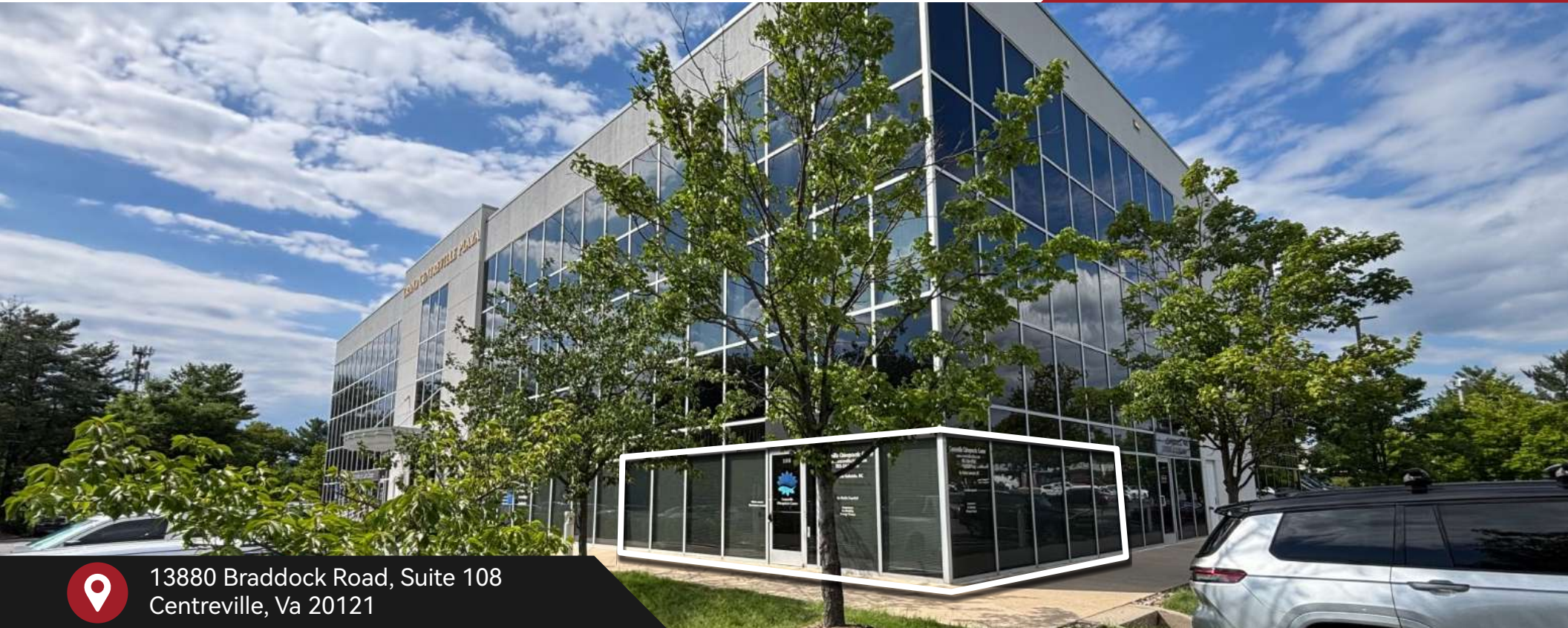


OFFERING MEMORANDUM

MEDICAL / PROFESSIONAL OFFICE CONDO FOR LEASE

1,216 SF AVAILABLE

\$28.00/SF | FIRST-FLOOR MEDICAL | PROFESSIONAL OFFICE SUITE



13880 Braddock Road, Suite 108
Centreville, Va 20121



ANDY KIM
SUPERVISING BROKER

Direct: 703-625-2393
Office: 703-256-6247
Serving Since 2002

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.



NBI REALTY, LLC.
COMMERCIAL

EXECUTIVE SUMMARY

● Property Address:	13880 Braddock Road, Suite 108 Centreville, VA 20121
● Available Space:	1,216 SF
● Lease Rate:	\$28.00/SF
● Estimated Annual Base Rent:	\$34,048 per year
● Estimated Monthly Base Rent:	Approximately \$2,837 per month
● Lease Structure:	Landlord pays real estate taxes, CAM, and insurance. Tenant is responsible only for base rent, electricity, and internet.
● Property Type:	Medical / Professional Office Condo
● Floor:	First Floor
● Year Built:	2004
● Parking:	Surface parking
● Zoning:	C-6, tenant to verify permitted use

PROPERTY OVERVIEW

Suite 108 at Grand Centreville Plaza offers a highly functional first-floor medical/professional office layout with direct exterior access. The suite includes a reception and waiting area, multiple private exam rooms/offices, a private restroom, file/storage areas, and a lead-lined X-ray room from the prior medical use.

The space is ideal for medical, wellness, therapy, chiropractic, professional office, insurance, real estate, attorney, consulting, or other service-based users. With convenient surface parking, strong visibility, and easy access to Route 29, Route 28, and I-66, this suite provides an excellent opportunity for a tenant seeking a practical and accessible office setting in Centreville.



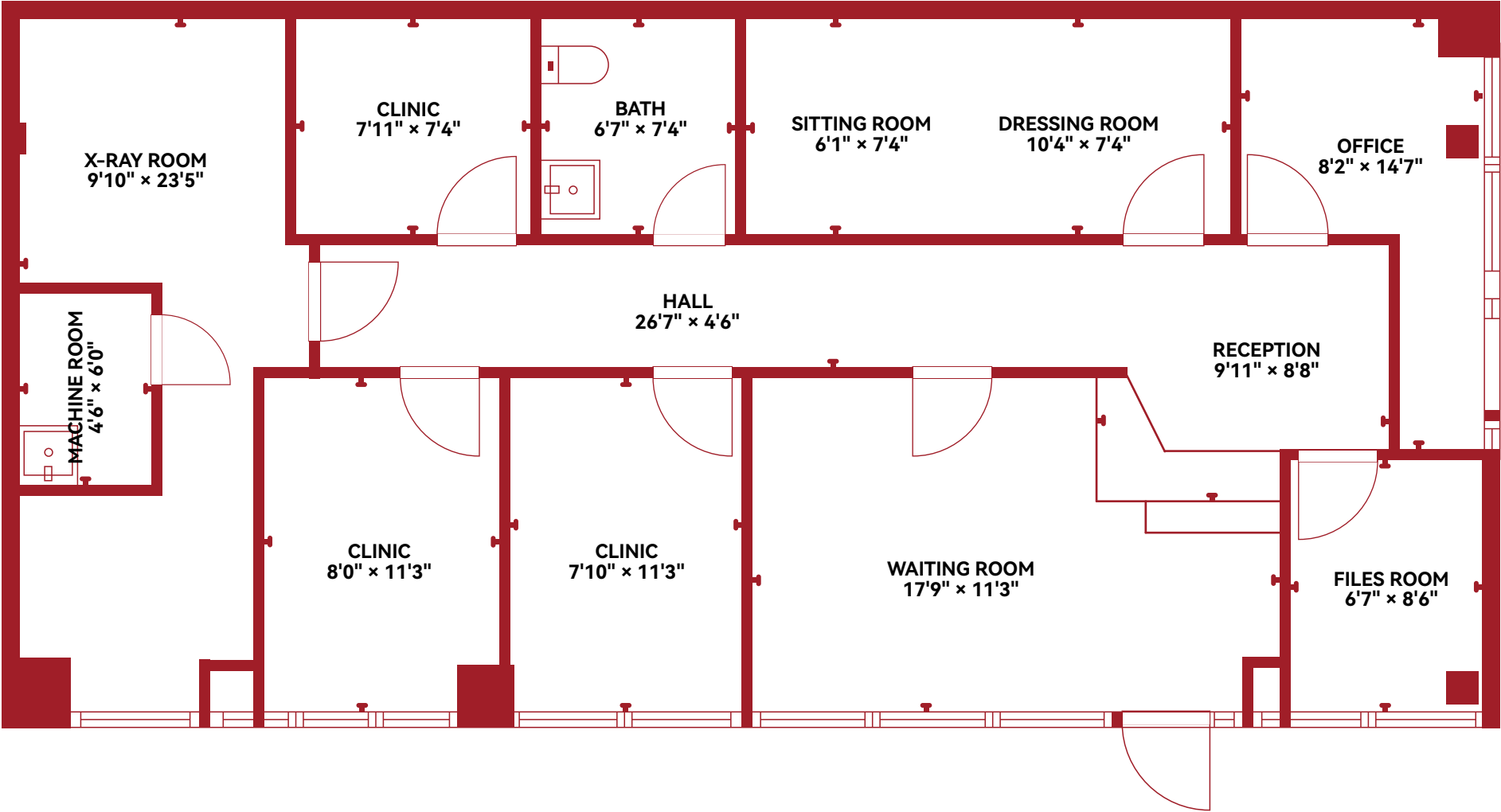
PROPERTY HIGHLIGHTS

- 1,216 SF first-floor medical/professional office suite
- Offered at \$28.00/SF
- Landlord pays taxes, CAM, and insurance
- Tenant only pays rent, electricity, and internet
- Direct exterior walk-in access
- Reception and waiting area
- Multiple exam rooms/private offices
- Lead-lined X-ray room
- Private restroom
- File/storage area
- Surface parking

Convenient Centreville location near Route 29, Route 28, and I-66 Suitable for medical, wellness, therapy, chiropractic, professional office, insurance, real estate, attorney, consulting, and other approved uses



FLOOR PLAN



- | | |
|----------------------------|------------------------|
| RECEPTION AREA | BATHROOM |
| WAITING ROOM | FILE ROOM |
| MULTIPLE CLINIC/EXAM ROOMS | X-RAY ROOM |
| OFFICE | STORAGE / MACHINE ROOM |

PROPERTY PHOTOS



PROPERTY PHOTOS



13880 BRADDOCK ROAD, SUITE 108 CENTREVILLE, VA 20121





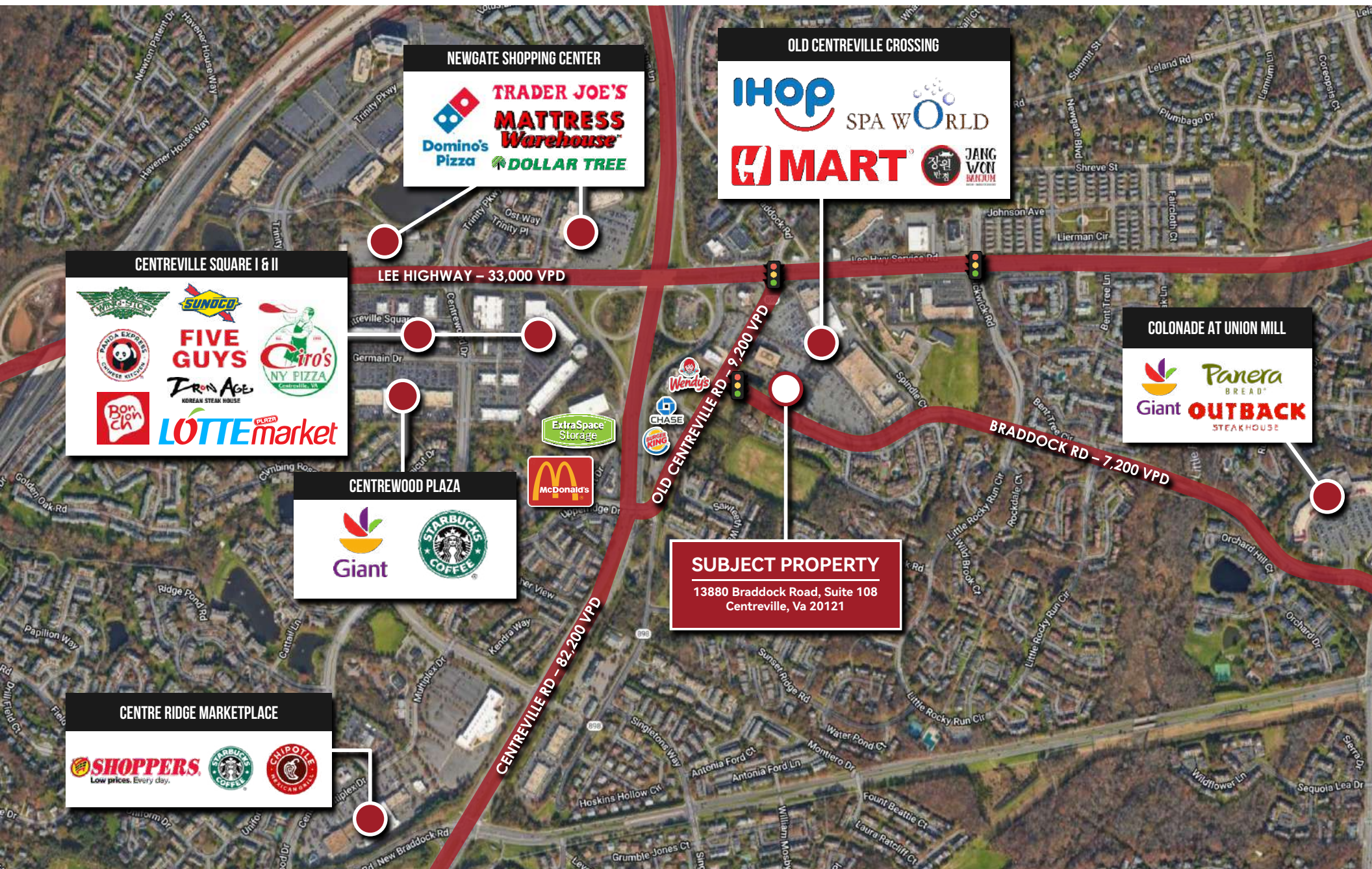
LOCATION OVERVIEW

Suite 108 is located within Grand Centreville Plaza in the heart of Centreville, Virginia. The property offers convenient access to Route 29, Route 28, I-66, nearby retail centers, restaurants, banks, and residential communities.

The first-floor location and direct walk-in entrance make the space convenient for clients, patients, employees, and visitors.



AERIAL MAP



DEMOGRAPHICS

CENTREVILLE, VA TRADE AREA HIGHLIGHTS

Centreville is one of the most established and diverse suburban communities in western Fairfax County, with strong household income, a large professional workforce, and convenient access to Route 28, Route 29, I-66, Chantilly, Fairfax, and Manassas.

POPULATION 71,706	MEDIAN HH INCOME \$139,510
MEDIAN AGE 37.8	EMPLOYED RESIDENTS 41,430

1, 3, 5-MILE DEMOGRAPHICS

RADIUS	POPULATION	HOUSEHOLDS	AVG. HH INCOME	MEDIAN AGE
1 Mile	24,634	9,331	\$123,972	35.0
3 Miles	101,724	34,883	\$164,009	37.4
5 Miles	210,336	73,405	\$155,886	36.8

WORKFORCE PROFILE

The local workforce is heavily professional, with the largest resident employment sectors including **Professional, Scientific & Technical Services, Health Care & Social Assistance, and Educational Services**. Common occupation groups include **Management, Computer & Mathematical, and Business & Financial Operations** occupations.



PROFESSIONAL
SERVICES



HEALTH
CARE



EDUCATION



FINANCIAL
OPERATIONS

COMMUNITY PROFILE

Centreville is also a diverse community, with approximately 35.5% foreign-born residents and a significant Asian and Hispanic population, which may support medical, professional service, insurance, real estate, wellness, and personal-service uses.

35.5% FOREIGN-BORN
RESIDENTS

ABOUT ANDY KIM



As a licensed real estate agent proudly serving Virginia, Washington D.C., and Maryland since 2002, I bring over two decades of unwavering dedication to excellence in every transaction. With extensive experience in commercial real estate, I specialize in tenant representation and investment opportunities, offering tailored solutions that maximize returns and meet the unique needs of my clients.

My expertise includes handling Non-Performing Loans and note sales for investors, ensuring each transaction is managed with meticulous attention to detail and professionalism. Whether you're navigating the complexities of commercial property investments or seeking the perfect space to grow your business, I provide strategic guidance to help you achieve your goals with confidence.

Since moving to Northern Virginia in 1990, I have cultivated a deep understanding of the local real estate market, staying ahead of industry trends and maintaining the highest standards of service. My career, spanning both the dynamic world of commercial properties and the deeply personal realm of residential homes, reflects my commitment to providing top-quality service and fostering long-term relationships with clients.



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