



COMMERCIAL REAL ESTATE

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A photograph of a two-story brick office building with a snow-covered roof. The building has several storefronts with signs for 'ACCOUNTING & TAX SOLUTIONS', 'HAZELWOOD LAW FIRM', 'BURKE FAMILY EYECARE CENTER PC', and 'CODENINJAS'. A yellow outline highlights a specific section of the building. In the foreground, there is a parking lot with several cars and a 'PARKING FIRE LANE' sign. The background shows trees and a cloudy sky.

OFFICE BUILDING FOR SALE

9247 Old Keene Mill Rd # 5

BURKE, VA 22015

EXECUTIVE SUMMARY

9247 Old Keene Mill Rd # 5 Burke, VA 22015



OFFERING SUMMARY

Sale Price:	\$379,950
Lot Size:	0.04 Acres
Year Built:	1985
Building Size:	1,260
Zoning:	C-1
Taxes:	\$3,749.00
Market:	Washington D.C.
Submarket:	Burke
Price / SF:	\$301.55
Condo Fee:	\$296 per mo.

PROPERTY OVERVIEW

K & M Commercial is happy to present this direct access condo unit in Rolling Valley Professional Center for Sale. Position your business for success at 9247 Old Keene Mill Rd #5, a 1,260 SF office condo designed for owner-users seeking visibility and convenience. This space is a former medical use; Optometrist. This well-appointed space features prominent building signage, direct access entry, and flexible C-1 zoning to accommodate a variety of professional uses. An exceptional opportunity to own functional, high-visibility office space in the Washington, D.C. market.

PROPERTY HIGHLIGHTS

- 1,260 SF direct access office condo ideal for owner-users
- Former Medical Use: Optometrist
- Prominent building signage for enhanced business visibility
- Flexible C-1 zoning allowing a variety of professional uses
- Functional, high-visibility space in the Washington, D.C. market

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ADDITIONAL PHOTOS

9247 Old Keene Mill Rd # 5 Burke, VA 22015



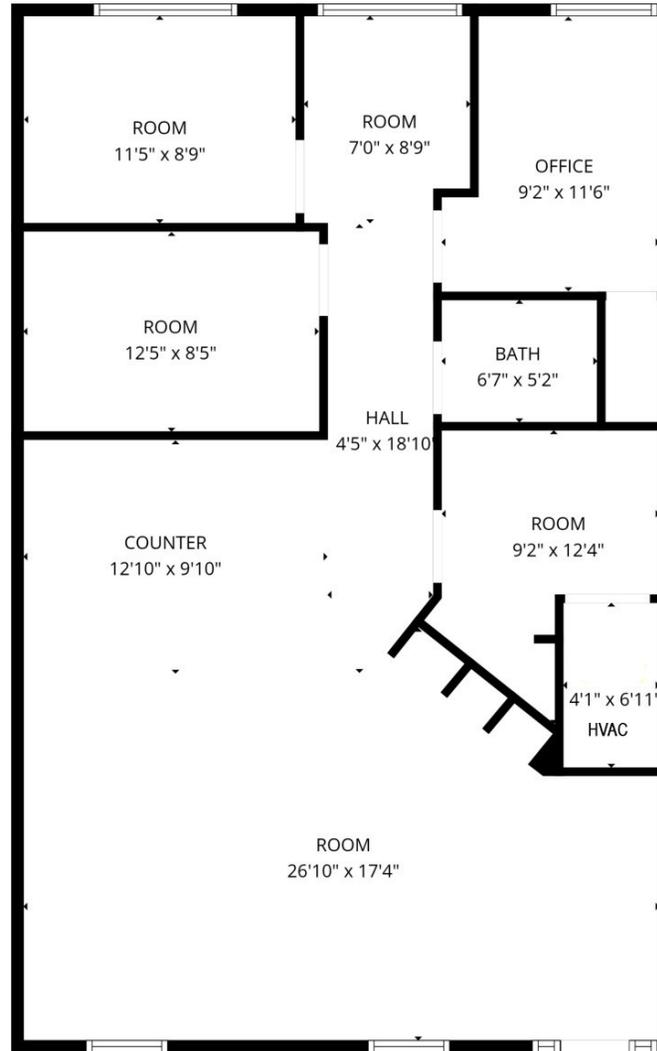
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FLOOR PLANS

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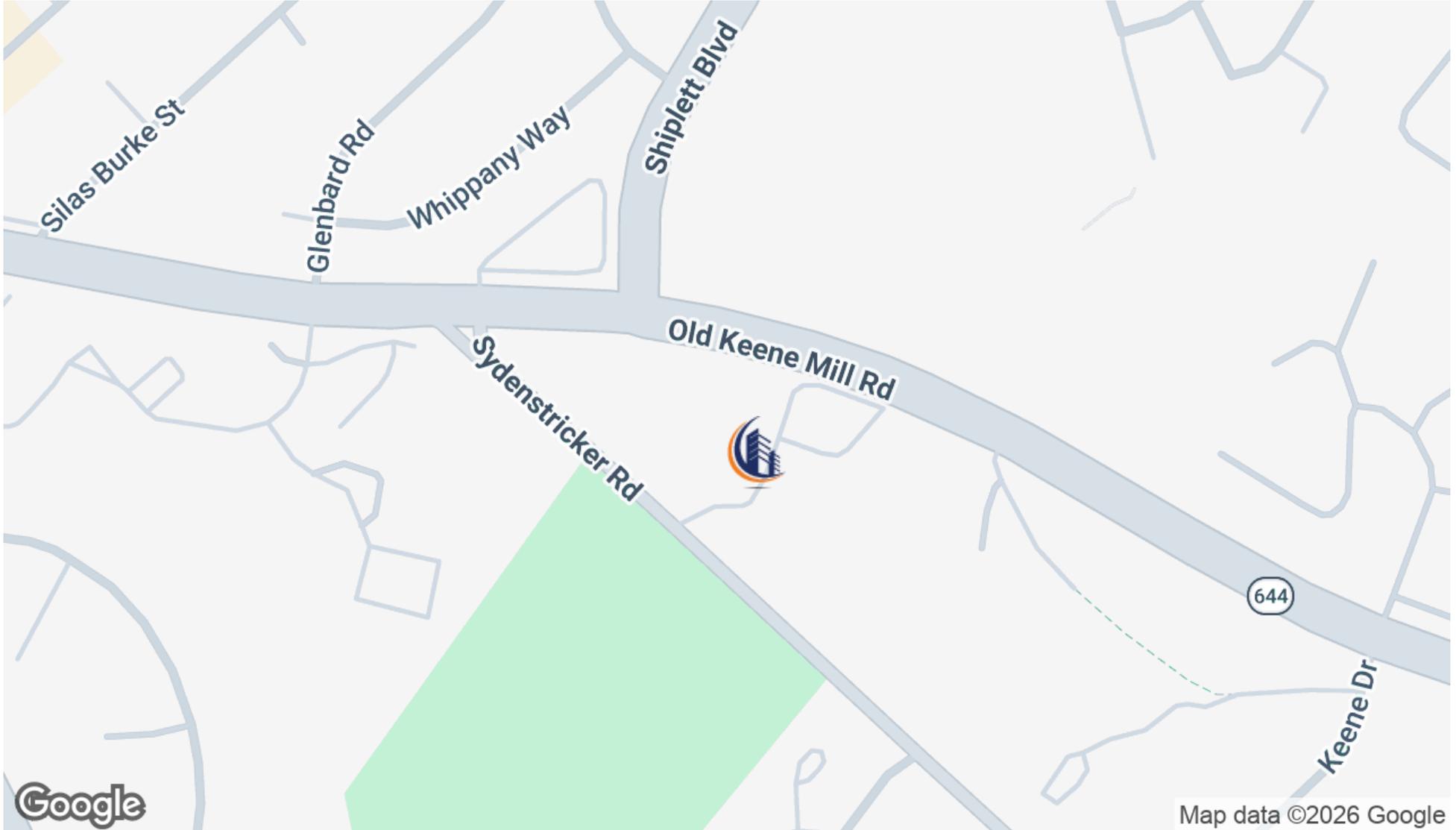
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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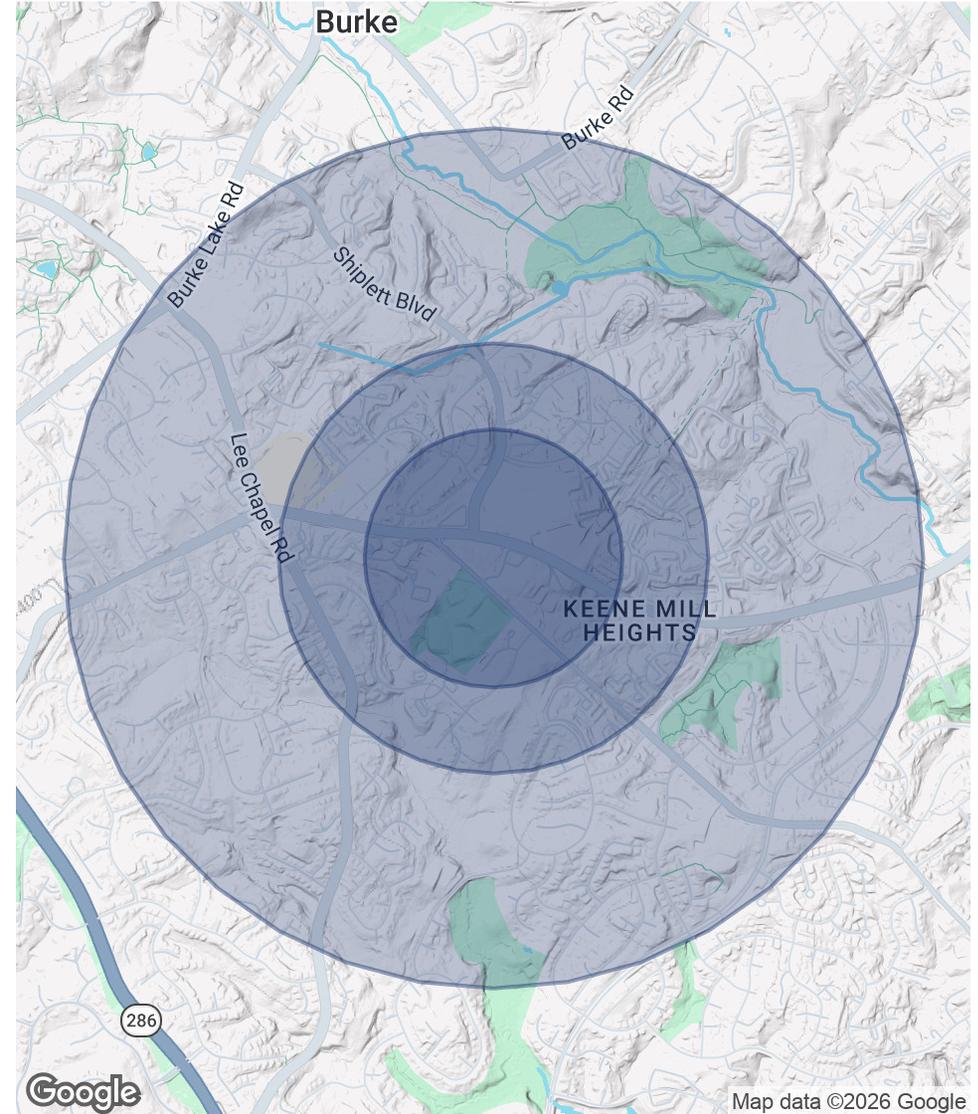


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,631	4,864	16,112
Average Age	39	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	530	1,565	5,177
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$190,751	\$197,121	\$200,610
Average House Value	\$623,281	\$648,797	\$693,184

Demographics data derived from AlphaMap



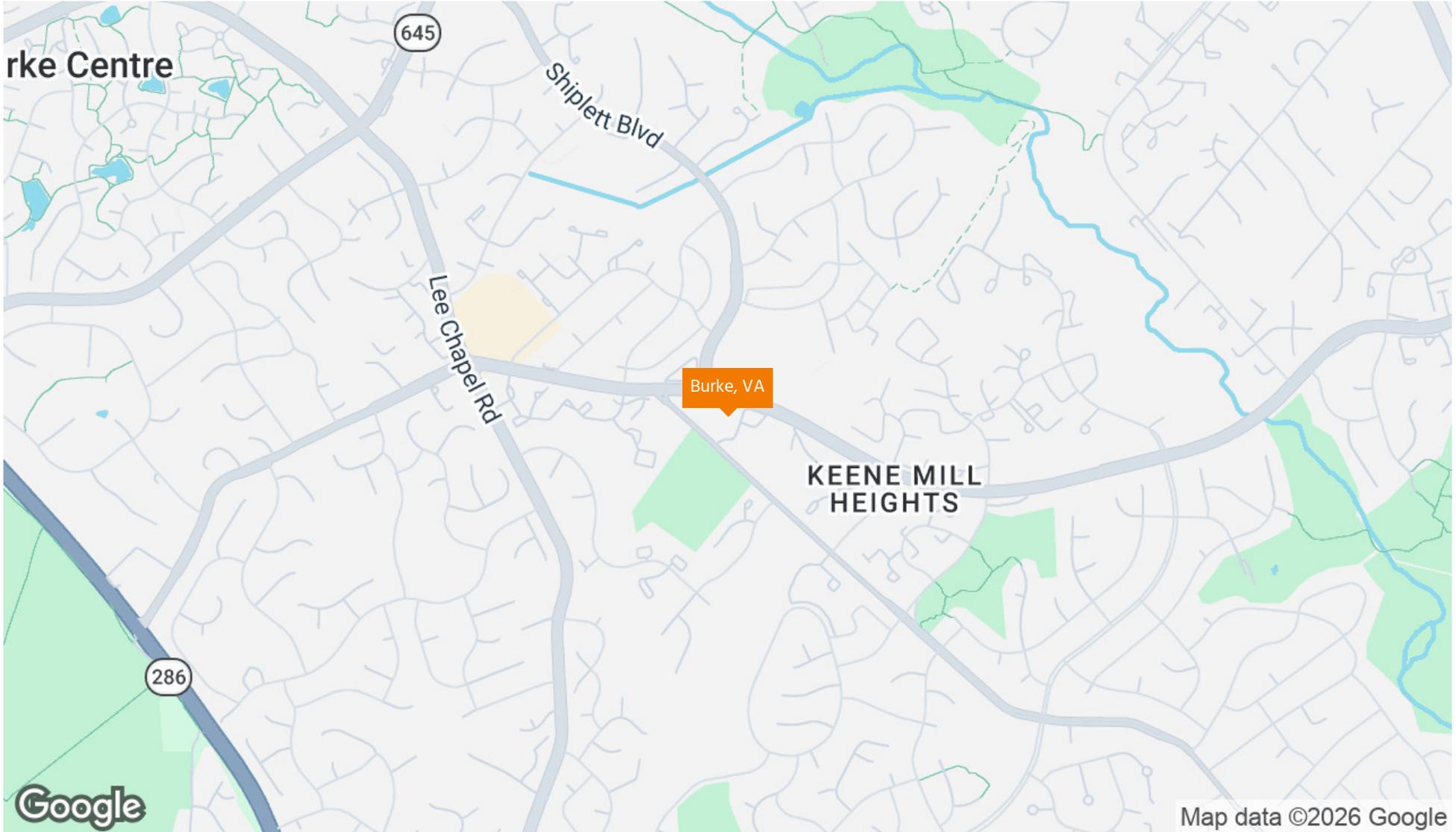
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REGIONAL MAP

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ADVISOR BIO 1

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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.

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ADVISOR BIO 2

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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.

Before 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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