

OFFICE BUILDING FOR SALE

# Fairfax Plaza Office Park Walk-In Medical Office

9520 LEE HIGHWAY, FAIRFAX, VA 22031

# EXECUTIVE SUMMARY

Fairfax Plaza Office Park Walk-In Medical Office 9520 Lee Highway, Fairfax, VA 22031



## OFFERING SUMMARY

Sale Price:	\$328,950
Year Built:	1980
Building Size:	1,200
Zoning:	C-6
Taxes:	\$3,227.00
Market:	Washington D.C.
Submarket:	Fairfax
Price / SF:	\$274.12
Condo Fee:	\$317 per mo.

## PROPERTY OVERVIEW

K & M Commercial as the exclusive brokerage firm is happy to present this well-located first-level office condo offering direct walk-in access and excellent visibility from Route 29. The space was previously used for an acupuncture practice and is ideally suited for a variety of medical or professional office users. The property features abundant on-site parking, providing convenience for both clients and staff. Its prominent exposure along a highly traveled corridor enhances business visibility and accessibility. Currently occupied by a month-to-month tenant paying \$2,000 per month, presenting both an immediate income opportunity and flexibility for an owner-user or investor.

## PROPERTY HIGHLIGHTS

- First-level office condo with direct walk-in access for convenient client entry
- Excellent visibility from Route 29 along a highly traveled corridor
- Ideal for medical or professional office use, previously an acupuncture practice
- Abundant on-site parking for clients and staff
- Month-to-month tenant paying \$2,000/month, offering income with owner-user flexibility

**KAYVAN MEHRBAKSH, CCIM, MBA**

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**MATTHEW JENKINS, CCIM MBA**

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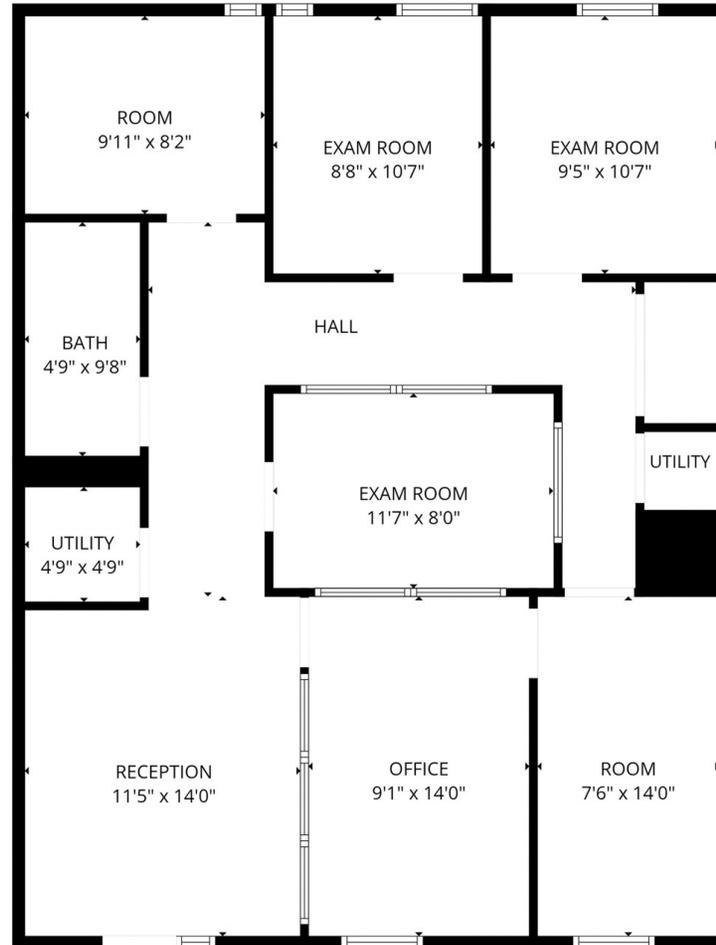
matt@svndc.com

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10530 Warwick Avenue Fairfax, VA 22030

# FLOOR PLANS

Fairfax Plaza Office Park Walk-In Medical Office 9520 Lee Highway, Fairfax, VA 22031



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

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## ADDITIONAL PHOTOS

Fairfax Plaza Office Park Walk-In Medical Office 9520 Lee Highway, Fairfax, VA 22031



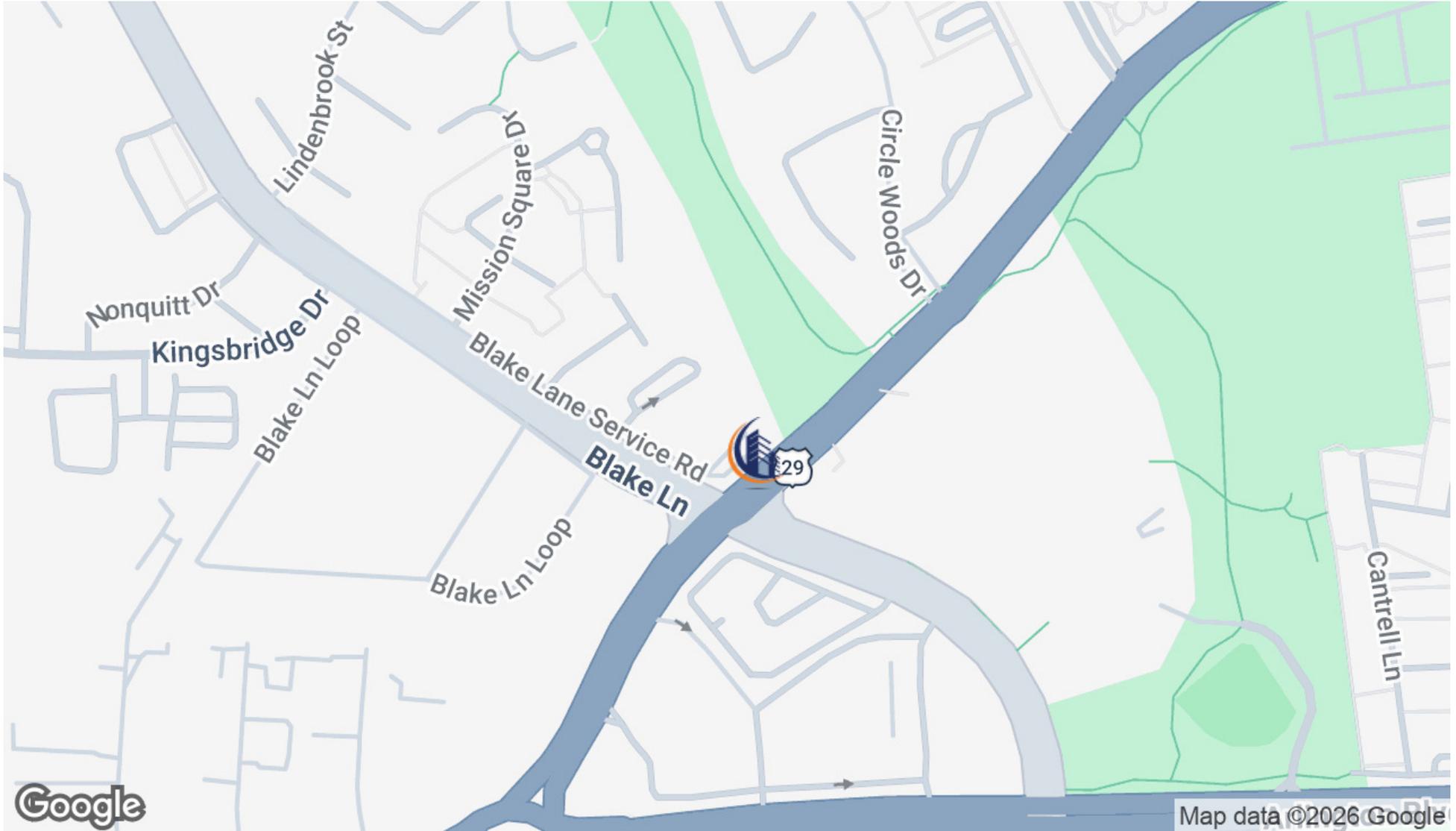
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## LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

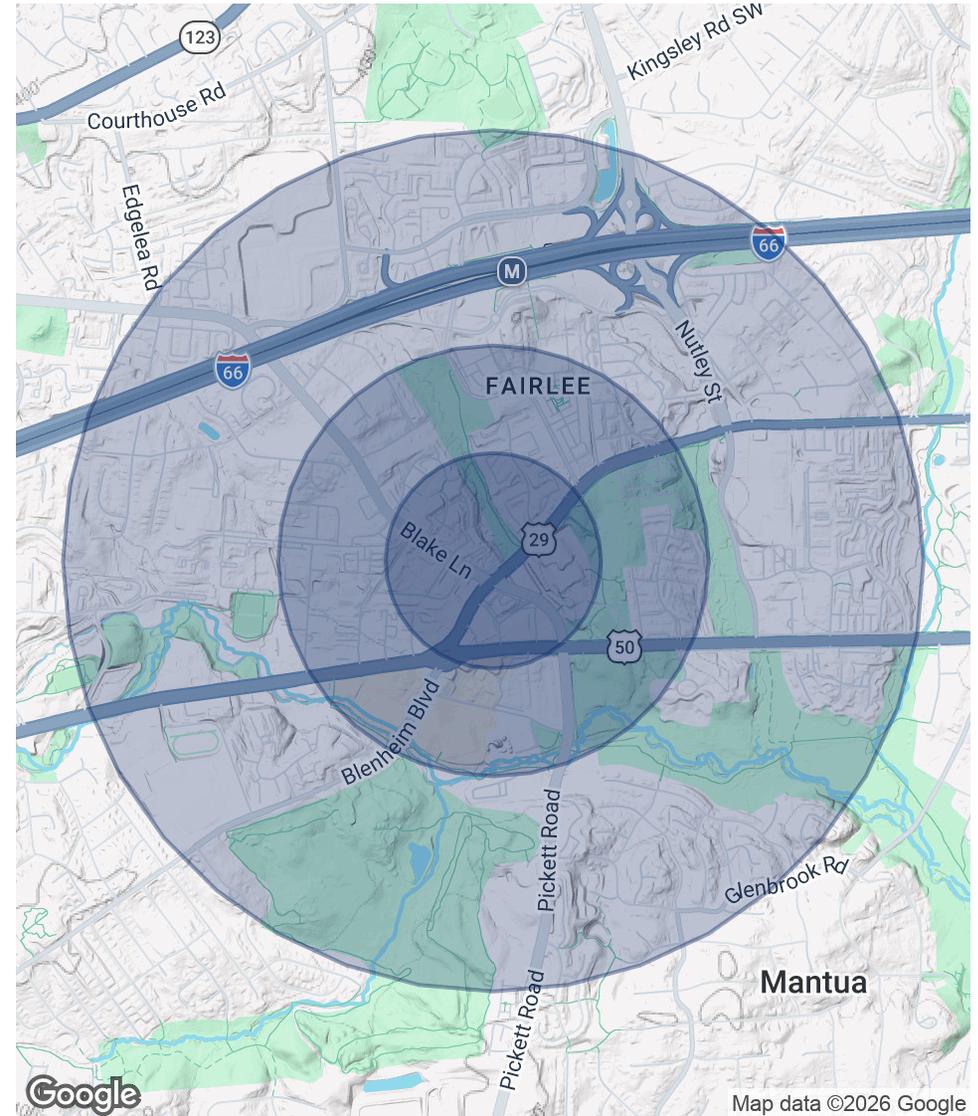
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COMMERCIAL REAL ESTATE  
WE GET WHAT YOU NEED™

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,213	8,084	22,167
Average Age	31.8	34.3	37.4
Average Age (Male)	31.1	33.5	36.5
Average Age (Female)	34.6	36.7	38.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,146	3,068	8,733
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$111,736	\$146,304	\$164,465
Average House Value	\$637,270	\$686,502	\$699,382

2023 American Community Survey (ACS)



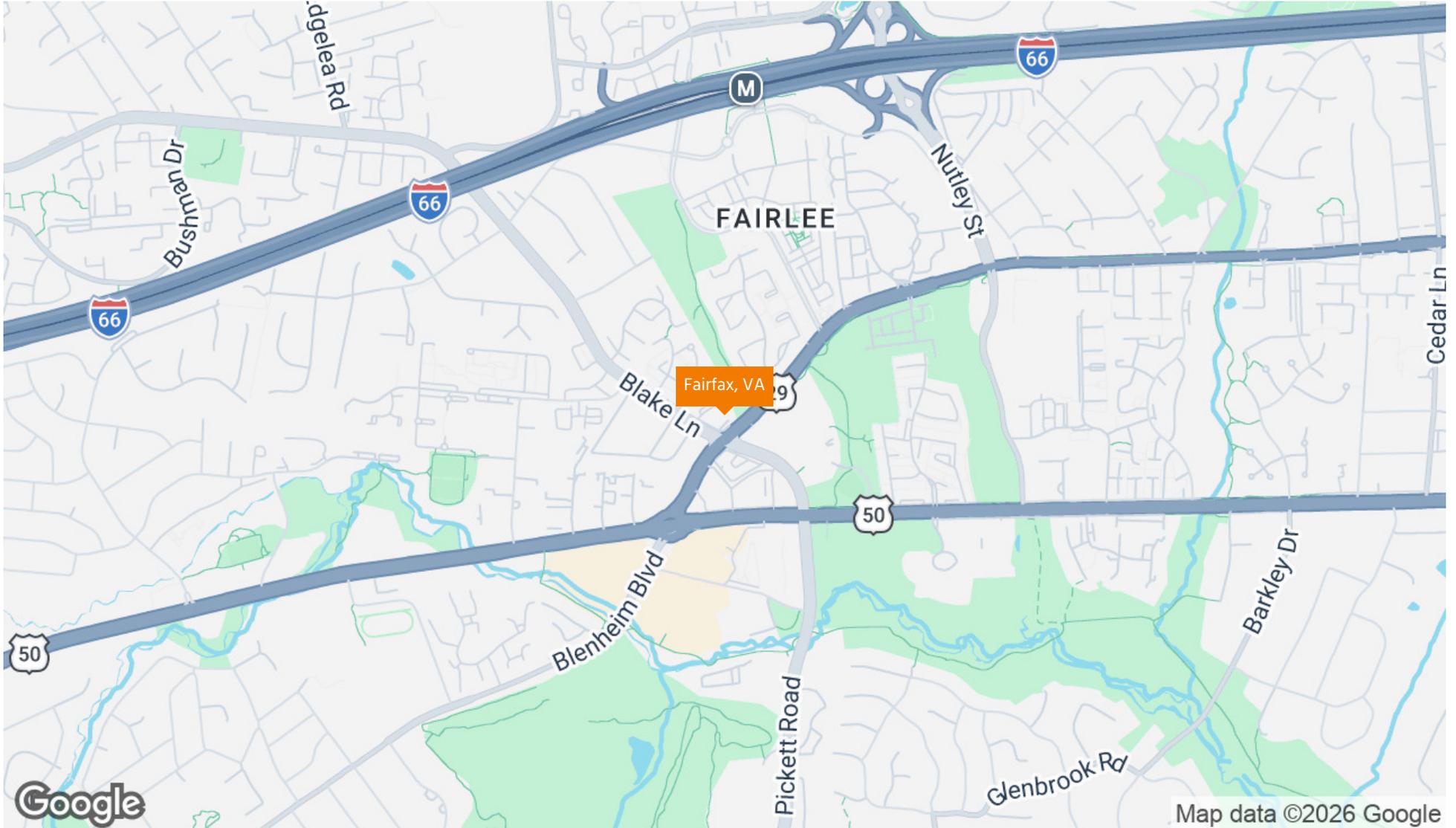
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# REGIONAL MAP

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## ADVISOR BIO 1

Fairfax Plaza Office Park Walk-In Medical Office 9520 Lee Highway, Fairfax, VA 22031



**KAYVAN MEHRBAKHS, CCIM, MBA**

Managing Director

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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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### MATTHEW JENKINS, CCIM MBA

Vice President

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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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