



**635 S Fairfax Street**

635 S Fairfax St, Alexandria, VA 22314



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Serafin Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$28.00 SF/yr (MG)
<b>BUILDING SIZE:</b>	3,410 SF
<b>AVAILABLE SF:</b>	1,840 SF
<b>LOT SIZE:</b>	1,733 SF
<b>YEAR BUILT:</b>	1920
<b>ZONING:</b>	CL

## PROPERTY OVERVIEW

Experience the epitome of modern workspace at 635 S Fairfax St. This premier property has ample natural light. Easy access to public transportation, and proximity to dining and retail options. Near Capitol Bike Share and minutes from the Mount Vernon Trail. Elevate your professional image and cultivate success at 635 S Fairfax St.

## PROPERTY HIGHLIGHTS

- Historic building in Old Town Alexandria.
- Main level offers 1,040 SF of sun-filled open floor plan ideal for office or retail space.
- Basement level offers additional area of 800 S.F and is ideal for storage of files.
- Space would be ideal for any professional office use such as law firm/ accountant/ architect etc.
- Space would also work for retail.
- Modified gross lease. The owner pays insurance, water + sewer. Tenant pays taxes, heating gas, electric and any business insurance.

# PROPERTY DETAILS

LEASE RATE	\$28.00 SF/YR
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## LOCATION INFORMATION

BUILDING NAME	635 S Fairfax Street
STREET ADDRESS	635 S Fairfax St
CITY, STATE, ZIP	Alexandria, VA 22314
COUNTY	Alexandria city

## BUILDING INFORMATION

BUILDING SIZE	3,410 SF
BUILDING CLASS	B
NUMBER OF FLOORS	3
YEAR BUILT	1920
NUMBER OF BUILDINGS	1

## PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	CL
LOT SIZE	1,733 SF
APN #	12482010

## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES



# COMPLETE HIGHLIGHTS



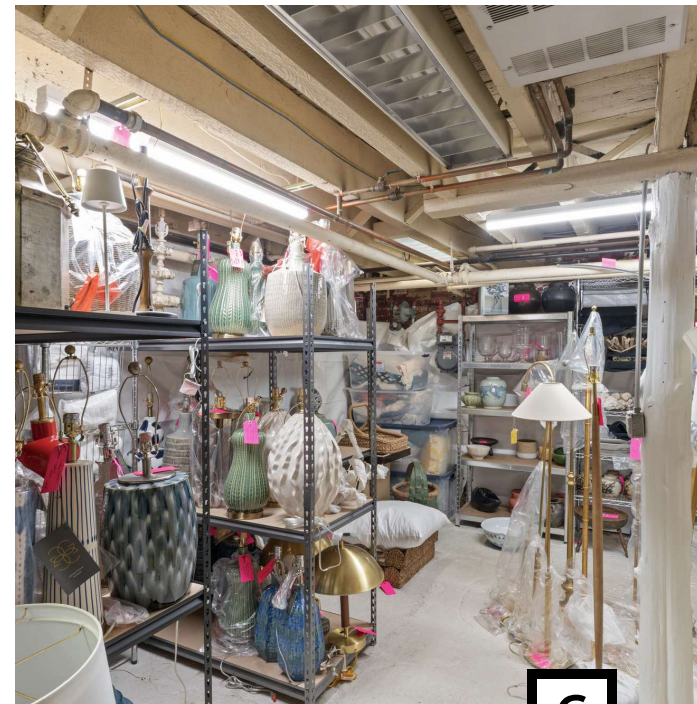
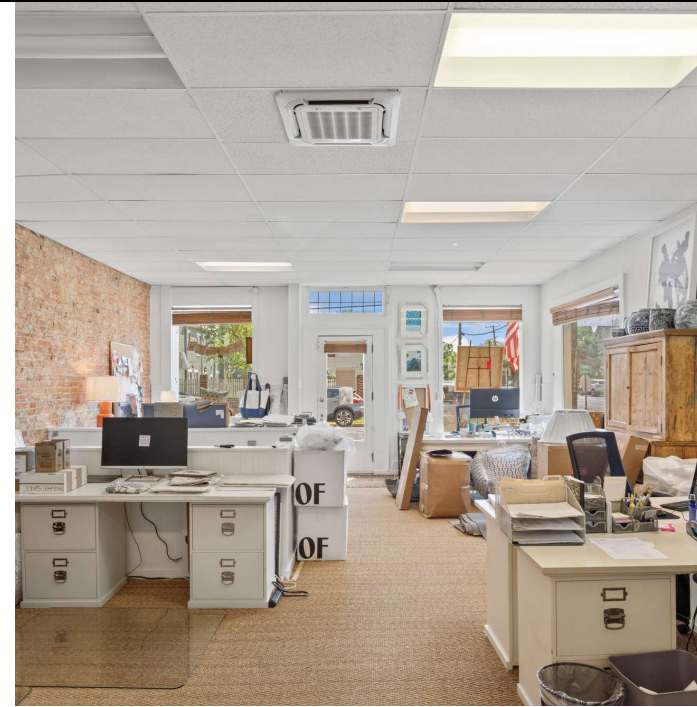
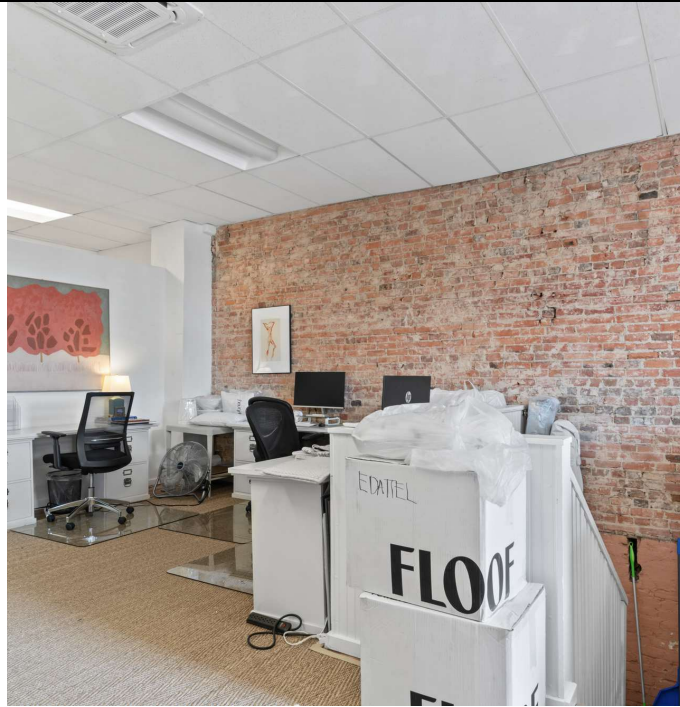
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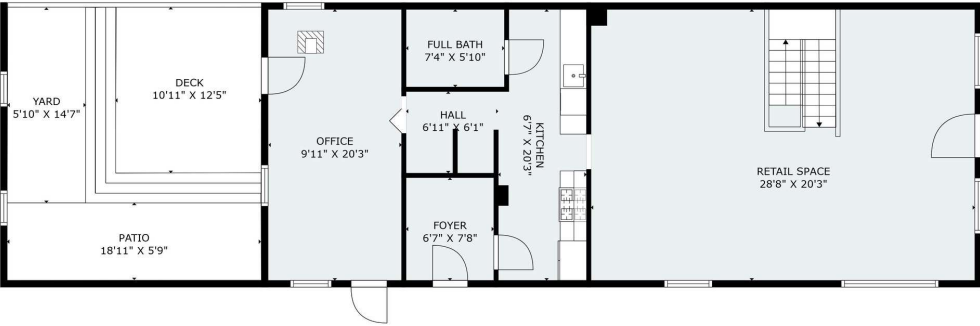




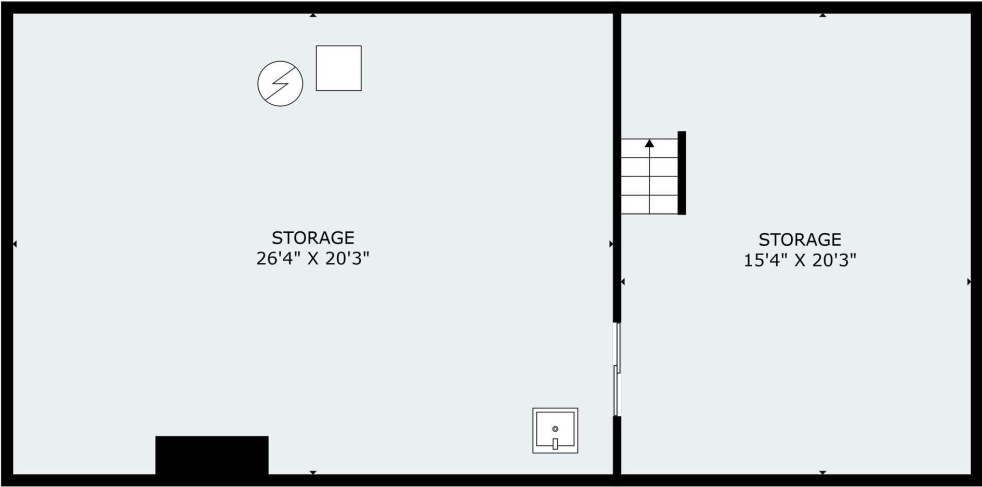
# ADDITIONAL PHOTOS



# FLOOR PLANS



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

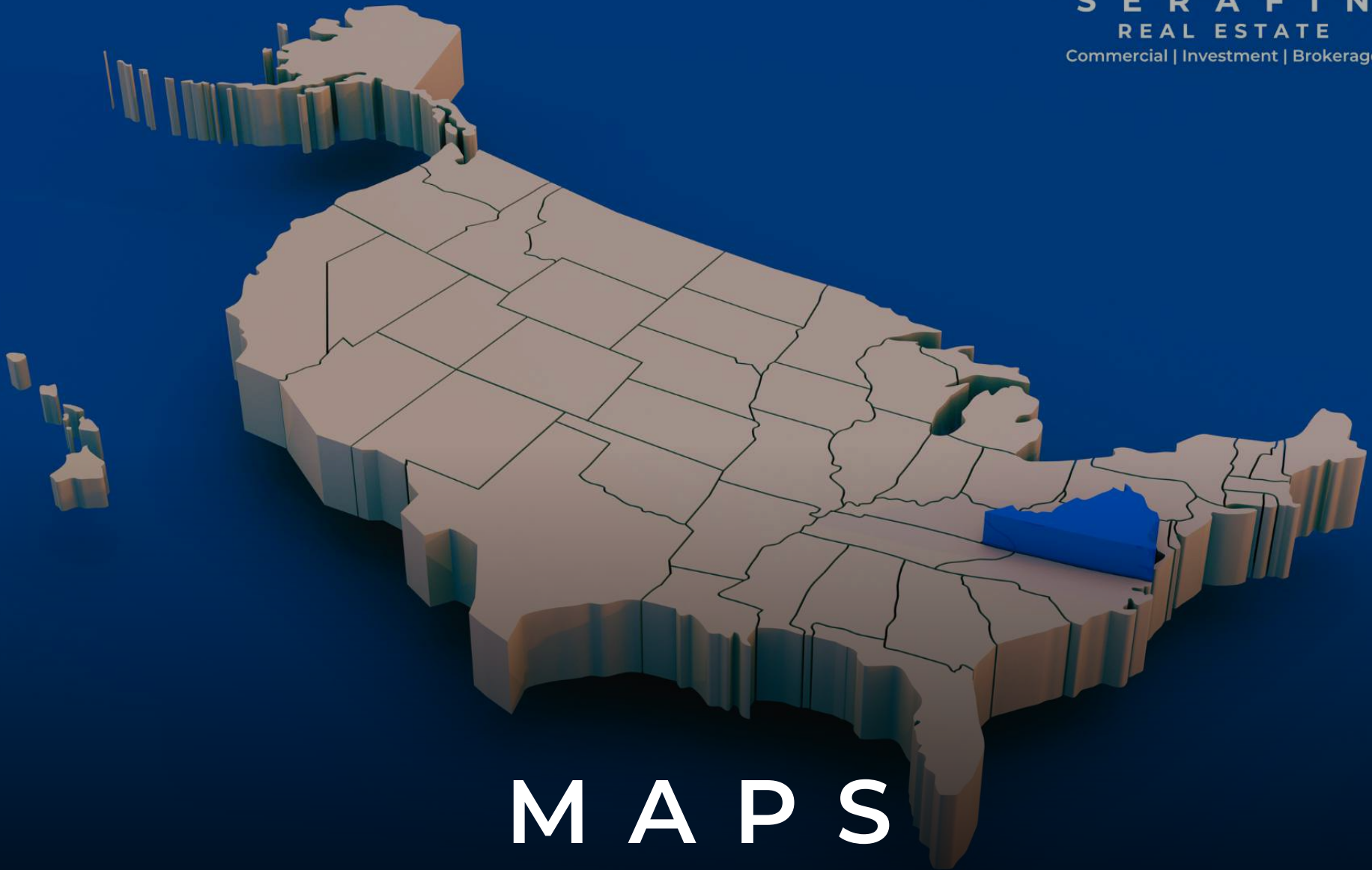


Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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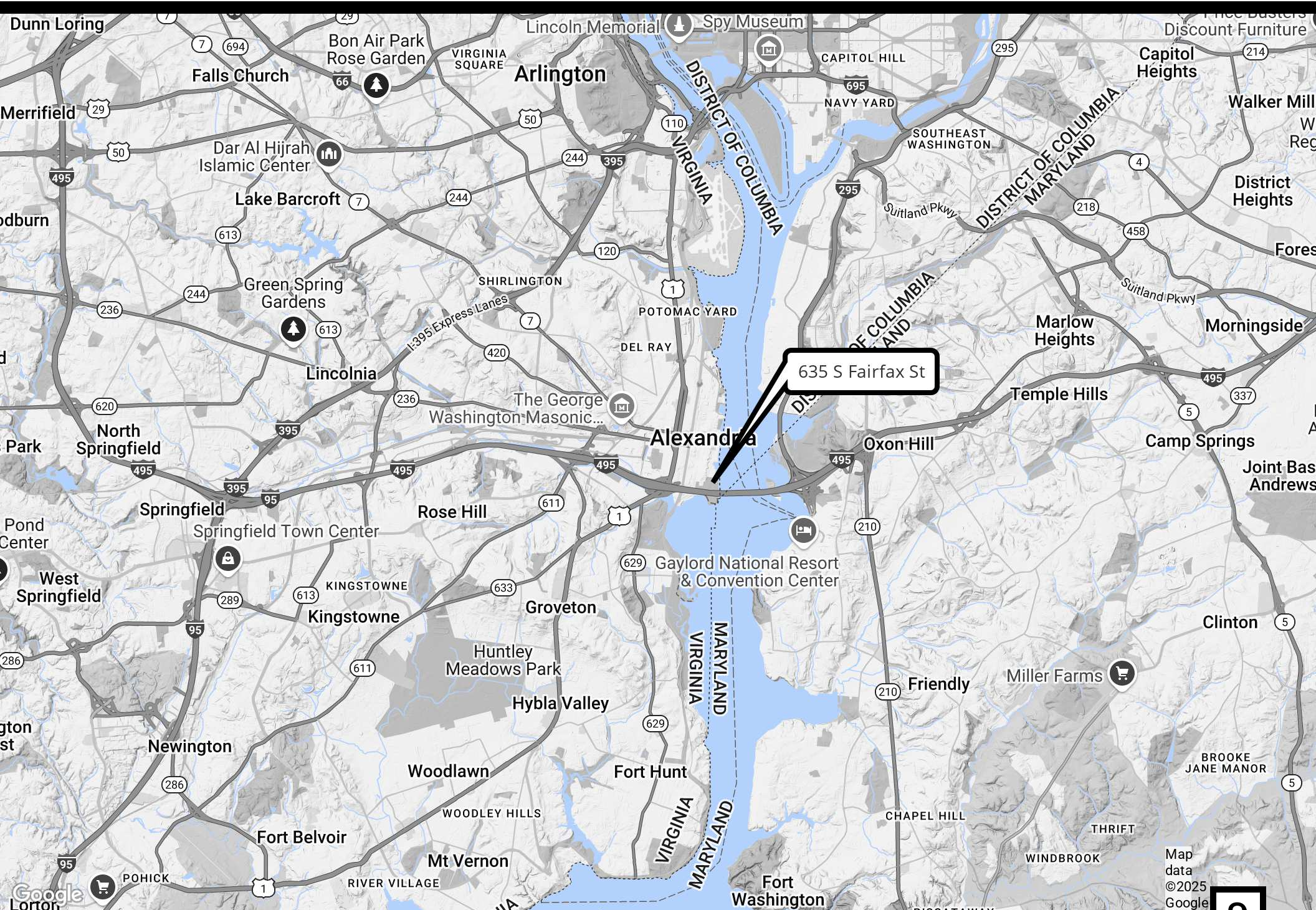




M A P S



# REGIONAL MAP



635 S Fairfax St



# LOCATION MAP



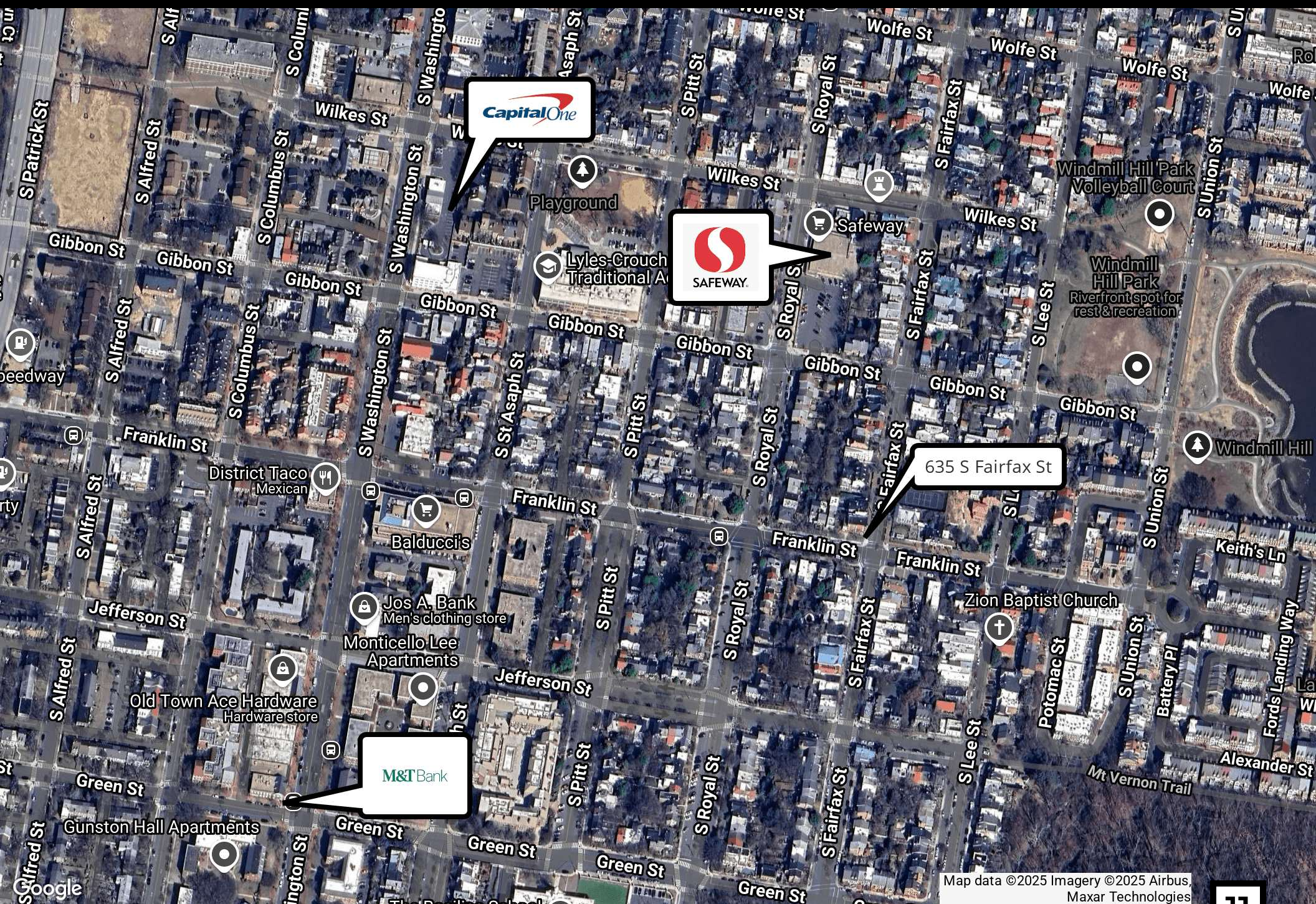
Map  
data  
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# RETAILER MAP

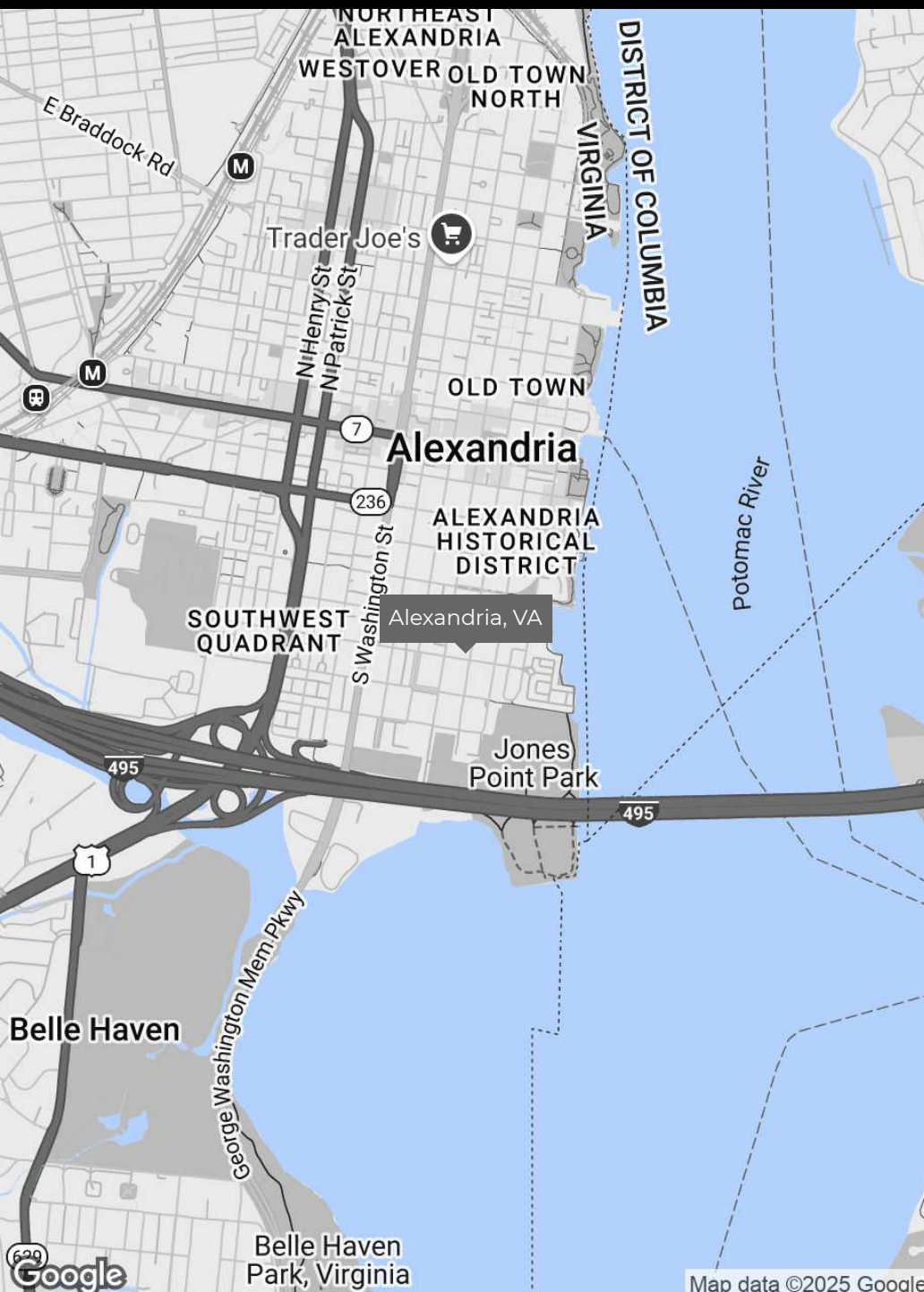


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# CITY INFORMATION



## LOCATION DESCRIPTION

Discover the perfect blend of historic charm and modern convenience at the location. Situated in the heart of Alexandria, this vibrant neighborhood offers a wide array of dining, shopping, and entertainment options. Explore the nearby King Street with its unique boutiques and restaurants, or take a stroll along the scenic Potomac River waterfront. History enthusiasts will find themselves immersed in the rich heritage of Old Town Alexandria with its cobblestone streets and 18th-century architecture. With its proximity to major transportation hubs and an array of cultural attractions, this area is an ideal setting for your new office space.

## LOCATION DETAILS

### COUNTY

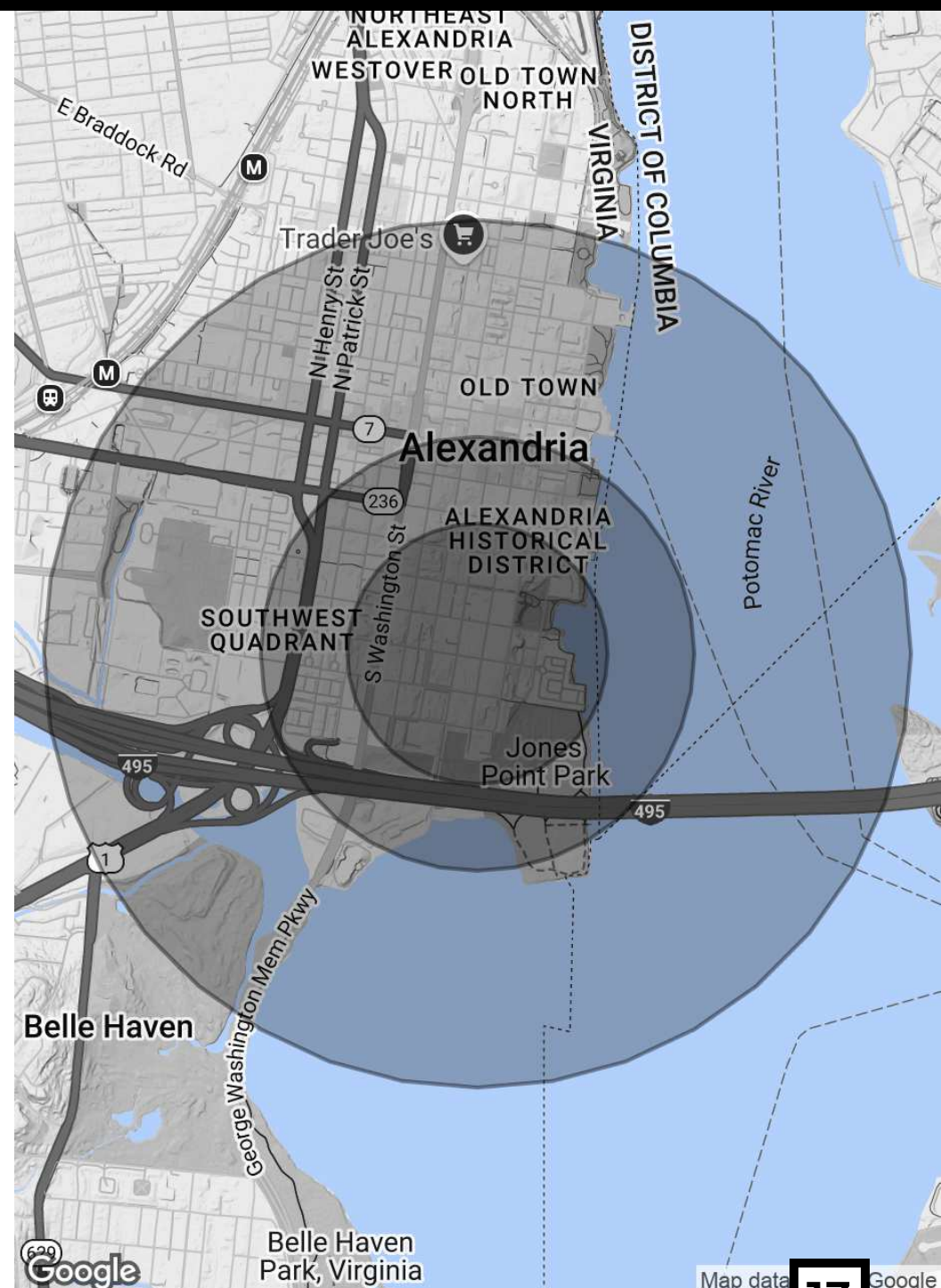
Alexandria city



# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	2,531	6,003	17,151
<b>AVERAGE AGE</b>	46	45	44
<b>AVERAGE AGE (MALE)</b>	46	44	44
<b>AVERAGE AGE (FEMALE)</b>	46	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	1,307	3,144	9,387
<b># OF PERSONS PER HH</b>	1.9	1.9	1.8
<b>AVERAGE HH INCOME</b>	\$239,521	\$223,214	\$206,547
<b>AVERAGE HOUSE VALUE</b>	\$1,252,090	\$1,206,177	\$1,116,630

Demographics data derived from AlphaMap



# SRE

## S E R A F I N

### REAL ESTATE

Commercial | Investment | Brokerage

2022  
**BEST OF**  
**LOUDOUN**  
— Loudoun Times-Mirror —

**WINNER**

2023  
**BEST OF**  
**LOUDOUN**  
— Loudoun Times-Mirror —

**WINNER**

2024  
**BEST OF**  
**LOUDOUN**  
— Loudoun Times-Mirror —

**WINNER**

# A B O U T U S





## **PETER POKORNY**

Regional Vice-President | Alexandria, Arlington, & Eastern Fairfax County

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Direct: **703.261.4809** | Cell: **703.850.9099**

## **PROFESSIONAL BACKGROUND**

Peter has over ten years of experience in commercial real estate transactions with an expertise in office and retail leasing. He advises owners, investors and businesses in all aspects of buying and selling commercial properties. Peter's geographic focus includes Alexandria, Arlington, Eastern Fairfax County, and Eastern Prince William County.

His real estate experience includes practice as a commercial real estate attorney with Real Estate Counselors, a boutique law firm with offices in the DC region. He has been a member of the Mid-Atlantic Real Estate Marketing Association since 2014 and is currently serving as President for 2025. Before joining SRE, Peter was a commercial real estate agent with the Commercial Division of Long and Foster, an affiliate of Berkshire Hathaway.

Prior to his real estate work, Peter was an Assistant General Counsel for the Council of Better Business Bureaus, the network hub for BBBs in the US and Canada.

## **MEMBERSHIPS**

President of Marema (Mid Atlantic Real Estate Marketing Association)

NAR

NVAR Commercial Council Advisory Team

### **Serafin Real Estate**

40834 Graydon Manor Lane

Leesburg, VA 20175

703.261.4809



**\$653M**  
in Sold Transaction  
Volume



**1.35M**  
Total SF Sold




**\$130M**  
in Active Listing  
Inventory

**#1**  
in Loudoun County  
for Total Volume Sold

Serafin Real Estate is a premier commercial real estate brokerage based in Northern Virginia, specializing in sales, leasing, and strategic investment advisory. With over 19 years of experience and over **\$650 million in closed transactions**, we are proud to be Loudoun County's top-selling commercial brokerage and a **three-time Best of Loudoun award winner**.

At Serafin Real Estate, we are dedicated to delivering exceptional results, leveraging our deep market expertise, advanced technology, and a client-first approach. Whether you're a property owner looking to maximize your investment or a buyer seeking the ideal space, our team provides personalized strategies tailored to meet your specific goals.

Our clients trust us not only for our extensive knowledge of the market but also for our commitment to transparency, integrity, and success. Serafin Real Estate is your trusted partner for commercial real estate in **Loudoun, Fairfax, and Prince William Counties**.

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**Leesburg, VA 20175**

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