

SRE

SERAFIN
REAL ESTATE

Commercial | Investment | Brokerage

Aesthetic Dermatology
and Mohs Surgery

NO
PARKING
OR
STANDING
FIRE LANE

2826 Old Lee Hwy
2826 Old Lee Highway, Fairfax, VA 22031

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PROPERTY OVERVIEW



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	24,800 SF
AVAILABLE SF:	
YEAR BUILT:	2004
ZONING:	C-2, County

PROPERTY OVERVIEW

A unique opportunity is available to license a fully built-out medical office on a part-time basis from an established surgeon. The space is ideal for medical professionals seeking a turnkey clinical environment without the commitment of a full-time lease.

The approximately 1,987 square foot medical suite is thoughtfully configured and includes two private offices, three exam rooms, one flex/multipurpose space, a reception and waiting area, break room, and a private bathroom. The suite offers a professional and efficient layout suitable for a variety of medical or allied health uses.

The space is available for use on Tuesdays, Wednesdays, Thursdays, and Saturdays, with a minimum commitment of two days per week. The license fee is \$250 per day, structured under a two-year term.

Additional amenities include common area parking, with private underground parking available for an additional fee. Licensee signage may be installed on the interior office wall,

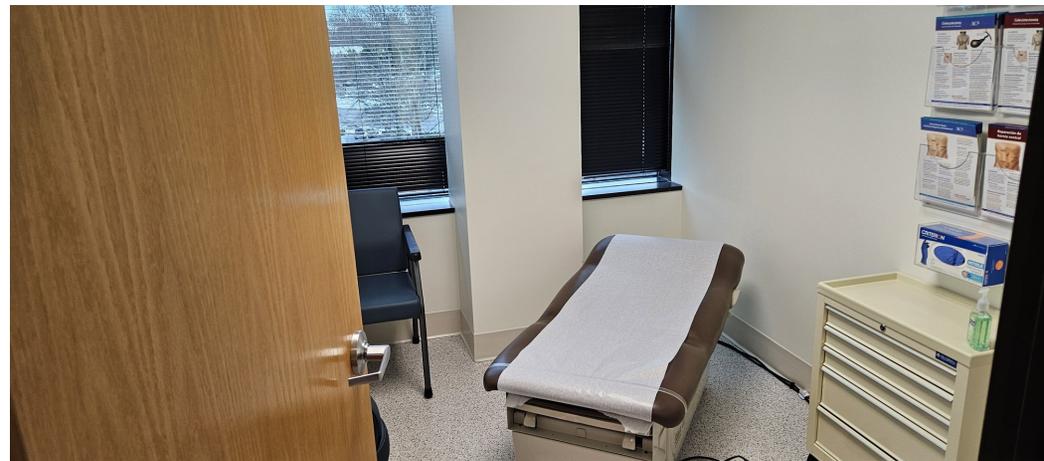
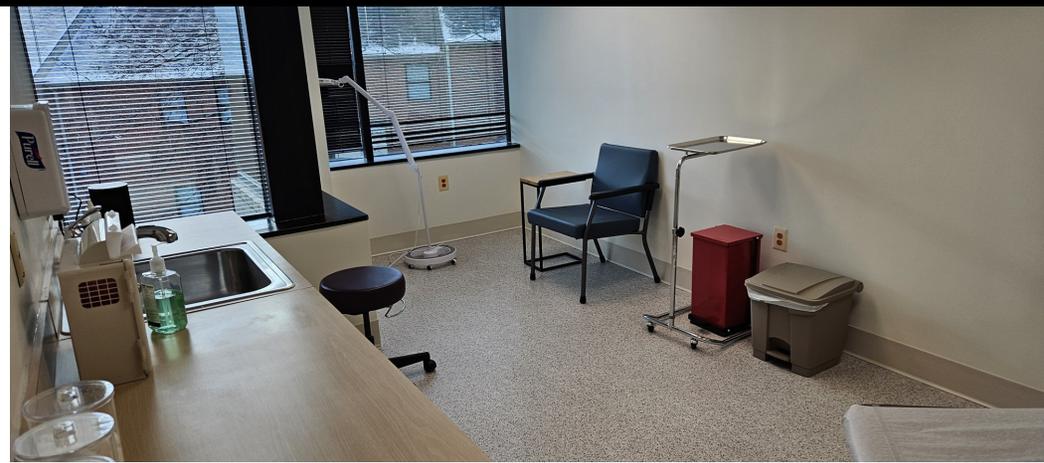
HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Medical Office License Opportunity – Part-Time Use
- Part-time medical office license opportunity within an established surgical practice
- Approximately 1,987 SF fully built-out medical suite
- Available for use on Tuesdays, Wednesdays, Thursdays, and Saturdays
- Minimum commitment: 2 days per week
- License fee: \$250 per day
- Term: 2 years
- Suite Configuration:
- 2 private offices
- 3 exam rooms
- 1 flex / multipurpose space
- Reception and waiting area
- Break room
- Private bathroom
- Additional Features & Amenities:
- Common area parking available
- Private underground parking available at an additional fee
- Interior office wall signage permitted (subject to approval)
- Professional, turnkey medical environment



ADDITIONAL PHOTOS



PROPERTY DETAILS

LEASE RATE

NEGOTIABLE

LOCATION INFORMATION

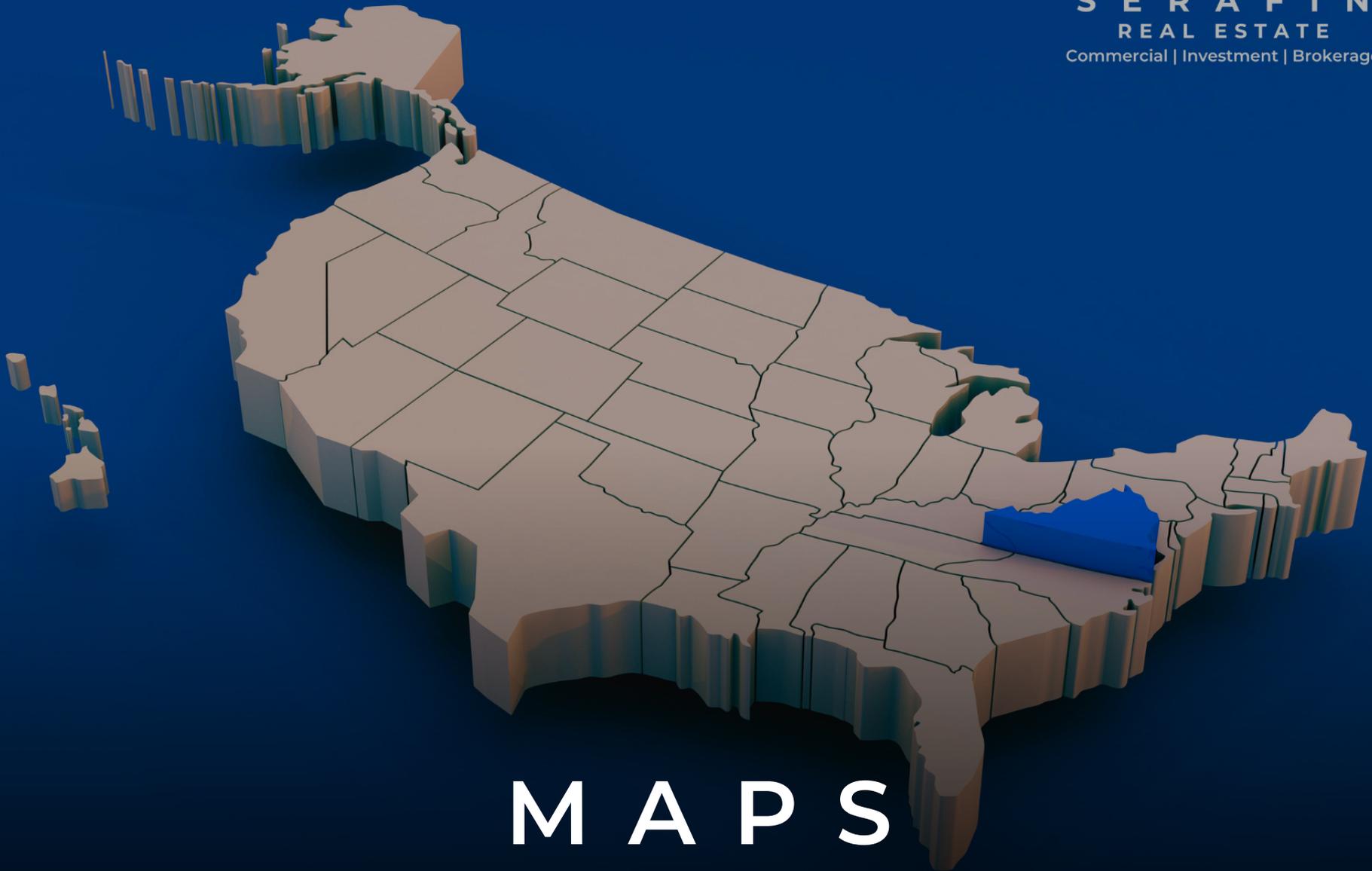
BUILDING NAME 2826 Old Lee Hwy
STREET ADDRESS 2826 Old Lee Highway
CITY, STATE, ZIP Fairfax, VA 22031
COUNTY Fairfax

PROPERTY INFORMATION

PROPERTY TYPE Office
PROPERTY SUBTYPE Medical
ZONING C-2, County

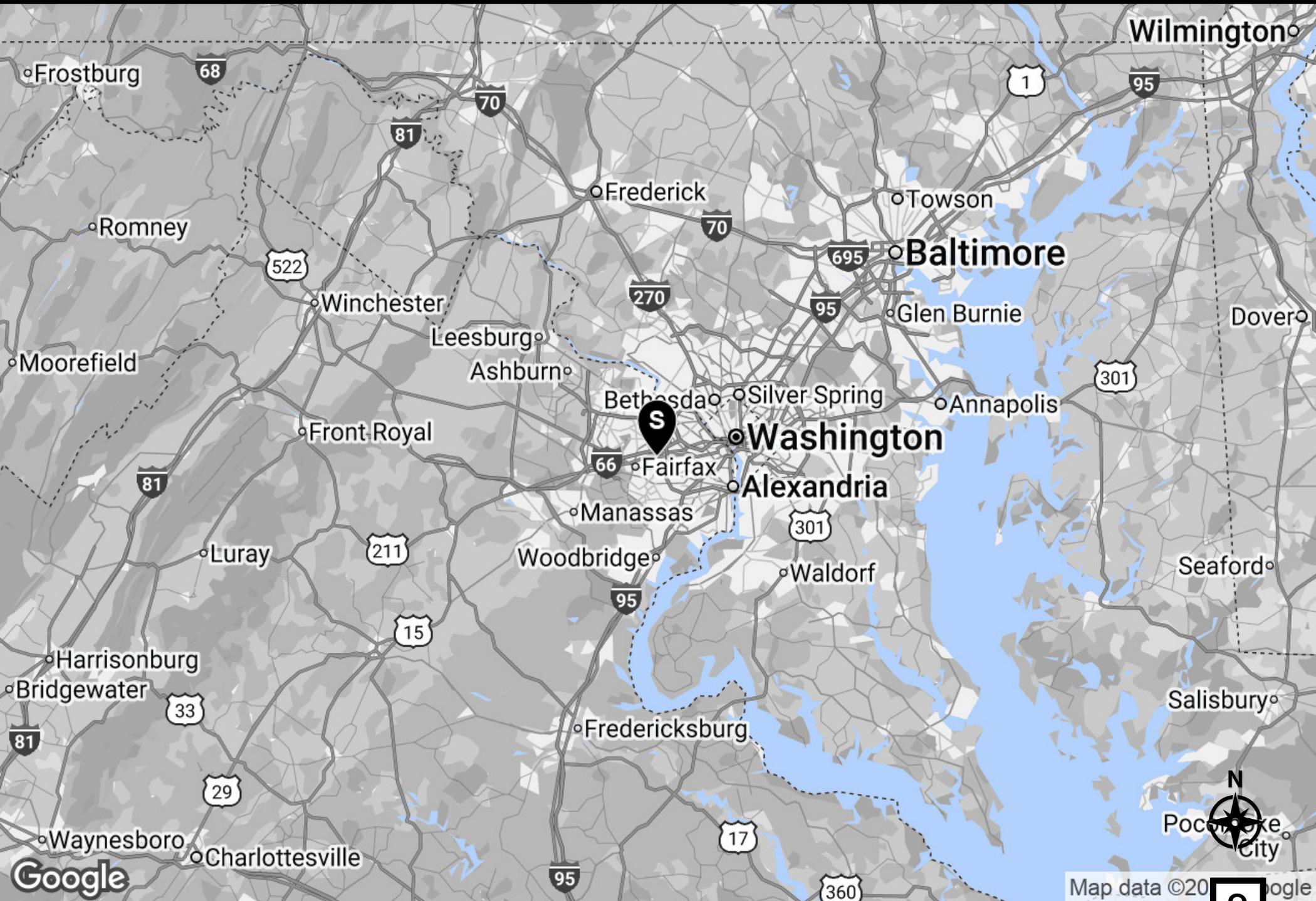
BUILDING INFORMATION

BUILDING SIZE 24,800 SF
BUILDING CLASS B
YEAR BUILT 2004



M A P S

REGIONAL MAP



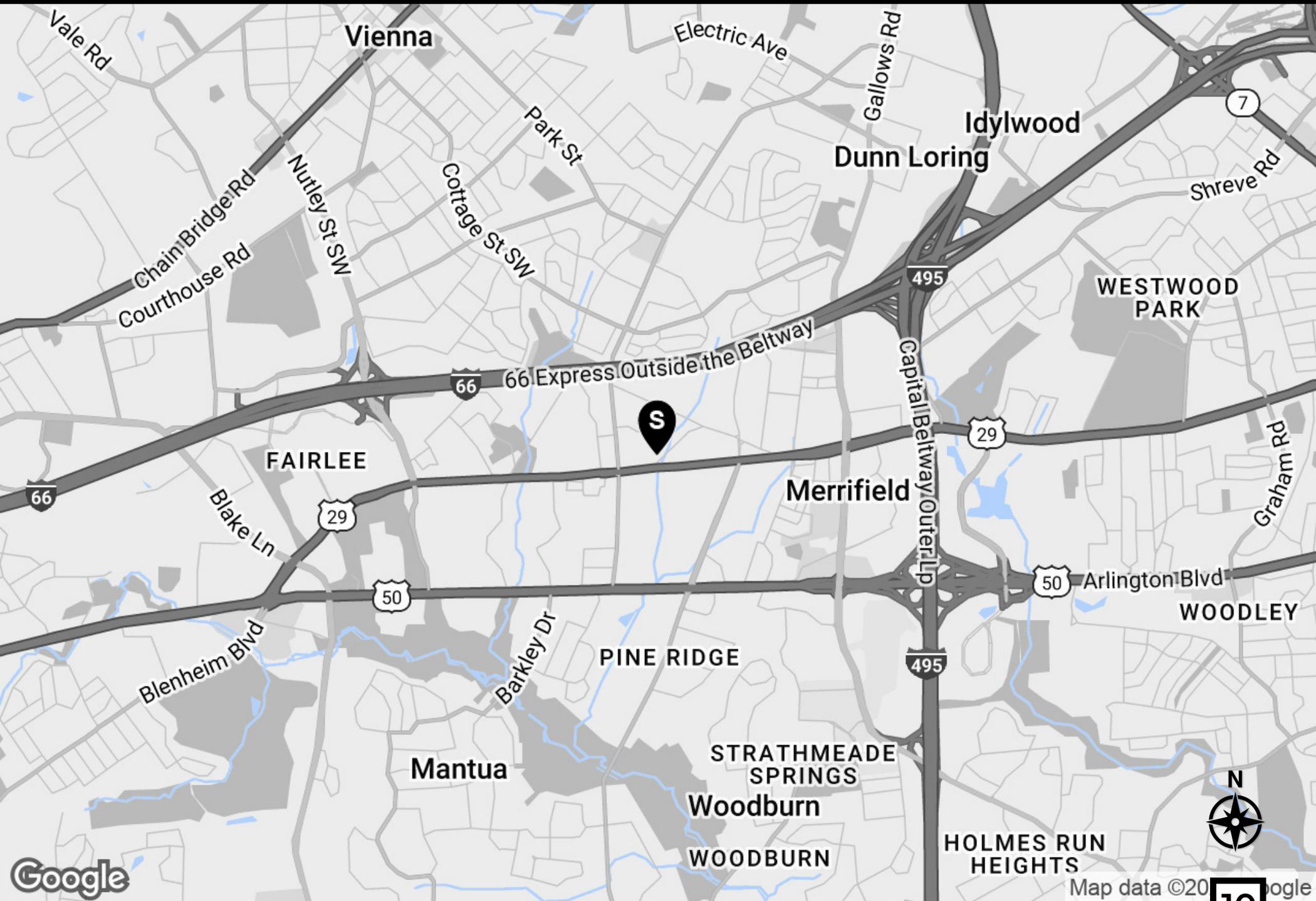
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LOCATION MAP



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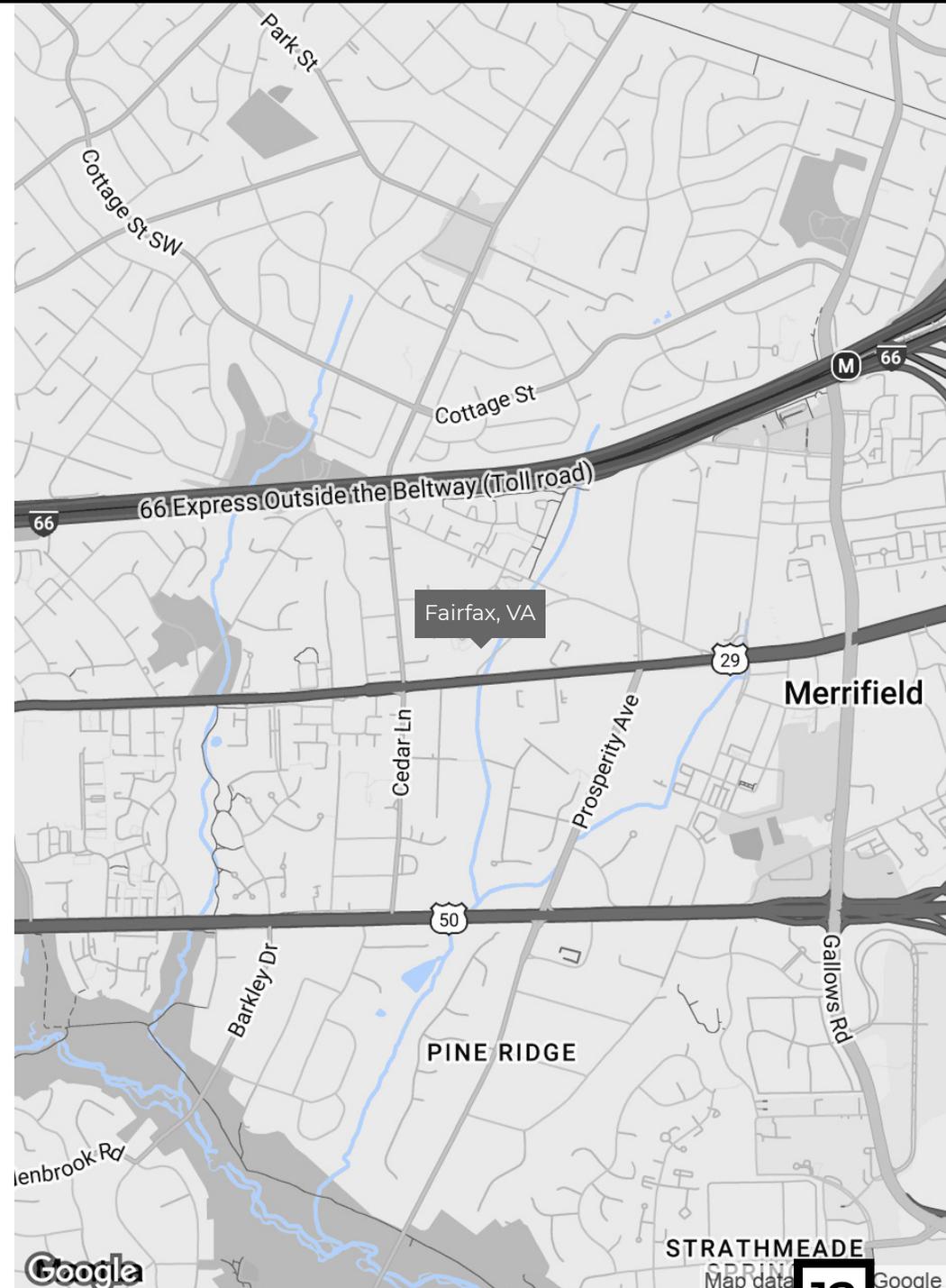


AREA OVERVIEW

CITY INFORMATION

LOCATION DESCRIPTION

Located in the heart of Fairfax, 2826 Old Lee Highway offers a vibrant and thriving area for office and medical tenants. The property is surrounded by a diverse mix of restaurants, retail shops, and entertainment options, creating a lively atmosphere for both employees and clients. Nearby, the renowned Fairfax Circle Plaza provides convenient access to amenities such as Whole Foods Market, Starbucks, and a variety of dining options. With its close proximity to major transportation routes and its dynamic surroundings, the location offers an ideal blend of convenience and excitement for businesses looking to lease in the Fairfax area.

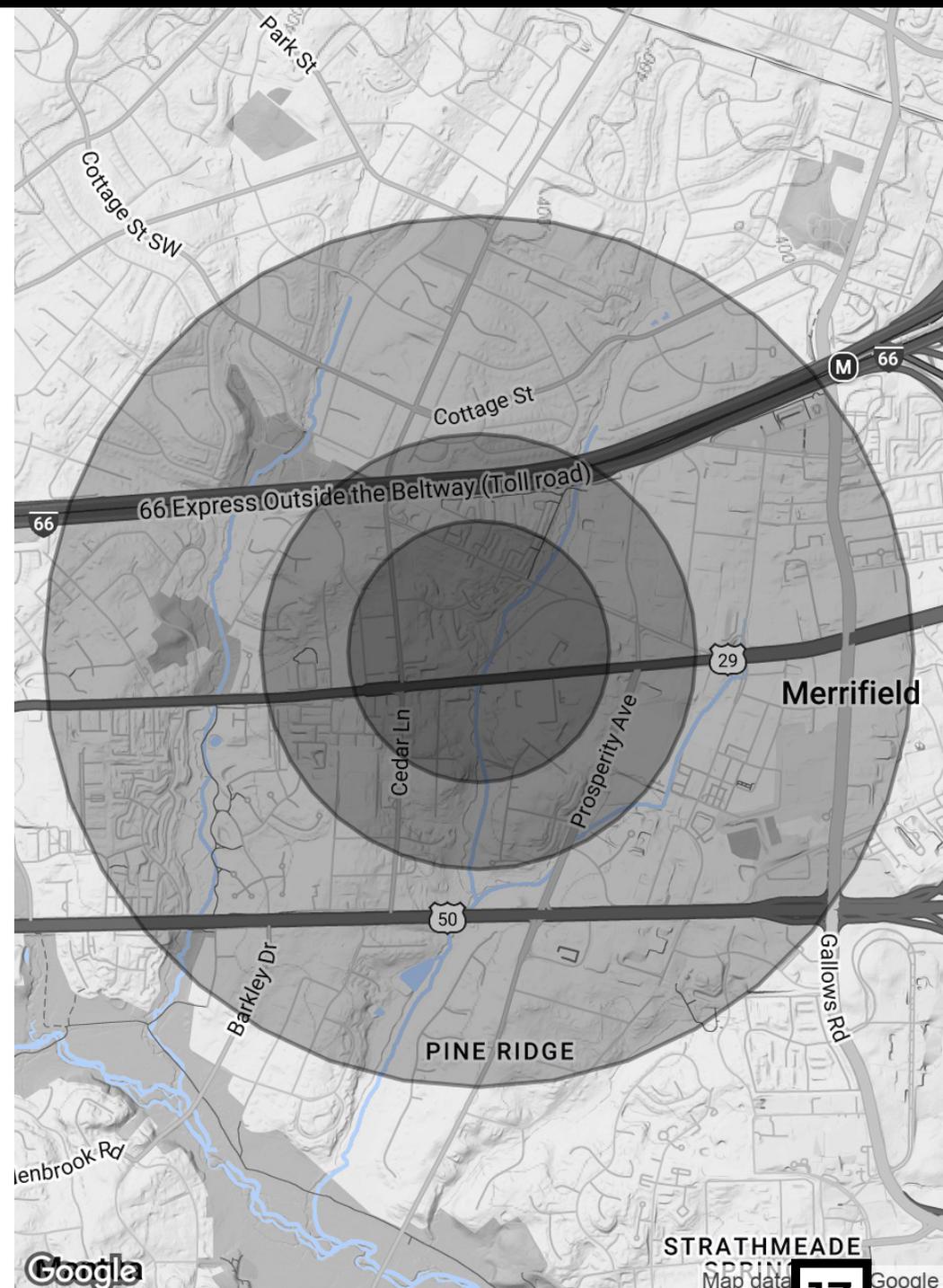


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	873	2,411	18,565
AVERAGE AGE	39	39	37
AVERAGE AGE (MALE)	38	38	37
AVERAGE AGE (FEMALE)	39	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	324	892	8,038
# OF PERSONS PER HH	2.7	2.7	2.3
AVERAGE HH INCOME	\$220,360	\$234,022	\$197,632
AVERAGE HOUSE VALUE	\$851,963	\$807,824	\$770,665

Demographics data derived from AlphaMap



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2022

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2023

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2024

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2025

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

B R O K E R

I N F O R M A T I O N

PRIMARY BROKER CONTACT



PETER POKORNY

Regional Vice-President | Alexandria, Arlington, & Eastern Fairfax County

ppokorny@serafinre.com

Direct: **703.261.4809** | Cell: **703.850.9099**

PROFESSIONAL BACKGROUND

Peter has over ten years of experience in commercial real estate transactions with an expertise in office and retail leasing. He advises owners, investors and businesses in all aspects of buying and selling commercial properties. Peter's geographic focus includes Alexandria, Arlington, Eastern Fairfax County, and Eastern Prince William County.

His real estate experience includes practice as a commercial real estate attorney with Real Estate Counselors, a boutique law firm with offices in the DC region. He has been a member of the Mid-Atlantic Real Estate Marketing Association since 2014 and is currently serving as President for 2025. Before joining SRE, Peter was a commercial real estate agent with the Commercial Division of Long and Foster, an affiliate of Berkshire Hathaway.

Prior to his real estate work, Peter was an Assistant General Counsel for the Council of Better Business Bureaus, the network hub for BBBs in the US and Canada.

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