

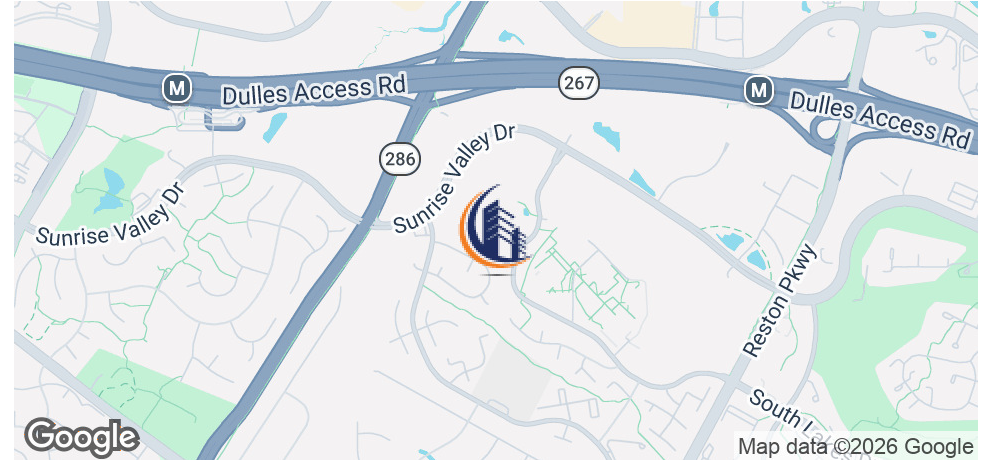
OFFICE BUILDING FOR SALE

Sunset Prof. Center Top Floor Office Space

12359 SUNRISE VALLEY DR STE 340, RESTON, VA 20191

EXECUTIVE SUMMARY

Sunset Prof. Center Top Floor Office Space 12359 Sunrise Valley Dr Ste 340, Reston, VA 20191



OFFERING SUMMARY

Sale Price:	\$960,000
Lot Size:	0.46 Acres
Building Size:	3,200
Renovated:	2015
Zoning:	I-4
Taxes:	\$15,486.00
Assessed Value:	\$1,056,000
Market:	Washington D.C.
Submarket:	Reston
Price / SF:	\$300.00
Condo Fee:	\$1,886

PROPERTY OVERVIEW

New to market! K & M Commercial is proud to serve as the exclusive brokerage firm for this exceptional office opportunity in Reston, VA. This well-appointed space features a spacious reception area, private conference room, dedicated server room, convenient kitchenette, and an efficient open floor plan designed to support collaboration and productivity. Ideal for a variety of professional users, this move-in-ready suite offers a functional layout in one of Northern Virginia's premier business locations. Medical use is allowed.

PROPERTY HIGHLIGHTS

- Professionally designed suite featuring a reception area, private conference room, server room, kitchenette, and efficient open workspace.
- Ideal for a wide range of professional office users, with medical use permitted.
- Collaborative Layout: Functional floor plan that supports productivity, teamwork, and day-to-day business operations.
- Prime Location: Situated in one of Northern Virginia's most sought-after business districts with excellent accessibility and nearby amenities.

KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

K&M Commercial Real Estate 703.734.2822

10530 Warwick Avenue Fairfax, VA 22030

FLOOR PLANS

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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ADDITIONAL PHOTOS

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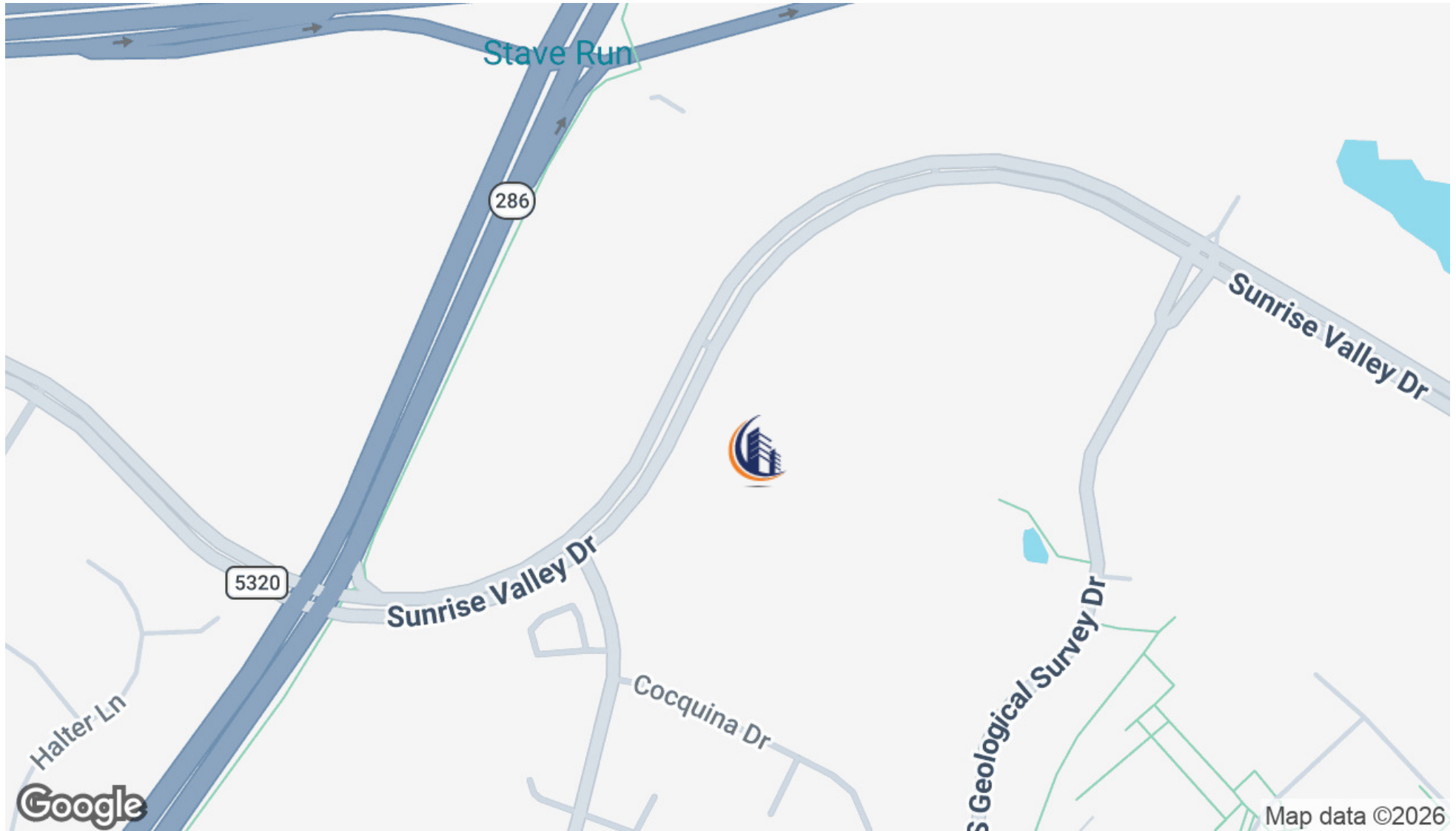
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LOCATION MAP

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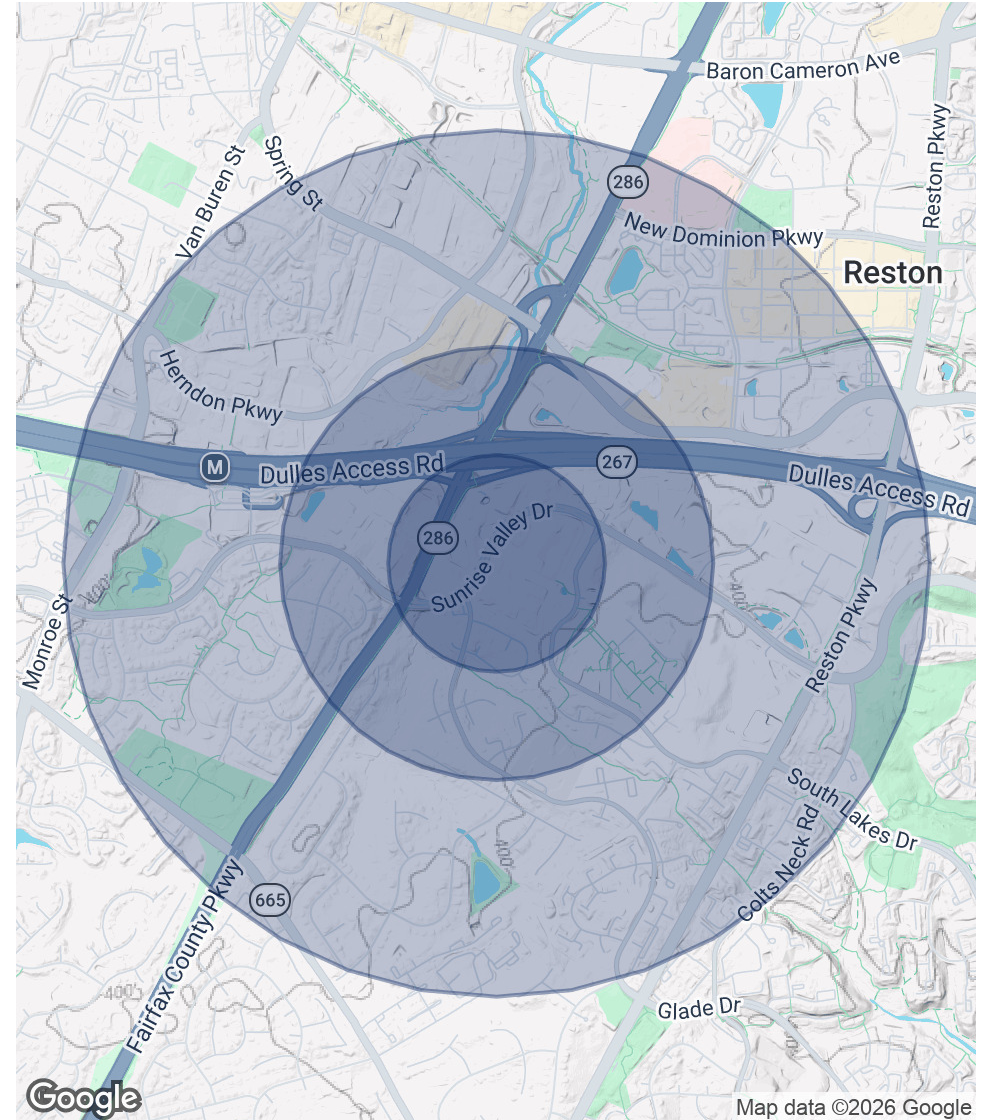
DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	607	2,371	13,898
Average Age	32.5	35.3	38.2
Average Age (Male)	29.8	31.7	35.8
Average Age (Female)	40.0	41.5	42.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	185	760	5,761
# of Persons per HH	3.3	3.1	2.4
Average HH Income	\$122,225	\$156,805	\$162,601
Average House Value	\$537,621	\$631,214	\$577,486

2023 American Community Survey (ACS)



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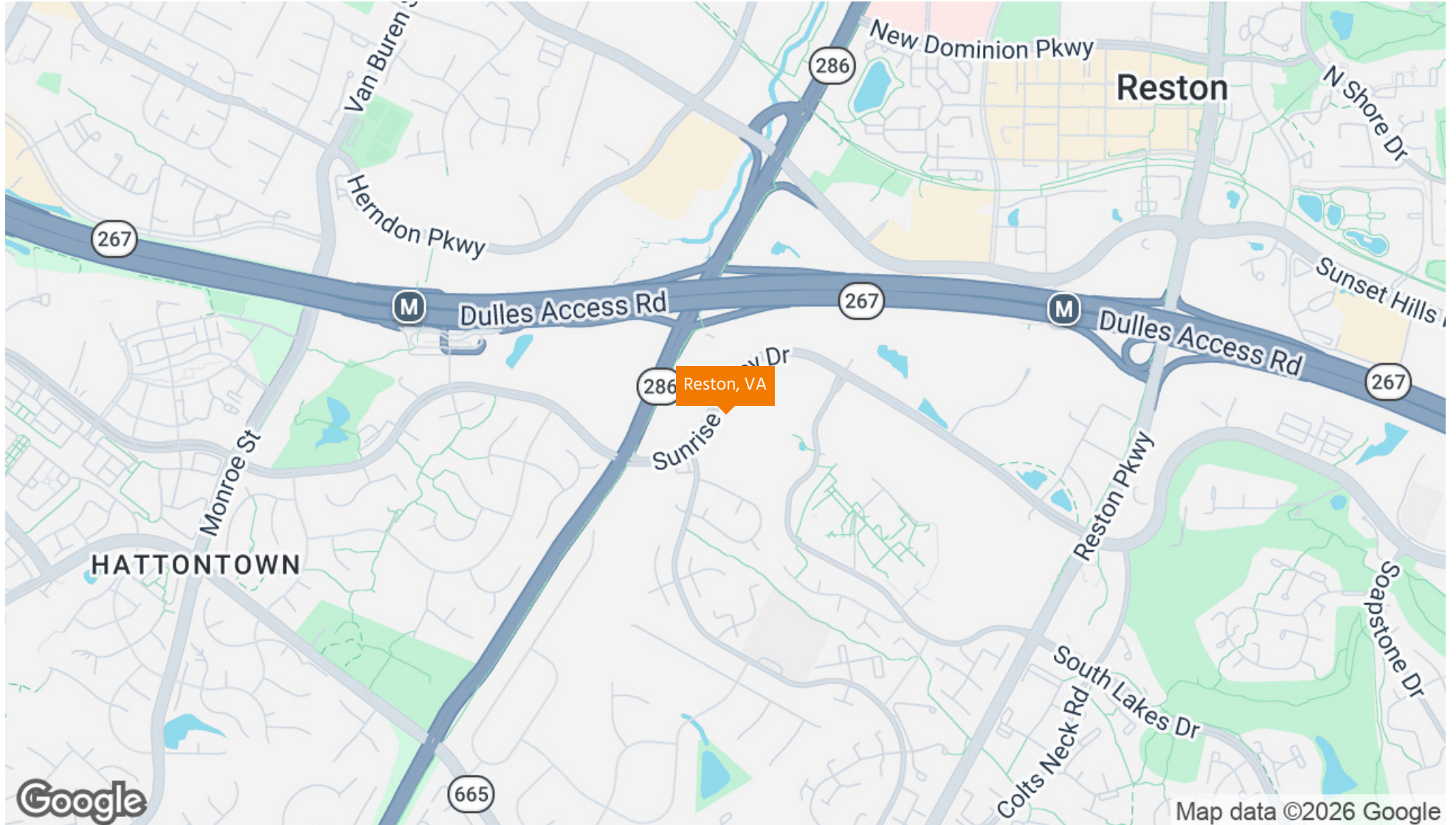
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REGIONAL MAP

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ADVISOR BIO 1

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KAYVAN MEHRBAKHSH, CCIM, MBA

Managing Director

kayvan@svndc.com

Direct: **703.734.2822** | Cell: **703.851.1070**

VA #0225084011 // DC #AB98375922 / MD #0660396

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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