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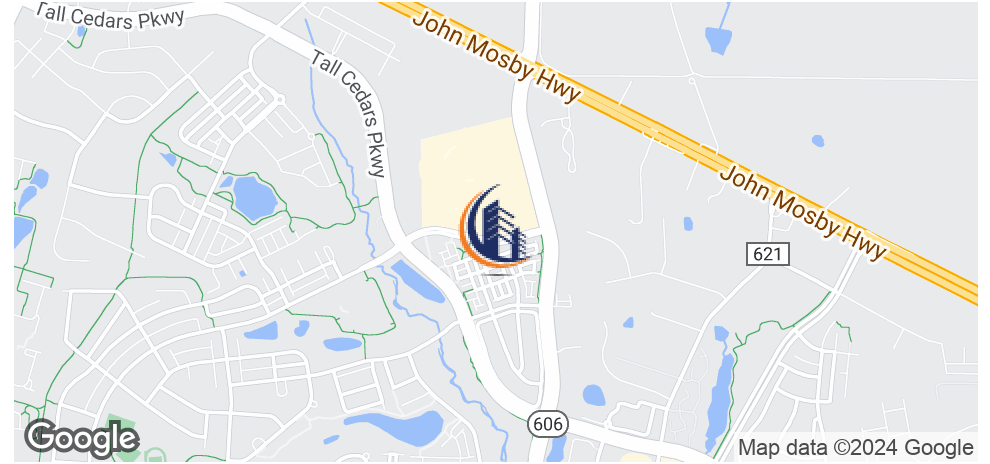
OFFICE BUILDING FOR LEASE

# Riding Plaza Medical Office

25055 RIDING PLAZA STE. 130, CHANTILLY, VA 20152

# EXECUTIVE SUMMARY

Riding Plaza Medical Office 25055 Riding Plaza Ste. 130, Chantilly, VA 20152



## OFFERING SUMMARY

Available SF: 2,223 SF

Lease Rate: \$39.50 SF/yr (MG)

Building Size: 2,223

## PROPERTY OVERVIEW

K & M Commercial, as the exclusive brokerage firm, introduces a premier leasing opportunity at Riding Plaza Medical Office in Chantilly, VA. This first-level medical office boasts direct accessibility, previously serving as a med/spa aesthetics space with multiple procedure rooms, work areas, and a large and beautiful reception area. With the rare advantage of signage and abundant parking, this property offers unrivaled visibility and convenience for clients.

The available equipment for purchase or lease provides a seamless transition for medical professionals looking to establish or expand their practice. Take advantage of this turnkey opportunity with office work desks and a full kitchenette to elevate your business to a prime location designed to meet the needs of modern medical and professional services.

## PROPERTY HIGHLIGHTS

- - First level direct access medical office
- - Former med/spa aesthetics space
- - Multiple procedure rooms and work areas

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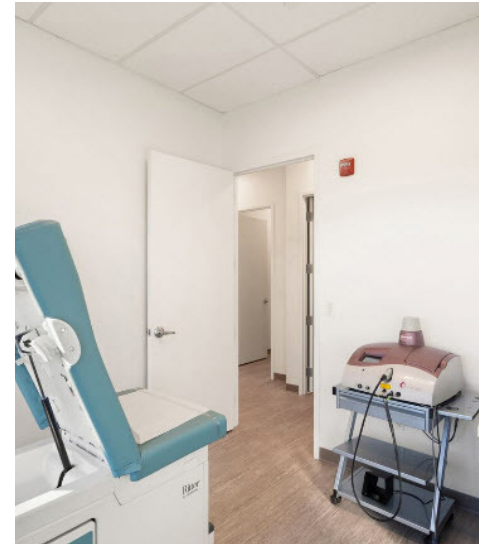
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# ADDITIONAL PHOTOS

Riding Plaza Medical Office 25055 Riding Plaza Ste. 130, Chantilly, VA 20152



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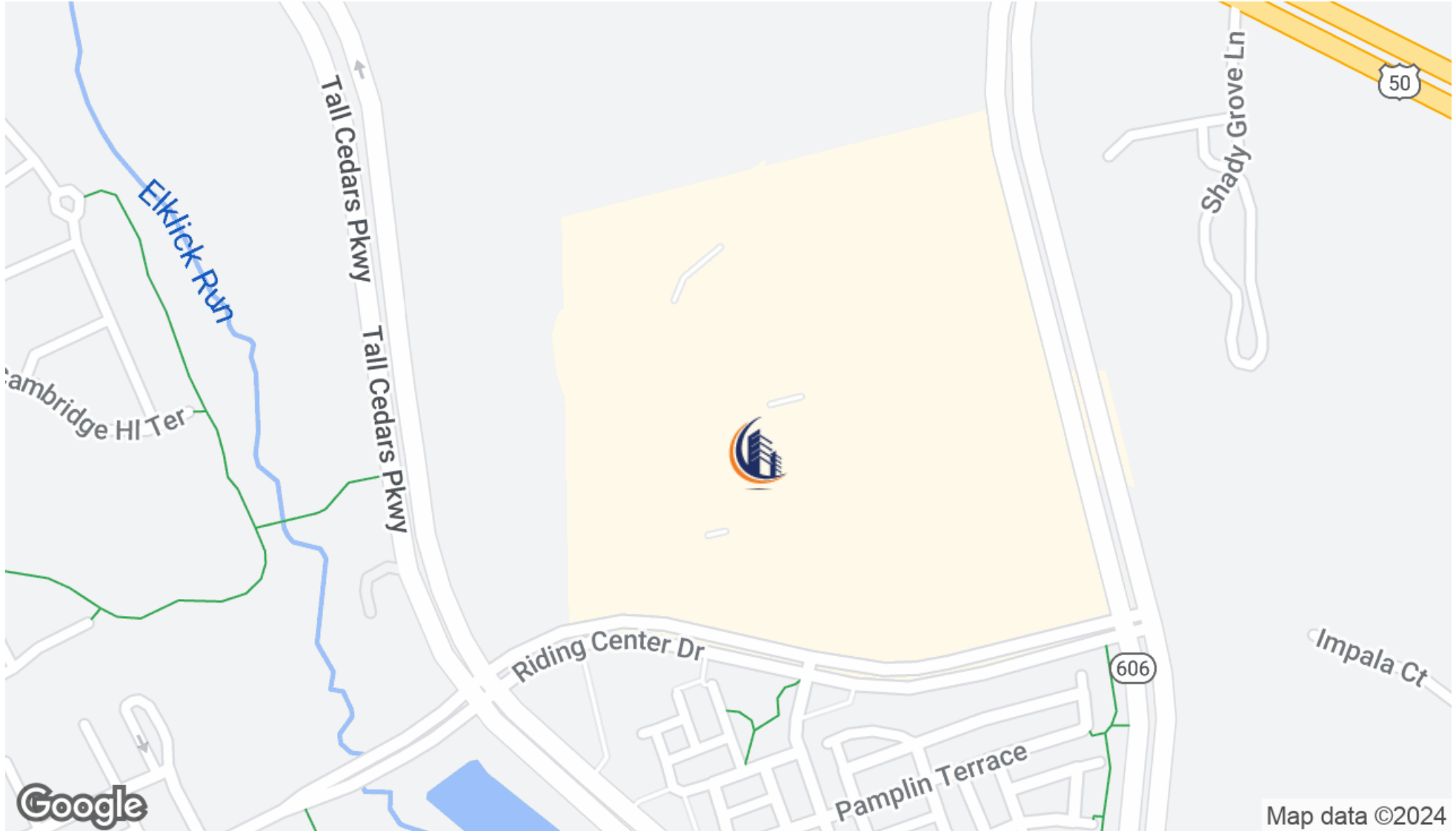
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## LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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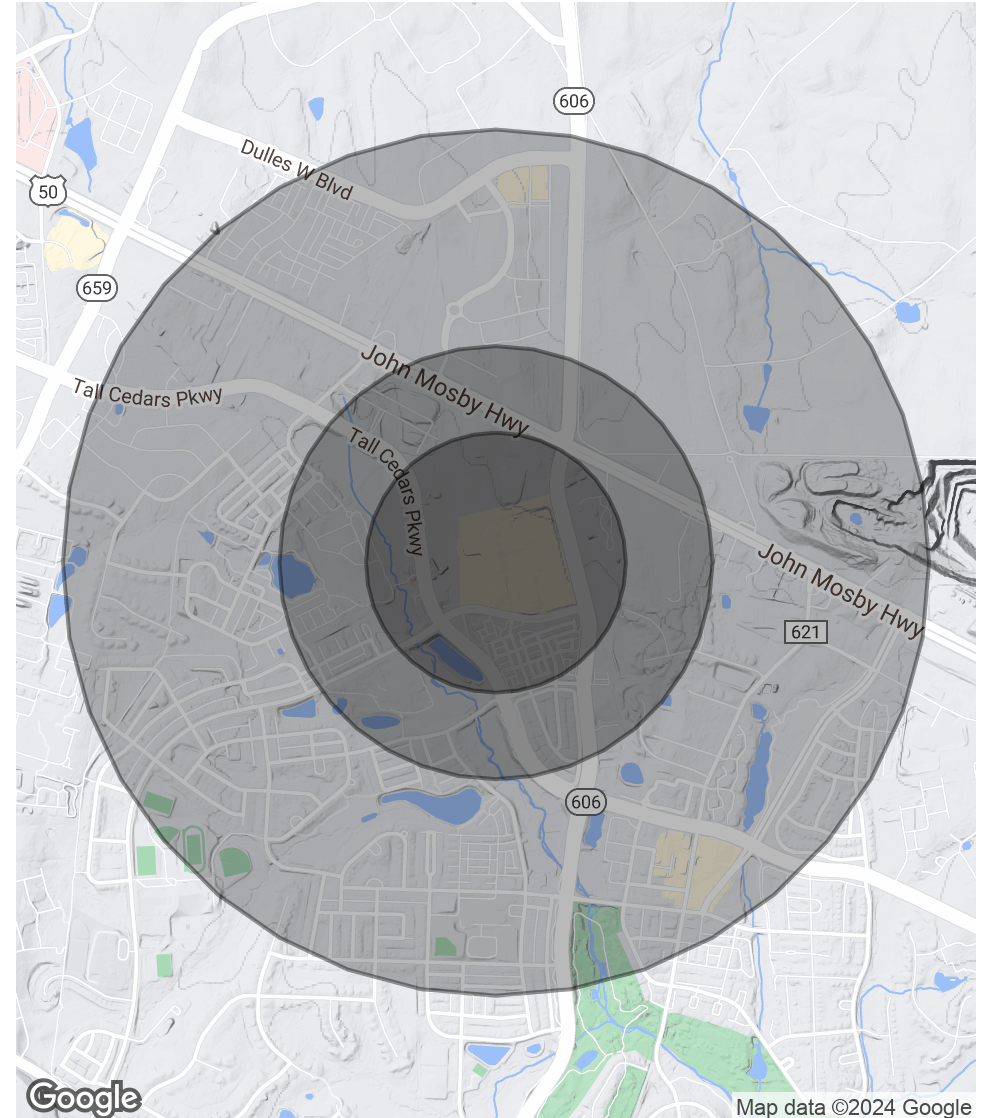


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,232	3,237	11,776
Average Age	34	34	35
Average Age (Male)	34	34	34
Average Age (Female)	34	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	373	1,000	3,689
# of Persons per HH	3.3	3.2	3.2
Average HH Income	\$213,002	\$213,014	\$218,323
Average House Value	\$694,626	\$719,110	\$742,391

Demographics data derived from AlphaMap



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## ADVISOR BIO 1

Riding Plaza Medical Office 25055 Riding Plaza Ste. 130, Chantilly, VA 20152



### KAYVAN MEHRBAKSH, CCIM, MBA

Managing Director

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### PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: 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.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

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## ADVISOR BIO 2

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### MATTHEW JENKINS, CCIM MBA

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.

Prior to 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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