



FAIRFAX COMMONS OFFICE CONDOMINIUMS

3923 Blenheim Boulevard, Units 62C & 62D, Fairfax, VA 22030

HIGHLIGHTS

- Asking Price: \$552,000
- Two office condominiums combined (seller will not divide)
- Eight offices, two restrooms, galley, reception and open area (one newly constructed restroom & galley)
- Combined Size: 2,300 Gross SF (estimated) | 1,958 Net SF
- City of Fairfax location convenient to the Fairfax County Judicial Center & George Mason University.

CONTACT:

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PROPERTY SUMMARY

FAIRFAX COMMONS OFFICE CONDOMINIUMS

3923 Blenheim Boulevard
Fairfax, VA 22030



Property Summary (combined units)

Gross Square Footage (estimated):	2,300 SF
Net Square Footage (estimated: per city tax assessment):	1,958 SF
Parking:	Surface
Asking Price:	\$552,000
Year Built:	1989
Zoning:	Commercial Office
Real Estate Taxes 2025	\$6,404.94
Stormwater Fees 2025	\$274.40
Condo Fees 2026	\$8,400.00

Property Overview

Two office condominiums combined with extensive window lines providing natural light, a newly constructed restroom and galley, second restroom, reception area, eight existing offices and an open area. Free surface parking.

Location Overview

Conveniently located in the heart of the City of Fairfax with nearby access to Main Street (Route 236), Fairfax Boulevard (Route 50), George Mason University's main campus, the Fairfax County Judicial Center and numerous restaurants and shopping.



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PHOTOS

FAIRFAX COMMONS OFFICE CONDOMINIUM

3923 Blenheim Boulevard
Fairfax, VA 22030

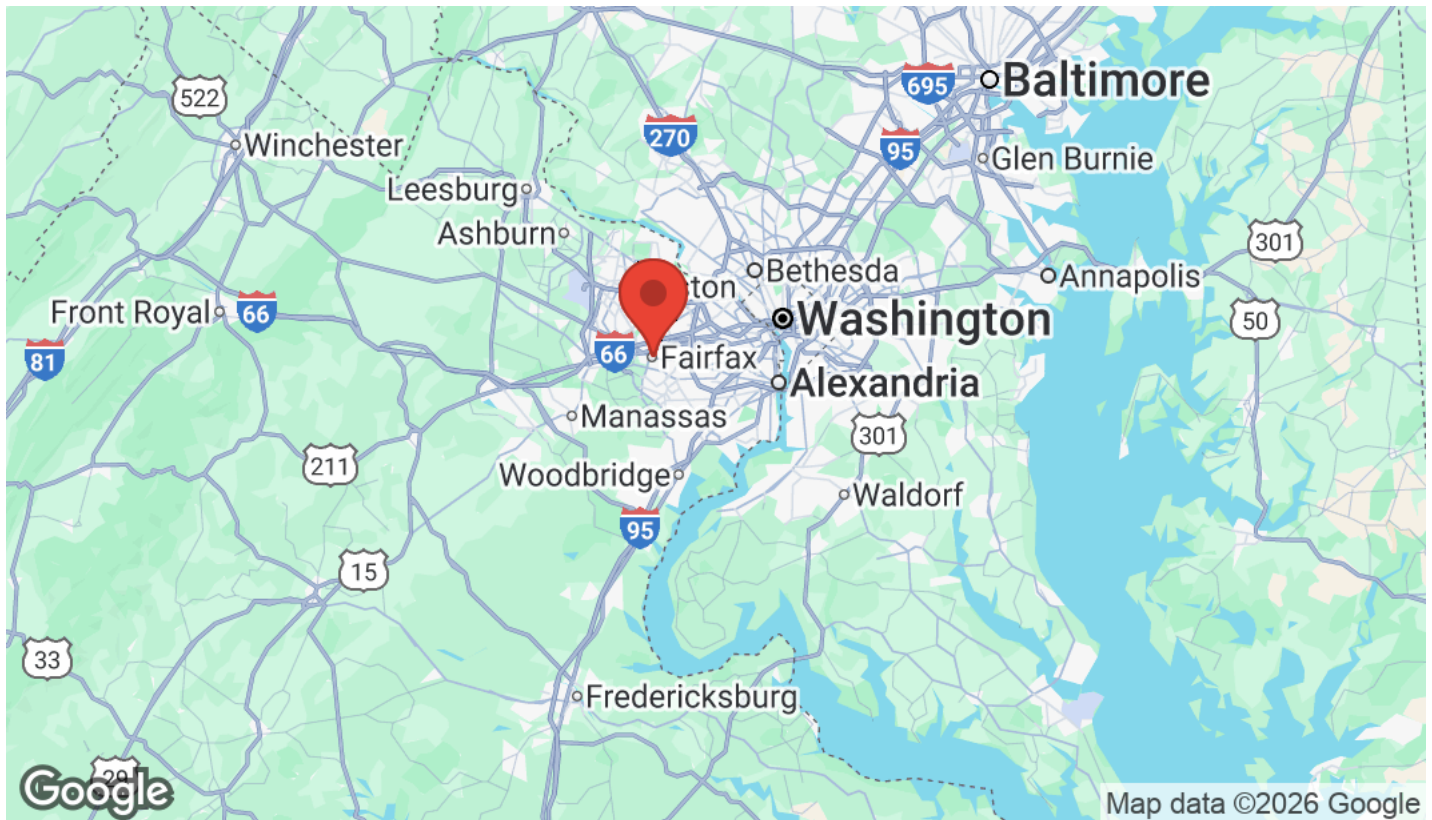


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LOCATION MAPS

FAIRFAX COMMONS OFFICE CONDOMINIUM

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Fairfax, VA 22030

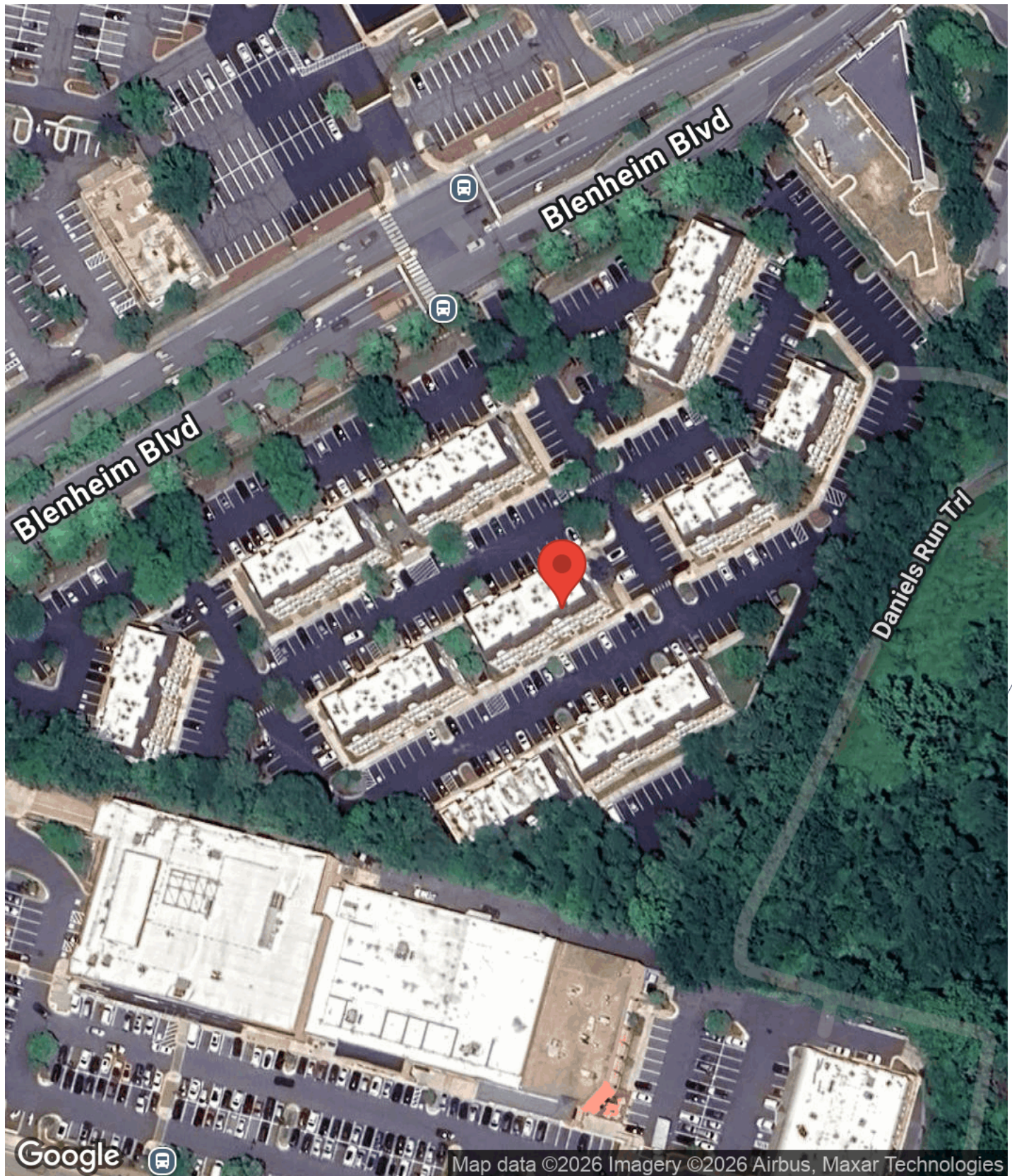


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AERIAL MAP

FAIRFAX COMMONS OFFICE CONDOMINIUM

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Fairfax, VA 22030



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UNIT BREAKDOWN

FAIRFAX COMMONS OFFICE

3923 Blenheim Boulevard
Fairfax, VA 22030

UNIT BREAKDOWN

3923 Blenheim Boulevard, Fairfax, Virginia 22030

Fairfax Commons Condo

Jurisdiction: City of Fairfax

Zoning: Commercial Office

Year Built: 1989

Subject Units				2025 Real Estate Taxes			
Unit No.	Parcel ID	Gross SF*	Net SF**	Annual	Monthly	Per Gross SF	Per Net SF
62C	57 2 37 062 C	1,164	991	\$ 3,313.82	\$ 276.15	\$ 2.85	\$ 3.34
62D	57 2 37 062 D	1,136	967	\$ 3,291.12	\$ 274.26	\$ 2.90	\$ 3.40
62 C & 62D		2,300	1,958	\$ 6,604.94	\$ 550.41	\$ 2.87	\$ 3.37

Subject Units				2025 Stormwater Fees			
Unit No.	Parcel ID	Gross SF*	Net SF**	Annual	Monthly	Per Gross SF	Per Net SF
62C	57 2 37 062 C	1,164	991	\$ 137.20	\$ 11.43	\$ 0.12	\$ 0.14
62D	57 2 37 062 D	1,136	967	\$ 137.20	\$ 11.43	\$ 0.12	\$ 0.14
62 C & 62D		2,300	1,958	\$ 274.40	\$ 22.87	\$ 0.12	\$ 0.14

Subject Units				2026 Condo Fees			
Unit No.	Parcel ID	Gross SF*	Net SF**	Annual	Monthly	Per Gross SF	Per Net SF
62C	57 2 37 062 C	1,164	991	\$ 4,200.00	\$ 350.00	\$ 3.61	\$ 4.24
62D	57 2 37 062 D	1,136	967	\$ 4,200.00	\$ 350.00	\$ 3.70	\$ 4.34
62 C & 62D		2,300	1,958	\$ 8,400.00	\$ 700.00	\$ 3.65	\$ 4.29

*The Gross square footage is estimated using an artificial core factor.

** The Net square footage is per the City of Fairfax tax assessment record.

The information above was derived from what are believed to be reliable sources, but is not guaranteed. Each prospective purchaser should conduct their own due diligence to verify the information.



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ZONING ORDINANCE

CITY OF FAIRFAX,
VIRGINIA

ADOPTED 7/12/2016
EFFECTIVE 10/1/2016
AMENDED THROUGH 7/22/2025

§3.2 Districts Established/Purpose Statements

Chapter 110. Article 3. Zoning Districts and Regulations

§3.2.2 Overlay districts

B. Nonresidential districts

1. Commercial districts

(a) CL, Commercial Limited

The CL, Commercial Limited District is established to provide limited, low intensity office development as a transitional use between residential and commercial areas. Office buildings in the district should have height and character that are compatible with residential development and which will not adversely affect nearby residential communities.

(b) CO, Commercial Office

The CO, Commercial Office District is established to provide areas for offices for business, governmental and professional uses, and uses accessory or complementary thereto.

(c) CR, Commercial Retail

The CR, Commercial Retail District is established to provide areas for office and general business and retail establishments, and uses accessory or complementary thereto.

(d) CU, Commercial Urban

The CU, Commercial Urban District is established to provide an urban, mixed use development option for appropriate parts of the downtown area and sites in the general vicinity of the three key Fairfax Boulevard intersections: Main Street, Chain Bridge Road, and Blenheim Boulevard, or as may be more precisely specified by a current or future adopted plan.

(e) CG, Commercial General

The CG, Commercial General District is established to provide areas for office, general retail, automobile-related uses, and uses accessory or complementary thereto.

2. Industrial districts

(a) IL, Industrial Light

The IL, Industrial Light District is established to provide areas for light industrial use.

(b) IH, Industrial Heavy

The IH, Industrial Heavy District is established to provide areas for general industrial uses.

§3.2.2. Overlay districts

A. Historic overlay districts

Historic overlay districts are established to promote the general welfare, education and recreational pleasure of the public through the establishment, preservation and protection of the character of individual structures and properties of historical, architectural and cultural significance within these districts. Regulations applicable to structures and properties within historic overlay districts are intended to protect against the destruction of or encroachment upon such areas, structures and premises; to encourage uses which will lead to their

development by allowing for greater flexibility not available in general nonresidential districts.

- D. PD-I, Planned Development Industrial
- The PD-I, Planned Development Industrial District, is provided to encourage unified industrial complexes of high quality by allowing for greater flexibility not available in general nonresidential districts.

§3.3. ALLOWED USES

- §3.3.1. Principal use table
- The principal use table is subject to the explanation as set forth below.

- A. Key to types of use
1. Permitted
- A “P” indicates that a use is permitted in the respective district subject to the specific use standards in §3.5, and the zoning permit requirements of §6.20. Such uses are also subject to all other applicable requirements of this chapter.
2. Special use review
- An “S” Indicates that a use that may be permitted in the respective general use district only where approved by the city council in accordance with §6.7, and the zoning permit requirements of §6.20. Special uses are subject to all other applicable requirements of this chapter, including the specific use standards contained in §3.5.
3. Specific use standards
- The “Specific Use Standard” column on the table is a cross-reference to any specific use standard listed in §3.5. Where no cross-reference is shown, no additional use standard shall apply.
4. Use types/use groups
- The “Use Types/Use Groups” column on the table lists specific uses and use groups allowed in the respective districts. Use groups are identified by the asterisk (*) following a use type. See §3.4.1 for more information regarding use groups.
5. Uses not permitted
- A blank cell in the principal use table indicates that a use is not allowed in the respective district.



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Chapter 110. Article 3. Zoning Districts and Regulations

§3.3 Allowed Uses

§3.3.1 Principal use table

B. Principal uses

The following table lists the principal uses permitted by this chapter for general use districts. For overlay districts, see §3.7; for planned development districts, see §3.8; for accessory uses, see §3.5.5; for temporary uses, see §3.5.6; and for large format retail, see §4.9.

USE TYPES/USE GROUPS*	RESIDENTIAL						NONRESIDENTIAL								SPECIFIC USE STANDARDS
	R L	R M	R H	RT -6	R T	R MF	C L	C O	C R	C U	C G	I L	I H		
P = PERMITTED / S = SPECIAL USE (§6.7) / * = GROUP OF USES (§3.4.1)															
RESIDENTIAL															
Single-family detached	P	P	P		P	P									§3.5.1.A
Single-family attached					P	P									§3.5.1.B
Duplexes					P	P									
Townhouses				P	P	P				S					§3.5.1.C
Multifamily						P				S	S				
Upper story residential/mixed uses							S	S	S	S	S				§3.5.1.D
PUBLIC, CIVIC AND INSTITUTIONAL USES															
Adult day care	S	S	S	S	S	S	S	P	P	P	P				
Assisted living facilities	S	S	S	S	S	P		P	P	S	P				
Auditoriums or arenas						S			S	S	S				
Cemeteries	S	S	S	S	S										
Colleges and universities	S	S	S	S	S	S		S	S	S	S				
Community services*	S	S	S					P	P	S	P				
Congregate living facilities	S	S	S	S	S	P			S	S					§3.5.2.A
Day care centers	S	S	S	S	S	S	S	P	P	P	P				§3.5.2.B
Detention facilities or jails											S	S	S		
Government uses (other than those listed)	S	S	S	S	S	S	S	P	P	P	P	P	P		
Group homes/statutory	P	P	P		P	P									§3.5.2.C
Hospitals								S	S		S	S	S		§3.5.2.D
Medical care facilities*								S	S		P	P	P		§3.5.2.E
Nursery schools	S	S	S	S	S	S	P	P	P	P	P				§3.5.2.F
Nursing homes	S	S	S	S	S	P		P	P	S	P				
Parks and open areas*	S	S	S	S	S	S	S	P	P	P	P	P	P		
Religious institutions*	S	S	S	S	S	S		S	S	S	S				
Schools, elementary, middle, high	S	S	S	S	S	S		S	S		S				§3.5.2.G
Social service delivery, minor*							P	P	P	P	P	P	P		§3.5.2.H
Social service delivery, major*								S	S		P	P	P		§3.5.2.H
Utilities, minor*	P	P	P	P	P	P		P	P	P	P	P	P		
Utilities, major*	S	S	S	S		S		S	S	S	S	S	S		
Telecommunications antenna and small cell facilities on existing structures and towers and administrative review-eligible projects	P	P	P	P	P	P	P	P	P	P	P	P	P		§3.5.2.I
Telecommunications facilities	S	S		S	S	S	S	S	S	S	S	S	S		§3.5.2.I
COMMERCIAL USES															
Adult uses											S				§3.5.3.A
Amusement centers									S	S			S		
Art galleries or studios			S		S	S	P	P	P	P	P				
Auction houses													S		§3.5.3.B
Bed and breakfasts	S	S	S		S	S	S	S							§3.5.3.C
Brewpubs							P	P	P	P	P	P	P		

Zoning Ordinance

City of Fairfax, Virginia

Adopted 07/12/2016

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§3.3 Allowed Uses

Chapter 110. Article 3. Zoning Districts and Regulations

§3.3.1 Principal use table

USE TYPES/USE GROUPS*	RESIDENTIAL						NONRESIDENTIAL								SPECIFIC USE STANDARDS
	R L	R M	R H	RT -6	R T	R MF	C L	C O	C R	C U	C G	I L	I H		
P = PERMITTED / S = SPECIAL USE (§6.7) / * = GROUP OF USES (§3.4.1)															
Building supplies and lumber sales									P	S	P	P	P		
Catering and delivery									P		P	P	P		
Convenience stores								S	P	P	P	P	P		
Fuel stations									S		P	P	P		
Funeral homes								P	P		P	P			
Furniture, appliance or carpet/flooring stores									P	P	P	P			
Grocery stores									P	S	P	S			
Hotels, extended-stay									S	P	S			\$3.5.3.D	
Hotels/motels									S	P	S				
Kennels								S	S	S	P	P	P	\$3.5.3.E	
Offices, general*							P	P	P	P	P	P	P		
Offices, medical*							P	P	P	P	P	P	P		
Parking, commercial									S	S	S				
Parking, municipal								P	P	P	P				
Plant nurseries and greenhouses	S	S	S									P	P		
Private clubs	S	S	S					S	S	S					
Recreation, indoor*								S	S	S	S	S	S		
Recreation, outdoor*								S	S	S	S	S	S		
Research and development*							P	P	P	P	P	P	P		
Restaurants or food services							P	P	P	P	P	P	P	\$3.5.3.F	
Retail, general*									P	P	P	P	P		
Schools, technical, trade, business							P	P	P	P	P	P	P	\$3.5.3.G	
Services, general*									P	P	P	P	P		
Services, personal*							P	P	P	P	P	P	P		
Theaters									S	S	S				
Tobacco and smoke shops							P	P	P	P	P	P	P	\$3.5.3.H	
Urban Agriculture									P	P	P	P	P	\$3.5.3.I	
Vehicle repair*											P	P	P	\$3.5.3.K	
Vehicle sales and leasing*									S		S	S		\$3.5.3.J	
Vehicle service*									S		P	P	P	\$3.5.3.K	
Veterinary clinics								P	P	P	P	P	P	\$3.5.3.E	
INDUSTRIAL USES															
Crematoriums												S	S		
Fuel sales, residential												P	P	\$3.5.4.A	
Manufacturing, general*													S	\$3.5.4.B	
Manufacturing, heavy*													S	\$3.5.4.C	
Manufacturing, limited*												P	P	\$3.5.4.D	
Petroleum storage and distribution													S		
Self-service storage facilities												S	P		
Vehicle storage and towing												P	P	\$3.5.4.E	
Warehouse and freight movement*													P		
Waste service*												S	S	\$3.5.4.F	

Adopted 7/12/2016

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Zoning Ordinance

City of Fairfax, Virginia

FAIRFAX COMMONS CONDOMINIUM ASSOCIATION PROPERTY MANAGEMENT

**SEQUOIA MANAGEMENT**

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4795 Meadow Wood Lane, Suite 300 West
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CITY OF FAIRFAX

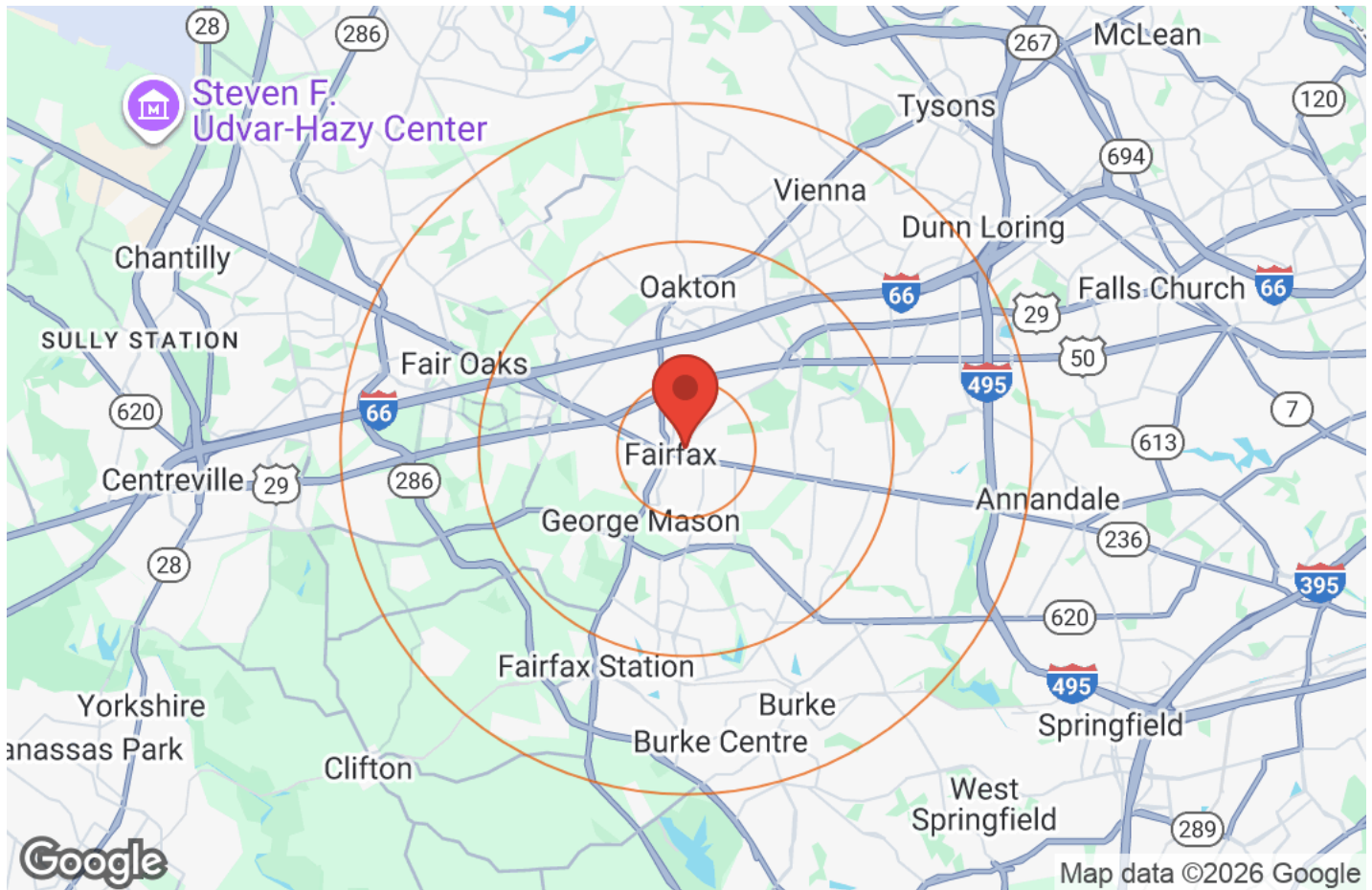


City of Fairfax
Zoning Division
City Hall Annex
Room 207
10455 Armstrong Street
Fairfax, Virginia 22030
703-385-7820
zoning@fairfaxva.gov
Hours: Monday – Friday 8:30 a.m. to 5:00 p.m.

DEMOGRAPHICS

FAIRFAX COMMONS OFFICE CONDOMINIUMS

3923 Blenheim Boulevard
Fairfax, VA 22030



Population	1 Mile	3 Miles	5 Miles
Male	8,428	63,279	146,435
Female	6,950	57,840	143,228
Total Population	15,379	121,119	289,664

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,394	22,127	52,150
Ages 15-24	2,264	18,794	39,355
Ages 25-54	5,982	48,740	118,001
Ages 55-64	1,620	13,363	33,940
Ages 65+	2,119	18,097	46,217

Income	1 Mile	3 Miles	5 Miles
Median	\$157,817	\$159,700	\$166,556
< \$15,000	299	1,545	3,245
\$15,000-\$24,999	181	911	2,063
\$25,000-\$34,999	170	1,155	2,696
\$35,000-\$49,999	213	1,698	3,568
\$50,000-\$74,999	313	3,191	7,266
\$75,000-\$99,999	331	4,221	10,277
\$100,000-\$149,999	761	6,546	16,700
\$150,000-\$199,999	853	6,814	17,199
> \$200,000	1,681	15,096	40,007

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,997	42,528	106,046
Occupied	4,802	41,175	103,021
Owner Occupied	3,438	26,753	68,717
Renter Occupied	1,364	14,422	34,304
Vacant	195	1,352	3,024



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

RE/MAX DISTINCTIVE REAL ESTATE,6846 Elm Street
McLean, VA 22101

Each Office Independently Owned and Operated

PRESENTED BY:**MICHAEL MARCEY**

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