

OFFICE BUILDING FOR LEASE

Ground Level End Unit Office

10520 WARWICK AVE , FAIRFAX, VA 22030

EXECUTIVE SUMMARY

Second Level End Unit Office 10520 Warwick Ave , Fairfax, VA 22030



OFFERING SUMMARY

Available SF:	1,497 - 1,567 SF
Lease Rate:	\$24.00 SF/yr (MG)
Year Built:	1986
Building Size:	9,000
Zoning:	CL (Commercial Limited)
Market:	Fairfax
Submarket:	Northern Virginia

PROPERTY OVERVIEW

K & M Commercial Real Estate, the Exclusive Listing Firm, is pleased to offer two new ground-level office condos with direct access. Each unit was recently renovated with new flooring, fresh paint, and LED lights. It offers multiple private offices with windows, a reception area, and baths. The units also have 24/7 HVAC control and building signage. There is ample parking available for tenants and visitors.

PROPERTY HIGHLIGHTS

- Newly updated and below market end unit office space
- New LVT Flooring, Paint and LED lights
- Two en-suite baths
- 4 window lined private offices with reception area
- Signage with plenty of parking

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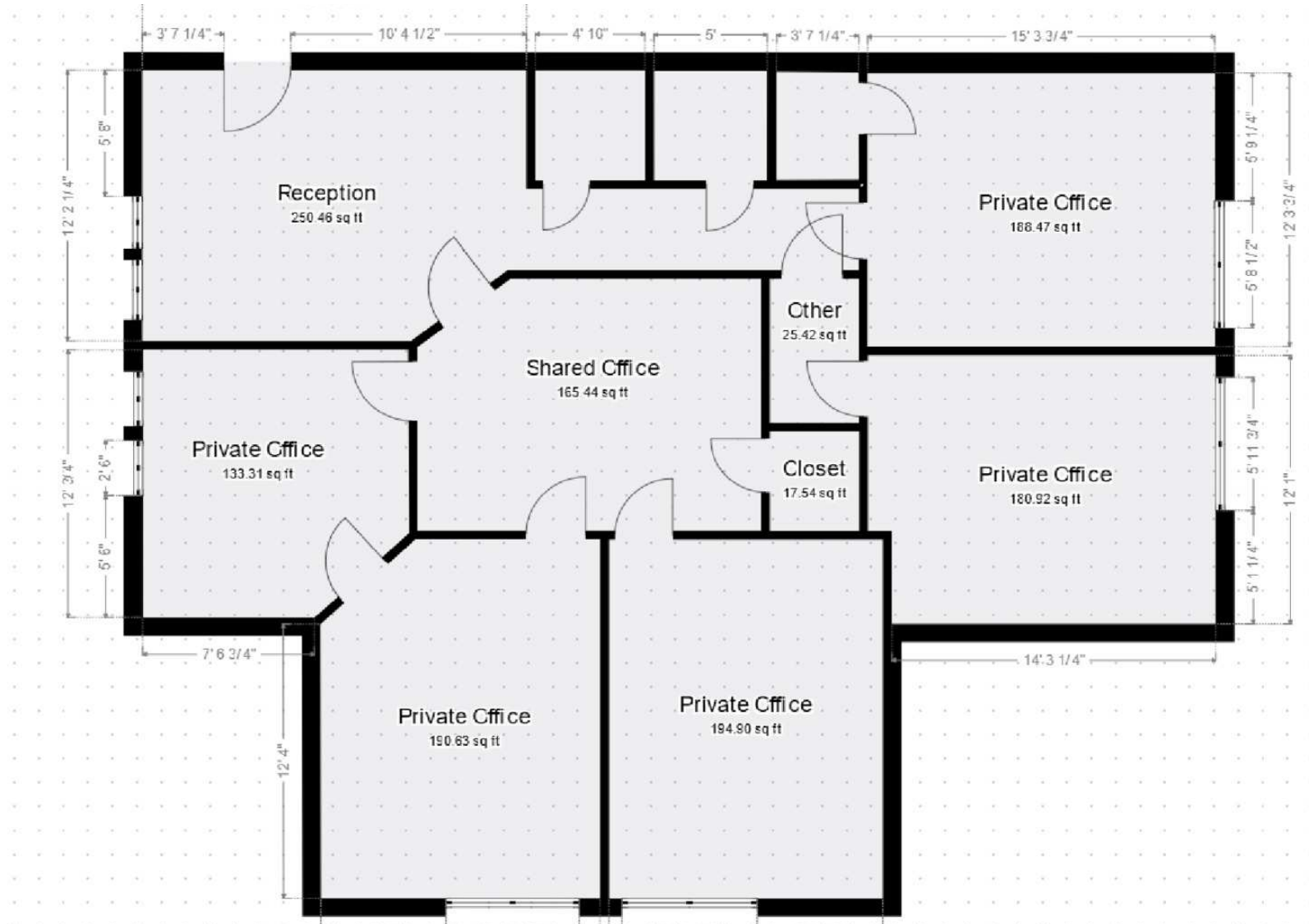
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B2 FLOOR PLANS

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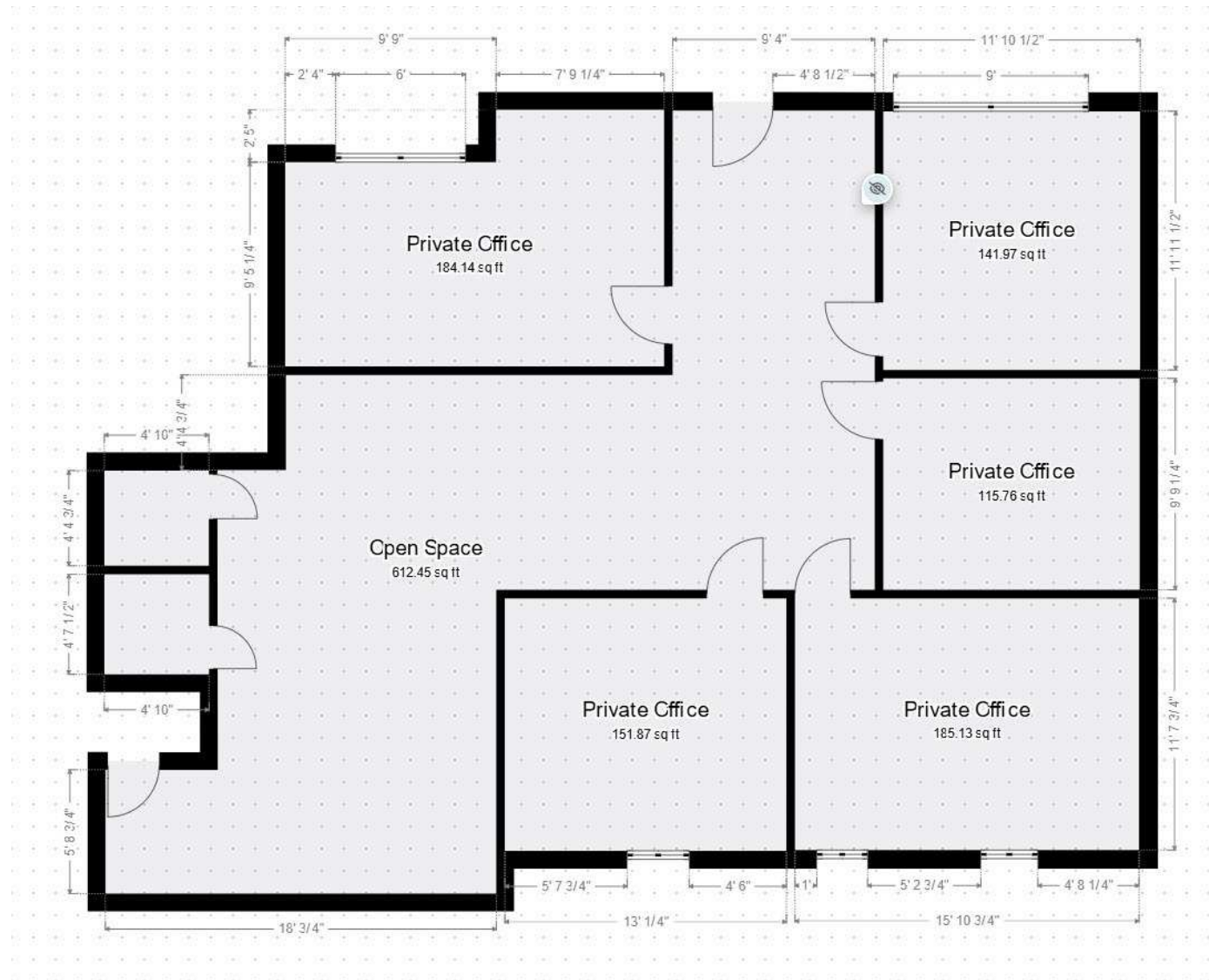
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B3 FLOOR PLANS

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B2 PHOTOS

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B3 PHOTOS

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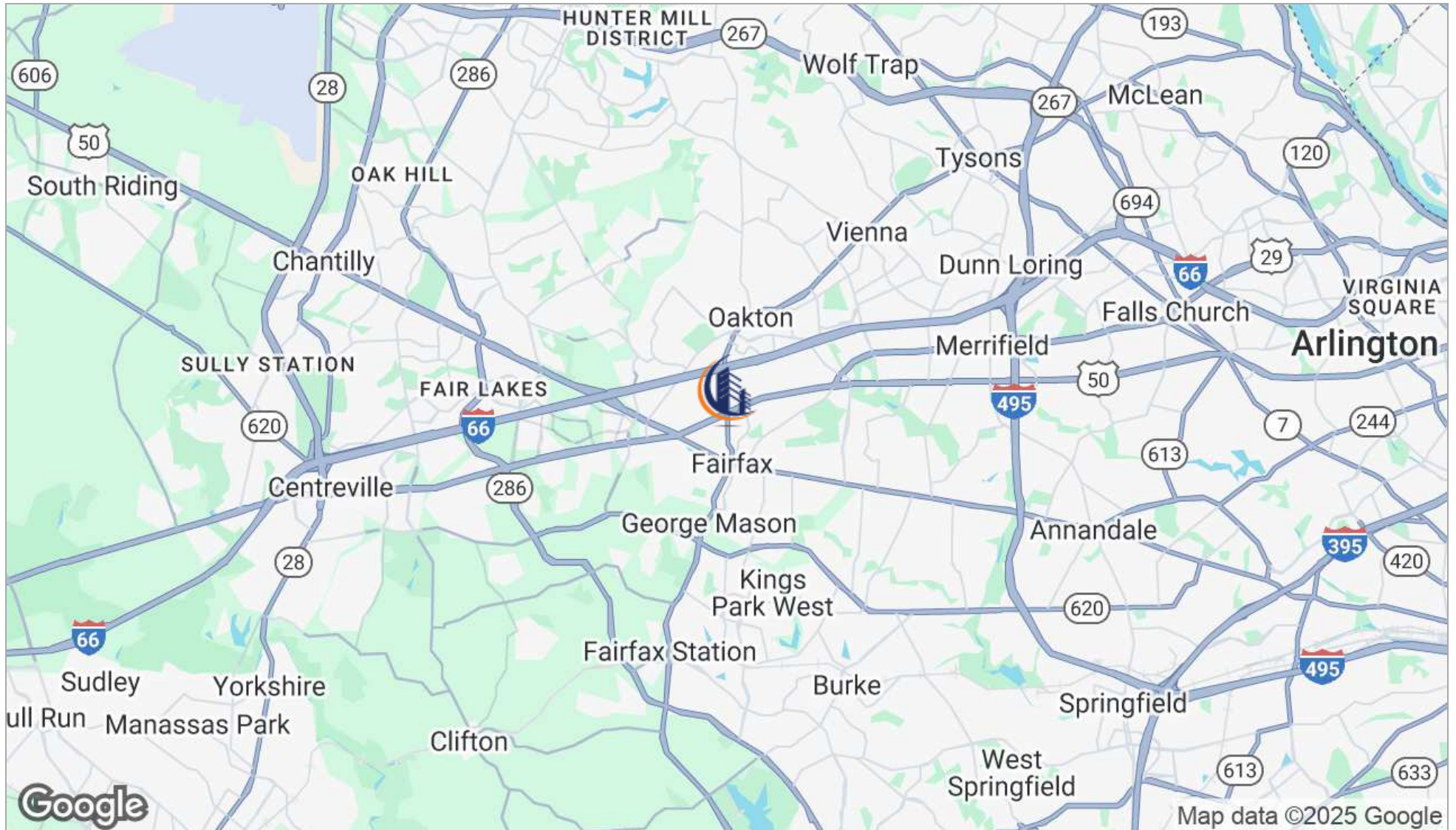
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LOCATION MAPS

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RETAILER MAP

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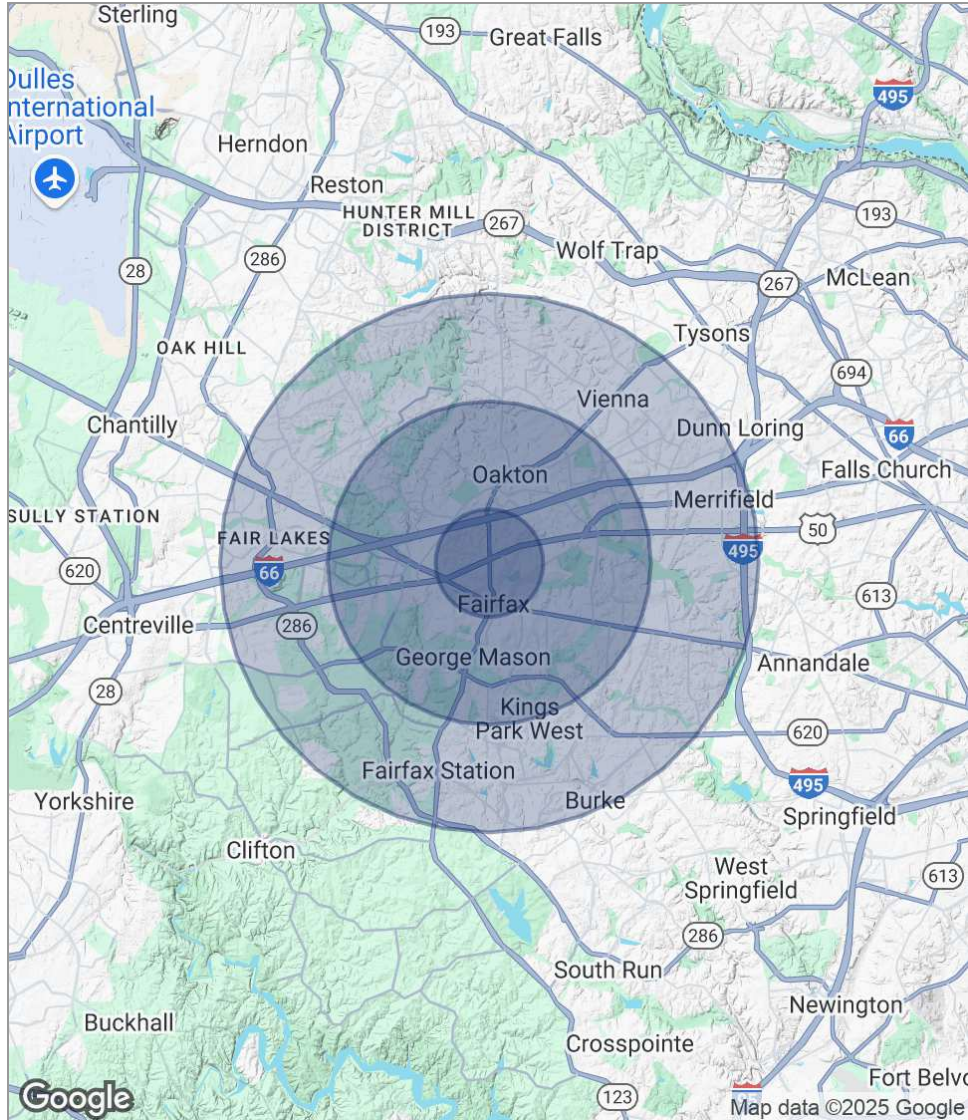
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DEMOGRAPHICS MAP

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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 2020 ACS - US Census

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MEET THE TEAM

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