

CHRISTINE'S



PIANOS

INDUSTRIAL PROPERTY FOR LEASE

Eskridge Center Industrial Unit For Lease

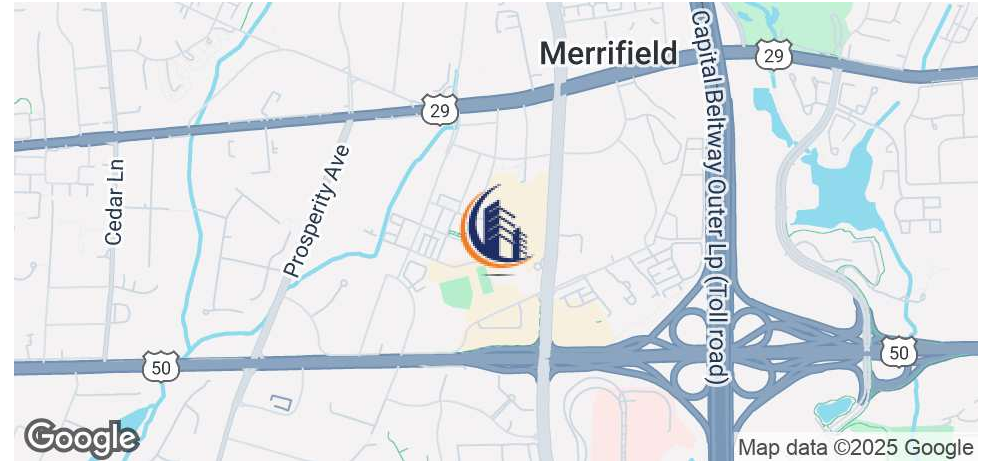
2929 ESKRIDGE ROAD UNIT G, FAIRFAX, VA 22031

2929-G

LEASE

EXECUTIVE SUMMARY

Eskridge Center Industrial Unit For Lease 2929 Eskridge Road Unit G, Fairfax, VA 22031



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	3,600
Zoning:	I-5
NNN Fees	\$6.25 per sq/ft
Market:	Washington DC
Submarket:	Merrifield
Condo Fee:	\$520 as part of NNN's

PROPERTY OVERVIEW

K & M Commercial as the exclusive brokerage firm is happy to present for Lease this 3,600 sq/ft industrial space located in Merrifield. This complex is zoned I-5, allowing for warehouse, retail, professional service, and distribution type users. Unit features a drive-in roll-up door, 18' ceilings, sprinklers, and generous visitor parking. Unit includes generous warehouse space, plus one office, kitchenette, and restroom.

PROPERTY HIGHLIGHTS

- Drive in Industrial Space in Merrifield
- 18' Ceiling height with 14' roll up door
- Unit includes generous warehouse space, one office, kitchenette, and restroom
- I-5 Zoning, allowing for many uses
- Signage is available.

KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS, CCIM MBA

703.734.2822

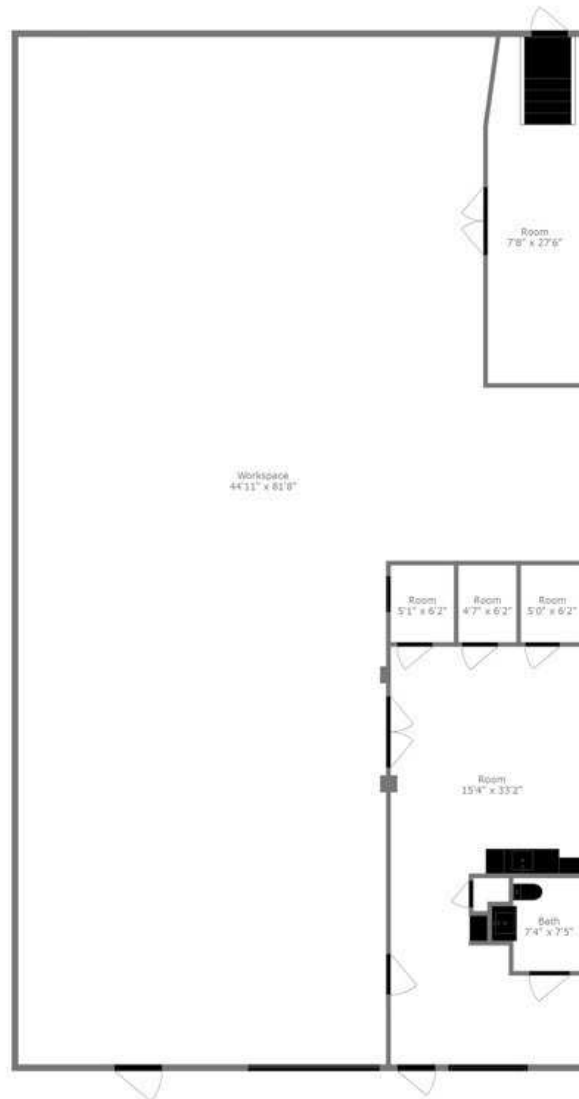
matt@svndc.com

K&M Commercial Real Estate 703.734.2822

10530 Warwick Avenue Fairfax, VA 22030

FLOOR PLANS

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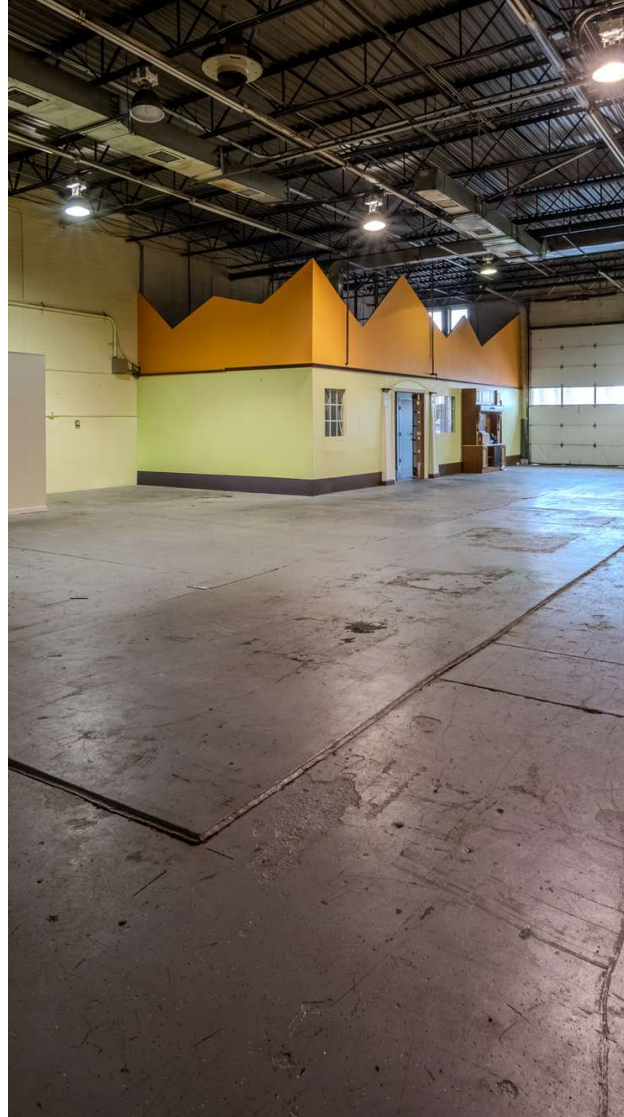
matt@svndc.com

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ADDITIONAL PHOTOS

Eskridge Center Industrial Unit For Lease 2929 Eskridge Road Unit G, Fairfax, VA 22031



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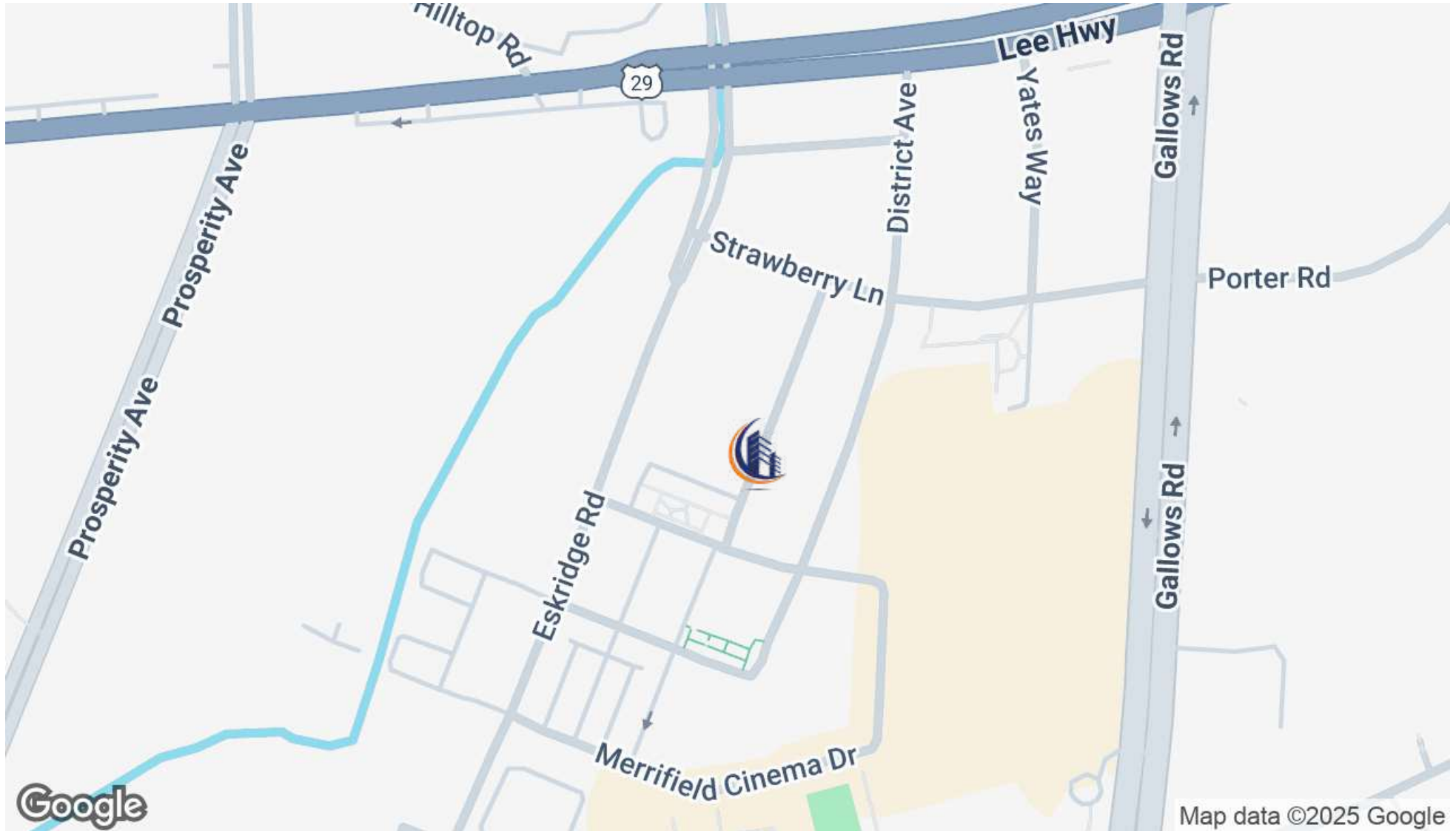
matt@svndc.com

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LOCATION MAP

Eskridge Center Industrial Unit For Lease 2929 Eskridge Road Unit G, Fairfax, VA 22031



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DEMOGRAPHICS MAP & REPORT

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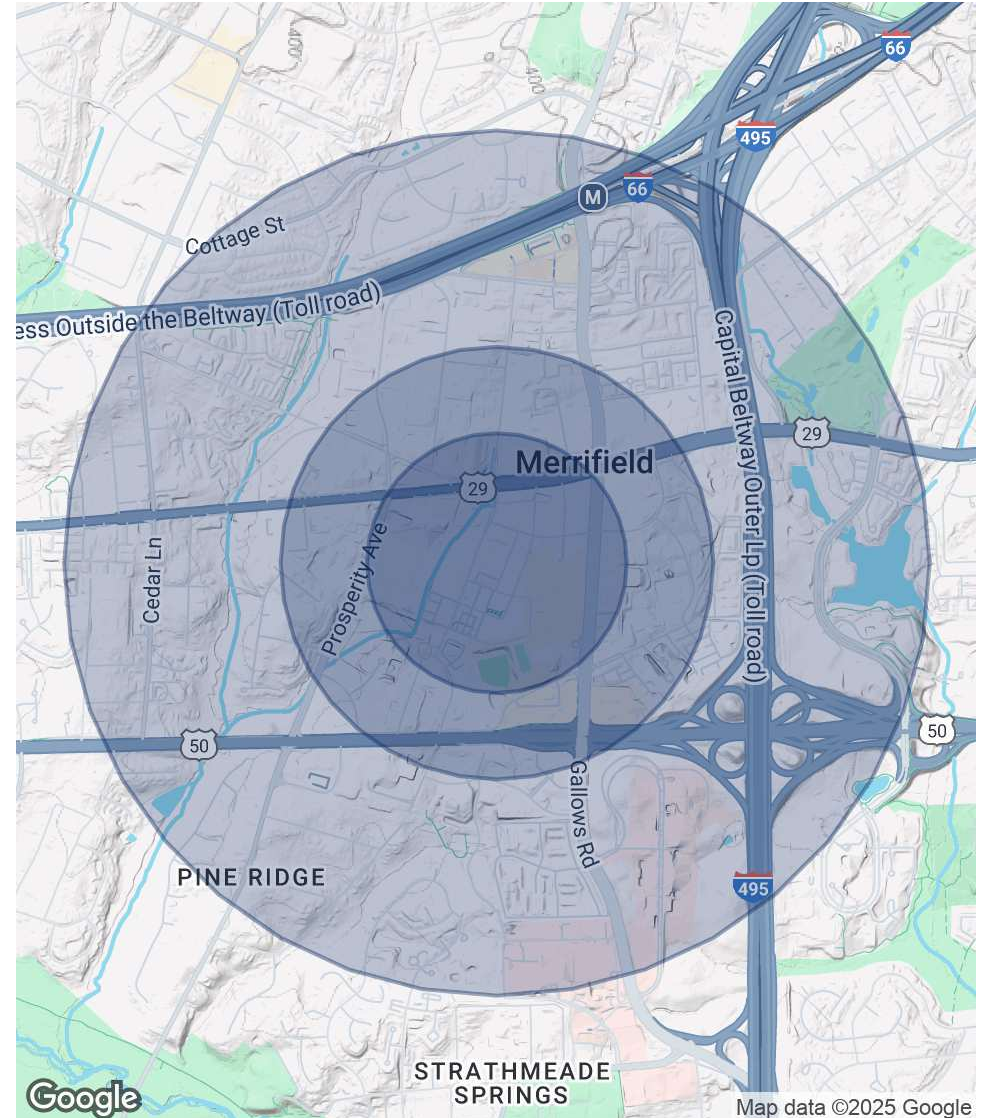
COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,553	4,818	18,404
Average Age	35	35	37
Average Age (Male)	35	35	36
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,418	2,525	8,415
# of Persons per HH	1.8	1.9	2.2
Average HH Income	\$155,168	\$157,925	\$175,085
Average House Value	\$901,260	\$676,110	\$743,401

Demographics data derived from AlphaMap



KAYVAN MEHRBAKSH, CCIM, MBA

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MATTHEW JENKINS, CCIM MBA

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matt@svndc.com

K&M Commercial Real Estate 703.734.2822

10530 Warwick Avenue Fairfax, VA 22030

ADVISOR BIO 1

Eskridge Center Industrial Unit For Lease 2929 Eskridge Road Unit G, Fairfax, VA 22031



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.

K&M Commercial Real Estate
10530 Warwick Avenue Suite C4
Fairfax, VA 22030
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kayvan@svndc.com

MATTHEW JENKINS, CCIM MBA

703.734.2822

matt@svndc.com

K&M Commercial Real Estate 703.734.2822

10530 Warwick Avenue Fairfax, VA 22030

ADVISOR BIO 2

Eskridge Center Industrial Unit For Lease 2929 Eskridge Road Unit G, Fairfax, VA 22031



MATTHEW JENKINS, CCIM MBA

Vice President

matt@svndc.com

Direct: 703.734.2822 | Cell: 814.244.2152

VA #0225211354 // DC #SP98375921

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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