



EXECUTIVE SUMMARY

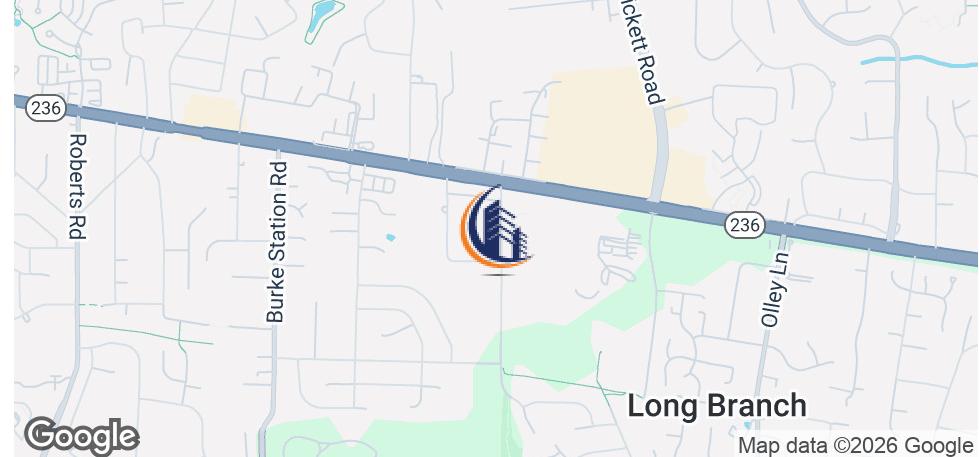
1,000 Sq/Ft First Floor Office Condo In City Of Fairfax 9697 Main St Ste A, Fairfax, VA 22031



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We Get What You Need



OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	0.03 Acres
Year Built:	1986
Building Size:	1,000
Zoning:	PD-C
Taxes:	\$2,702 annually
Price / SF:	\$275.00
Condo Fee:	\$245

PROPERTY OVERVIEW

K & M Commercial is pleased to present this exceptional opportunity to own a highly versatile 1,000 square-foot office condominium located in the heart of the City of Fairfax. This first-floor unit offers direct walk-in access and excellent visibility from Route 236 (Main Street), providing strong exposure and convenience for clients and staff alike. The thoughtfully designed layout features: Welcoming reception area, Two private offices, Conference room ideal for meetings or collaborative work, Kitchenette for staff convenience, Private en-suite bathroom.

Zoned to accommodate a variety of professional, medical, and personal service uses, this office condo presents an ideal setting for owner-occupants or investors seeking a flexible and accessible location within a thriving business corridor.

PROPERTY HIGHLIGHTS

- 1,000 sq/ft first floor office condo
- Direct walk-in access and visibility from 236 (Main St)
- Signage and abundant parking
- Multi uses include, professional, medical or personal services

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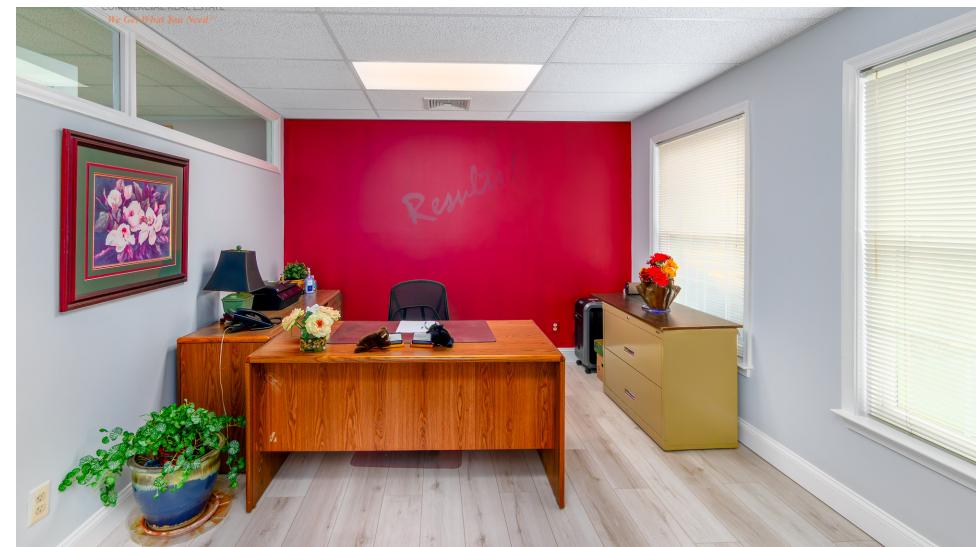
ADDITIONAL PHOTOS

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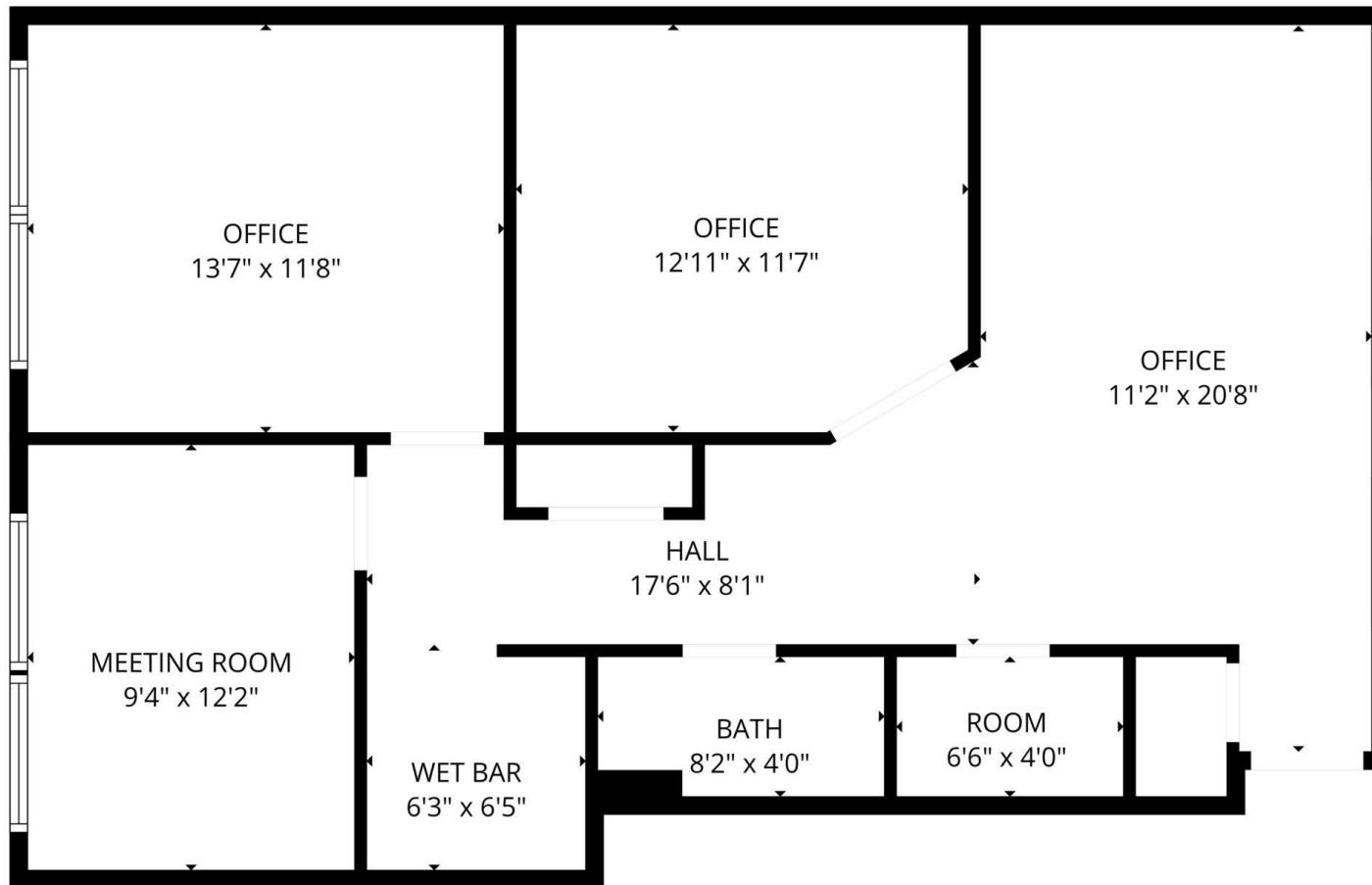
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FLOOR PLANS

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

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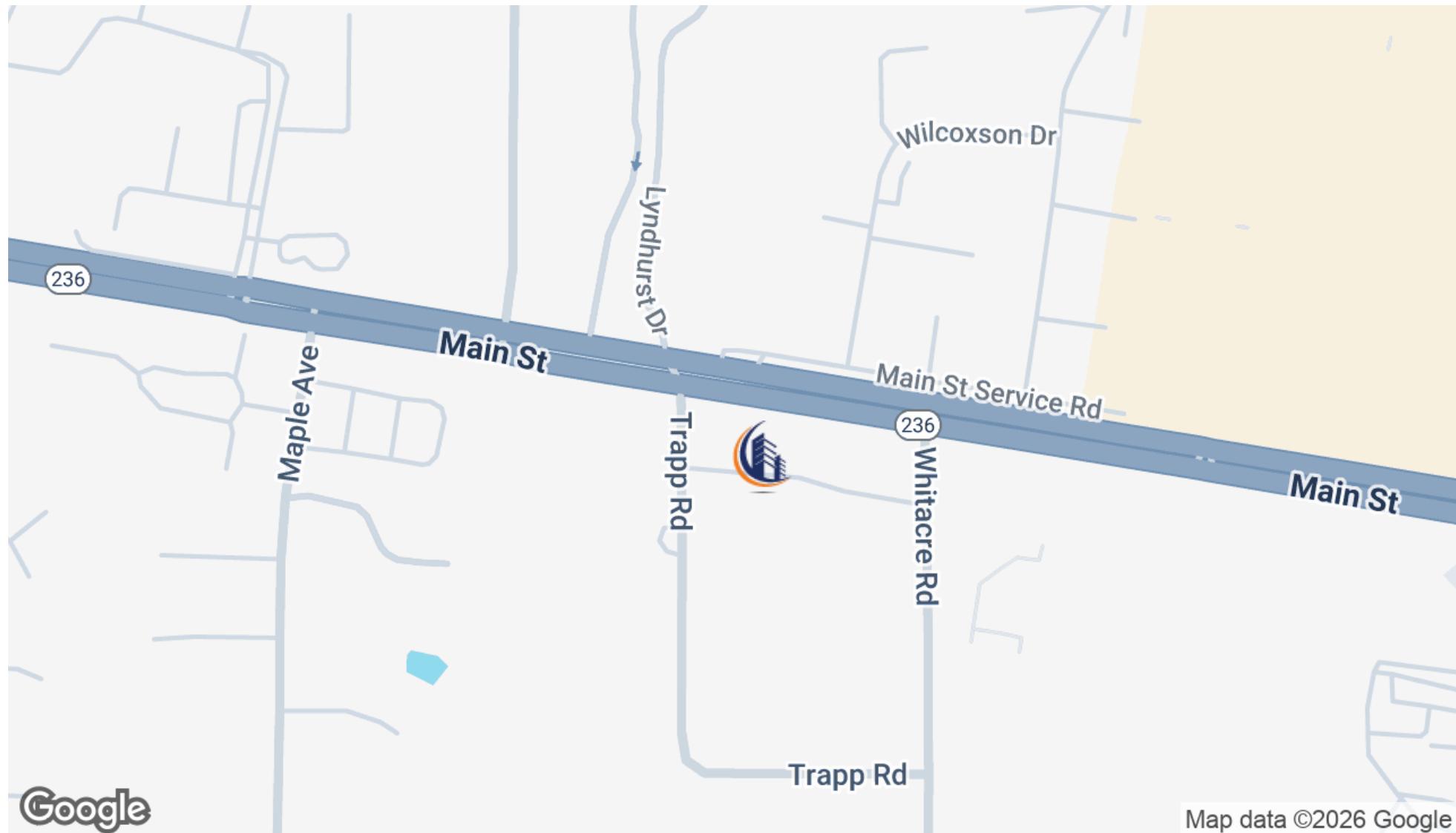
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LOCATION MAP

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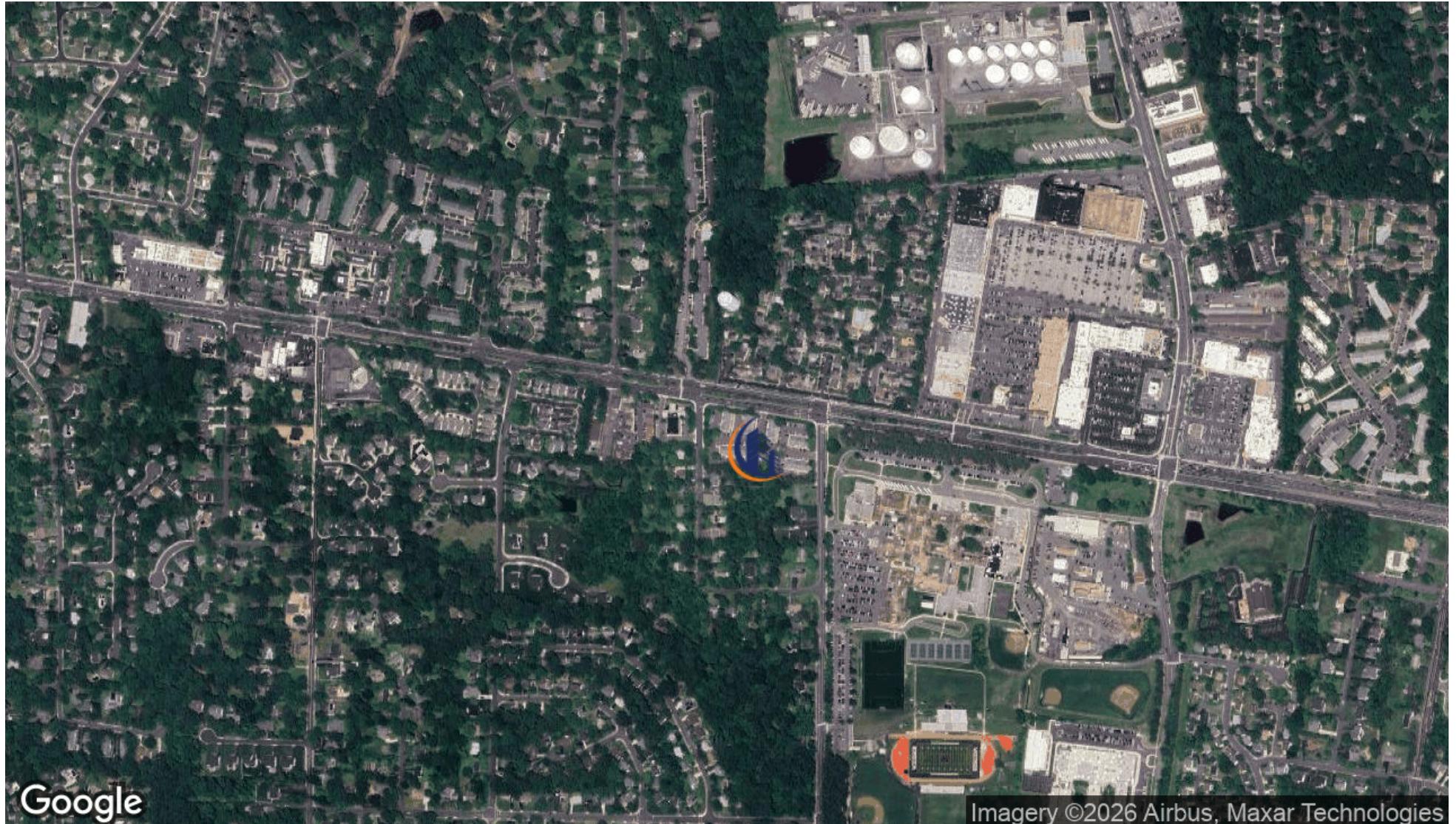
AERIAL MAP

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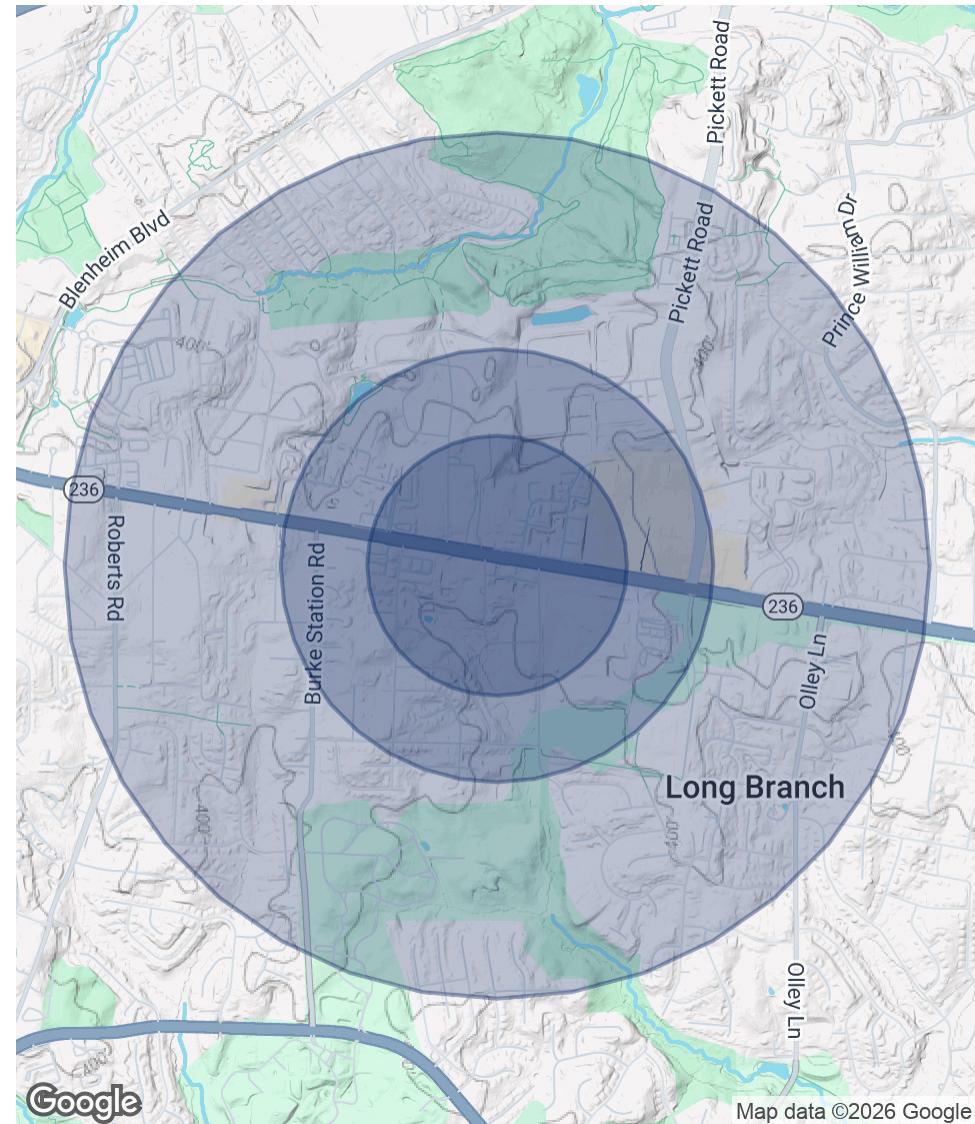
DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	777	2,253	11,560
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	282	809	4,117
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$242,104	\$234,960	\$217,122
Average House Value	\$832,672	\$850,381	\$855,522

Demographics data derived from AlphaMap



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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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ADVISOR BIO 2

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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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