



**SPRING HILL**  
REAL ESTATE

**Plug & Play Office Condo for Sale**  
**Patriot Square, across from George Mason**  
Total 1,350 SF Commercial Office Condo  
10525-9D Braddock Road, Fairfax Va 22032

**Spring Hill Real Estate, LLC.**

**Commercial Sale & Leasing**

- Retail
- Office
- Industrial
- Multifamily
- Raw Land
- Self-Storage
- Tenant Representation

For more information, contact

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**Commercial Sales & Leasing**

**Commercial Division**

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[www.SpringHillRes.com](http://www.SpringHillRes.com)



	1 Mile	3 Miles	5 Miles
Population(daytime)	19,782	98,421	261,696
Avg. HH Income	\$133,448	\$176,077	\$15,082

**Spring Hill Real Estate, LLC. Commercial Division** is pleased to offer a commercial office condos for Sale.

- Unit has 5 dedicated offices, Reception area, In-Suite bathroom & kitchenette, very bright and lots of sunshine.
- 2<sup>nd</sup> floor plug & play office condo.
- Currently leased till May 31, 2025 @ \$2,340 Per Month.
- Current lease can be terminated early and the unit be delivered vacant or with the tenant. Tenant can extend the lease for another 5 years.
- Electric utility separately metered, Water included in the condo fee.
- Plenty of free parking.
- Great Location: Across from George Mason University, near Fairfax Judicial Complex, Fairfax County Government Center, Downtown Fairfax City, Country Club of Fairfax, etc.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it.



**Commercial Leasing & Sale**

- Retail
- Office
- Industrial
- Multifamily
- Raw Land
- Self-Storage
- Tenant Representation

Address	Lease Begin	Lease End	Unit#	SF	Asking Price
10525 Braddock Road	30-Mar-15	31-May-25	9D	1,350	\$ 350,000
				\$ \$ PSF	\$ 259

Address	Unit #	RE Taxes	Condo fee	Mo/Rent	Annual rent
10525 Braddock Road	9D	\$ 292	\$ 329	\$ 2,340	\$ 28,080





