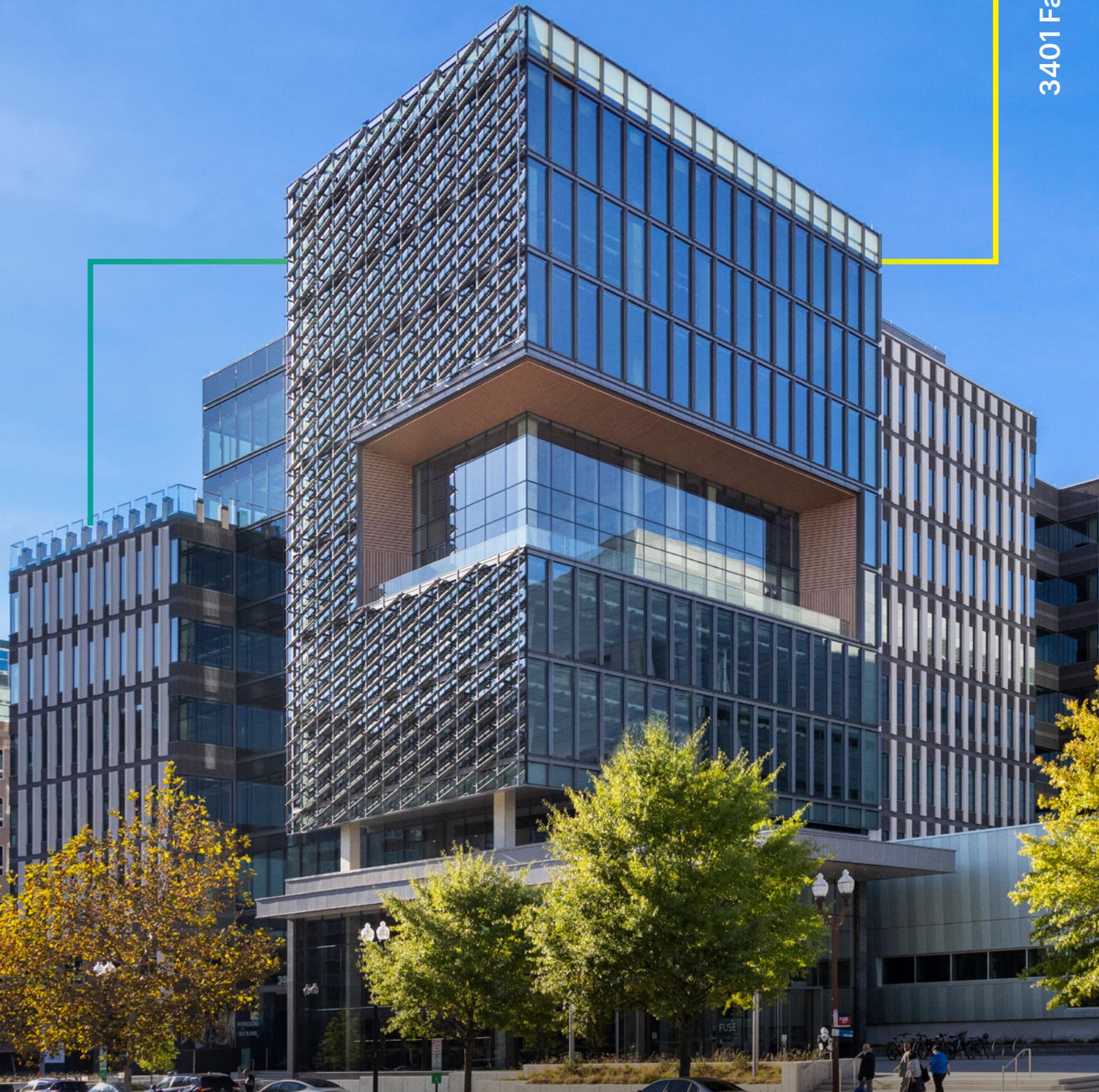


FUSE

3401 Fairfax Drive



CBRE

EDGEMOOR
INFRASTRUCTURE & REAL ESTATE

Linked by Purpose

Fuse is where bold ideas ignite and transformative solutions take shape. We connect visionary thinkers with world-class talent and industry partners to tackle the challenges that matter most.

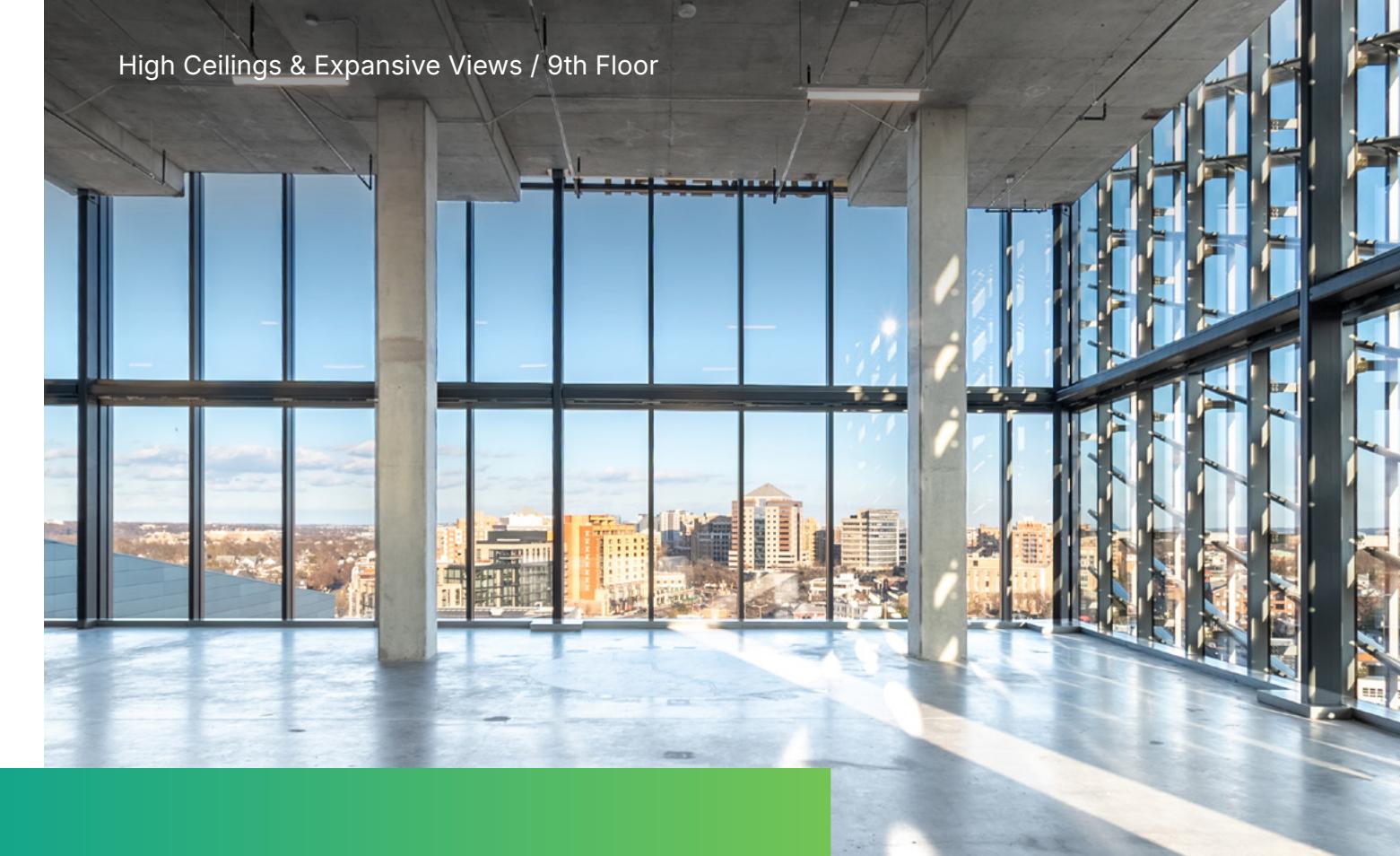
Strategically located in the Rosslyn-Ballston corridor and in partnership with George Mason University, Fuse serves as a dynamic hub for innovators, researchers, and entrepreneurs to collaborate and thrive in a state-of-the-art trophy office environment.

Through integrated workspaces and curated programming, Fuse fosters the exchange of ideas and enables seamless collaboration between industry partners, and the broader innovation community—accelerating progress and driving meaningful change.



Lounge & Terrace / 6th Floor

High Ceilings & Expansive Views / 9th Floor



A Collaborative Alliance

As the #1 most innovative university in Virginia, George Mason brings its entrepreneurial spirit to Fuse with shared space dedicated to robotics, digital arts / multi-media, data collaboration, simulation, and more.

Tenants have direct access to:

-  ~500 masters and doctorate degree candidates in computer science
-  Access to curated industry events
-  Government funded research programs
-  Entrepreneurial and small business support through Mason Enterprises
-  World-class faculty and technology lab facilities
-  One of the largest producers of tech talent in the region
-  Collaborative research and federal funding opportunities
-  Direct pipeline to interns
-  World-class convening spaces

Multiple Signage Opportunities



Premier Office Experience



Community Events



Unparalleled Features & Amenities

Building Advantages

- Generous ceiling heights (**13'4" slab to slab**) that offer an expansive feel and maximize natural light
- Multiple **signage** options for prime branding visibility
- **1.202 core factor** for efficient design
- Virtually **column-free** floors
- Space available built to **NISPOM standards**
- Destination dispatch elevators

Core of Collaboration

- Flexible collaborative common space
- Conference space for hosting live and hybrid events
- Large conference and event space to host **up to 750 people**
- Exceptional podcast studio
- Instant conference room booking with Fuse App

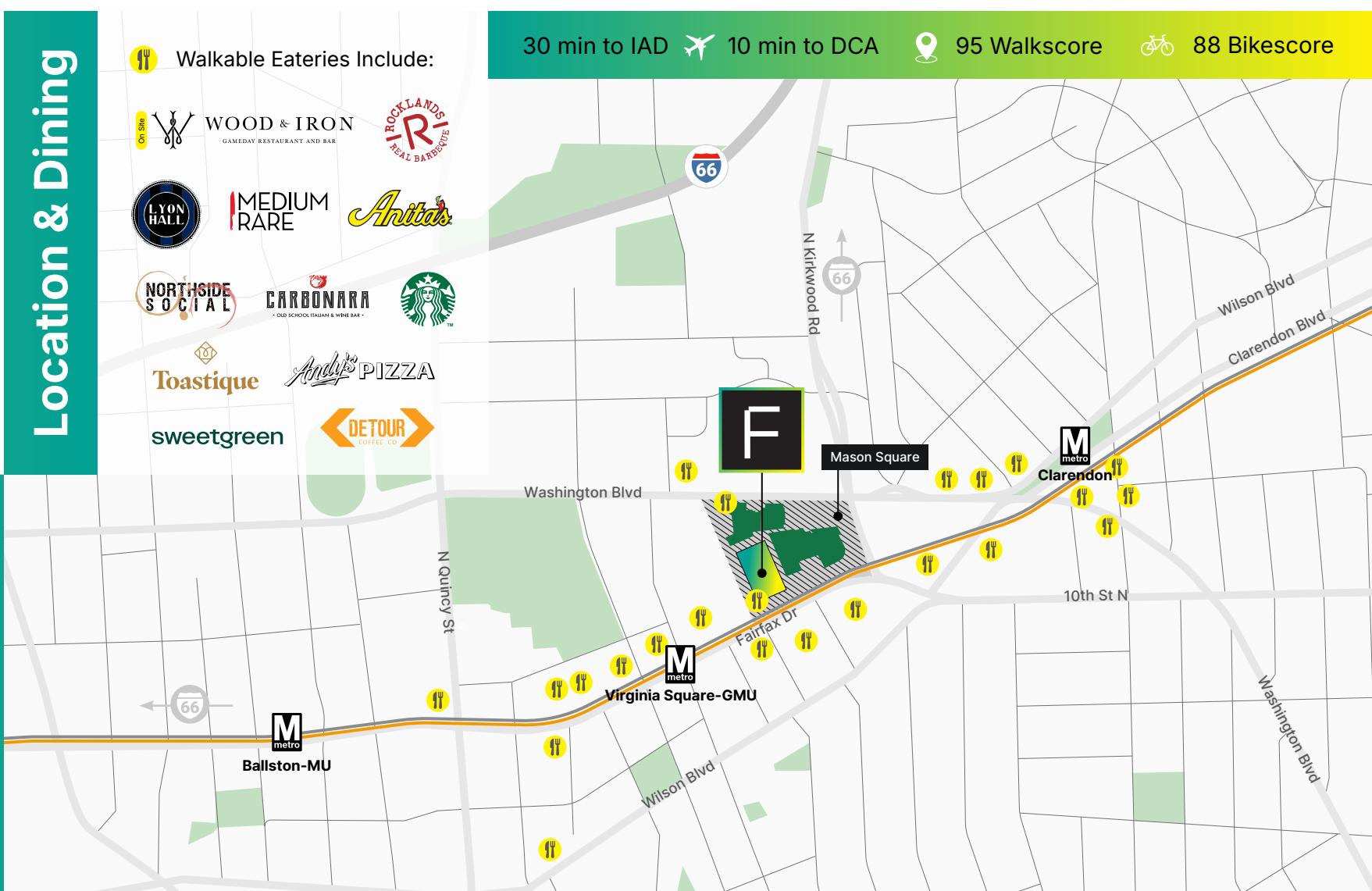
Convenience

- Office-to-parking access – **1.5 spaces/1,000 SF**
- Fast, reliable WiFi and 5G inside and outside
- Tech concierge service
- Easy access to I-66
- Two blocks from Metro
- Convenient commuting options (bike share, rideshare, metro, shuttles)

Healthy and Sustainable Lifestyle

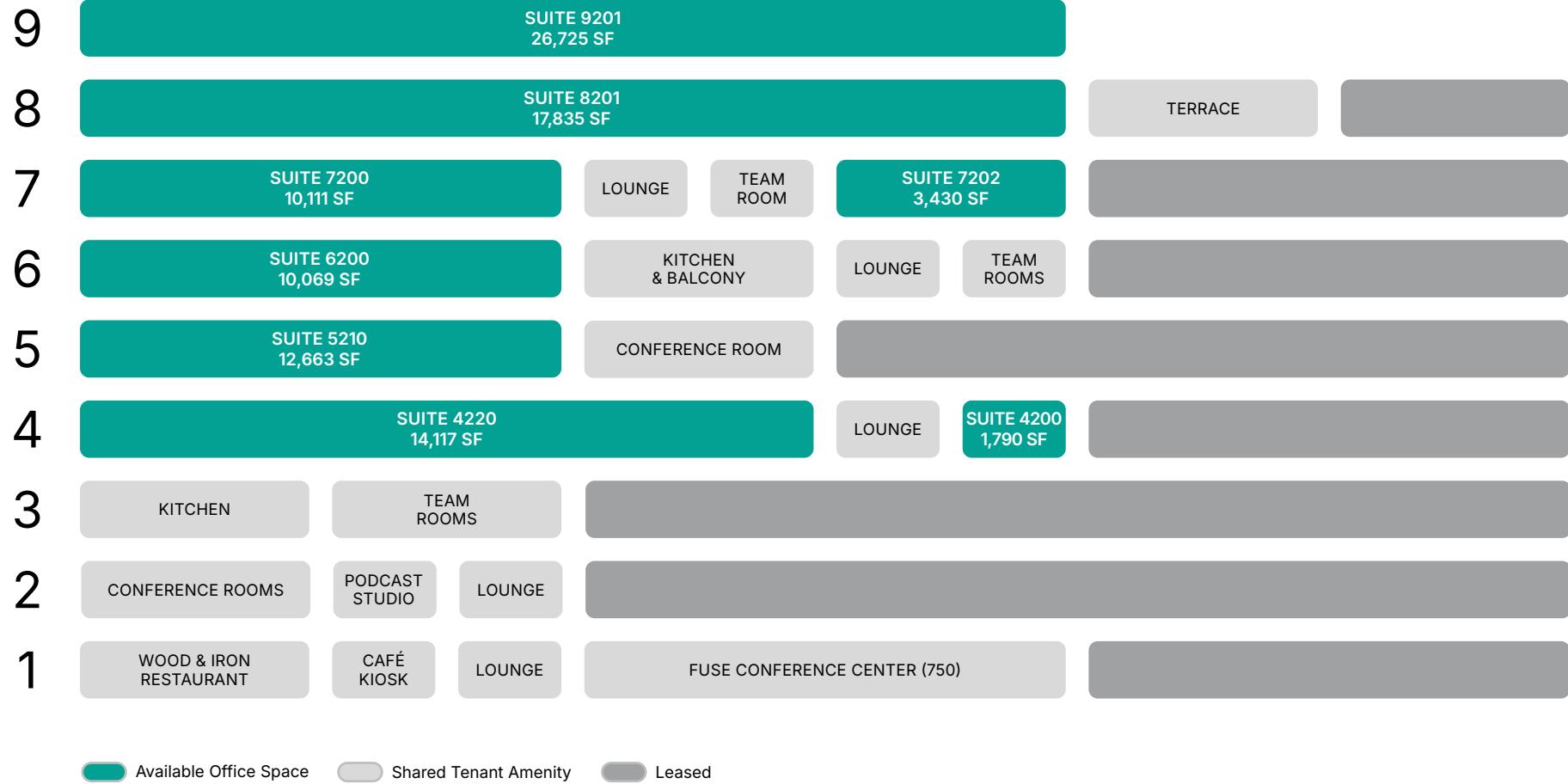
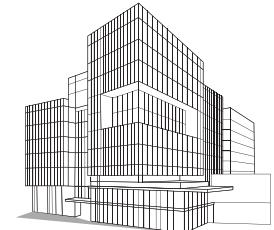
- Fitness studio
- Bike rooms
- Spacious green rooftop deck areas and multiple terraces
- Convenient electric car charging stations
- Smart and green building technologies

Location & Dining

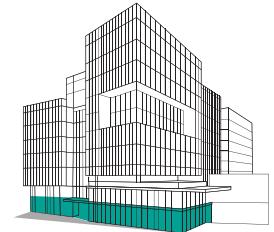




Availabilities

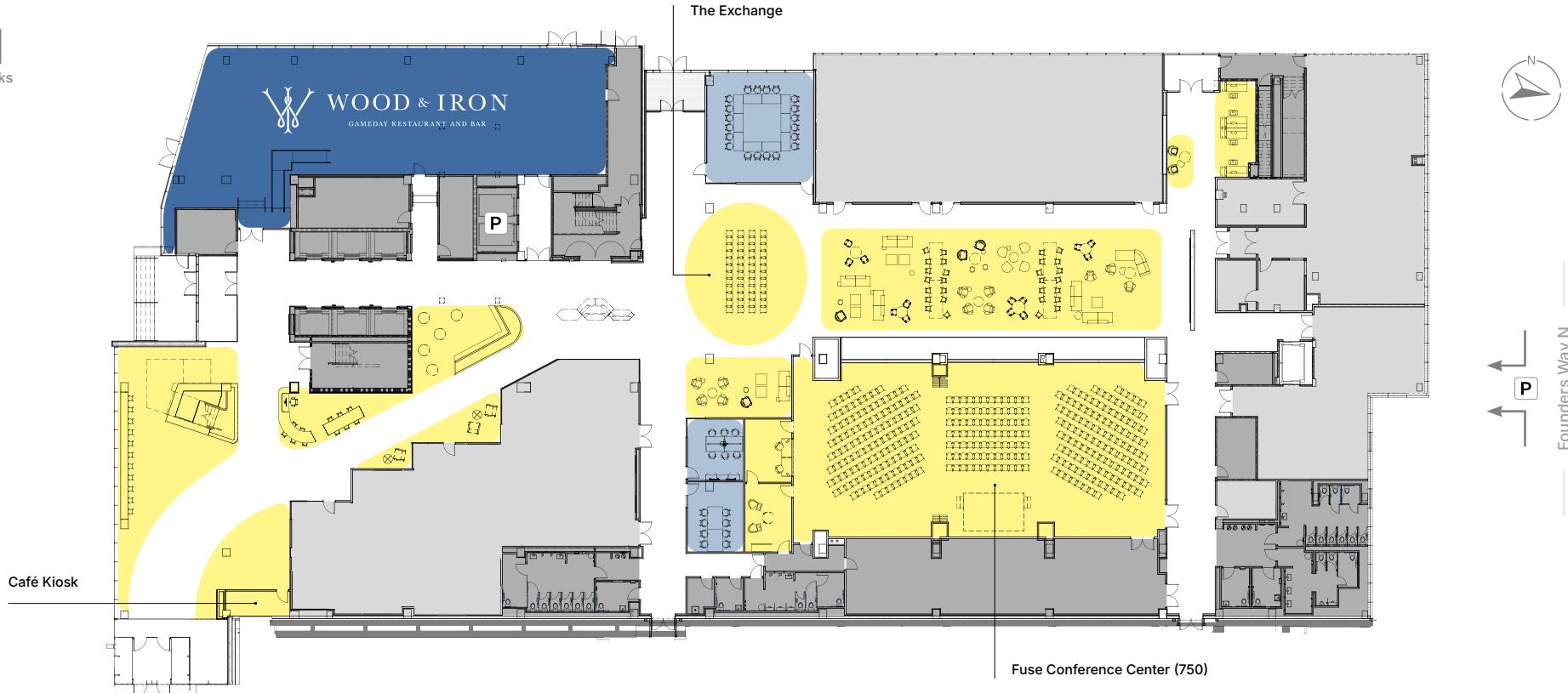


1st Floor



Two Blocks

Fairfax Drive



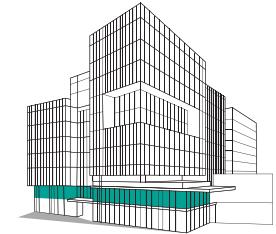
Shared Tenant Amenity
Instant Booking Room

Restaurant Opening Soon
Leased

P Parking Access

Founders Way N

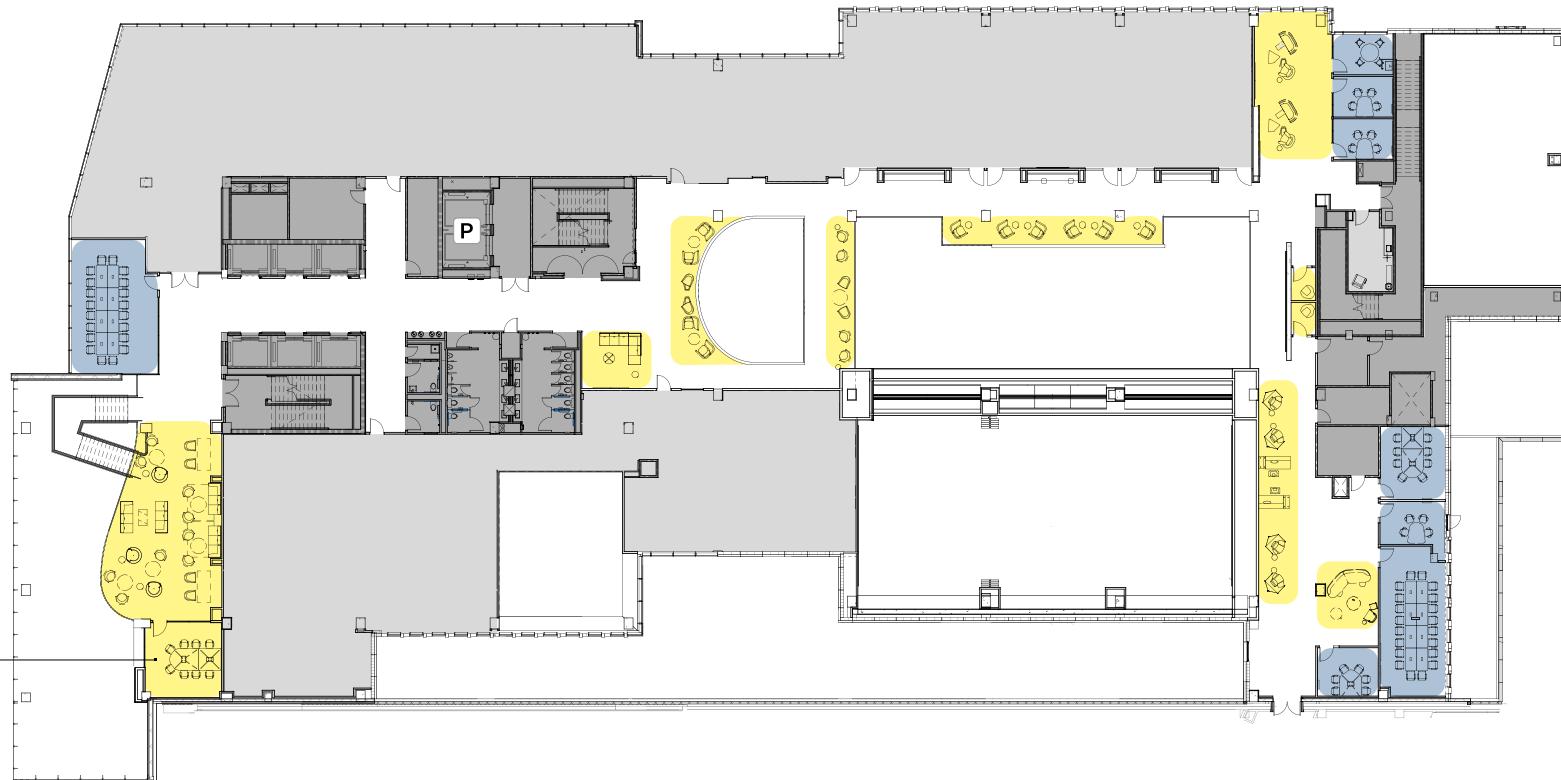
2nd Floor



Two Blocks

Fairfax Drive

Podcast Studio



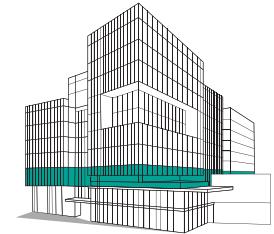
Founders Way N



Shared Tenant Amenity
Instant Booking Room

Leased
Parking Access

3rd Floor

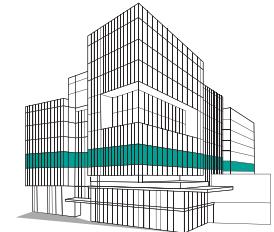


Two Blocks
M
metro

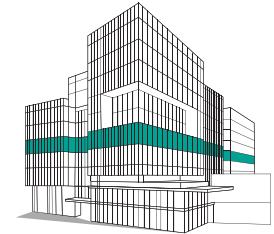
Fairfax Drive



4th Floor



5th Floor



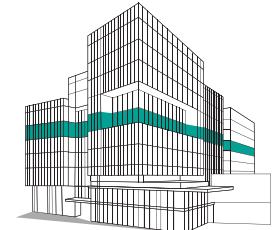
Suite 5210
12,663 SF
Shell Condition

Two Blocks
M
Metro

Fairfax Drive



6th Floor



Suite 6200

10,069 SF

Shell Condition

SCIF-ready

Built to NISPOM standards



Two Blocks



Fairfax Drive

Lounge & Terrace

Founders Way N



Available Office Space

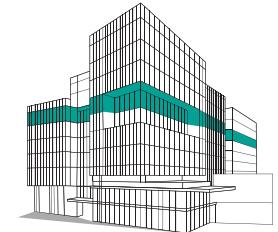
Instant Booking Room

Parking Access

Shared Tenant Amenity

Leased

7th Floor

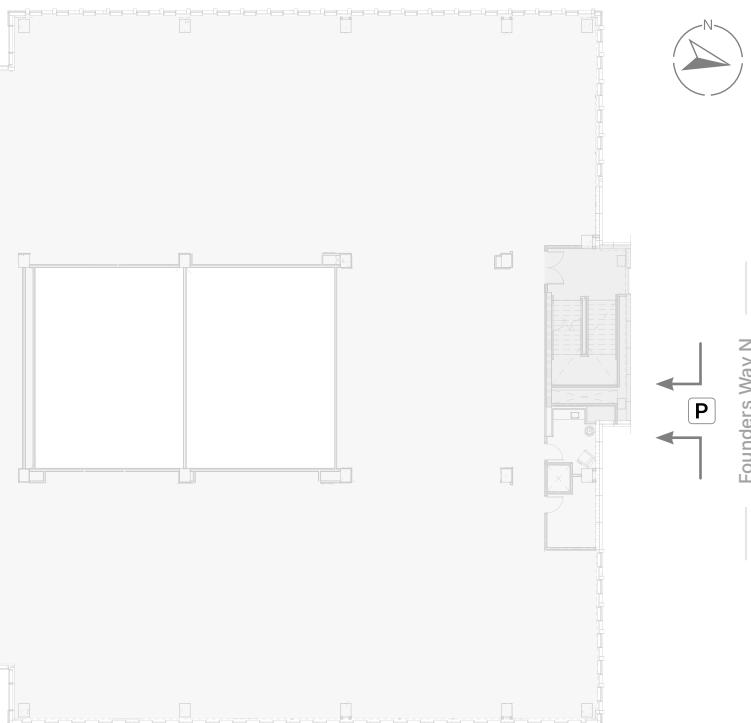


Suite 7200
10,111 SF
Shell Condition



Fairfax Drive

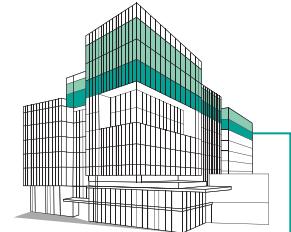
Suite 7202
3,430 SF
Shell Condition



- Available Office Space
- Instant Booking Room
- Parking Access
- Shared Tenant Amenity
- Leased

8th Floor

Hypothetical Test Fit



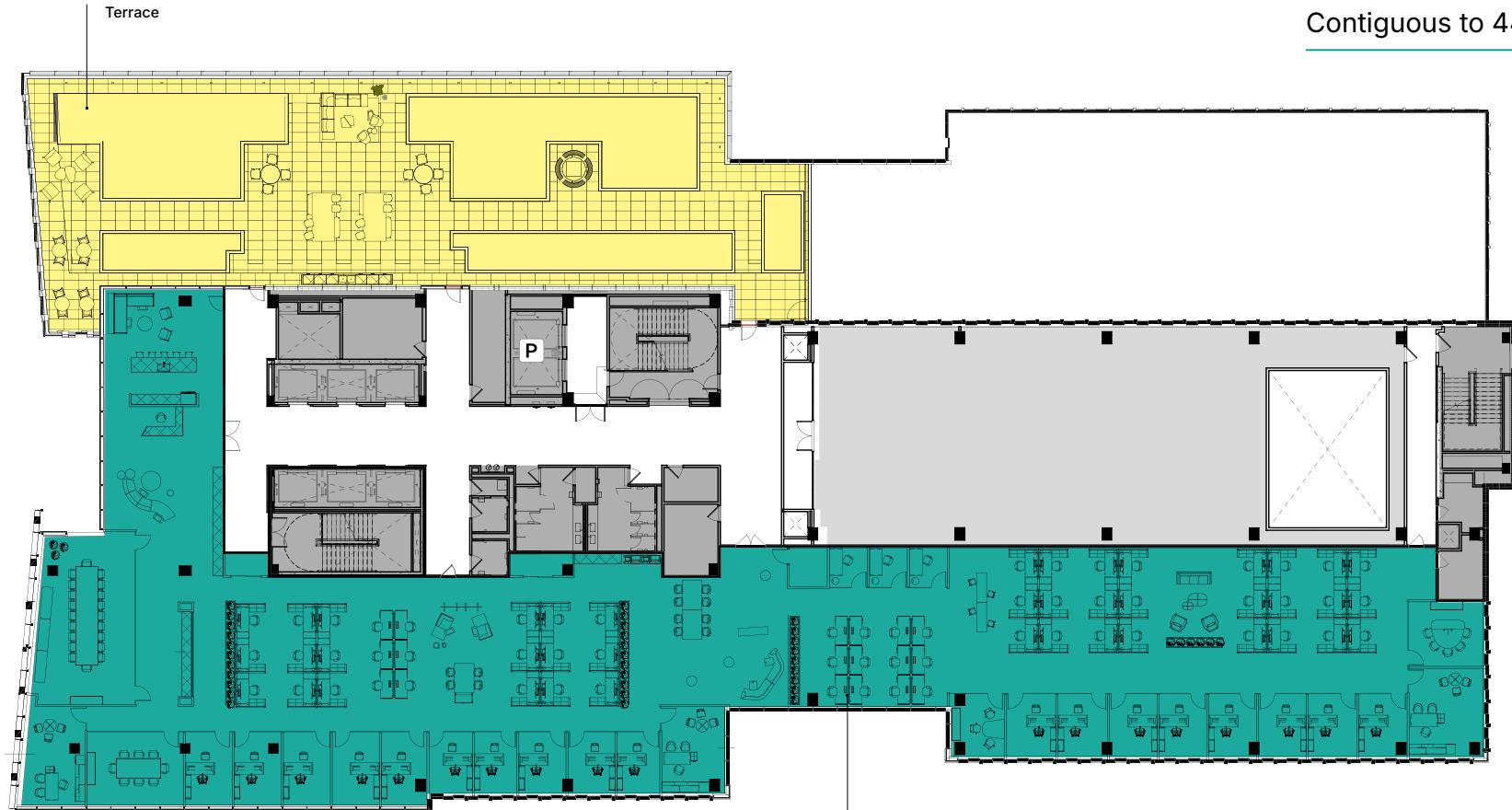
8th and 9th Floors
Contiguous to 44,560 SF

Two Blocks
M
metro

Fairfax Drive



Founders Way N



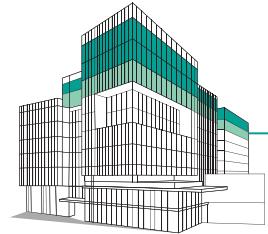
Available Office Space
Shared Tenant Amenity

Leased
Parking Access

Suite 8201
17,835 SF
Shell Condition

9th Floor

Hypothetical Test Fit



8th and 9th Floors
Contiguous to 44,560 SF

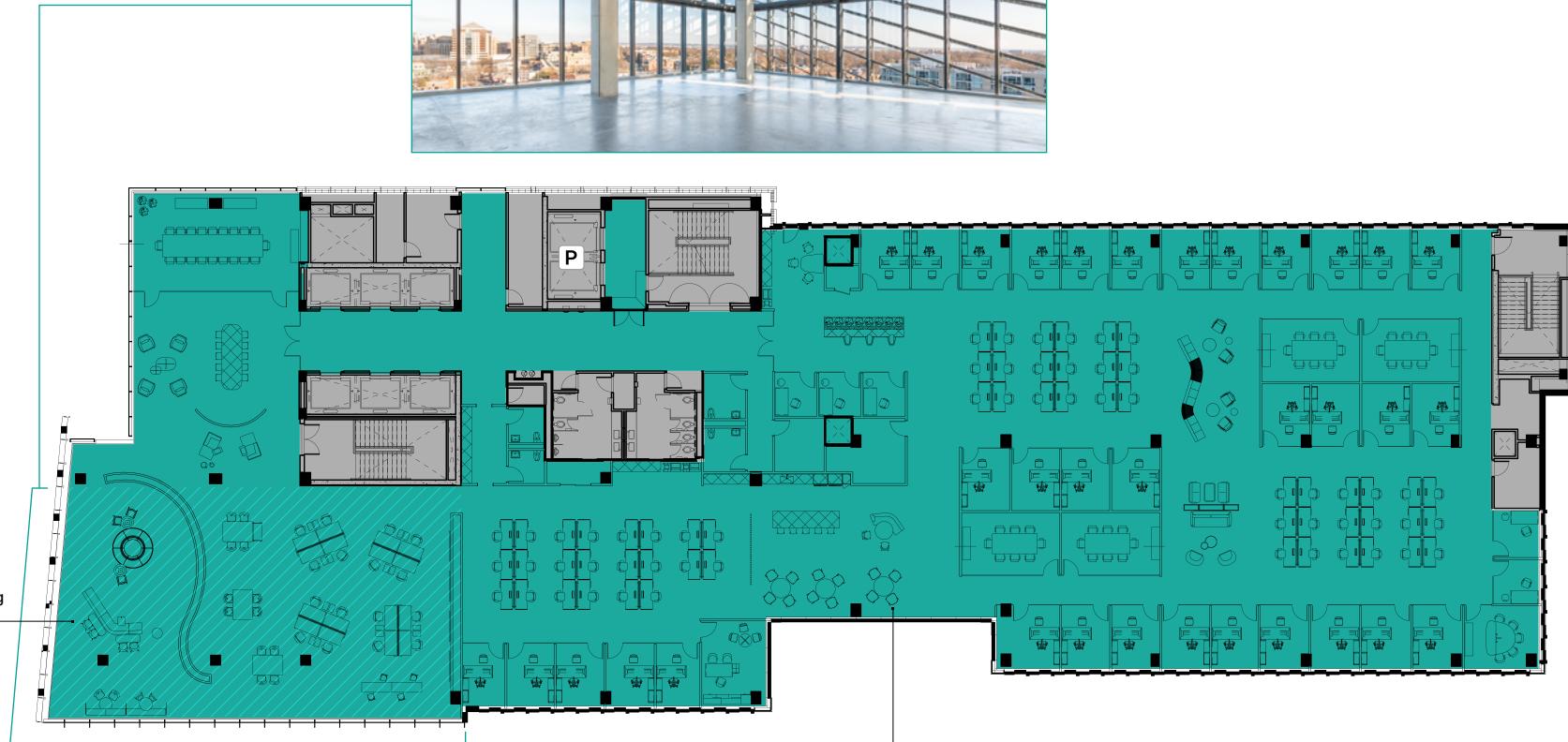


Two Blocks



Fairfax Drive

20-foot ceiling



Available Office Space

Parking Access

Suite 9201
26,725 SF
Shell Condition

Leasing Information

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