

# FOR SALE: OFFICE CONDO IN HISTORIC FAIRFAX CITY

10476 Armstrong Street  
Fairfax, VA 22030



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10476 Armstrong Street | Fairfax, VA 22030

Old Town Fairfax Office Condo, 3280 Square Feet

Reception Area, Nine Offices, Two Restrooms, Supply/Server Room & Kitchen

Large Conference Room with Impressive View of City of Fairfax, City Hall

*One or More Offices can used for Additional Conference Rooms*

Updated and Meticulously Maintained

Architectural Ceilings & Fixtures, Refinished Hardwood Floors, Updated Restrooms

Glass Doors and Built-Ins Throughout, Cathedral Ceilings Top Floor

In Beautifully Landscaped Inns of Court Colonial Enclave of Professional Office Buildings

End Unit on Courtyard with Windows on 3 Sides and Lots of Natural Light

Ample Private Community Parking

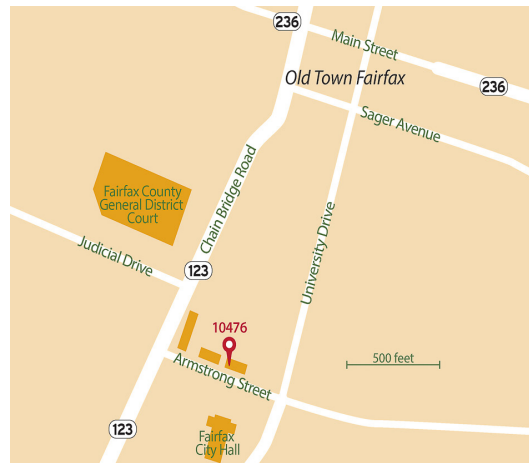
**FOR SALE**

**\$865,000**

# LOCATION

10476 Armstrong Street  
Fairfax, VA 22030

Located in historic Old Town, directly across from City of Fairfax, City Hall and around the corner from the Fairfax County Courthouse. An easy walk to many retail shops and restaurants to the north and George Mason University campus to the south. Within a 1 mile radius of the property are 1,537 businesses including many Law Firms, Insurance Providers, Accountants, Financial Services Providers, Associations, and a variety of other Professional Corporations. Interstate 66 is 2 miles to the north. Country Club of Fairfax is 2 miles to the south. Also convenient are VRE station in Burke (11 minute drive), Reagan National Airport (32 minute drive) and Dulles International Airport (30 minute drive). Public transportation is available to/from Inns of Court via the CUE bus, Fairfax Connector Bus and Metrobus.



# PROPERTY HIGHLIGHTS

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All brick townhouse office thoughtfully finished for optimal functionality while preserving Old Town Fairfax colonial charm. The primary entrance is located in beautiful landscaped courtyard at street level, just steps from Inns of Court private parking area that always has open spaces. Stairways connect three levels of offices with conference room, reception, bathrooms and kitchen. Inns of Court Association maintains building exteriors and common areas including landscaping, stairs/walkways, parking lot, fencing, lighting and exterior doors/windows. Association also provides for trash and snow removal.

- 9 Offices
- Large Conference Room with Dramatic View of City Hall
- Reception/Seating Area
- Kitchen
- Separate Men's and Women's Bathrooms
- Office Supply/Server Room
- Cathedral Ceilings - Upper Level
- 9 ft Ceilings – Main and Lower Levels

- Conveniently Wired for Phones and Network
- Refinished Hardwood Floors
- Fresh Paint, Neutral Whites
- Architectural Ceilings and Updated Light Fixtures
- Glass Doors and Built-Ins Throughout
- Abundant Natural Light, Windows on 3 Sides Open to let in Breeze
- Two HVAC Units Recently Replaced and Excellent Condition
- Condo Separately Metered, 400 Ampere Service Panel

# READY FOR OWNER OCCUPANT OR INVESTOR

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# UPDATED AND METICULOUSLY MAINTAINED

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# STRONG RENTAL MARKET, INCLUDING FOR INDIVIDUAL OFFICES

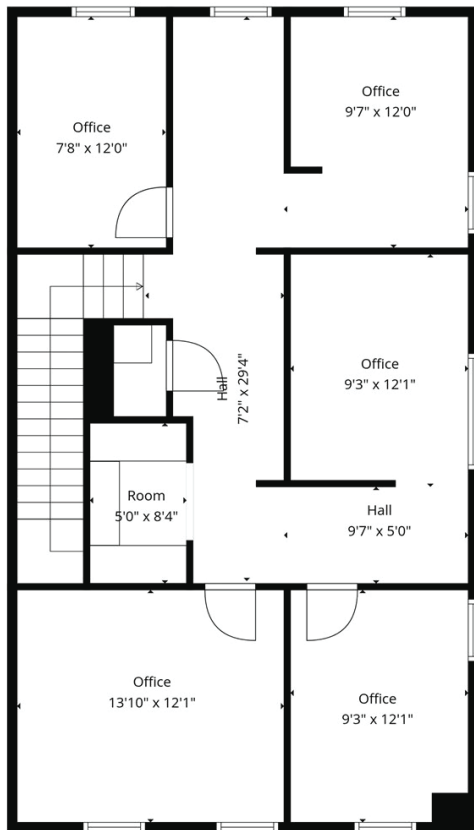
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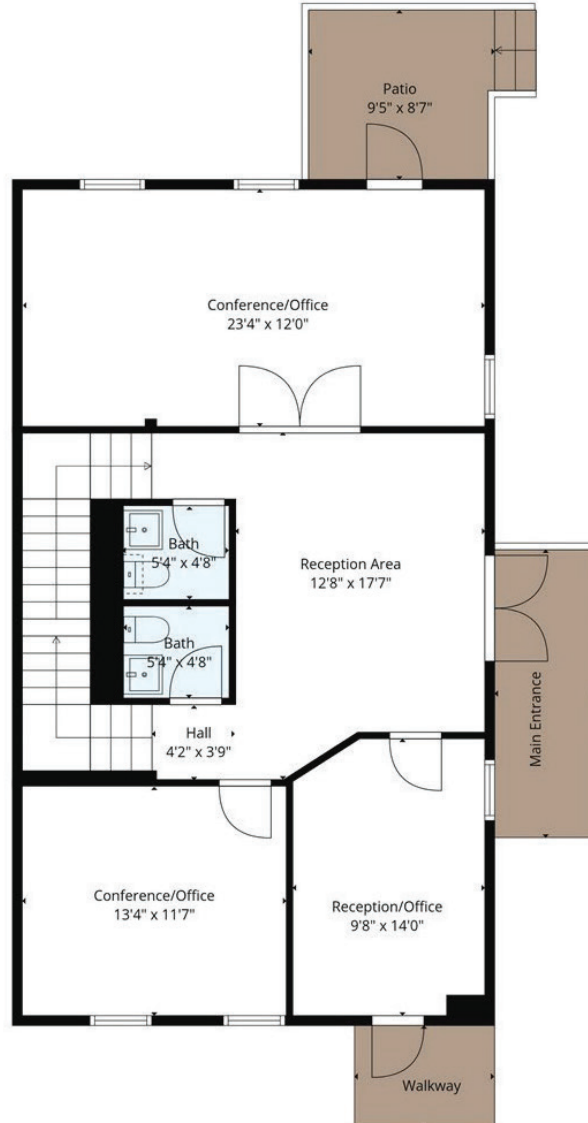
# FLOOR PLANS

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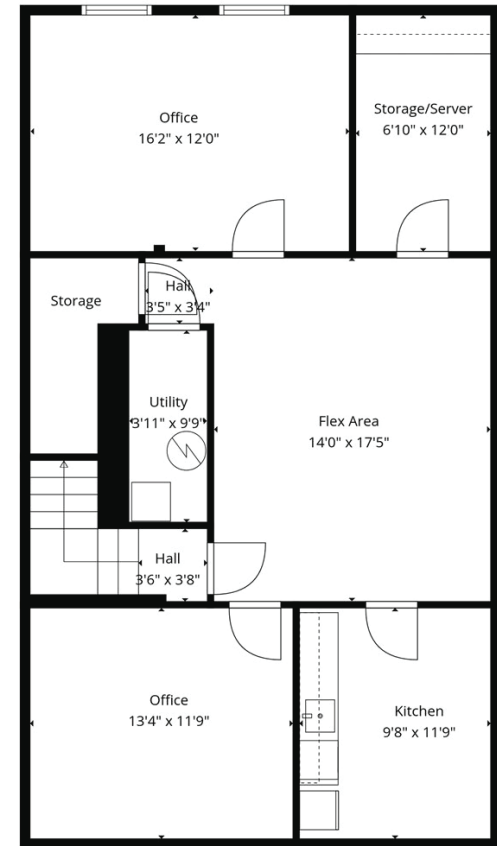
## Upper Level



## Main Level



## Lower Level



# PROPERTY SUMMARY

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## PROPERTY SUMMARY

Offered at: \$865,000  
Building Size: 3,280 SF  
No. of Offices: 9  
No. of Stories: 3  
Year Built: 1986  
Zoning: CPD  
Condo Fee: \$750.94 per month covers maintenance of building exteriors and common areas including landscaping, parking lot, walkways, brick walls, trash removal and snow removal.  
Other: Superb Old Town location with ample Inns of Court Parking. With I66 just 2 miles away, it's an easy reverse commute from all locations to the east including Arlington, Alexandria, and DC.



# LOCATED IN A VIBRANT CITY WITH PLENTY TO DO BEFORE, DURING, AND AFTER WORK.

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## WALKABLE AMENITIES SUPPORT WORK-LIFE BALANCE

### Government Services:

DMV  
Fairfax City Hall  
Fairfax County Courthouse  
Fairfax Regional Library  
Small Business Administration  
U.S. Post Office

### George Mason University:

Center for the Arts  
Eagle Bank Arena  
Mason Campus  
Virginia Procurement Technical  
Assistance Program

### Local Food & Drink:

21 Great American Bistro  
Bellissimo Restaurant  
Bollywood Bistro  
Chubby Squirrel Brewing Co.  
Commonwealth Brewery  
Draper's Steak & Seafood  
EastWind Vietnamese  
Eerkins Uyghur Cuisine  
Hamrock's Restaurant  
Have-A-Bite Eatery  
High Side  
Kelly's Oyster Bar  
King Kabob Restaurant  
Main Street Deli  
Ornery Beer Company  
Señor Tequila's  
Sisters Thai  
Sushi Prince  
The Auld Shebeen  
The Old Firestation #3  
The Wine House  
Victoria's Cakery

### Coffee:

De Clieu Coffee & Sandwiches  
Dunkin' Donuts  
Foundation Coffee (Nearby)  
Satrbucks  
UBAR Coffee & Açaí Bowls

### Beauty:

Dante Salon & Wellness Spa  
Mara Hair and Mode Studio  
The Standard Barbershop

### Retail & Grocery:

Commonwealth Dry Goods  
Games & Comics Pair O' Dice  
Mobius Record Shop  
Pacers Running  
Safeway (Nearby)  
T.J. Maxx  
The UPS Store  
Twins Ace Hardware  
Virginia ABC (Nearby)  
Walgreens

### Special Events:

Antique Car Show  
Asian American Heritage Festival  
Beer in the 'Burbs  
Chocolate Lovers Festival  
Fairfax History Day  
Fall Festival  
Festival of Lights & Carols  
Fido Fest  
Holiday Craft Show  
Holiday Market  
Independence Day Celebration  
Labor Day Car Show Wave Parade  
Lunch with Santa  
Movies Under the moon  
Rock The Block

### Fitness:

eXurb Fitness Fairfax  
Fairfax Pilates  
Foundation Fitness of Fairfax  
LifeTime Fitness (Nearby)  
Red Effect Infrared Fitness