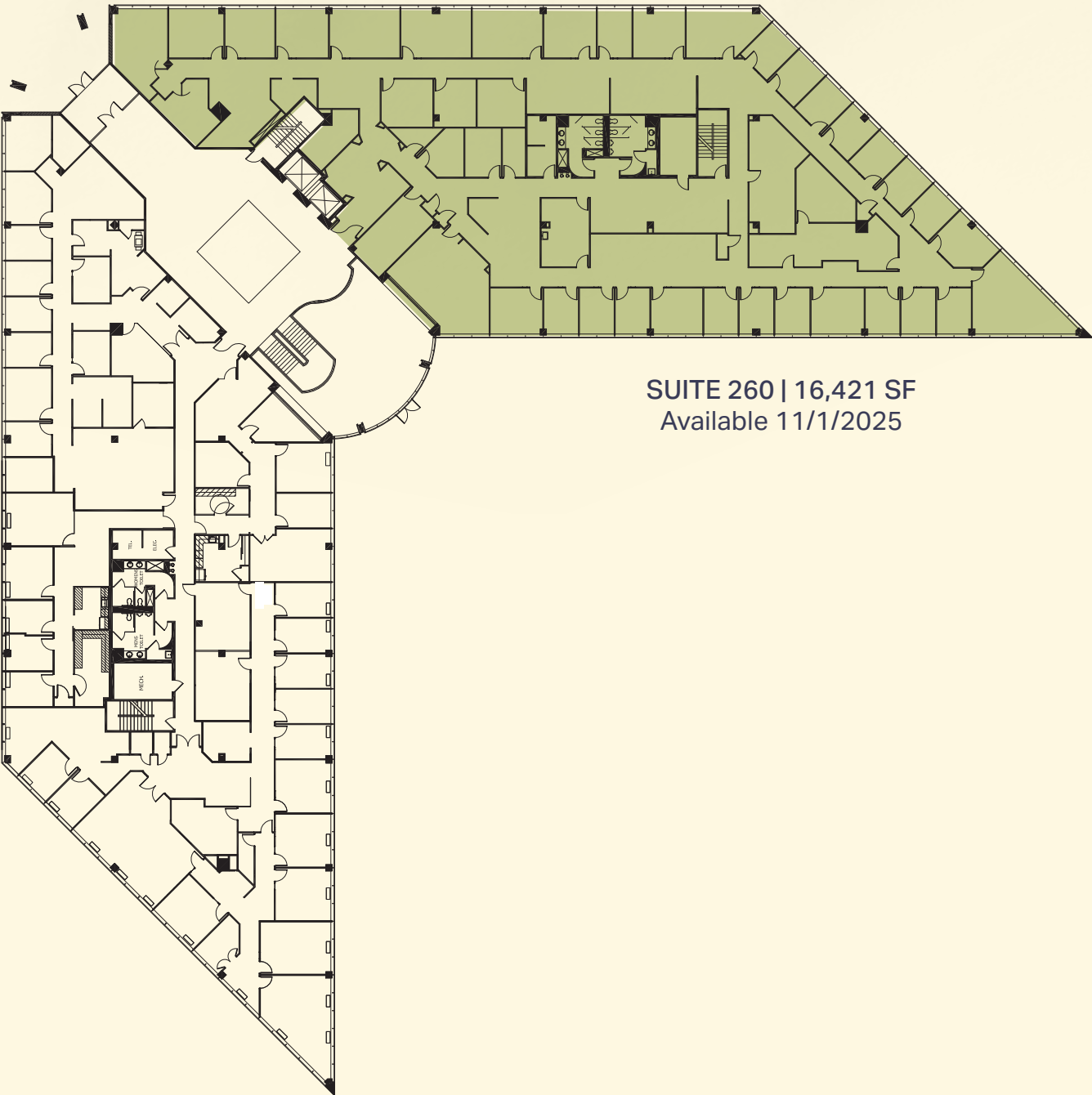
4	Suite 400 34,747 SF			
3	Suite 325 3,346 SF	Suite 350 7,755 SF	Leased	
2	Leased	Leased	Suite 260 16,421 SF	
1	Suite 100 1,126 SF	Fitness Center	Conference Center	Outdoor Patio

Suite 100

1,126 SF

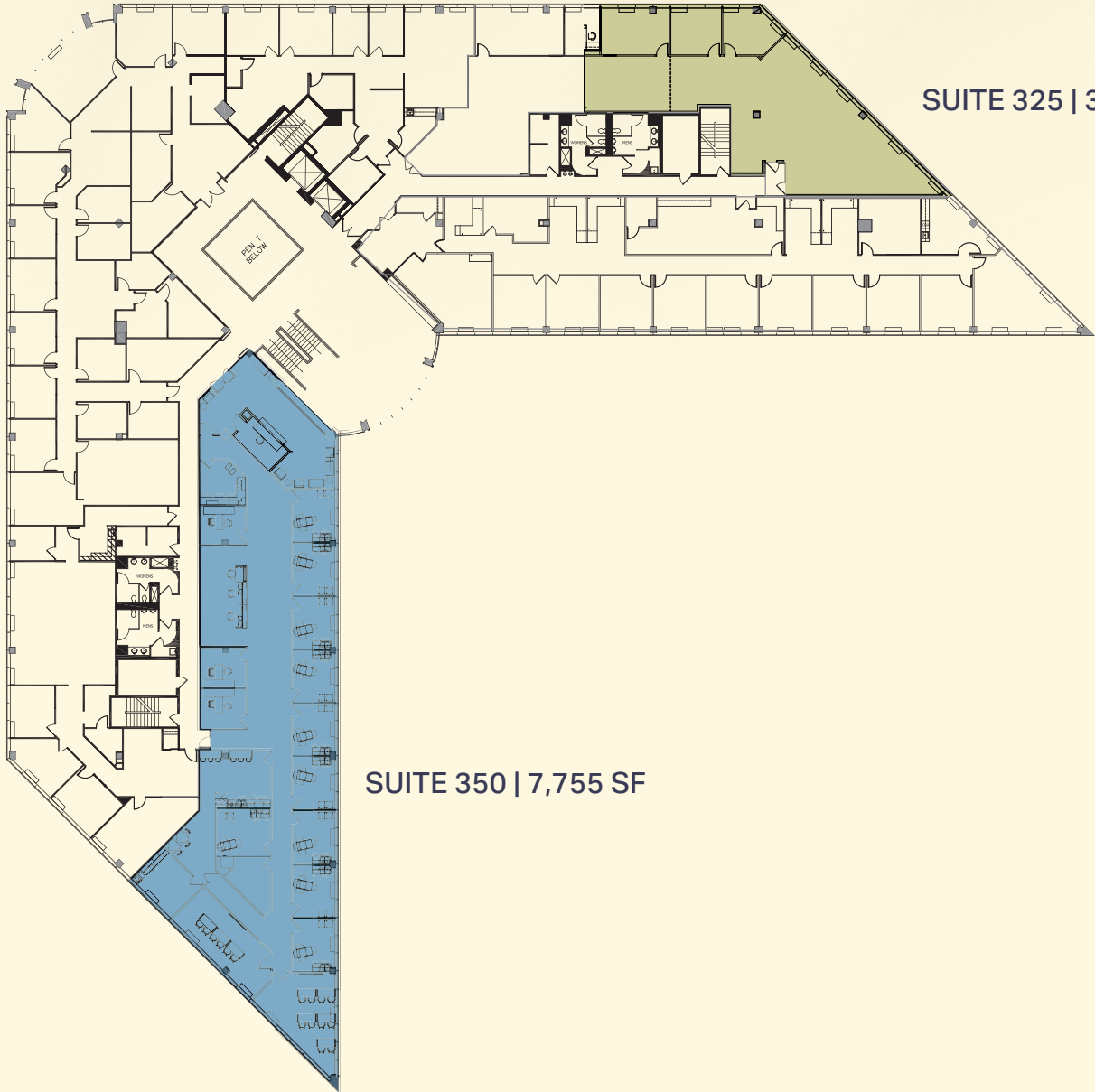


2nd Floor



SUITE 260 | 16,421 SF
Available 11/1/2025

Suite 325 & 350



SUITE 325 | 3,346 SF

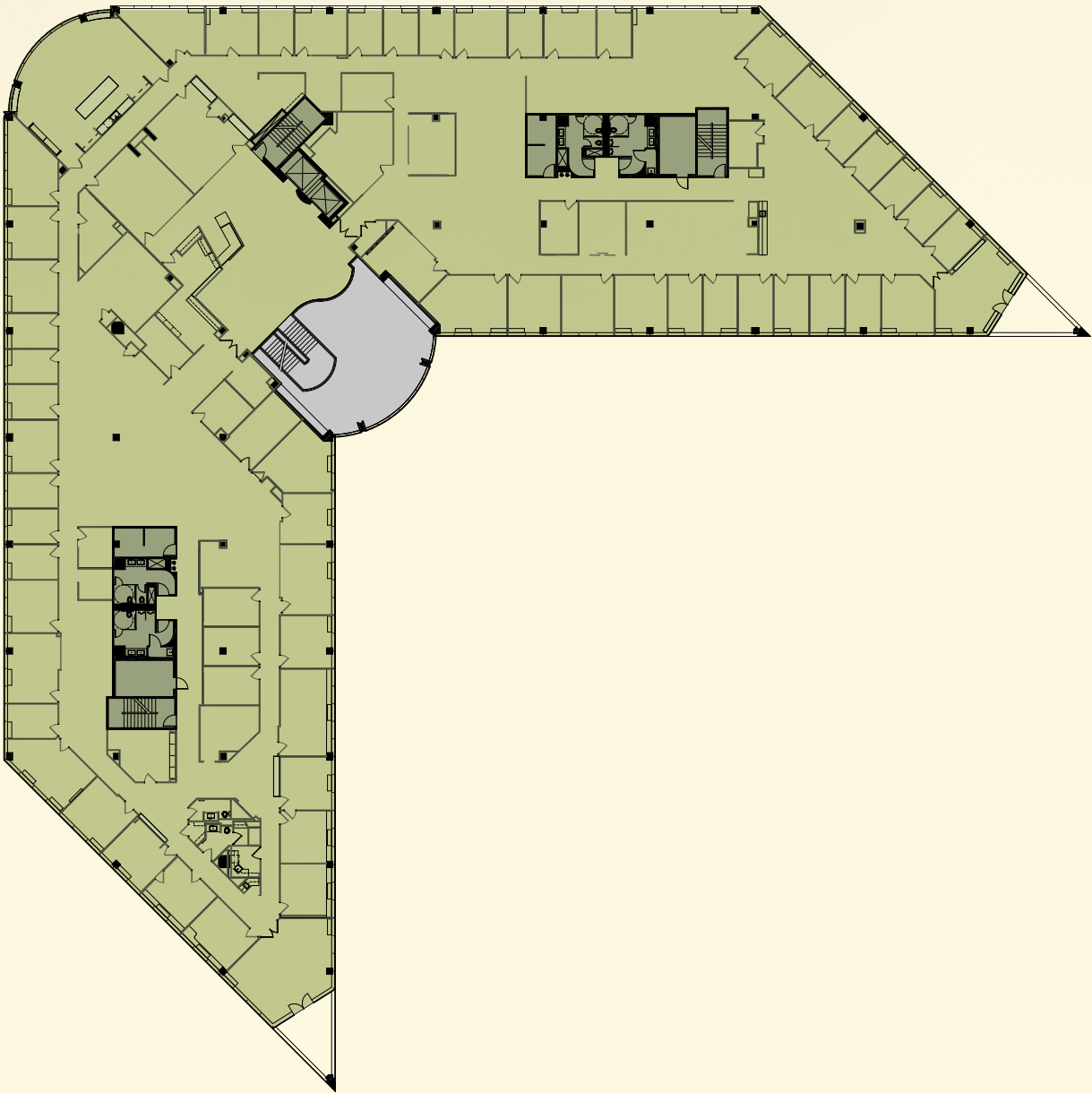
SUITE 350 | 7,755 SF

- Prominent suite entry from atrium lobby
- Perimeter windowed offices
- Great natural light
- Flexible layouts

Start Your Tour 

Suite 400

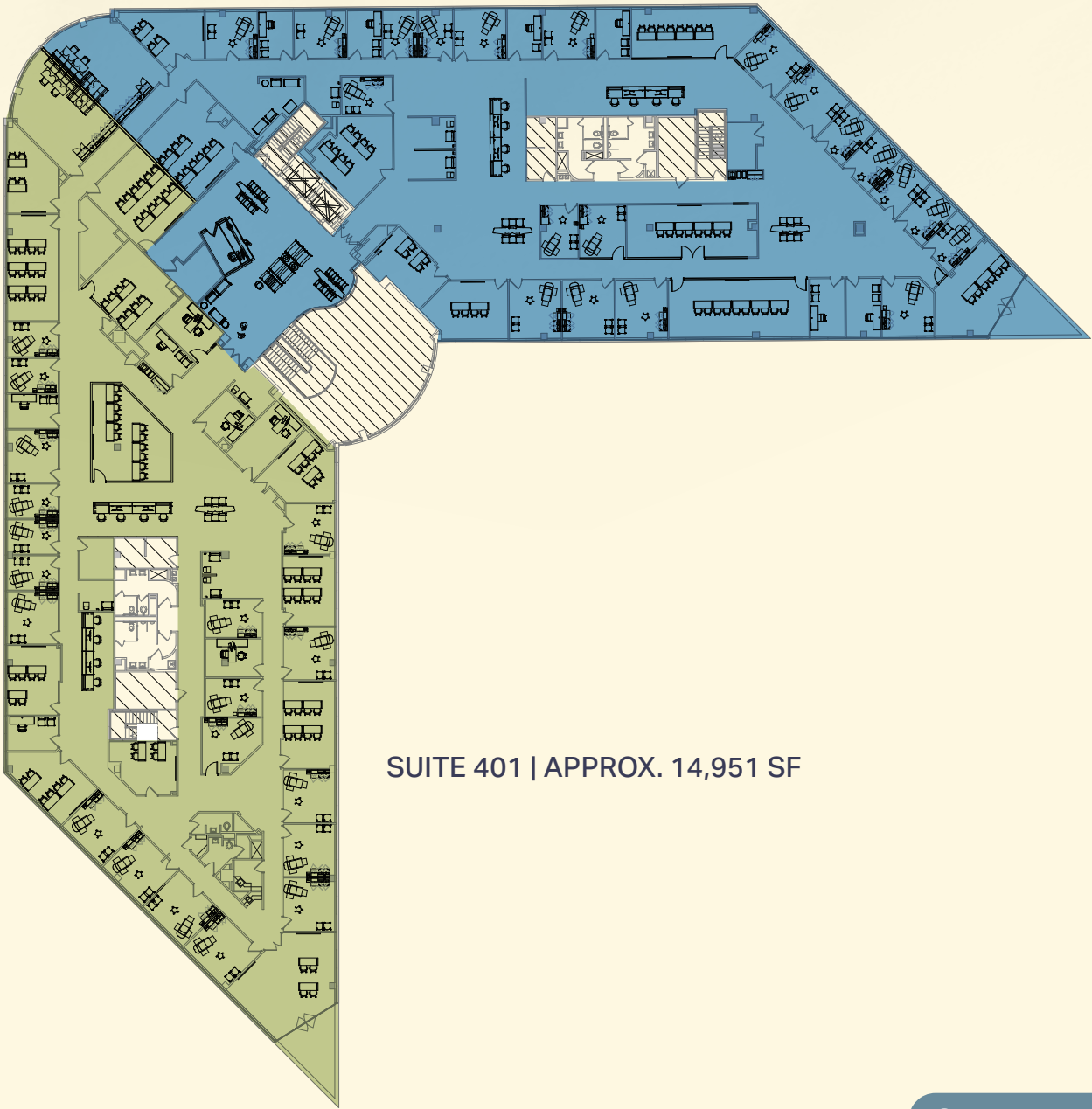
34,747 SF



- Prominent suite entry from atrium lobby
- Perimeter windowed offices
- Great natural light
- Flexible layouts

Hypothetical Plans

SUITE 400 | APPROX. 14,720 SF



SUITE 401 | APPROX. 14,951 SF

Start Your Tour

12600 Fair Lakes Circle | Fairfax, VA

- Stories: 4
- Total SF: 74,184 SF
- Parking: 3.6/1,000



Building signage available



Upgraded lobbies, elevator cabs, and bathrooms



Walking distance to area amenities



Patio Suite

10,000 – 20,358 SF



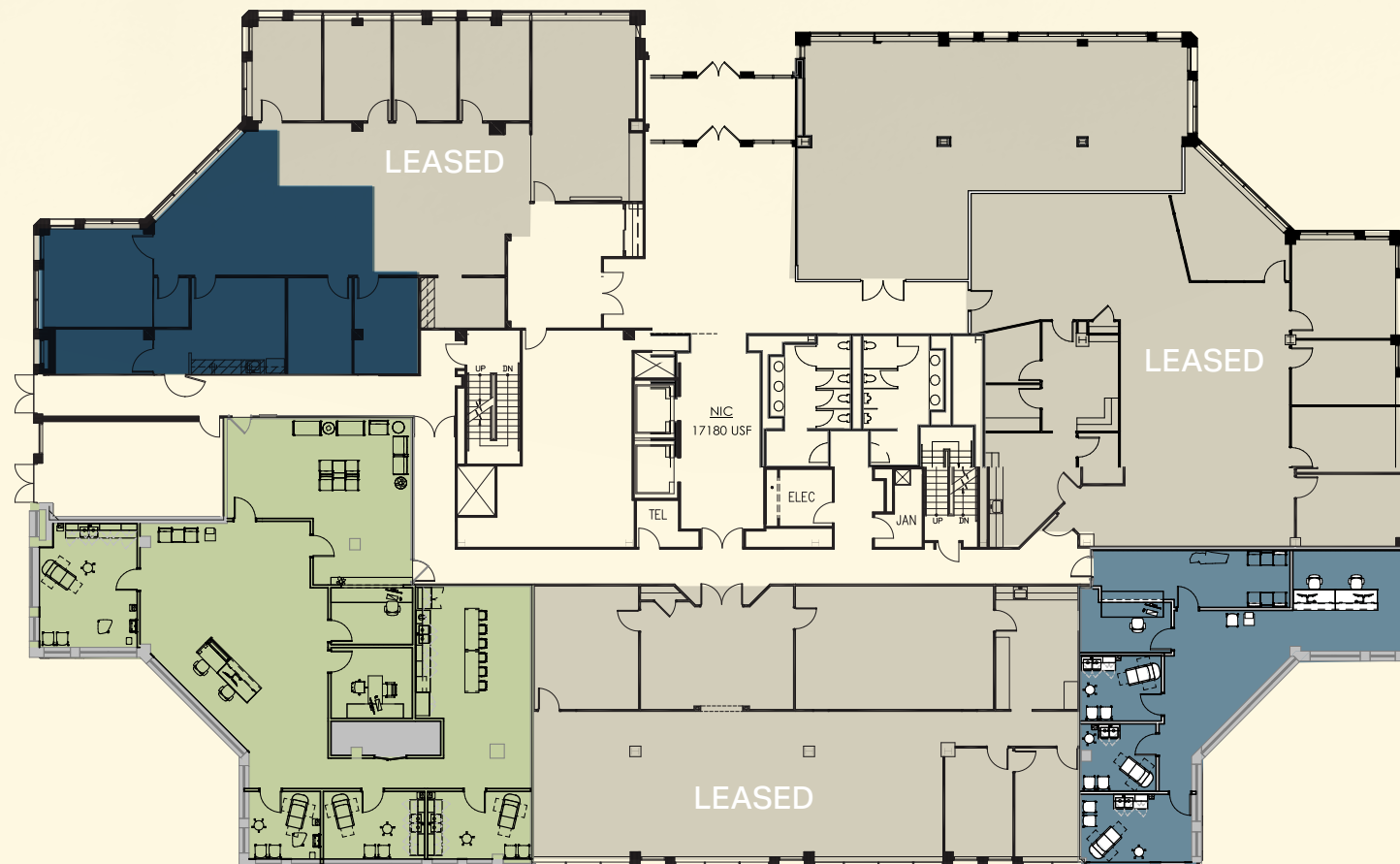
Stacking Plan

3	Leased			
2	Leased			
1	Suite 103 2,848 sf	Leased	Suite 110A 1,720 SF	Suite 110C 3,749 SF
LL	Patio Suite 10,000 – 20,358 SF			

First Floor

8,317 SF

SUITE 103 | 2,848 SF



SUITE 110C | 3,749 SF

[Start Your Tour](#)

SUITE 110A | 1,720 SF

[Start Your Tour](#)

- Prominent suite entry from atrium lobby
- Perimeter windowed offices
- Great natural light

FAIR LAKES
MEDICAL CENTER







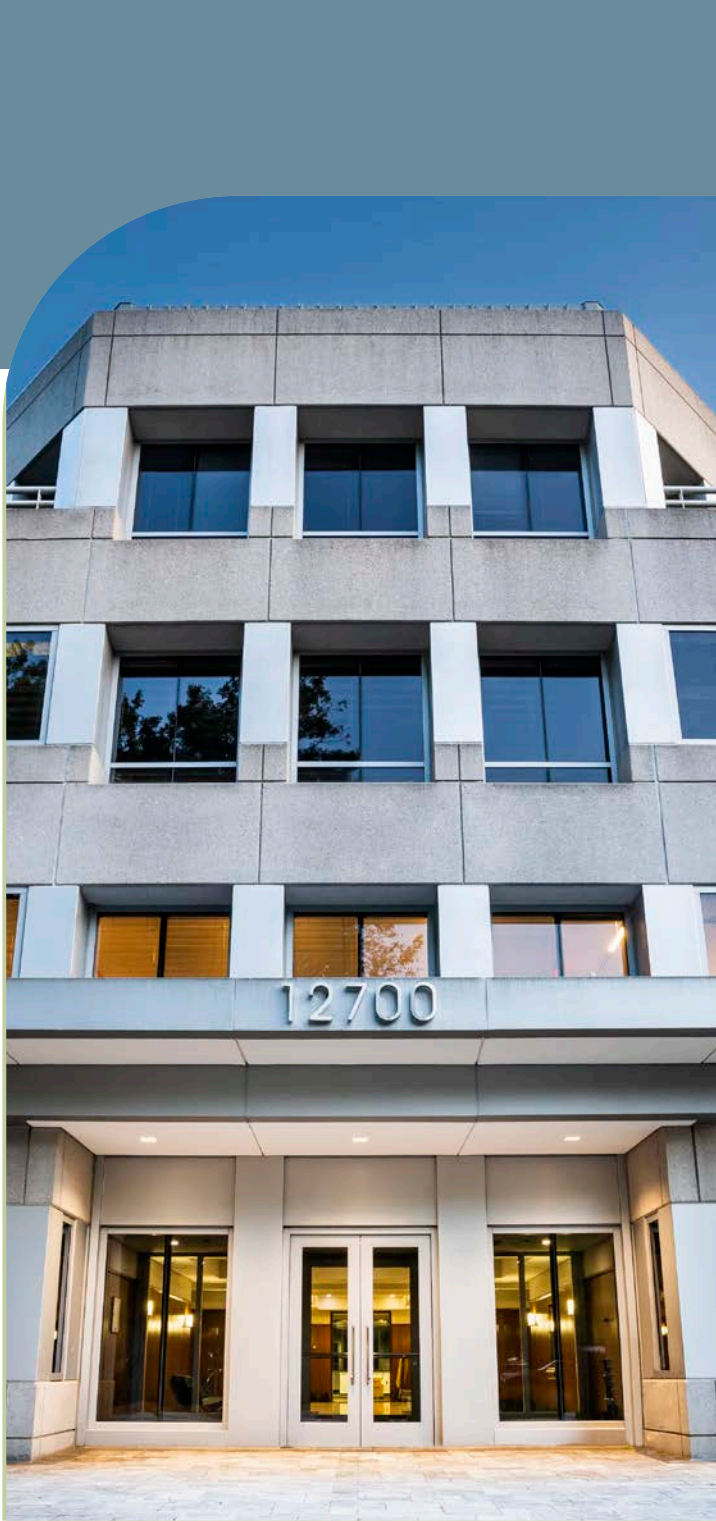
FAIR LAKES

MEDICAL CENTER

12700 Fair Lakes Circle | Fairfax, VA

- Stories: 4
- Total SF: 75,336 SF
- Parking: 3.6/1,000

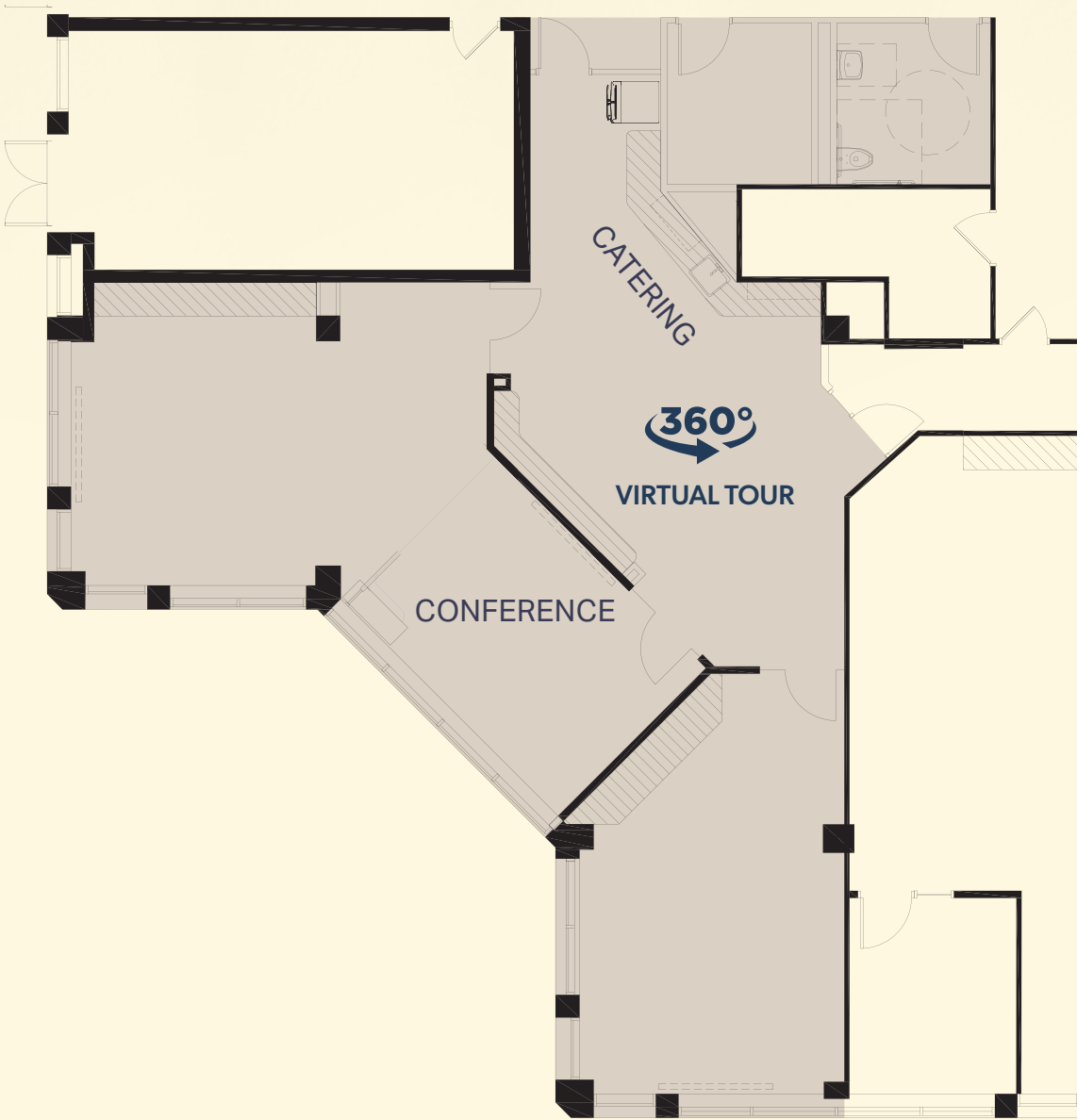
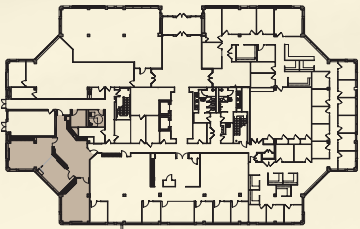
-  Full Floor Available
-  Multiple Conference Rooms
-  Balconies and building signage available
-  Upgraded lobbies, elevator cabs, and bathrooms



Stacking Plan

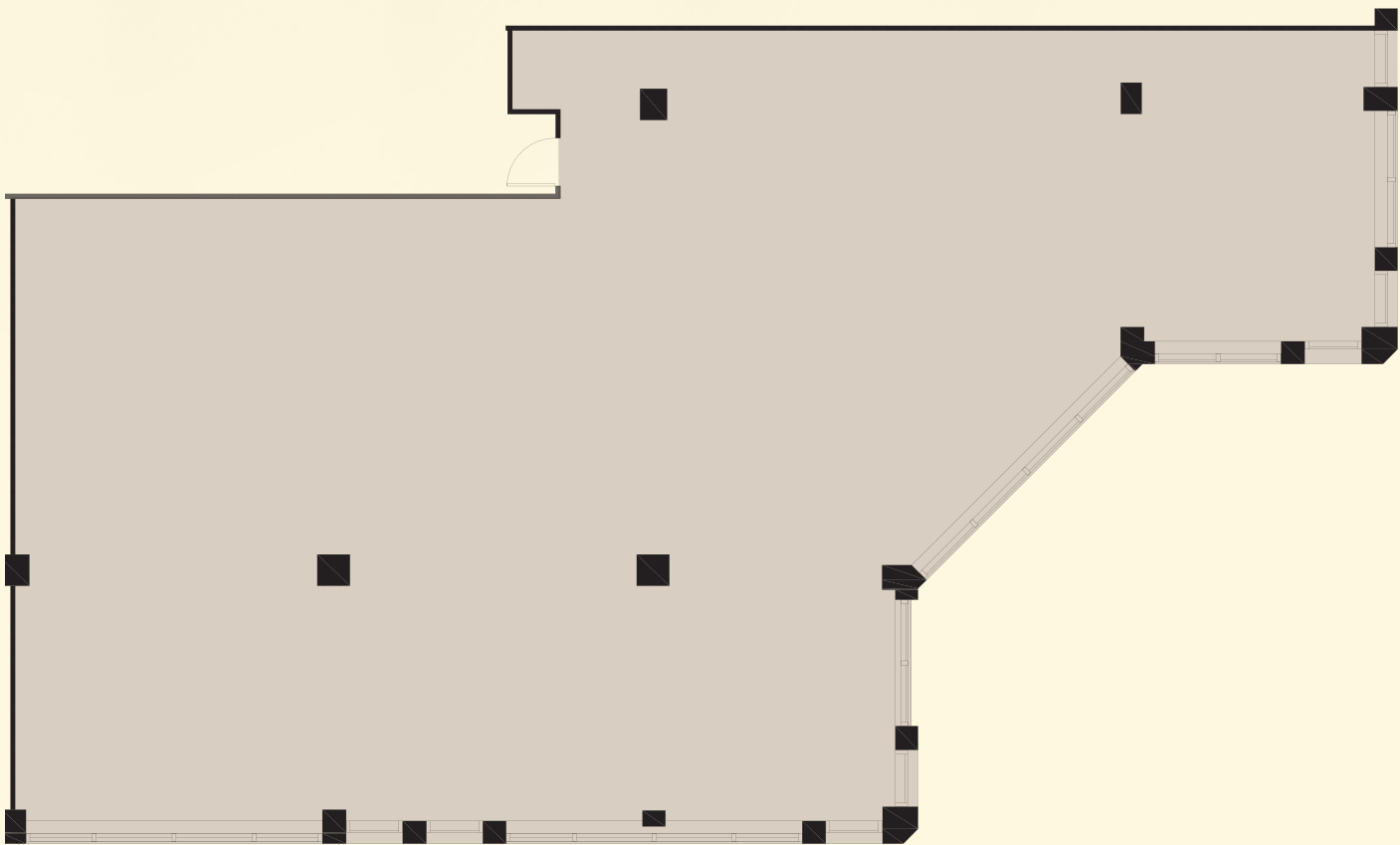
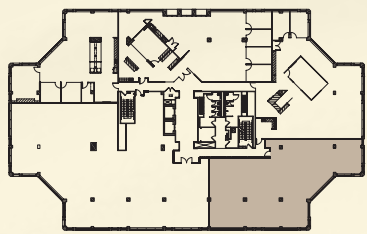
4	Leased			
3	Suite 300 1,592 SF	Leased		
2	Suite 200 3,824 SF	Spec Suite 210 2,792 SF	Leased	Spec Suite 230 3,591 SF Suite 250 7,092 SF
1	Leased		Conference Center	Leased

Conference Center FIRST FLOOR



Suite 200

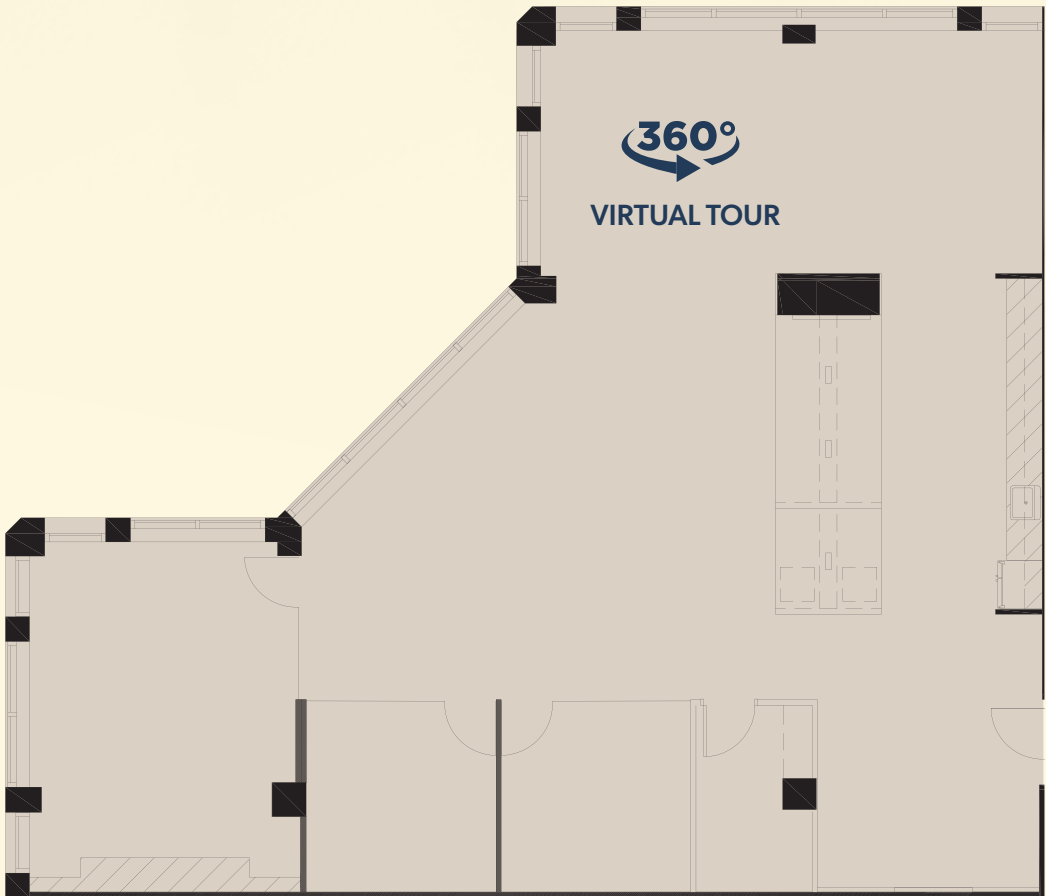
3,824 SF



- Abundant window line
- Shell space

Spec Suite 210

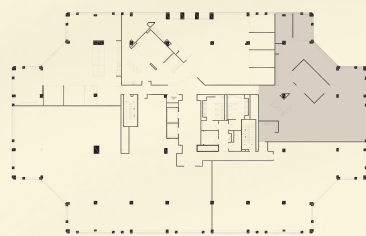
2,792 SF



- High-end finishes
- Open layout
- Abundant window line

Spec suite 230

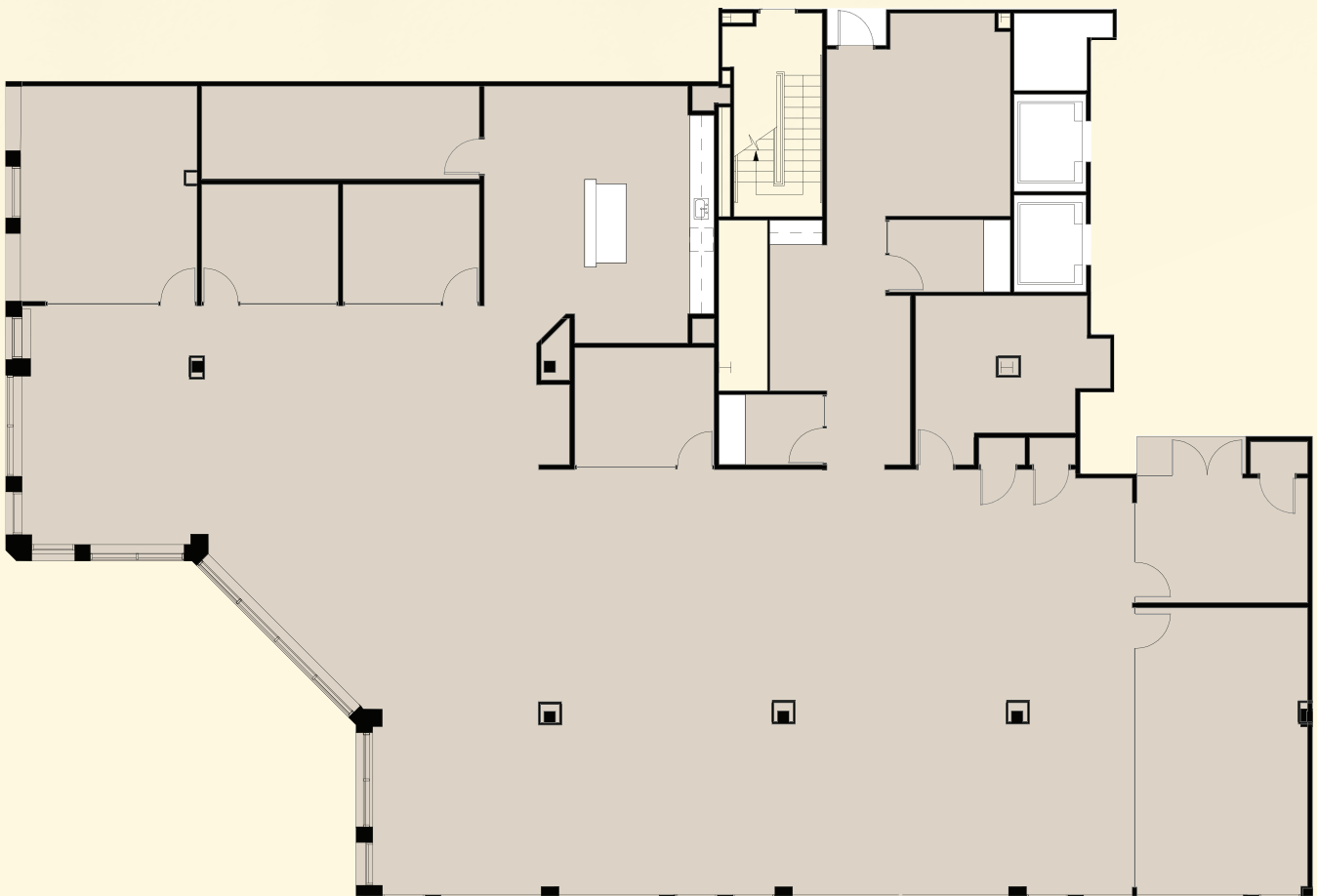
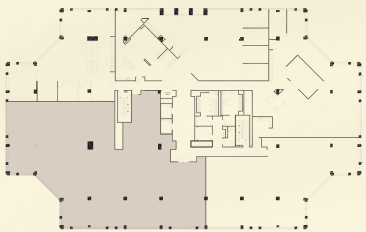
3,591 SF



- High-end finishes
- Open layout
- Abundant window line

Suite 250

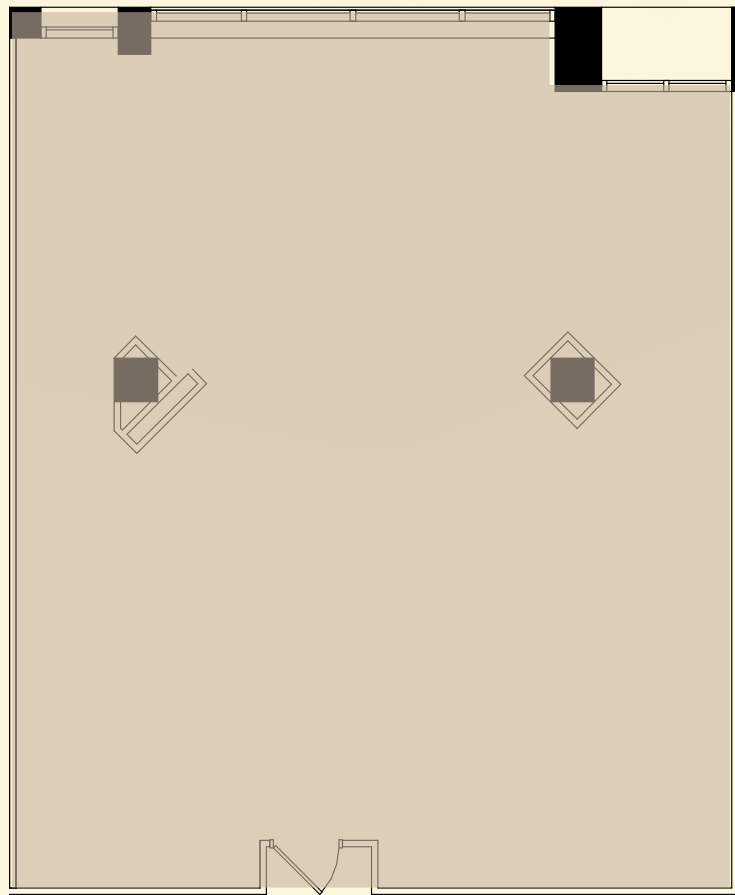
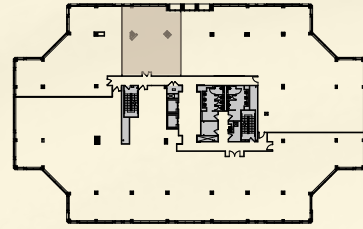
7,092 SF



- High-end finishes
- Open layout
- Abundant window line

Suite 300

1,592 SF



- High-end finishes
- Open layout
- Abundant window line

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