

# EXECUTIVE SUMMARY

**Second Level End Unit Office** 10520 Warwick Ave Suite B-5, Fairfax, VA 22030



## OFFERING SUMMARY

Available SF:	1,567 SF
Lease Rate:	\$18.25 SF/yr (Full Service)
Year Built:	1986
Building Size:	1,567
Zoning:	CL (Commercial Limited)
Market:	Fairfax
Submarket:	Northern Virginia

## PROPERTY OVERVIEW

K & M Commercial Real Estate as the Exclusive Listing Firm is happy to present this 1,567 SQFT second level end unit office.

- Four separate office spaces with potential for conference room
- Separated bathrooms
- An updated area with new carpet and paint
- Plenty of Parking

## PROPERTY HIGHLIGHTS

- Location, Location, Location
- Visibility from Lee highway
- High Parking Ratio
- Only minutes away from I-66

**KAYVAN MEHRBAKSH, CCIM, MBA**

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**MATTHEW JENKINS**

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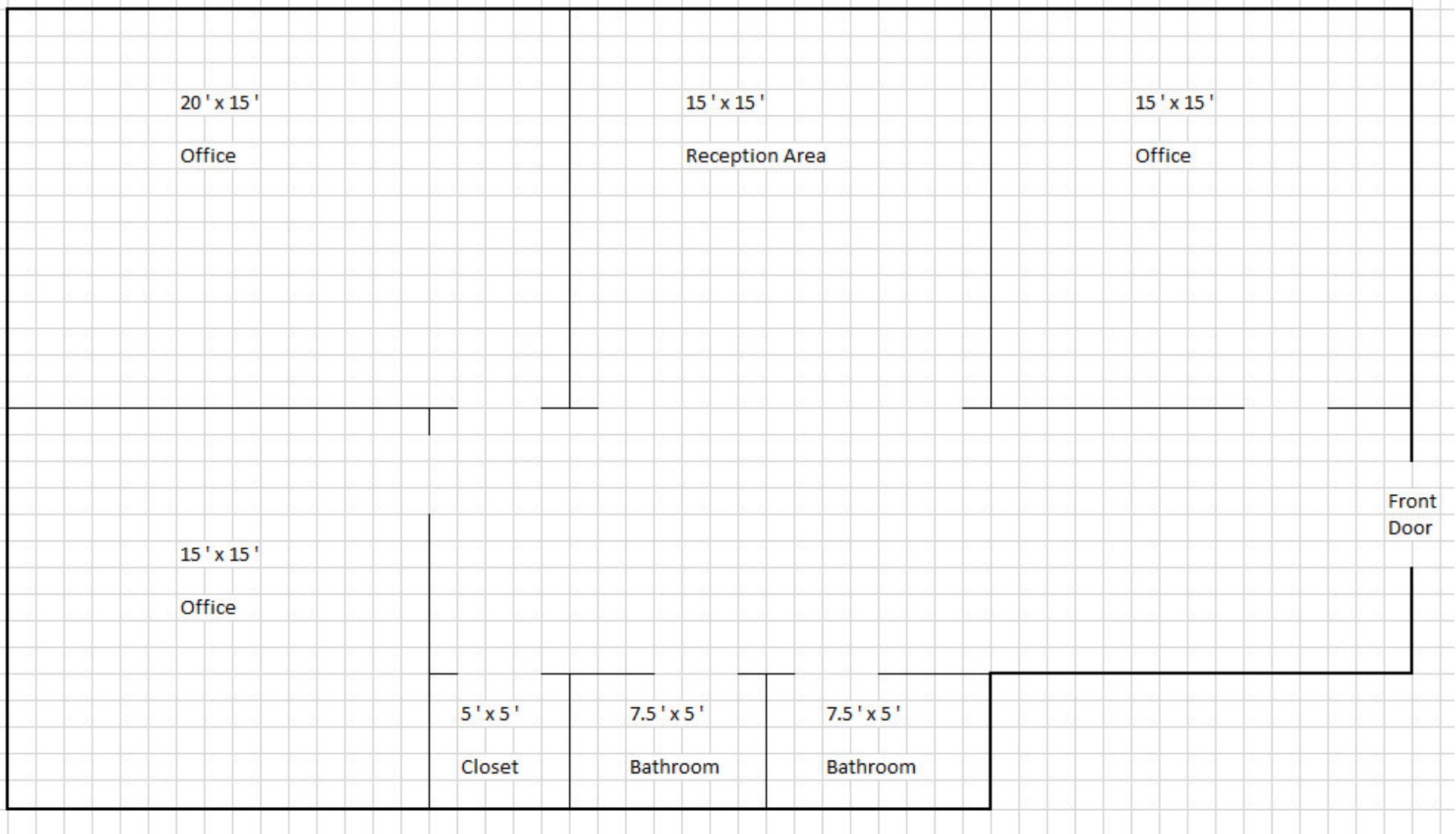
matt@svndc.com

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459 Herndon Pkwy #21 Herndon, VA 20170

# FLOOR PLANS

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## ADDITIONAL PHOTOS

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## LOCATION MAPS

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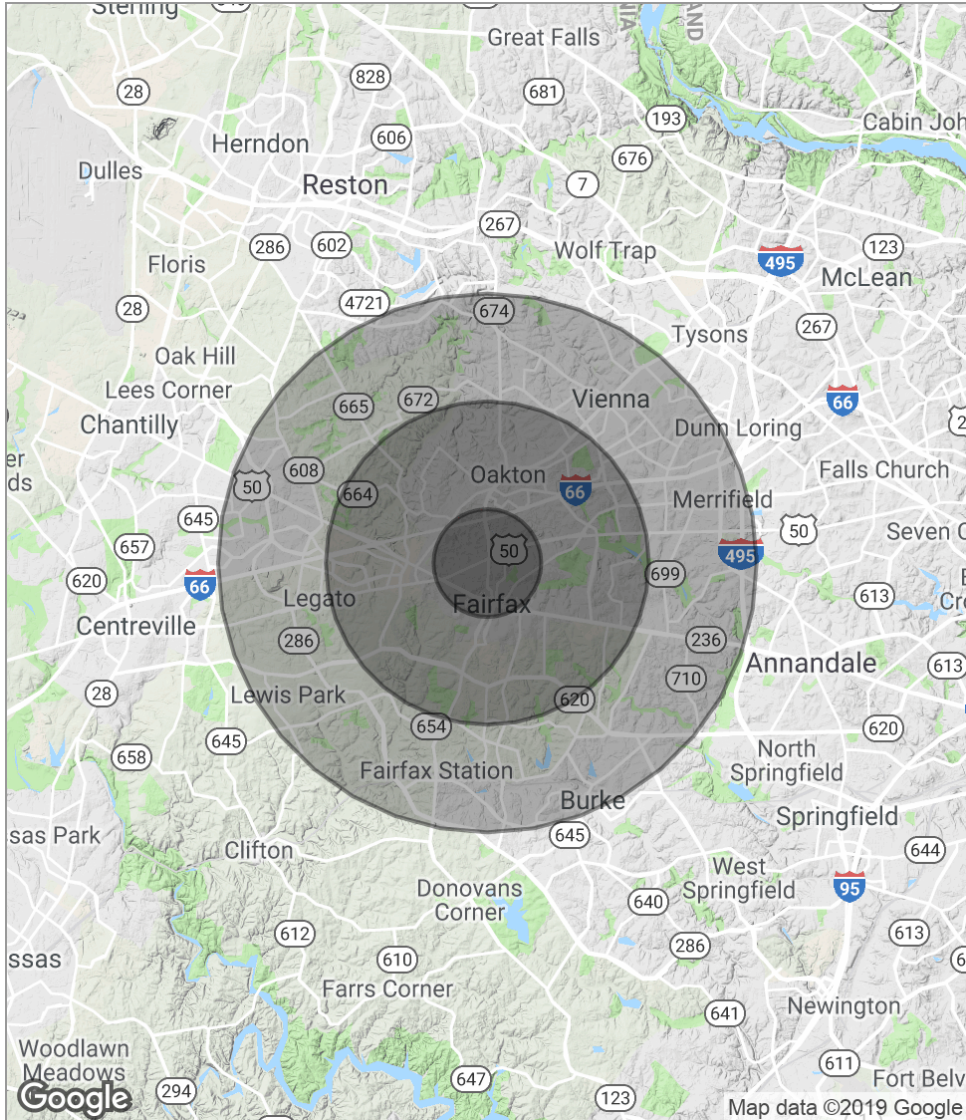
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# DEMOGRAPHICS MAP

Second Level End Unit Office 10520 Warwick Ave Suite B-5, Fairfax, VA 22030



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,779	90,003	245,149
Median age	34.8	37.9	38.7
Median age (Male)	34.3	37.3	37.8
Median age (Female)	36.5	39.1	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,751	33,465	89,802
# of persons per HH	2.7	2.7	2.7
Average HH income	\$102,137	\$130,030	\$136,347
Average house value	\$508,889	\$551,160	\$589,433

\* Demographic data derived from 2010 US Census

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