



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

OFFICE BUILDING FOR LEASE

Damascus Industrial Park

10001 LEWIS DR. SUITES A, DAMASCUS, MD 20872

EXECUTIVE SUMMARY

Damascus Industrial Park 10001 Lewis Dr. Suites A, Damascus, MD 20872



OFFERING SUMMARY

Available SF:	765 SF
Lease Rate:	\$1,150.00 SF/yr (MG)
Lot Size:	0.5 Acres
Year Built:	1996
Building Size:	765
Renovated:	2017
Zoning:	I-1
Market:	Washington D.C.
Submarket:	E Montgomery Outlying Ind
Traffic Count:	20,150

PROPERTY OVERVIEW

K & M Commercial Real Estate is pleased to present the following office space as the exclusive representative of the owner. Discover the ideal space for your business at 10001 Lewis Dr., Suite A. This versatile property offers multiple offices, a reception area, and an adjoining bathroom, providing a functional workspace tailored to your needs. With 765 sq ft of office space, including a dedicated conference room, this property presents a professional layout conducive to productive work and collaborative meetings. The convenient location and modern amenities ensure a seamless leasing experience. Take advantage of this property's versatility and convenience, which are designed to elevate your business operations and provide a welcoming environment for your team and clients.

PROPERTY HIGHLIGHTS

- Multiple offices
- Reception Area and Bathroom
- Easy Access
- 765 SQ FT of Office

KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

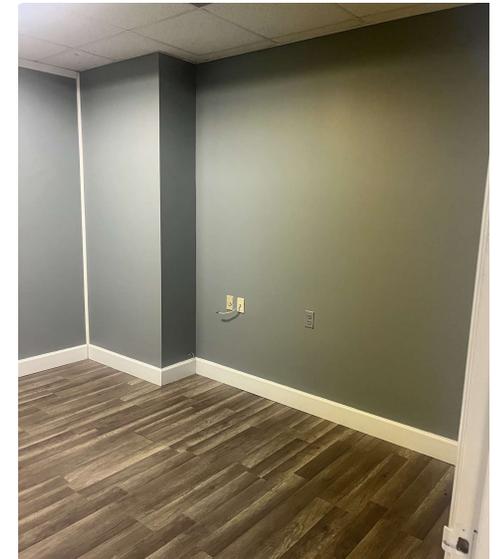
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10530 Warwick Avenue Fairfax, VA 22030

ADDITIONAL PHOTOS

Damascus Industrial Park 10001 Lewis Dr. Suites A, Damascus, MD 20872

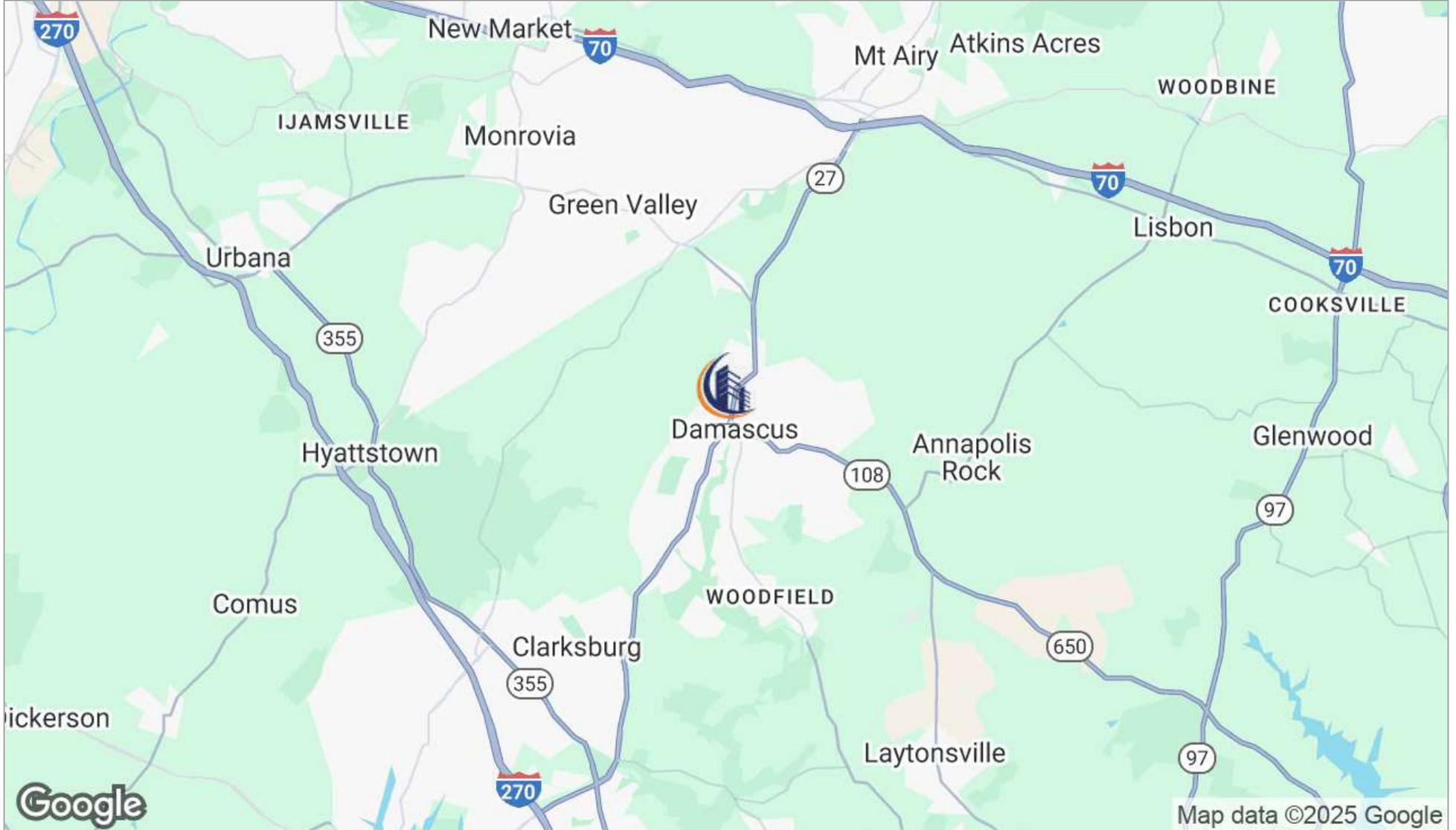


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LOCATION MAPS

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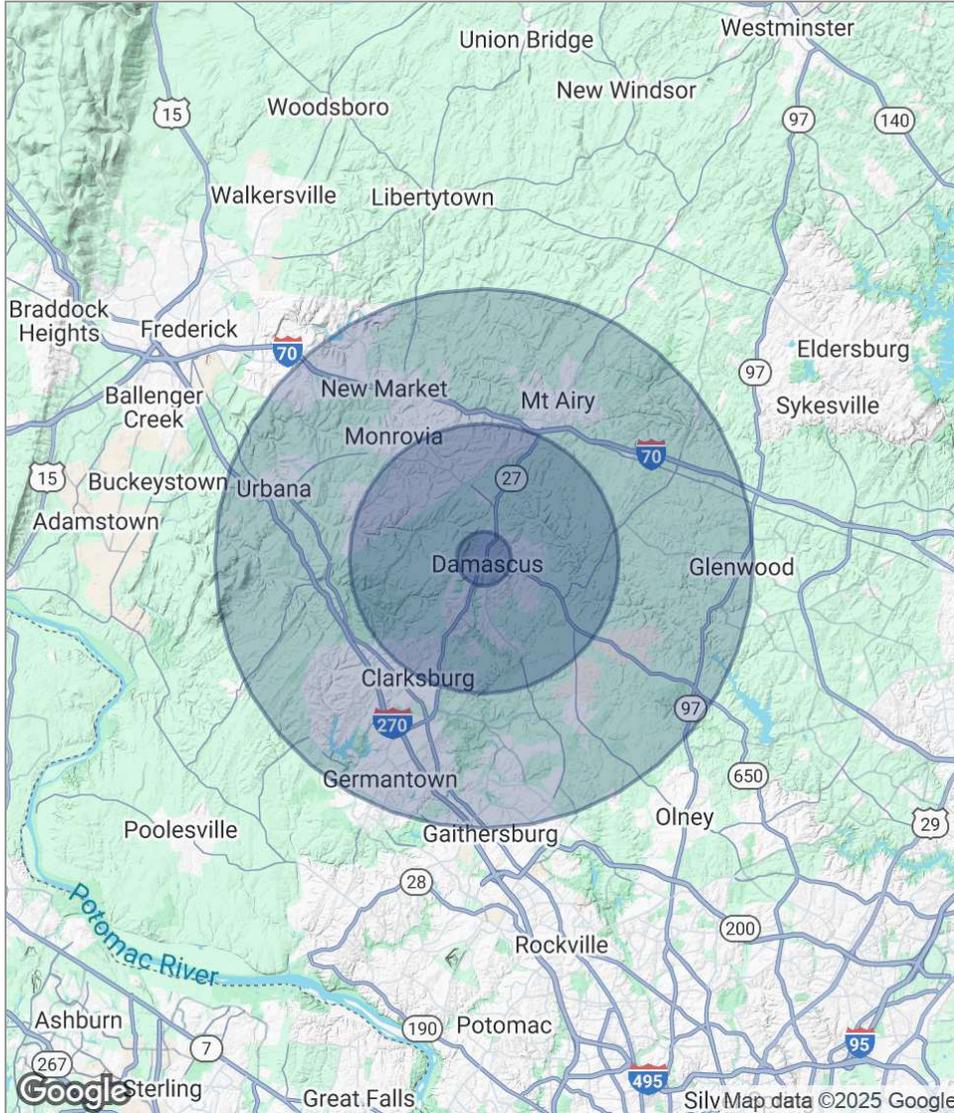
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DEMOGRAPHICS MAP

Damascus Industrial Park 10001 Lewis Dr. Suites A, Damascus, MD 20872



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,523	39,531	279,125
Median age	34.7	38.6	35.9
Median age (Male)	35.7	39.2	35.2
Median age (Female)	34.3	38.4	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	853	12,933	97,002
# of persons per HH	3.0	3.1	2.9
Average HH income	\$103,329	\$127,835	\$107,220
Average house value	\$430,638	\$490,525	\$414,782

** Demographic data derived from 2020 ACS - US Census*

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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.

He received his Master of Business Administration from American University and holds a Bachelor of Science in Information Systems from Radford University. He is licensed in Virginia, Washington D.C., and Maryland.

EDUCATION

MBA - American University
BBA - Radford University

MEMBERSHIPS & AFFILIATIONS

CCIM - Certified Commercial Investment Member
ICSC - The International Council of Shopping Centers
NAIOP - National Association of Industrial and Office Properties

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