

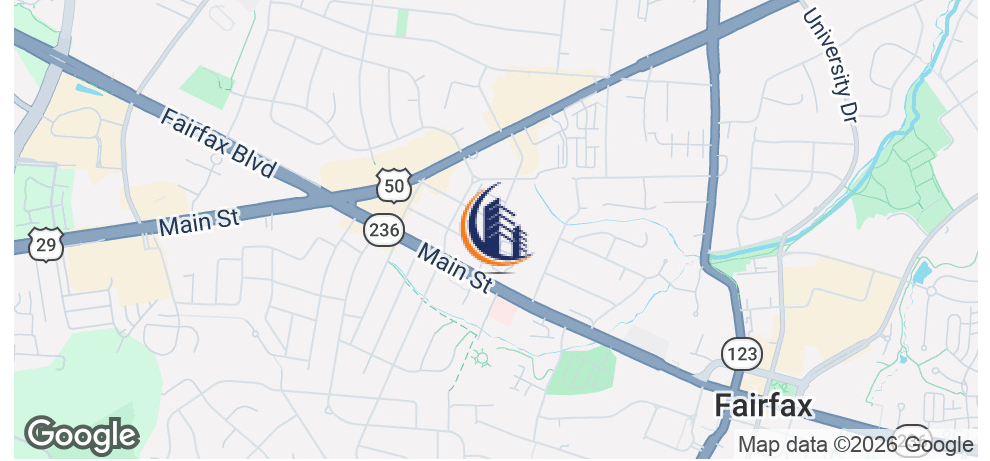
OFFICE BUILDING FOR SALE

# Walnut Street Professional Center

**3930 WALNUT ST STE 250, FAIRFAX, VA 22030**

# EXECUTIVE SUMMARY

Walnut Street Professional Center 3930 Walnut St Ste 250, Fairfax, VA 22030



## OFFERING SUMMARY

Sale Price:	\$825,000
Lot Size:	1.24 Acres
Year Built:	1979
Building Size:	3,202
Zoning:	CR
Taxes:	\$7,802.00
Market:	Washington D.C.
Submarket:	City of Fairfax
Price / SF:	\$257.65
Condo Fee:	\$2,885

## PROPERTY OVERVIEW

K & M Commercial as the exclusive brokerage firm is happy to present this professional medical office condominium available for sale, ideally suited for medical, therapy, wellness, or professional office users. The space features a spacious reception and waiting area, a kitchenette, and multiple private offices with abundant natural light from window-lined exterior walls. Updates include new paint, carpet, and modern fixtures, providing a move-in-ready environment. Currently occupied as a therapy practice, the condominium association permits both medical and professional office uses. Elevator access.

## PROPERTY HIGHLIGHTS

- Move-in-ready medical/professional office condominium w/ elevator access
- Functional layout featuring a large reception, waiting area, and kitchenette.
- Multiple private offices with abundant natural light from window-lined exterior walls.
- Permitted for medical and professional office uses, ideal for therapy, wellness, healthcare, or professional service providers.

**KAYVAN MEHRBAKSH, CCIM, MBA**

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10530 Warwick Avenue Fairfax, VA 22030

# ADDITIONAL PHOTOS

Walnut Street Professional Center 3930 Walnut St Ste 250, Fairfax, VA 22030

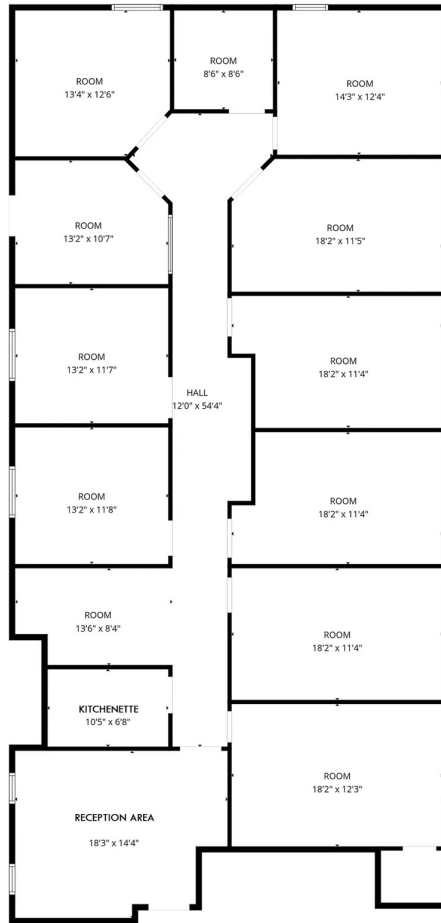


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# FLOOR PLANS

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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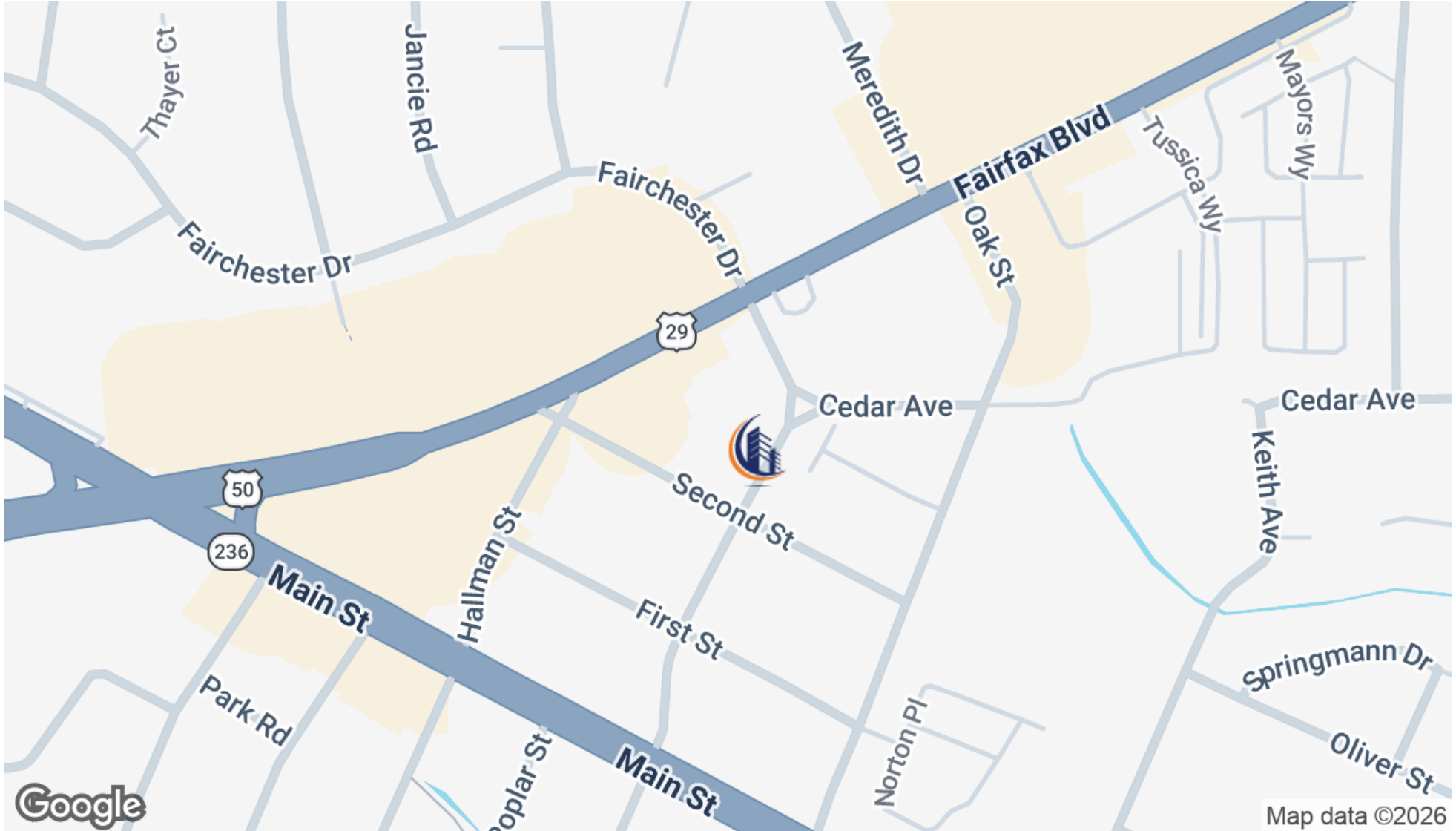
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## LOCATION MAP

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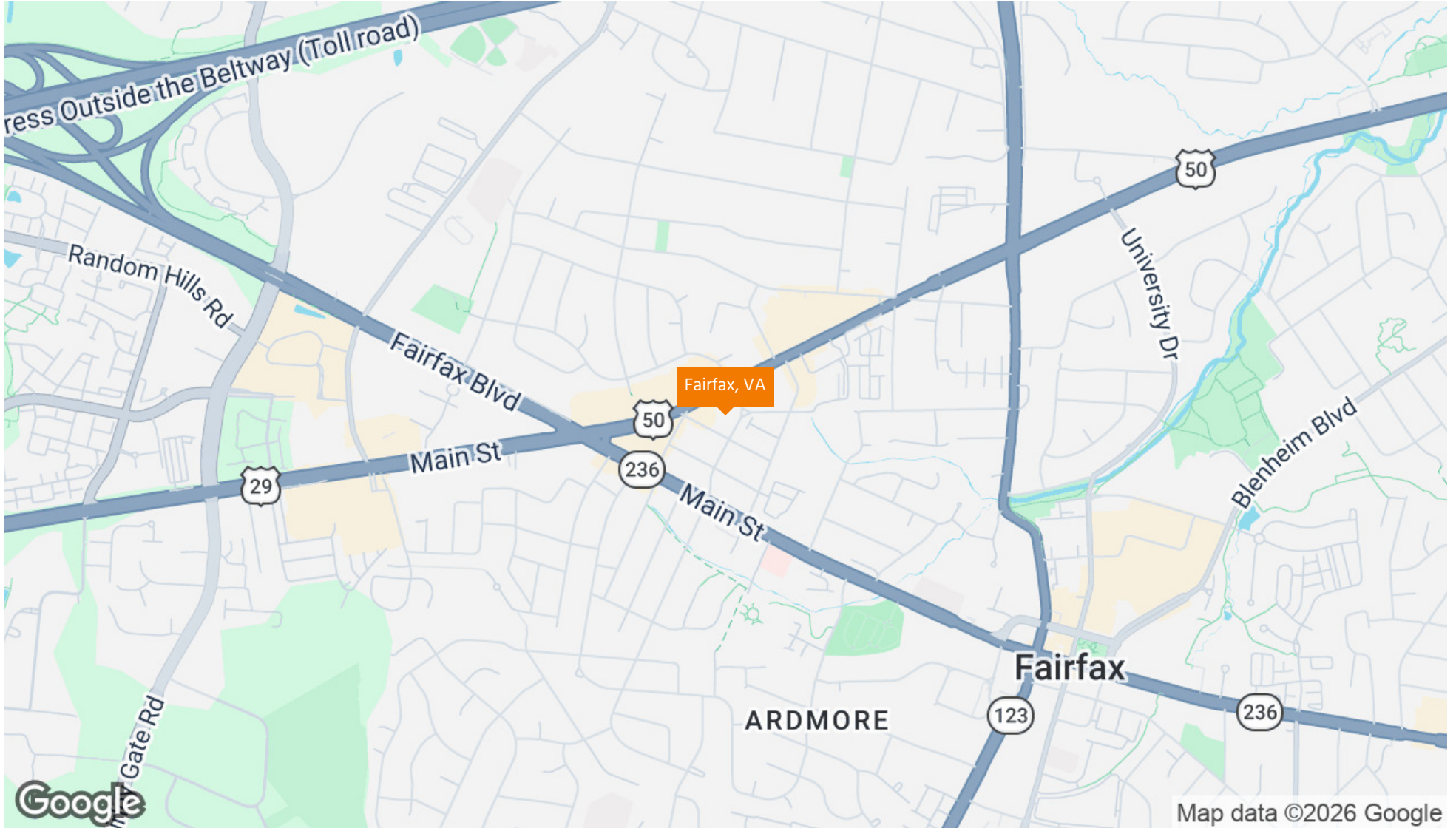
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# REGIONAL MAP

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# DEMOGRAPHICS MAP & REPORT

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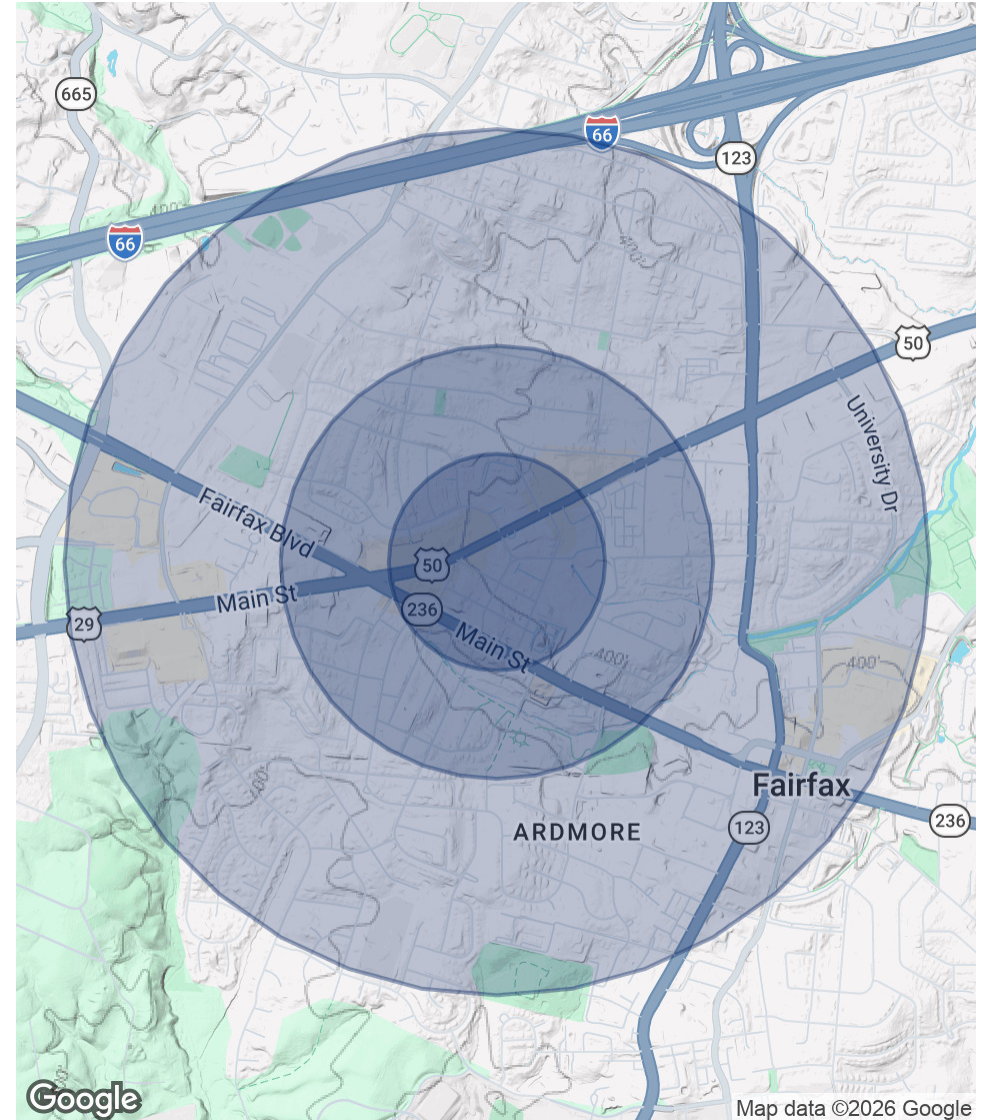


POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	774	3,340	13,230
Average Age	33.9	34.0	36.3
Average Age (Male)	37.8	35.9	36.1
Average Age (Female)	34.9	35.3	36.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	296	1,224	4,541
# of Persons per HH	2.6	2.7	2.9
Average HH Income	\$148,982	\$148,042	\$154,554
Average House Value	\$741,192	\$688,872	\$663,839

2023 American Community Survey (ACS)



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## ADVISOR BIO 1

Walnut Street Professional Center 3930 Walnut St Ste 250, Fairfax, VA 22030



### KAYVAN MEHRBAKHS, CCIM, MBA

Managing Director

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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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