



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED

OFFICE BUILDING FOR SALE

Bank Owned Executive Office In City Of Fairfax

4157 CHAIN BRIDGE RD, FAIRFAX, VA 22030



K&M Commercial Real Estate 10530 Warwick Avenue Fairfax, VA 22030 | 703.734.2822 | crekm.com

EXECUTIVE SUMMARY

Bank Owned Executive Office In City Of Fairfax 4157 Chain Bridge Rd, Fairfax, VA 22030



OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	0.05 Acres
Year Built:	1986
Building Size:	6,034
Renovated:	2019
Zoning:	PD-C
Taxes:	\$15,200 annually
Assessed Value:	\$1,206,500
Market:	Washington DC
Submarket:	City of Fairfax
Price / SF:	\$153.30
Condo Fee:	\$1,315 mo.

PROPERTY OVERVIEW

K & M Commercial, as the exclusive brokerage firm, is happy to present this exceptional opportunity presented by this impressive 6,034 SF office building located in the ever-thriving City of Fairfax. Built in 1986 and thoughtfully renovated in 2019, the property offers modern amenities and a prime location. Zoned PD-C, it presents a versatile investment opportunity for savvy office and office building investors. With its strategic positioning and recent updates, this property is poised to meet the diverse needs of today's businesses. Don't miss the chance to own a piece of this dynamic market and take advantage of the potential this property holds for your investment portfolio or end-use needs.

PROPERTY HIGHLIGHTS

- 3 Story Executive Office with modern updates
- Former law office with well-appointed offices/conf rooms, reception area, and kitchenette
- Direct access to Chain Bridge Road and the retail area in the City of Fairfax
- Last updated in 2019, with abundant parking and building signage

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ADDITIONAL PHOTOS

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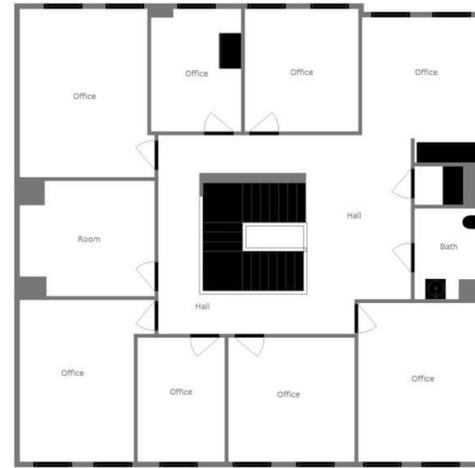
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FLOOR PLANS

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Floor 2



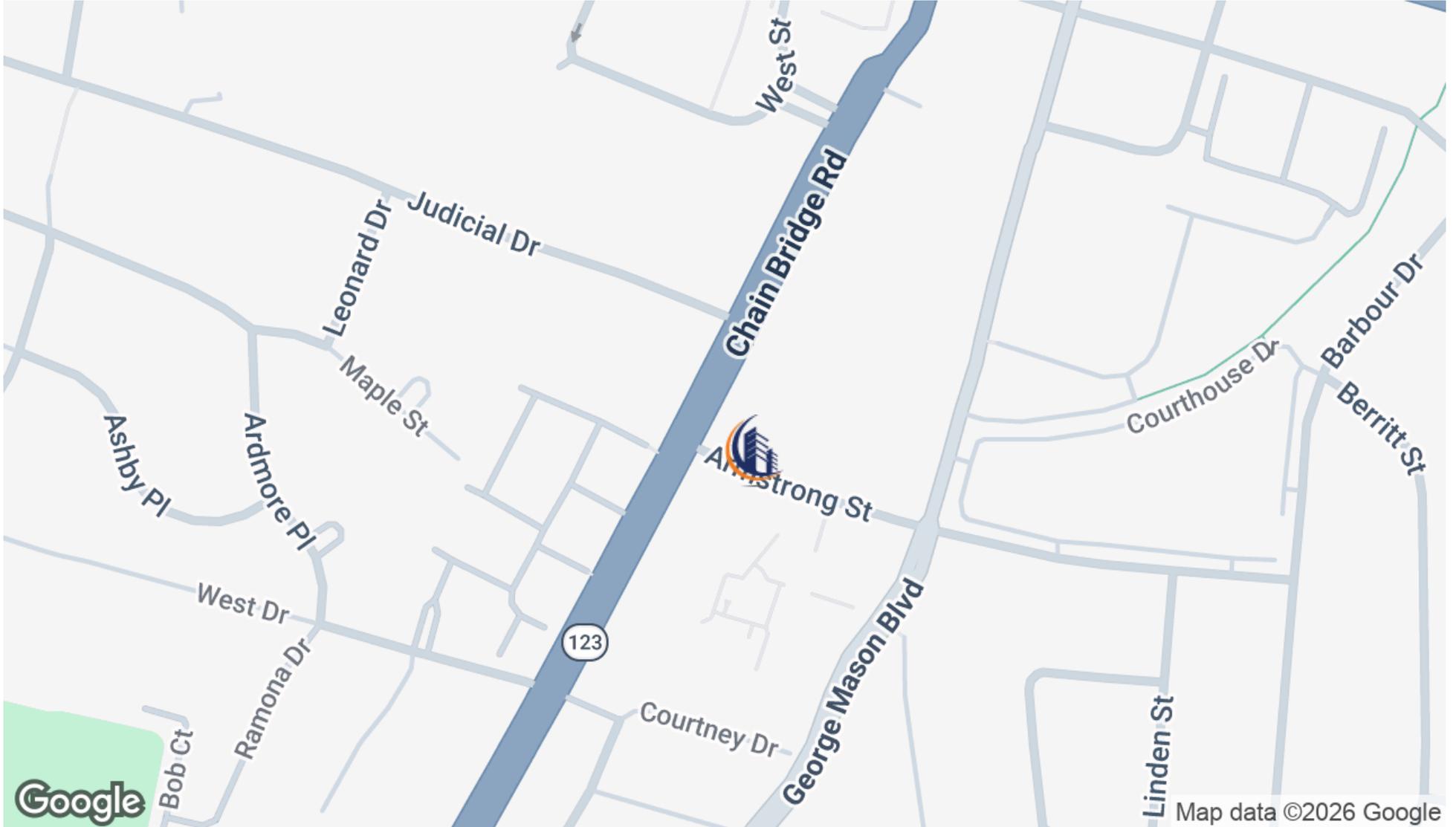
Floor 3



Floor 1

LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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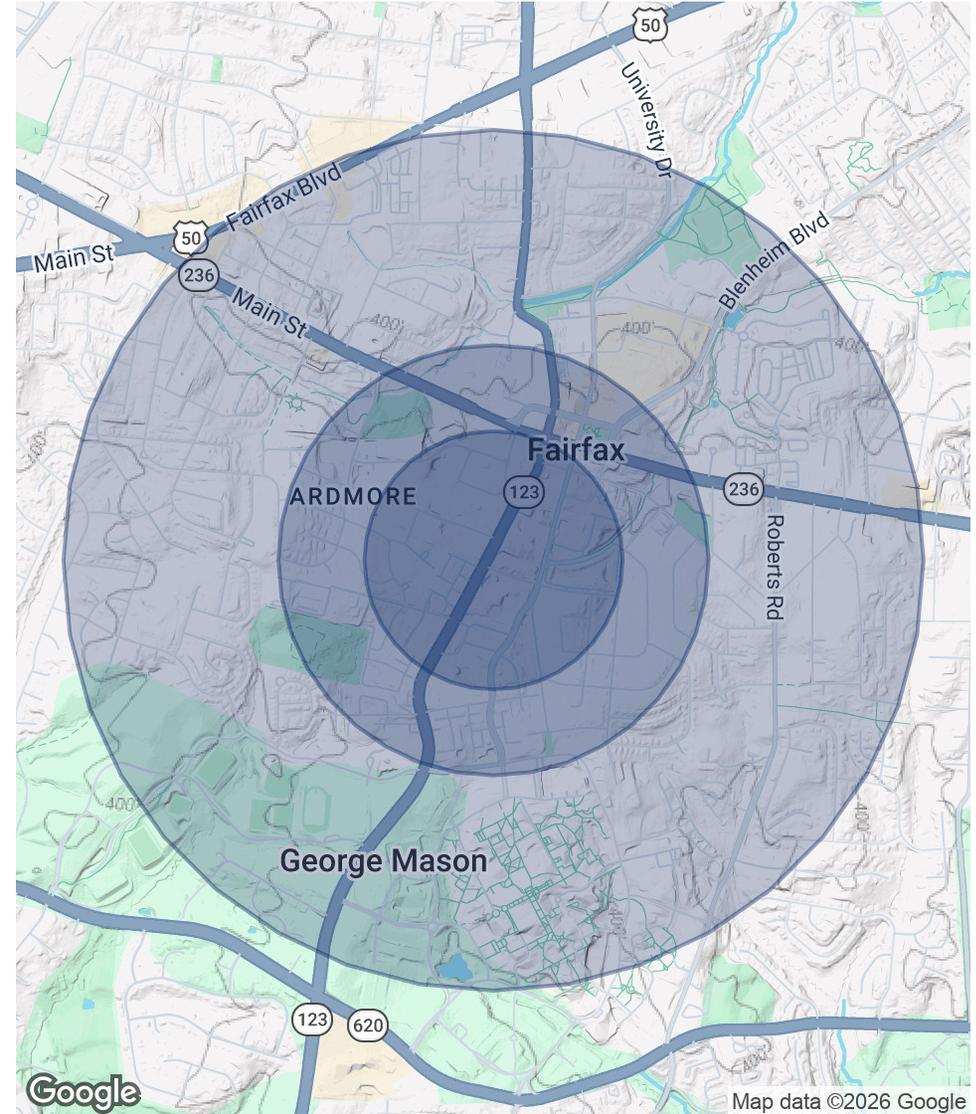


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,420	5,277	17,133
Average Age	39	40	36
Average Age (Male)	37	38	36
Average Age (Female)	41	42	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	383	1,640	4,353
# of Persons per HH	3.7	3.2	3.9
Average HH Income	\$146,943	\$172,167	\$184,300
Average House Value	\$590,210	\$715,451	\$828,570

Demographics data derived from AlphaMap



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ADVISOR BIO 1

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, is the managing director of the K&M Commercial Real Estate Office in Fairfax, Virginia. He specializes in selling and leasing medical and government properties and office facilities outfitted with high-tech networking systems in Northern Virginia.

With over 2 decades of experience, Kayvan has closed more than \$940 million transactions successfully. He meticulously tracks market conditions to provide clients with expert advice, ensuring they receive fair market rates for leases, property investments, and sales.

Before joining K&M Commercial Real Estate, Kayvan was an associate commercial broker at Fairfax Realty, Inc., providing expert advice and serving as a broker for financial institutions, corporate landowners, and other investors. He also has experience as a Senior Project Manager at MCI Telecommunications, overseeing land acquisition transactions, building design and construction, and migrating data centers in the United States and Europe.

Kayvan is a Northern Virginia Association of Realtors member, serving as Chairman of the Association Commercial Alliance. He was president of the Mid-Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues to serve on its board. Additionally, he holds memberships in the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Kayvan has earned the prestigious Certified Commercial Investment Member (CCIM) designation and sits on the Washington DC-Maryland chapter board.

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ADVISOR BIO 2

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PROFESSIONAL BACKGROUND

Matt has 9+ years of experience in commercial real estate, specifically in commercial brokerage and management. As a listing and tenant/buyer representative for K & M Commercial in the Northern VA and Washington D.C. market, Matt has worked with a multitude of clients, including but not limited to project developers, investment companies, national service firms, and medical-related owners/companies. Matt assists clients with achieving desired real estate objectives, financial analysis, future market strategies, and priorities, and his experience encompasses sales and leasing expertise in office, industrial, retail, and international business projects.

In addition to his expertise in the Washington D.C. Metro area, Matt has produced \$350MM+ of real estate transactions, currently manages 270,000 sq/ft of property, and has worked with the following Owners and/or Tenants: CIII Asset Management, McDonald's, Titlemax, Orr Partners, John Deere, International Association of Fire Chiefs, Metro Star Systems, Stewart Title, Cricket Wireless, Burke and Herbert Bank, Nationwide IT Services, Northpoint, Saadeh Partners, Edward Jones Financial, Ameriprise, Cornu Bakery, Somerset Trust Co. and several medical and dental clients.

Before partnering with K & M Commercial, Matt honed his skills by working in banking and lending, investment advising, and financial and operational management. Matt earned his MBA degree from Seton Hill University and holds a Business Administration/Marketing degree from California University of PA.

Matt is currently licensed in Virginia and Washington, DC.

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