

OFFICE BUILDING FOR SALE

Warwick Park Office Condo, Unit B-4

10520 WARWICK AVENUE , FAIRFAX, VA 22030

EXECUTIVE SUMMARY

Warwick Park Office Condo, Unit B-4 10520 Warwick Avenue , Fairfax, VA 22030



OFFERING SUMMARY

Sale Price:	\$325,000
Building Size:	1,468
Renovated:	2015
Zoning:	CL
Taxes:	\$2,896.00
Price / SF:	\$221.39
Condo Fee:	\$352

PROPERTY OVERVIEW

Versatile 1,468 SF office condo offering an ideal combination of functionality, flexibility, and accessibility. The space features a dedicated co-working area, two bathrooms, and two separate entrances, providing an excellent opportunity for subdivision or multiple-user configurations. CL zoning allows for limited personal service and medical uses, creating flexibility for a variety of professional and service-oriented businesses. Whether you're an owner-user seeking a well-designed workspace or an investor looking for adaptable commercial space, this property offers strong potential. K & M Commercial is the exclusive brokerage firm representing this opportunity.

PROPERTY HIGHLIGHTS

- 1,468 SF versatile office condo
- Dedicated co-working area & 2 bathrooms
- Two separate entrances for flexible use
- CL zoning permits limited medical & personal service uses
- Ideal for owner-users, investors, or multiple users

KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

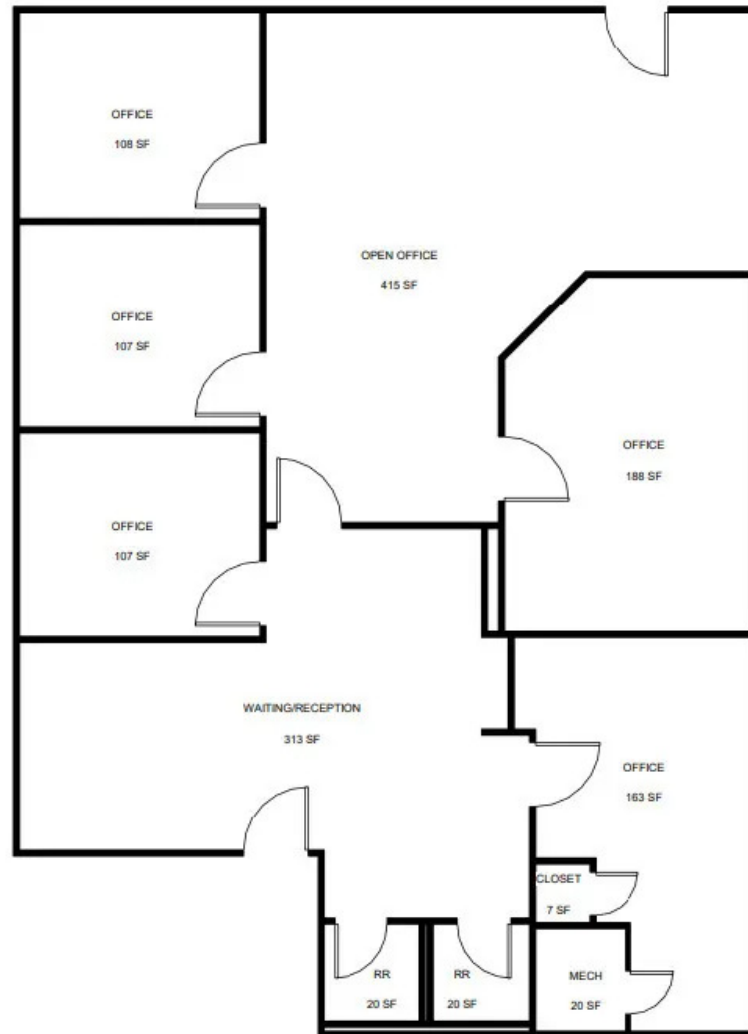
kayvan@svndc.com

K&M Commercial Real Estate 703.734.2822

10530 Warwick Avenue Fairfax, VA 22030

FLOOR PLANS

Warwick Park Office Condo, Unit B-4 10520 Warwick Avenue , Fairfax, VA 22030



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

K&M Commercial Real Estate 703.734.2822

10530 Warwick Avenue Fairfax, VA 22030

ADDITIONAL PHOTOS

Warwick Park Office Condo, Unit B-4 10520 Warwick Avenue , Fairfax, VA 22030



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

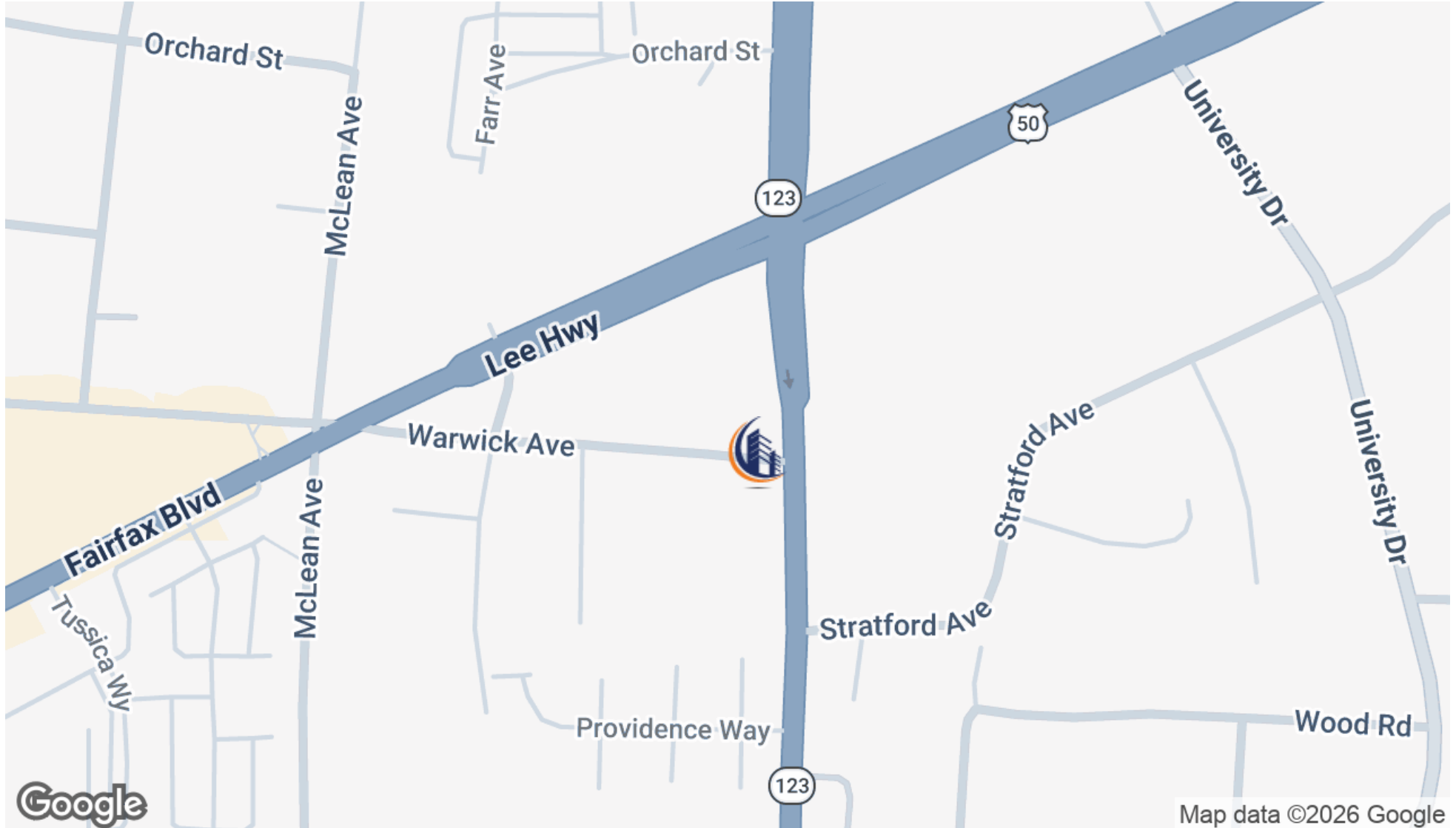
kayvan@svndc.com

K&M Commercial Real Estate 703.734.2822

10530 Warwick Avenue Fairfax, VA 22030

LOCATION MAP

Warwick Park Office Condo, Unit B-4 10520 Warwick Avenue , Fairfax, VA 22030



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

K&M Commercial Real Estate 703.734.2822

10530 Warwick Avenue Fairfax, VA 22030

DEMOGRAPHICS MAP & REPORT

Warwick Park Office Condo, Unit B-4 10520 Warwick Avenue , Fairfax, VA 22030



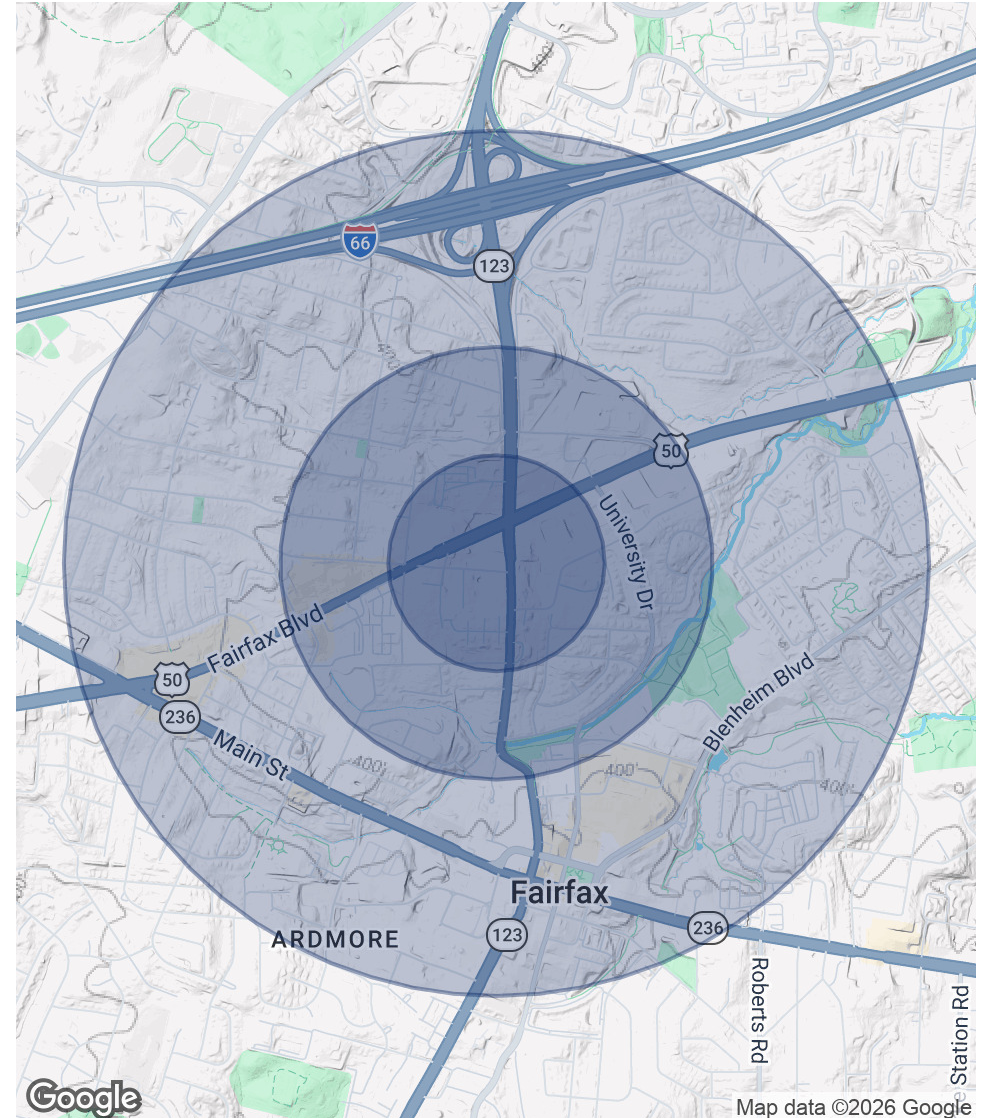
COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	638	2,668	13,431
Average Age	38.6	37.0	37.0
Average Age (Male)	40.3	39.2	37.1
Average Age (Female)	34.7	32.7	35.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	223	929	4,653
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$165,640	\$167,582	\$156,455
Average House Value	\$753,832	\$746,640	\$709,926

2023 American Community Survey (ACS)



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

K&M Commercial Real Estate 703.734.2822

10530 Warwick Avenue Fairfax, VA 22030

ADVISOR BIO 1

Warwick Park Office Condo, Unit B-4 10520 Warwick Avenue , Fairfax, VA 22030



KAYVAN MEHRBAKHS, 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.

K&M Commercial Real Estate
10530 Warwick Avenue, Suite C4
Fairfax, VA 22030
703.734.2822

KAYVAN MEHRBAKHS, CCIM, MBA

703.734.2822

kayvan@svndc.com

K&M Commercial Real Estate 703.734.2822

10530 Warwick Avenue Fairfax, VA 22030