

FUSE

3401 Fairfax Drive



CBRE

EDGE MOOR
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.

High Ceilings & Expansive Views / 9th Floor



Lounge & Terrace / 6th 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

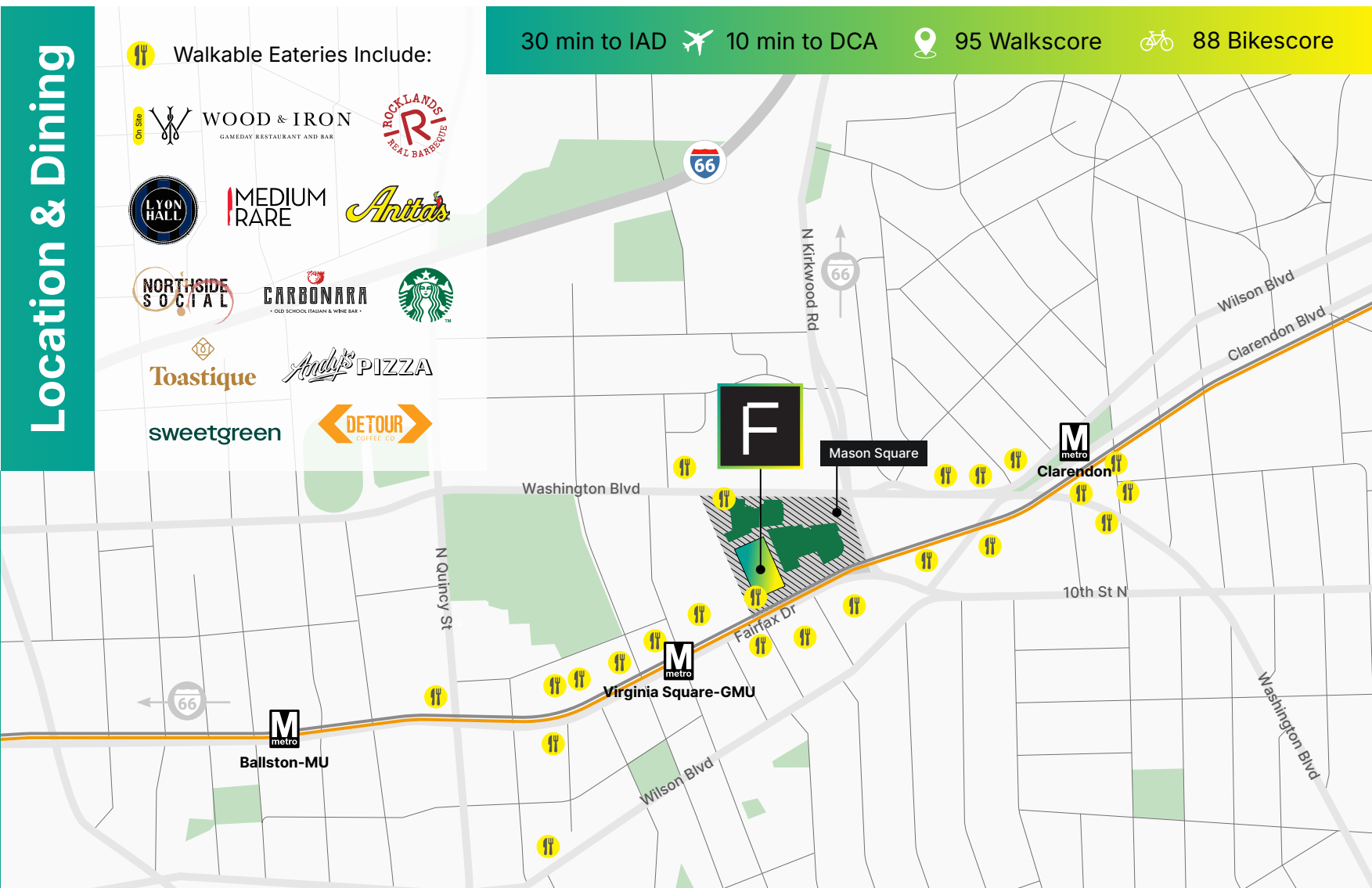
- Flexible collaborative common space
- Conference space for hosting live and hybrid events
- Large conference and event space to host **up to 750 people**
- Exceptional podcast studio
- Instant conference room booking with Fuse App

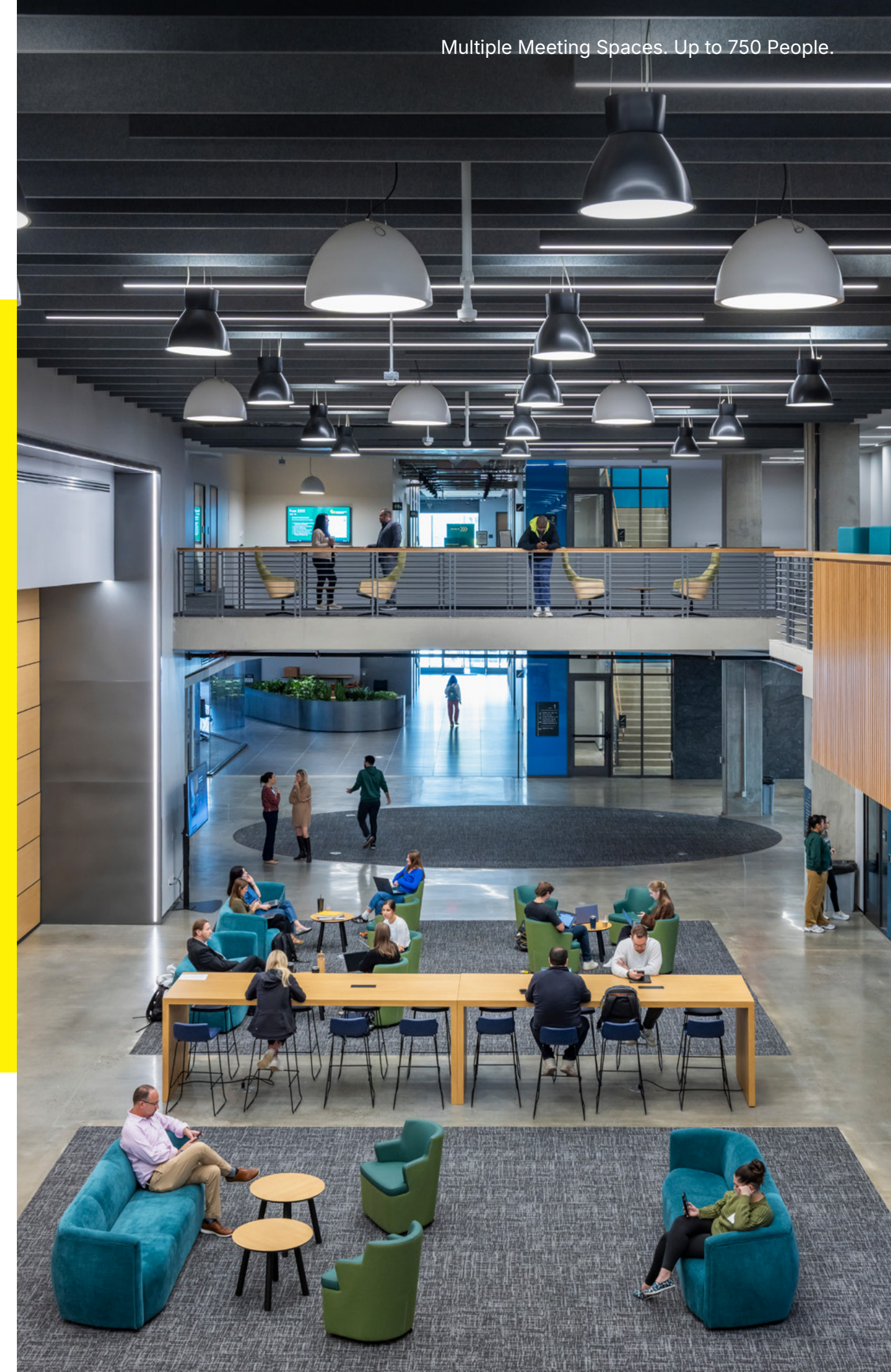
Convenience

- 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)

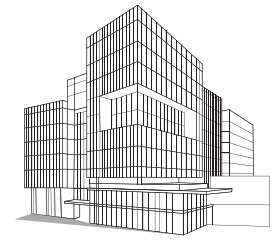
Healthy and Sustainable Lifestyle

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





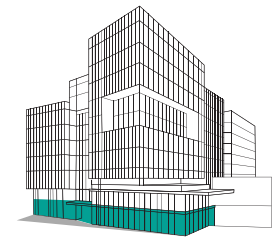
Availabilities



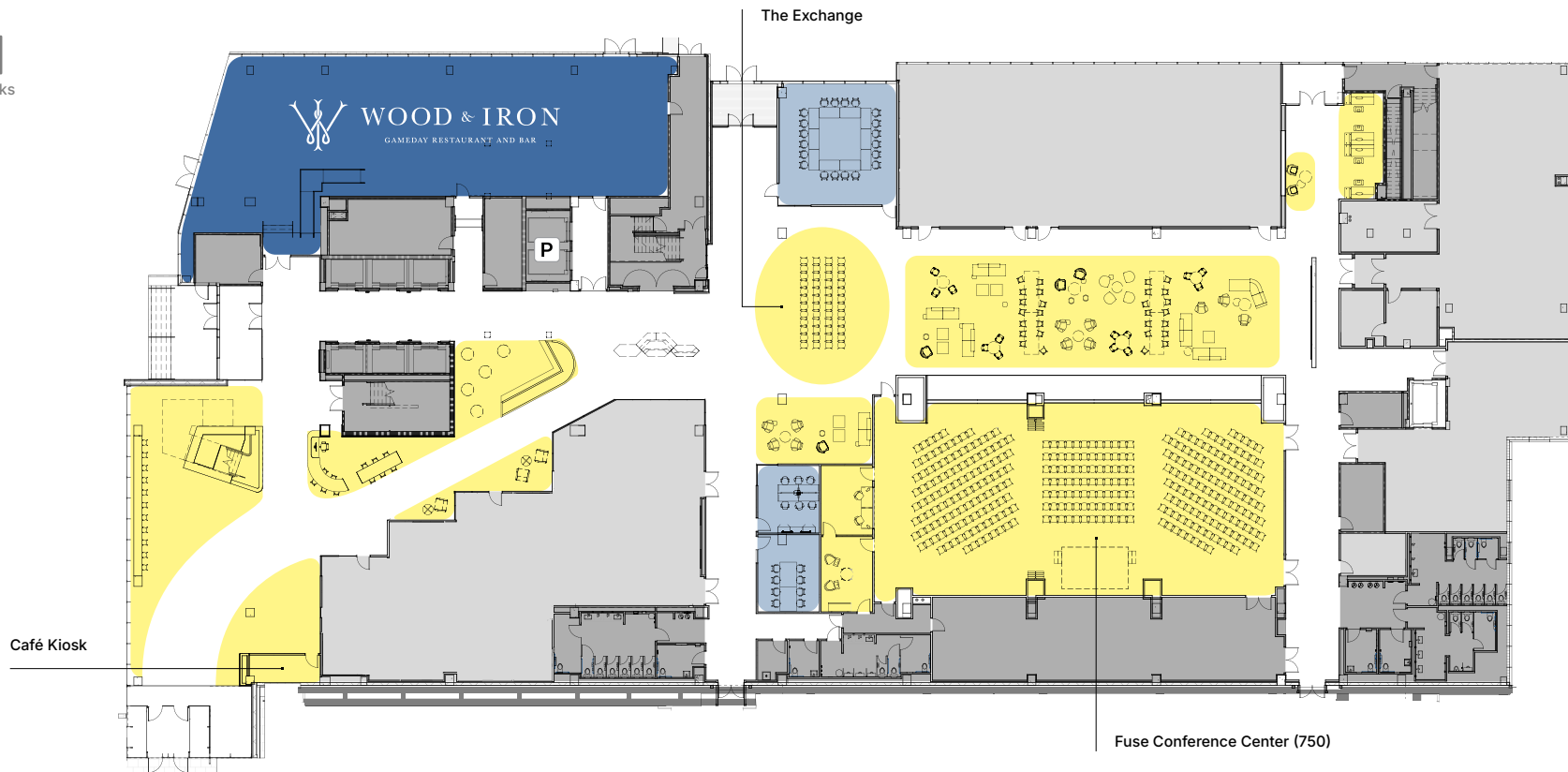
9	SUITE 9201 26,725 SF				
8	SUITE 8201 17,835 SF				TERRACE
7	SUITE 7200 10,111 SF	LOUNGE	TEAM ROOM	SUITE 7202 3,430 SF	
6	SUITE 6200 10,069 SF	KITCHEN & BALCONY	LOUNGE	TEAM ROOMS	
5	SUITE 5210 12,663 SF	CONFERENCE ROOM			
4	SUITE 4220 14,117 SF		LOUNGE	SUITE 4200 1,790 SF	
3	KITCHEN	TEAM ROOMS			
2	CONFERENCE ROOMS	PODCAST STUDIO	LOUNGE		
1	WOOD & IRON RESTAURANT	CAFÉ KIOSK	LOUNGE	FUSE CONFERENCE CENTER (750)	

Available Office Space
 Shared Tenant Amenity
 Leased

1st Floor



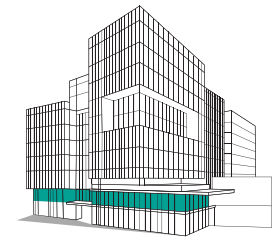
Fairfax Drive



Founders Way N

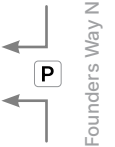
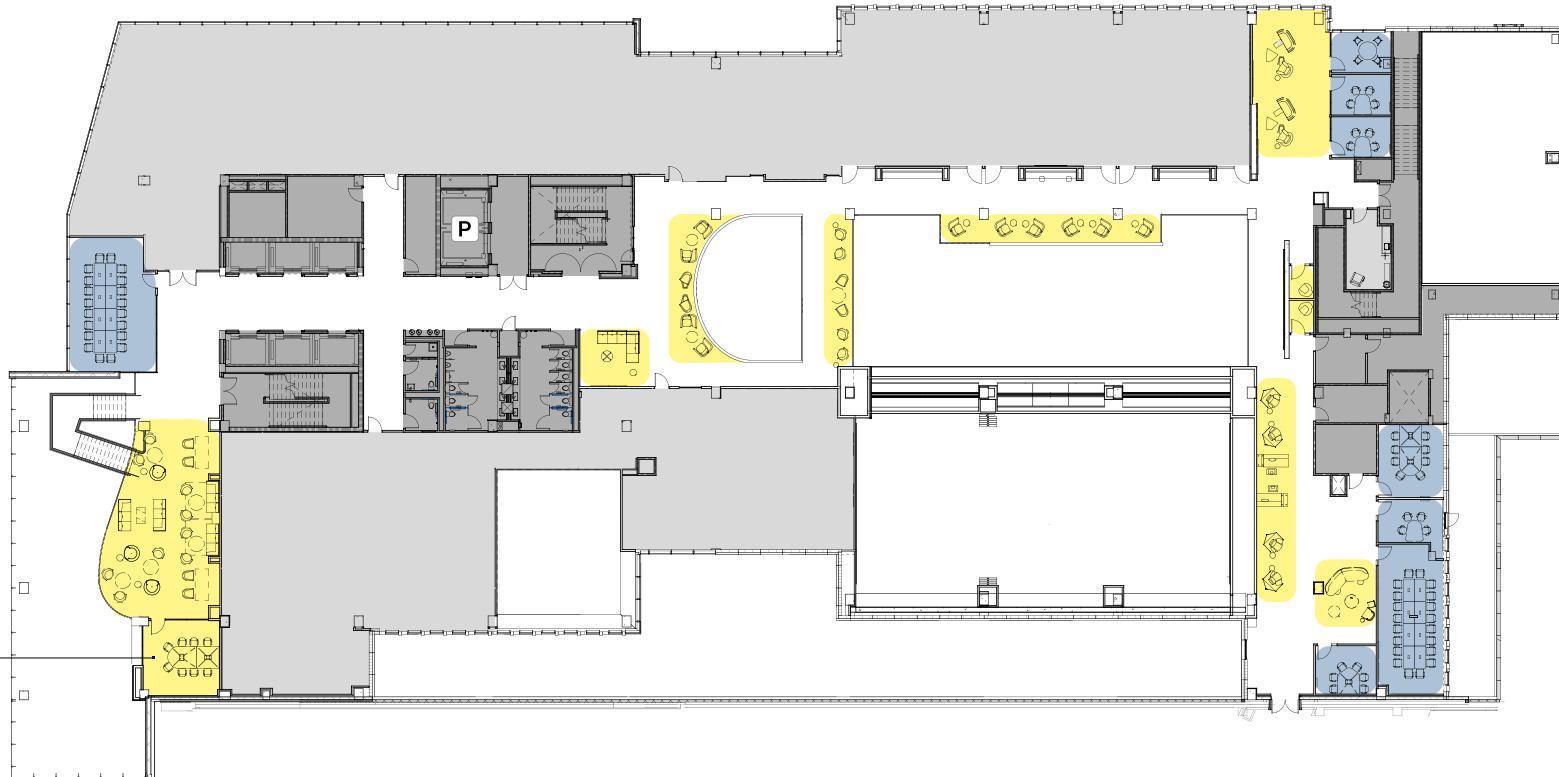
- Shared Tenant Amenity
- Restaurant Opening Soon
- P Parking Access
- Instant Booking Room
- Leased

2nd Floor



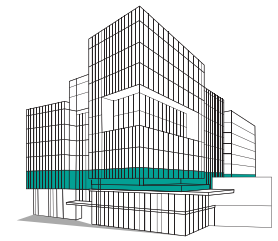
Fairfax Drive

Podcast Studio



- Shared Tenant Amenity
- Leased
- Instant Booking Room
- P Parking Access

3rd Floor



Two Blocks

Fairfax Drive



Founders Way N



Lounge



Shared Tenant Amenity



Leased



Instant Booking Room



Parking Access

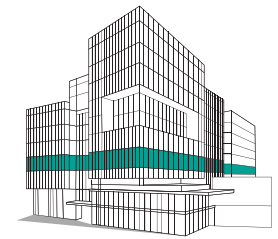
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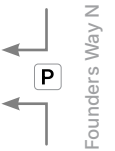
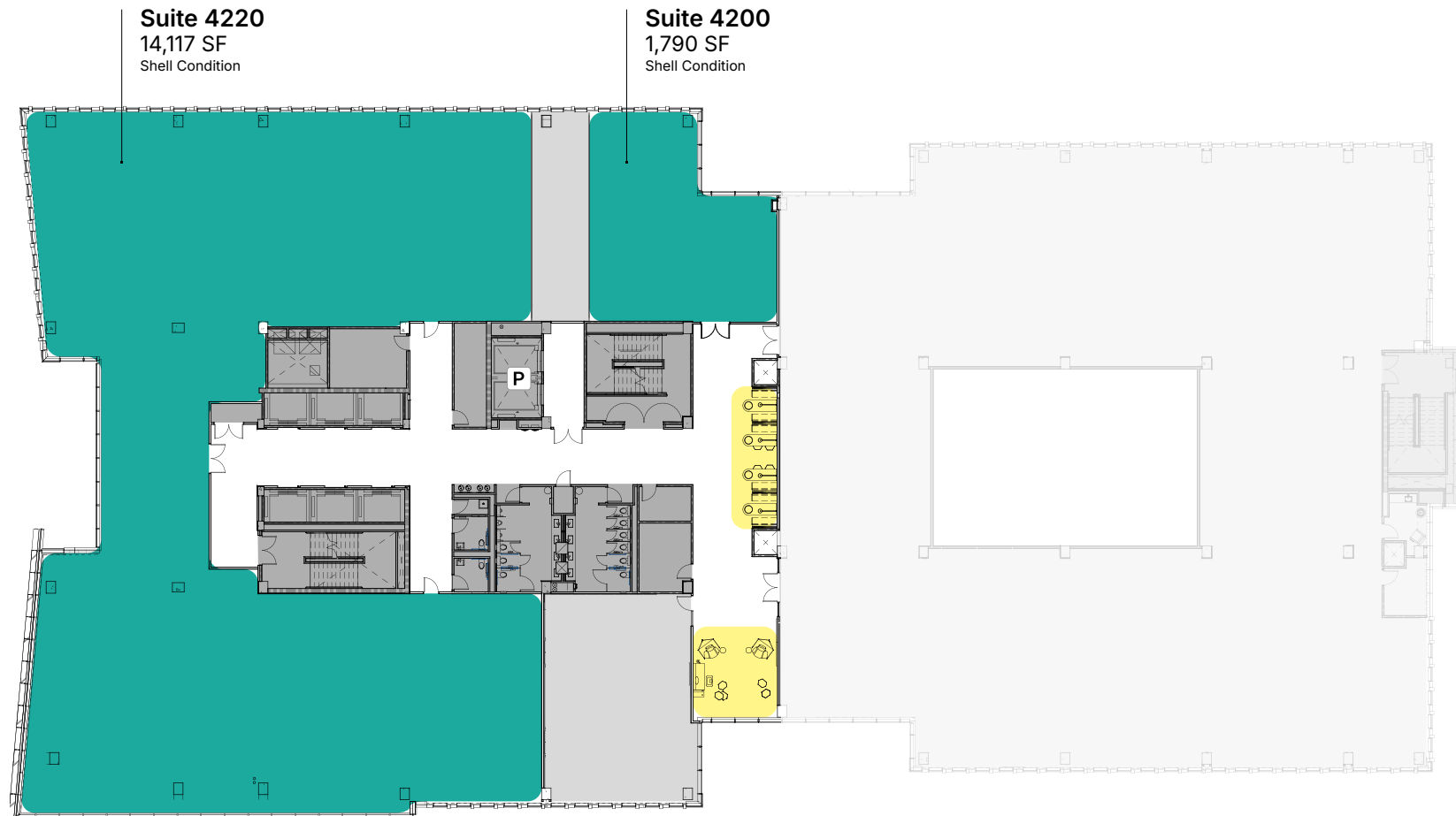
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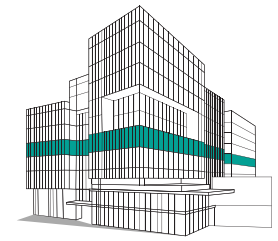
4th Floor



Fairfax Drive







5th Floor



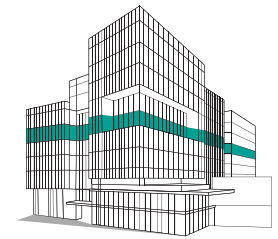
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Founders Way N

-  Available Office Space
-  Leased
-  Instant Booking Room
-  Parking Access

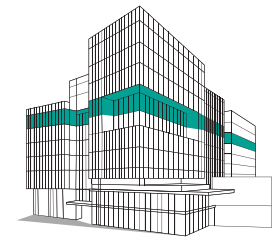
6th Floor



Suite 6200
10,069 SF
Shell Condition
SCIF-ready
Built to NISPOM standards



7th Floor



Fairfax Drive

Suite 7202
3,430 SF
Shell Condition

Suite 7200
10,111 SF
Shell Condition



Founders Way N

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

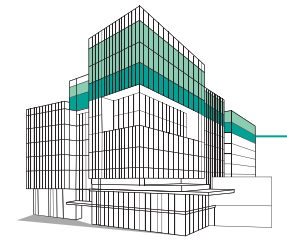
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8th Floor

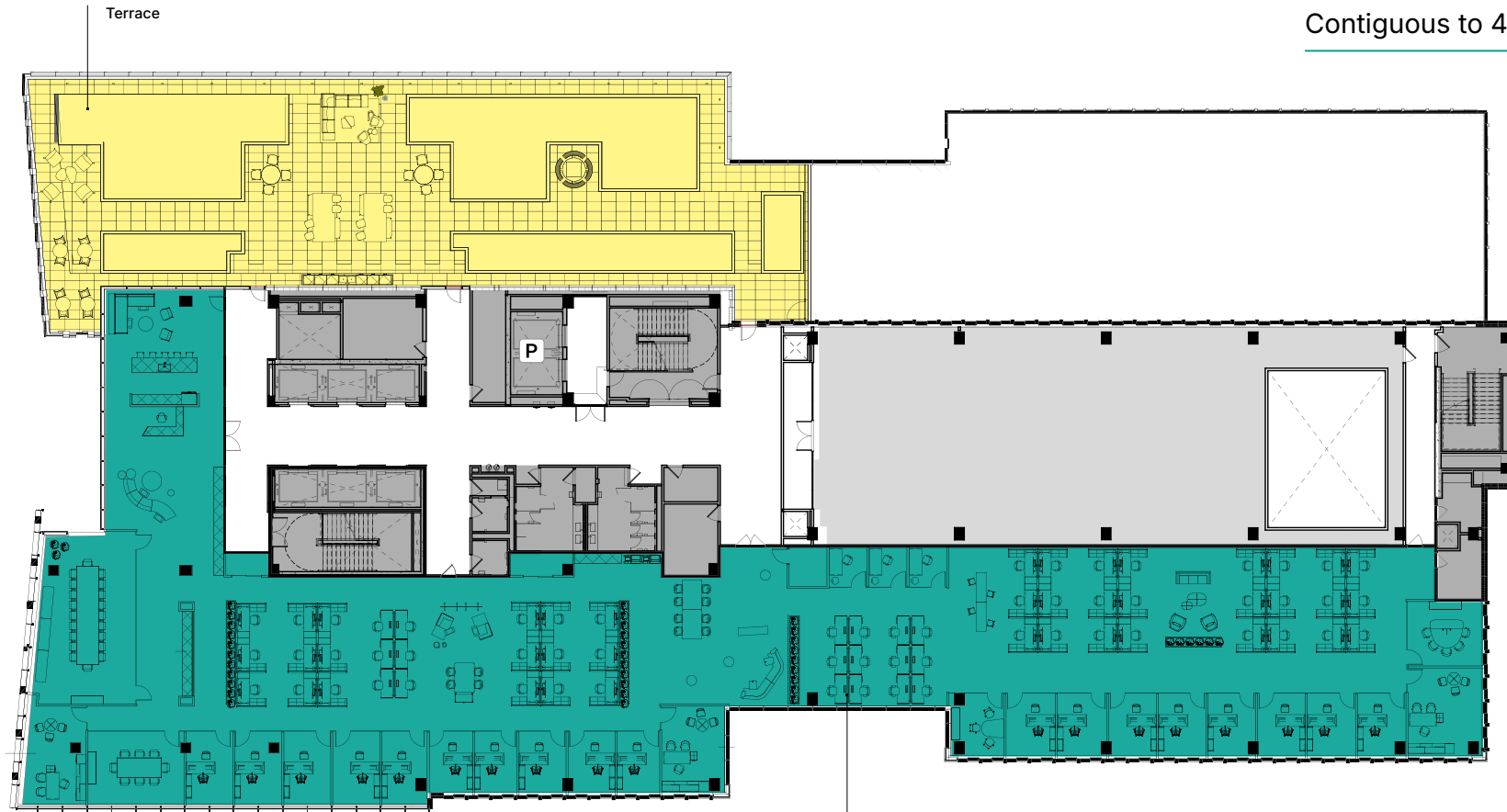
Hypothetical Test Fit







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



Fairfax Drive



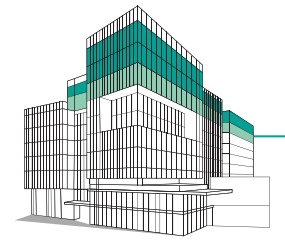
Founders Way N

-  Available Office Space
-  Shared Tenant Amenity
-  Leased
-  Parking Access

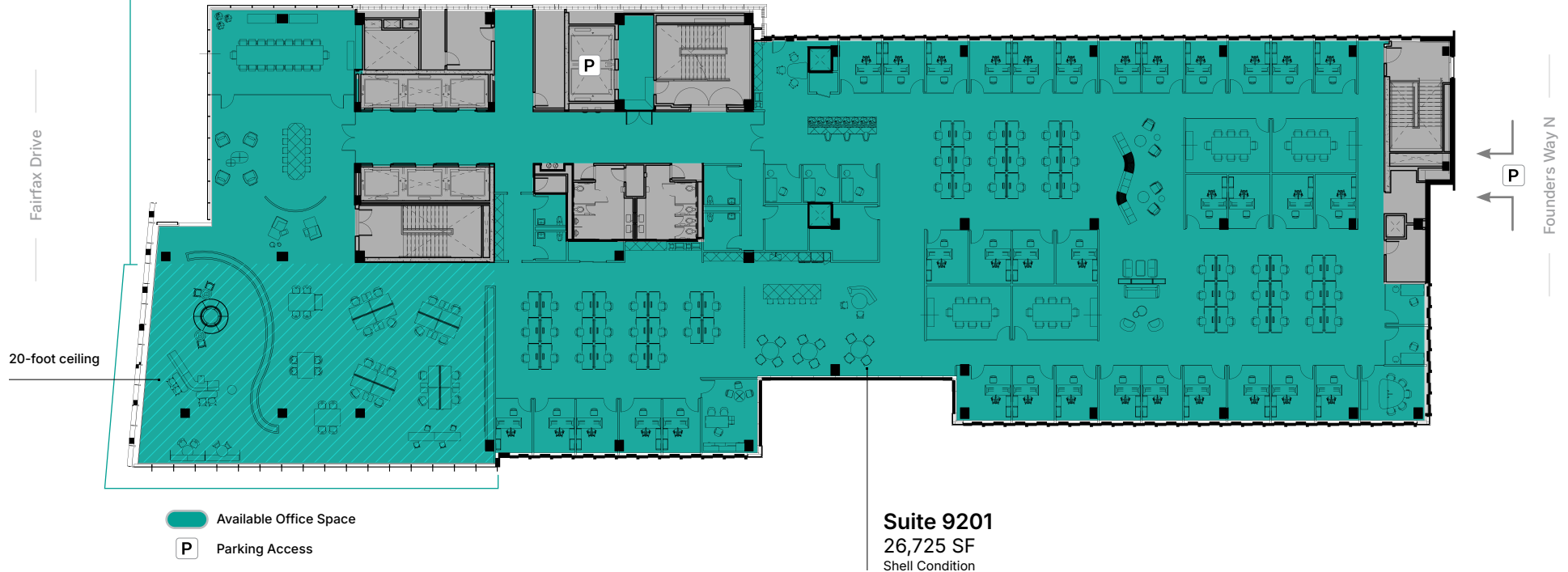
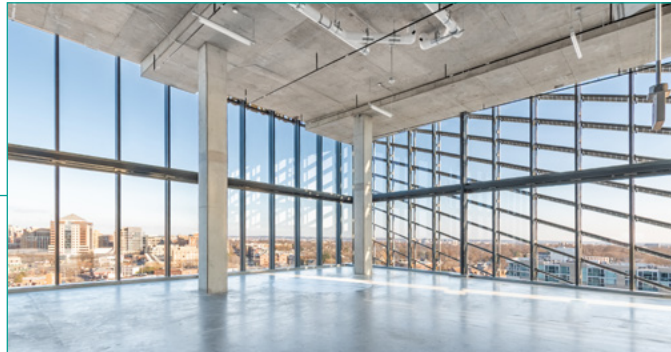
Suite 8201
17,835 SF
Shell Condition

9th Floor

Hypothetical Test Fit



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



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Leasing Information

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CBRE



John DiCamillo
+1 703 734 4723
john.dicamillo@cbre.com

Katie Fanady
+1 571 705 5522
katie.fanady@edgemoor.com

Brett Schweitzer
+1 703 905 0253
brett.schweitzer@cbre.com

Rosanne Richards
+1 703 905 0207
rosanne.richards@cbre.com



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