

LEASE

READY TO MOVE IN OFFICE FOR LEASE



LEASE RATE

Negotiable

Deniz Senyurt, CCIM

Commercial Real Estate Associate Broker

(571) 271-6604

deniz.senyurt@cbcnrt.com

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PROPERTY DESCRIPTION

In Springfield, VA, near Springfield Plaza, this 3,342 SF office space offers nine private offices, two restrooms, a kitchenette, a reception area, and a spacious common workspace flooded with natural light. Accessible by both elevator and stairs, it's designed for a variety of professional services. Situated on a corner lot with high visibility, it includes ample parking and prime signage opportunities, making it ideal for businesses seeking a prominent location. Perfect for medspa, office, financial services, insurance company, dental office, medical clinic, therapist, fitness center, and day spa uses.

LOCATION DESCRIPTION

7210 Old Keene Mill Road boasts a prime location in the heart of Springfield, VA, directly adjacent to Springfield Plaza Shopping Center. This vibrant area is home to key amenities including Giant Food, Wells Fargo Bank, and Trader Joe's, all within easy walking distance. Public transportation is readily available with a bus stop directly in front of the building, enhancing accessibility. It's conveniently located minutes from the Franconia-Springfield Metro Station, Springfield Commons Shopping Center, Springfield Town Center, Northern Virginia Community College, and Kaiser Permanente Hospital. Additionally, the property offers quick access to the I-495 and I-95 intersection, ensuring seamless connectivity to the wider region.

SPACES

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SPACE SIZE

3,342 SF

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PROPERTY HIGHLIGHTS

- Prime Springfield Location: Situated in the heart of Springfield, VA, next to Springfield Plaza Shopping Center, offering unparalleled convenience.
- Comprehensive Amenities Nearby: Giant Food, Wells Fargo Bank, Trader Joe's, and more amenities within walking distance for ease and comfort.
- Exceptional Accessibility: Public bus stop right in front of the building and minutes away from Franconia-Springfield Metro Station for effortless commuting.
- Near Major Shopping and Educational Facilities: Close to Springfield Town Center, Northern Virginia Community College, and more for shopping and educational pursuits.
- Strategic Proximity to Key Roads: Minutes away from the intersection of I-495 and I-95, providing excellent connectivity to the wider region.
- Great Signage Visibility : Visibility by 51,000 Vehicle Per Day
- Perfect for medspa, office, financial services, insurance company, dental office, medical clinic, therapist, fitness center, and day spa uses.

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7210 Old Keene Mill Road Springfield VA Springfield, VA 22150



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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LEASE COMPARABLES

ADDRESS	LEASE RATE PER SF	EXECUTED
6120 BRANDON AVENUE SPRINGFIELD VA	\$32.58+ELEC	FEBRUARY 2024
7015 OLD KEENE MILL ROAD SPRINGFIELD VA	\$26.67/SF NNN	JANUARY 2024
6564 LOISDALE SPRINGFIELD VA	\$31.50/SF FS	MAY 2023
TABLE TOTALS	TABLE TOTALS	TABLE TOTALS

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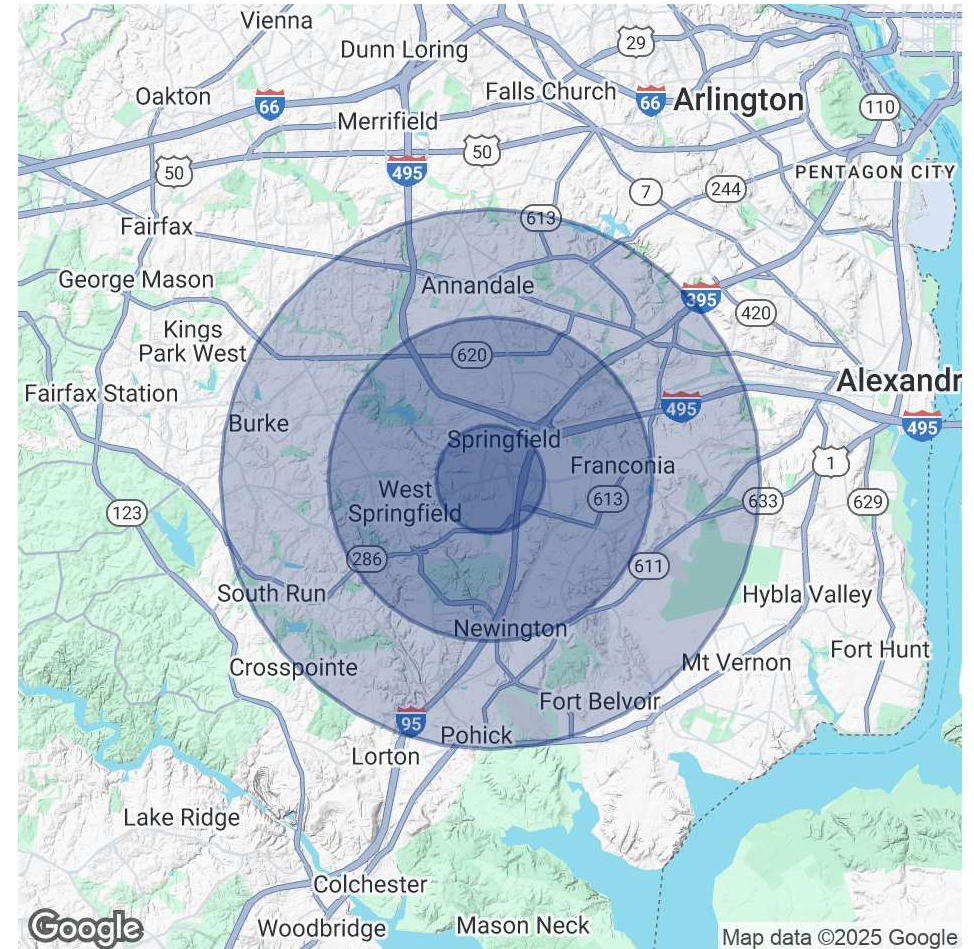
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,667	110,933	306,889
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,238	38,996	108,817
# of Persons per HH	3.2	2.8	2.8
Average HH Income	\$156,347	\$175,989	\$174,766
Average House Value	\$721,046	\$695,223	\$680,452

Demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Licensed in Virginia, Maryland, and Washington DC, Deniz specializes in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from serving on the Board of Directors of the Northern Virginia Association of Realtors and Mid Atlantic Real Estate Marketing Association, Deniz serves as a member of NVAR and NAR Commercial Councils. Deniz is also the 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program) from George Washington University. She graduated from NVAR Leadership Institute in 2021 and was accepted to the 2025 CCIM JWL Leadership Program. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA), and Certified Commercial Investment Member (CCIM) .

DENIZ SENYURT, CCIM

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Direct: 571.271.6604

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association

Past NVAR Commercial Council and International Business Forum Chairs



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