This area straddles Interstate 66 in central Fairfax County and features **nearly 10 million square feet of office space** including the corporate headquarters of major firms such as Ellucian and Salient CRGT.

Fairfax is **home to George Mason University, Virginia’s largest public university**, and the Fair Oaks Mall, one of the region’s largest shopping destinations.

A central Fairfax County location, this portion of the county provides **easy access via I-66, Route 50, the Fairfax County Parkway and Virginia Railway Express**.

Oakton offers office space and ample neighborhood shopping opportunities in **one of the county’s most upscale residential communities**.

This area includes Clifton, a charming small town and **national historic district** that has many quaint shops, Victorian-era homes, restaurants and executive-style single-family homes.
**FAIRFAX CENTER–OAKTON**

**NUMBER OF FIRMS BY SIZE**

<table>
<thead>
<tr>
<th>Employees</th>
<th>1-9 Employees</th>
<th>10-49 Employees</th>
<th>50-99 Employees</th>
<th>100-249 Employees</th>
<th>250+ Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jobs</td>
<td>3,283</td>
<td>913</td>
<td>157</td>
<td>97</td>
<td>37</td>
</tr>
<tr>
<td>Percent</td>
<td>73.2%</td>
<td>20.3%</td>
<td>3.5%</td>
<td>2.2%</td>
<td>0.8%</td>
</tr>
</tbody>
</table>

Source: U.S. Census, Bureau County Business Patterns 2015

**POPULATION PROFILE**

- **Residents**: 115,861
- **% with Bachelor's Degree or Higher**: 65.3%
- **Households**: 39,766
- **Median Household Income**: $119,665

*Average of the median incomes for the combined ZIP Codes within the market*

Sources: Fairfax County Department of Housing and Community Services, Housing and Population Estimates 2016, American Community Survey (ACS) 2015 Five-Year Estimates

**ECONOMIC BASE**

**Industry**

- Professional, Scientific, and Technical Services: 13,801 (20.1%)
- Public Administration: 11,436 (16.6%)
- Education Services: 8,891 (12.9%)
- Health Care and Social Assistance: 8,422 (12.2%)
- Retail Trade: 7,230 (10.5%)
- Accommodation and Food Services: 5,049 (7.3%)
- Administrative and Support Services: 3,879 (5.6%)
- Finance and Insurance: 2,182 (3.2%)
- Information: 1,873 (2.7%)
- Other: 6,037 (8.8%)
- Total: 68,800 (100.0%)

Sources: Virginia Employment Commission, Second Quarter 2016 and Fairfax County Public Schools

**EMPLOYEE BASE**

- Workers’ Age Jobs Percent
  - Age 29 or younger 19,318 21.6%
  - Age 30 to 54 51,206 57.2%
  - Age 55 or older 18,953 21.2%

Source: U.S. Census Bureau, Local Employment Dynamics 2014

**GEORGE MASON UNIVERSITY HAS INNOVATIVE NEW PROGRAMS IN FIELDS SUCH AS BIODEFENSE POLICY, CYBERSECURITY ENGINEERING AND DATA ANALYTICS ENGINEERING.**

Photo: Students Liz Estes, Christian Donose and Ram Bista started Cyber Security Systems, a student organization to develop industry leaders. Photo by Evan Cantwell, George Mason University
### SELECTED EMPLOYERS

| 3 Pillar Global ● | George Mason University
| Accelera Solutions ● | INOVA Fair Oaks Hospital
| American Cyber ● | JC Penney
| Apple Federal Credit Union ● | Kaiser Permanente
| Argon ST ● | Macy's
| ASM Research | ManTech International
| AT&T | Marriott
| Avaya | Merrifield Garden Center
| CGI Group | Metronome ●
| Cheesecake Factory | National Rifle Association ●
| Concept Plus ● | Northrop Grumman
| Costco | Phillips School Fairfax
| Customer Value Partners ● | Salient CRGT ●
| Cyberspace Solutions ● | Schneider Electric
| DIGITALSPEC ● | Strategic Intelligence Group ●
| Edelman Financial ● | Target
| Ellucian | Technatomy ●
| Fairfax County Government | Walmart
| Fairfax County Public Schools | Wegmans
| Flint Hill School | ■
| Foxhole Technology ● ● | ■
| General Dynamics | ■

**KEY:**
- ● Headquarters
- ○ Minority, Woman- or Veteran-Owned

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**THE SECOND-LARGEST PERCENTAGE OF EMPLOYEES UNDER THE AGE OF 30 AMONG ALL FAIRFAX COUNTY SUBMARKETS WORK IN THIS PART OF THE COUNTY.**
<table>
<thead>
<tr>
<th>FAIRFAX CENTER - OAKTON</th>
</tr>
</thead>
</table>

### COMMERCIAL REAL ESTATE INVENTORY

<table>
<thead>
<tr>
<th>Square Footage Total</th>
<th>Asking Lease Rates*</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Office</strong> 9,994,541</td>
<td>$18.00 $34.50</td>
</tr>
<tr>
<td><strong>Industrial/Flex</strong> 43,660</td>
<td>N/A N/A</td>
</tr>
</tbody>
</table>

*Annual per square foot

Source: FCEDA Yearend 2016 Real Estate Report

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Photo: Fairfax County Government Center by Adrienne Combs, U.S. Army

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Additional nearby locations include:
- **Fairfax Center**
- **Oakton**
- **Town of Clifton**

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**AT&T Government Solutions in Oakton, FCEDA archives**

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**FAIRFAX COUNTY ECONOMIC DEVELOPMENT AUTHORITY**

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