



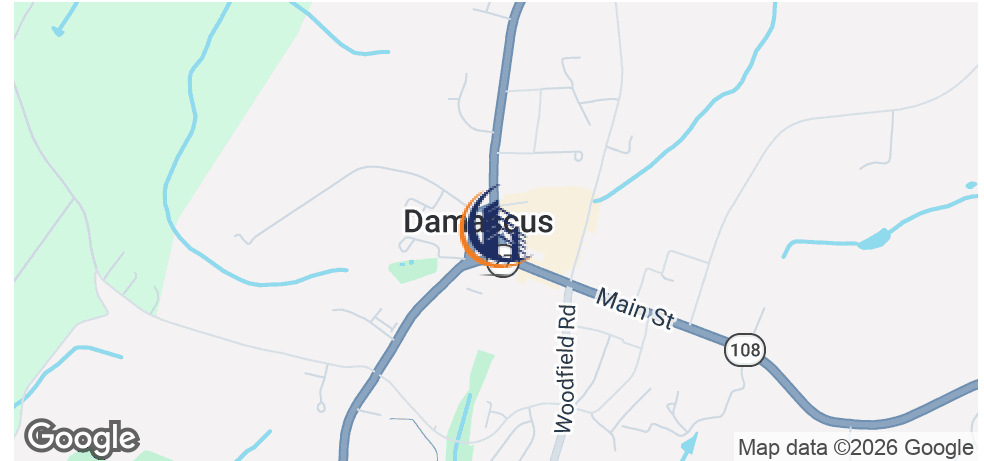
OFFICE BUILDING FOR SALE

Damascus Industrial Park

10001 LEWIS DR. SUITES A, DAMASCUS, MD 20872

EXECUTIVE SUMMARY

Damascus Industrial Park 10001 Lewis Dr. Suites A, Damascus, MD 20872



OFFERING SUMMARY

Sale Price:	\$180,000
Lot Size:	0.5 Acres
Year Built:	1996
Building Size:	765
Renovated:	2017
Zoning:	I-1
Taxes:	\$1,340.83
Assessed Value:	\$87,400
Market:	Washington D.C.
Submarket:	E Montgomery Outlying Ind
Traffic Count:	20,150
Price / SF:	\$235.29
Condo Fee:	\$90

PROPERTY OVERVIEW

Introducing a prime ownership opportunity in the Damascus, MD area. This 765 SF office building, featuring multiple offices, a reception area, and a bathroom, offers modern functionality and potential for growth. Renovated in 2017, the unit boasts a well-maintained interior and is complemented by two assigned parking spaces, providing convenient access for employees and clients. Zoned I-1 and built in 1996, this property presents a solid foundation for a wide range of business endeavors. Its great location and contemporary amenities make this property an ideal choice for Office/Office Building investors seeking a strategic foothold in this dynamic market.

PROPERTY HIGHLIGHTS

- - 765 SF office building with multiple offices and a reception area
- - Renovated in 2017, offering modern amenities
- - Zoned I-1, suitable for a wide range of business endeavors
- - Built in 1996, providing a solid foundation for investment
- - Easy access with 2 assigned parking spaces

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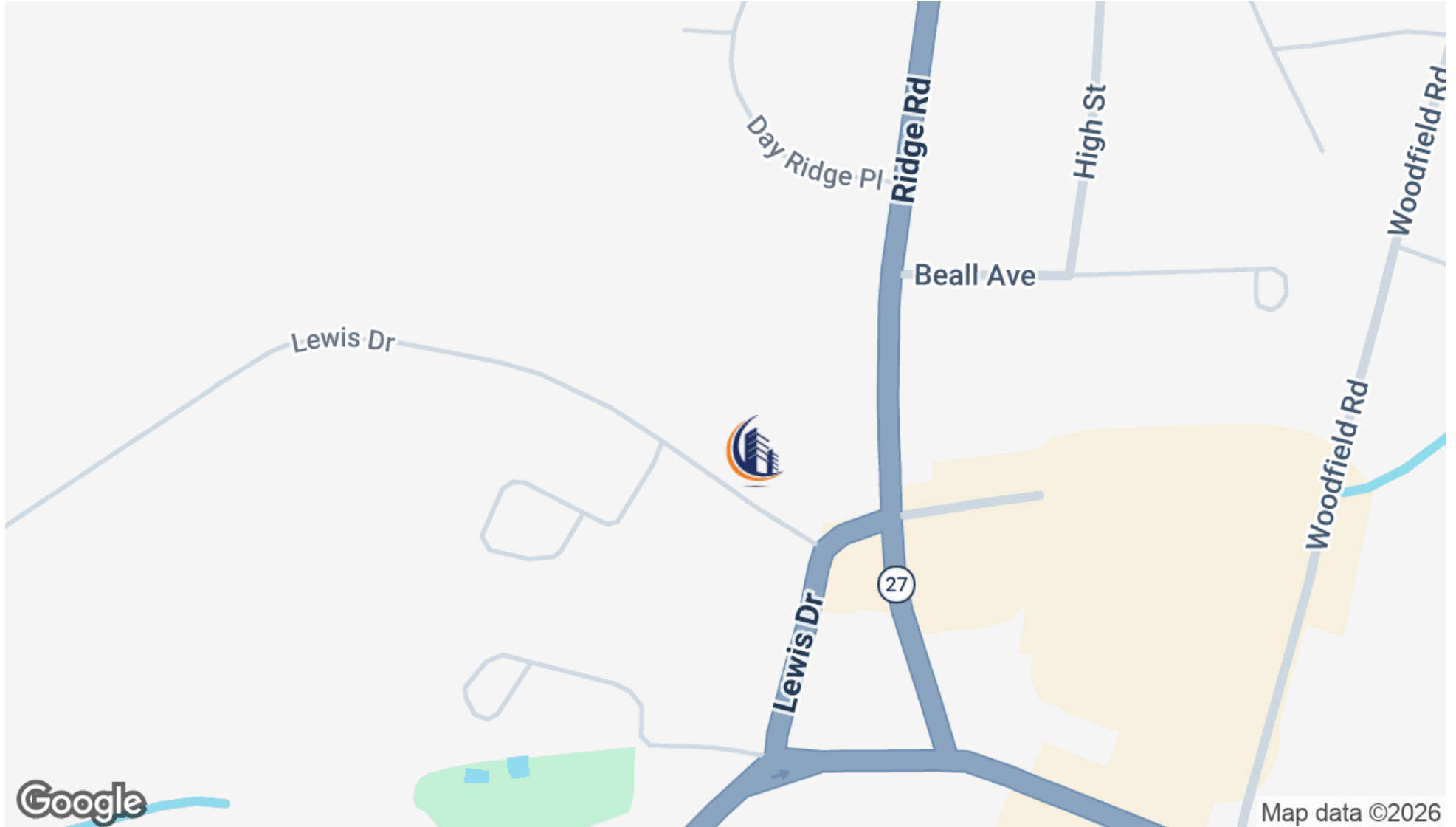
ADDITIONAL PHOTOS

Damascus Industrial Park 10001 Lewis Dr. Suites A, Damascus, MD 20872



LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

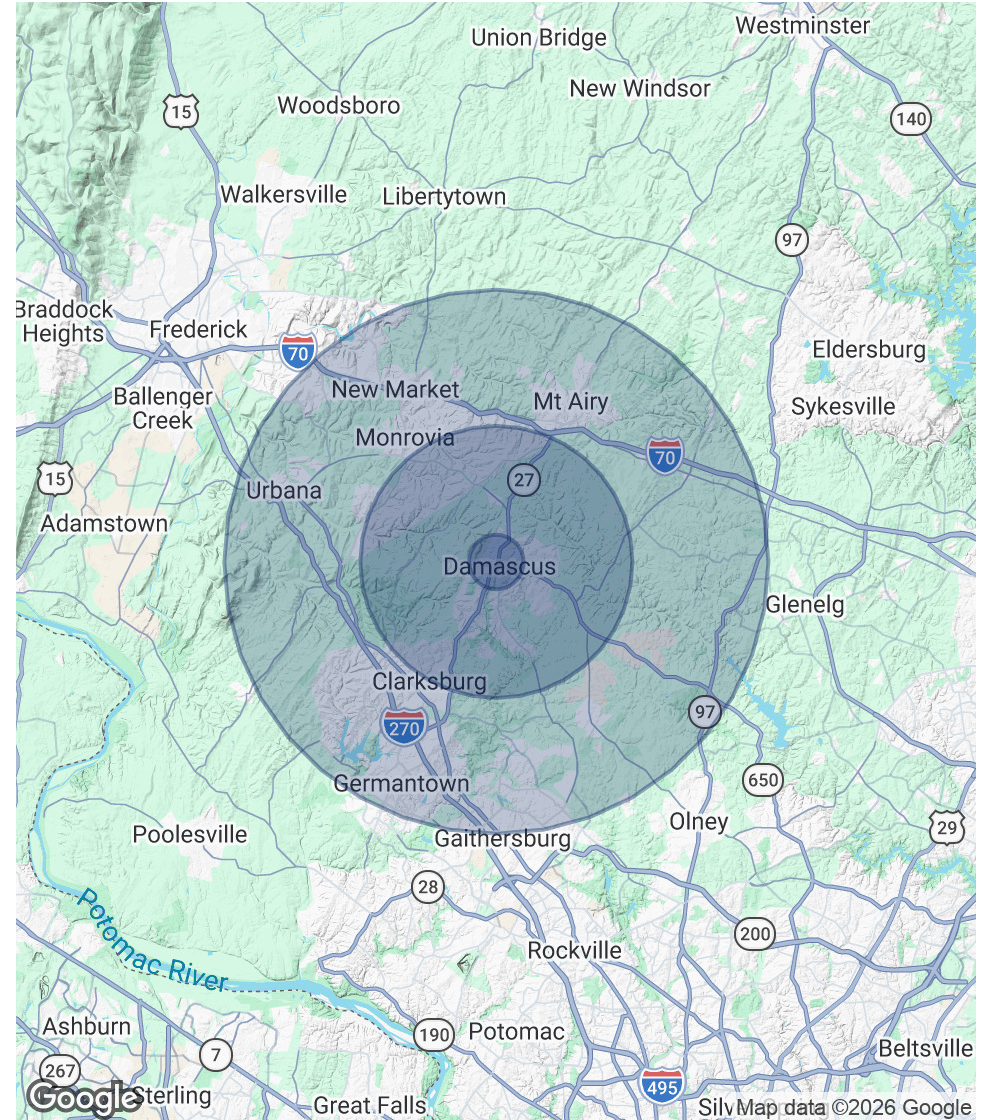
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,523	39,531	279,125
Average Age	34.7	38.6	35.9
Average Age (Male)	35.7	39.2	35.2
Average Age (Female)	34.3	38.4	36.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	853	12,933	97,002
# of Persons per HH	3.0	3.1	2.9
Average HH Income	\$103,329	\$127,835	\$107,220
Average House Value	\$430,638	\$490,525	\$414,782

2020 American Community Survey (ACS)



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REGIONAL MAP

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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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