

COMPASS

Jenn Smira
& CO.

COMMERCIAL

3800 N FAIRFAX DR #100

Commercial | Prime Office Space & 6 Deeded Parking Spaces | Existing Optometry



Prime Arlington Commercial Office with Six Deeded Parking Spaces

Position your business or investment in the heart of Arlington's Virginia Square with a rare commercial condominium offering that combines prime location, flexible space, easy accessibility, and exceptional deeded parking. Located within Tower Villas, 3800 N. Fairfax Drive, Suite 1 offers approximately 1,672 square feet with a courtyard-facing entrance and an existing optometry and optical retail buildout. The space is well suited for retail or professional office use, creating an attractive opportunity for an owner-user or investor seeking a well-positioned commercial asset in Arlington.

Offered at \$1,095,000, the commercial condominium includes six separately deeded spaces in the building's commercial garage. Four additional separately deeded spaces behind the secured garage gate are also available, providing the opportunity to secure up to ten parking spaces in total, an uncommon and valuable advantage for employees, clients, patients, or future occupants.

The offering includes the real estate and permanent improvements only. The existing optometry and optical business, including its inventory, movable equipment, patient records, trade name, and goodwill, is not included. With its convenient layout, accessible location, and generous parking, this offering presents a compelling opportunity to establish or expand a presence in one of Arlington's most sought-after commercial corridors.



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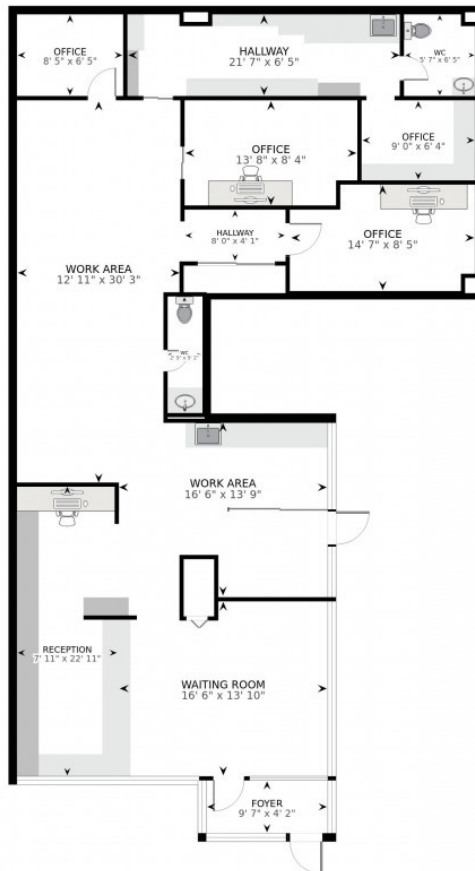
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MAIN FLOOR Inside Area 1672 ft²



All measurements and dimensions are approximate and intended for general informational purposes only. They should not be relied upon as a substitute for professional advice or accurate surveying.



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