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REAL ESTATE
Commercial | Investment | Brokerage



Two Building Investment Portfolio - Grovedale Office Park
6400 & 6408 Grovedale Drive, Alexandria, VA 22310

TABLE OF CONTENTS

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INVESTMENT
OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
BUILDING SIZE:	36,341 SF
LOT SIZE:	2.78 Acres
NOI:	\$848,445
YEAR BUILT:	2002
ZONING:	C-2
MARKET:	Washington DC Metro
SUBMARKET:	Springfield/Franconia

PROPERTY OVERVIEW

Serafin Real Estate proudly presents the opportunity to acquire a two-building medical and professional office portfolio located within the Grovedale Executive Office Park in Alexandria, VA. Totalling 36,341 SF across two Class B buildings, the portfolio is anchored by long-term tenants including New Story Schools, Heartland Dental, Prism Vision Group, and Crescent Counseling. Together, the properties offer a stabilized income stream with a combined NOI of \$848K+.

Positioned just minutes from I-95, the Capital Beltway, and the Springfield Metro, this portfolio benefits from exceptional accessibility and strong tenant demand within the DC Metro's Franconia-Springfield submarket. Both assets are zoned C-2, offering future flexibility for medical, professional, and service-based tenancy. With high visibility, ample parking, and a strong demographic profile in Alexandria's 22310 zip code, this is a rare opportunity for investors to acquire scale in a highly resilient and supply-constrained office market.

HIGHLIGHTS

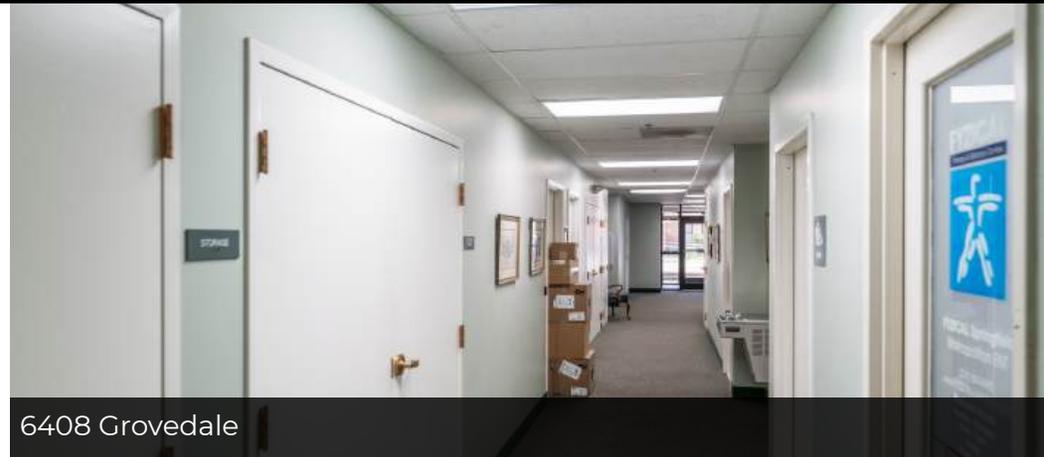
- Total Building Area: ±36,341 SF across two buildings
- Combined NOI: \$848,445
- Total Lot Size: ±2.78 acres
- Total Units: 11 tenant suites across both buildings
- Tenant Mix: Long-term national and regional tenants in medical, education, and counseling
- Strong Demographics: Average HH income exceeds \$130,000 within a 1-mile radius
- Strategic Location: Minutes to Reagan National Airport, I-95, I-495, Route 1, and Springfield Metro
- Zoning: C-2 – Medical/Dental/Professional Office
- Value Stability: Low historical vacancy and sticky tenant uses
- Offered Together or Individually



ADDITIONAL PHOTOS



6408 Grovedale



6408 Grovedale



6408 Grovedale



6408 Grovedale



6408 Grovedale

ADDITIONAL PHOTOS



6400 Grovedale



6400 Grovedale



6400 Grovedale



6400 Grovedale



6400 Grovedale

PROPERTY DETAILS

SALE PRICE

SUBJECT TO OFFER

LOCATION INFORMATION

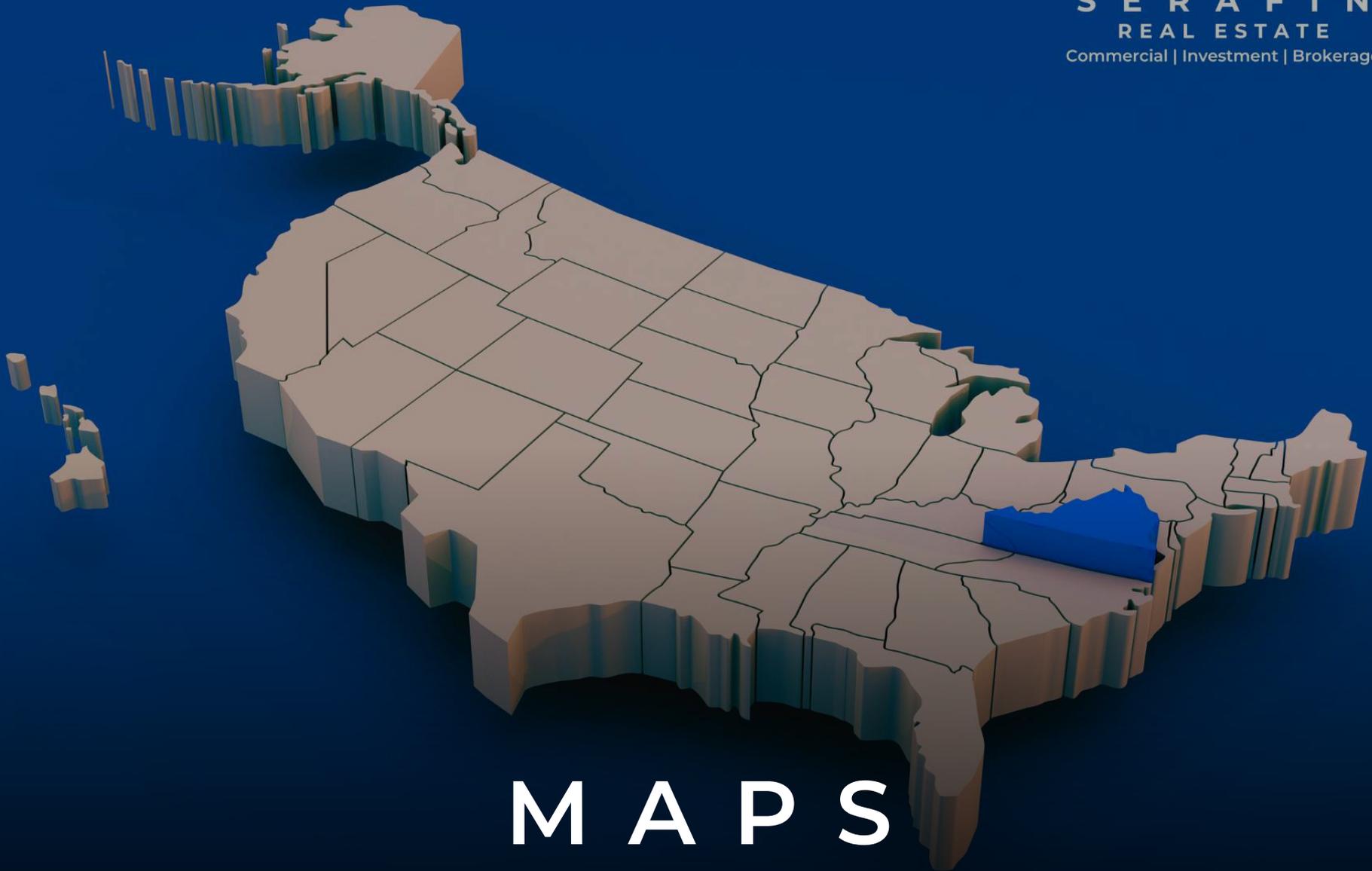
BUILDING NAME	Two Building Investment Portfolio - Grovedale Office Park
STREET ADDRESS	6400 & 6408 Grovedale Drive
CITY, STATE, ZIP	Alexandria, VA 22310
COUNTY	Fairfax
MARKET	Washington DC Metro
SUB-MARKET	Springfield/Franconia
NEAREST HIGHWAY	I95 and I495
NEAREST AIRPORT	Ronald Reagan Washington National Airport

PROPERTY INFORMATION

PROPERTY TYPE	Medical Office Building Portfolio
PROPERTY SUBTYPE	Medical
ZONING	C-2
LOT SIZE	2.78 Acres
APN #	0911 30 0002 & 0813-05-A1
POWER	Yes

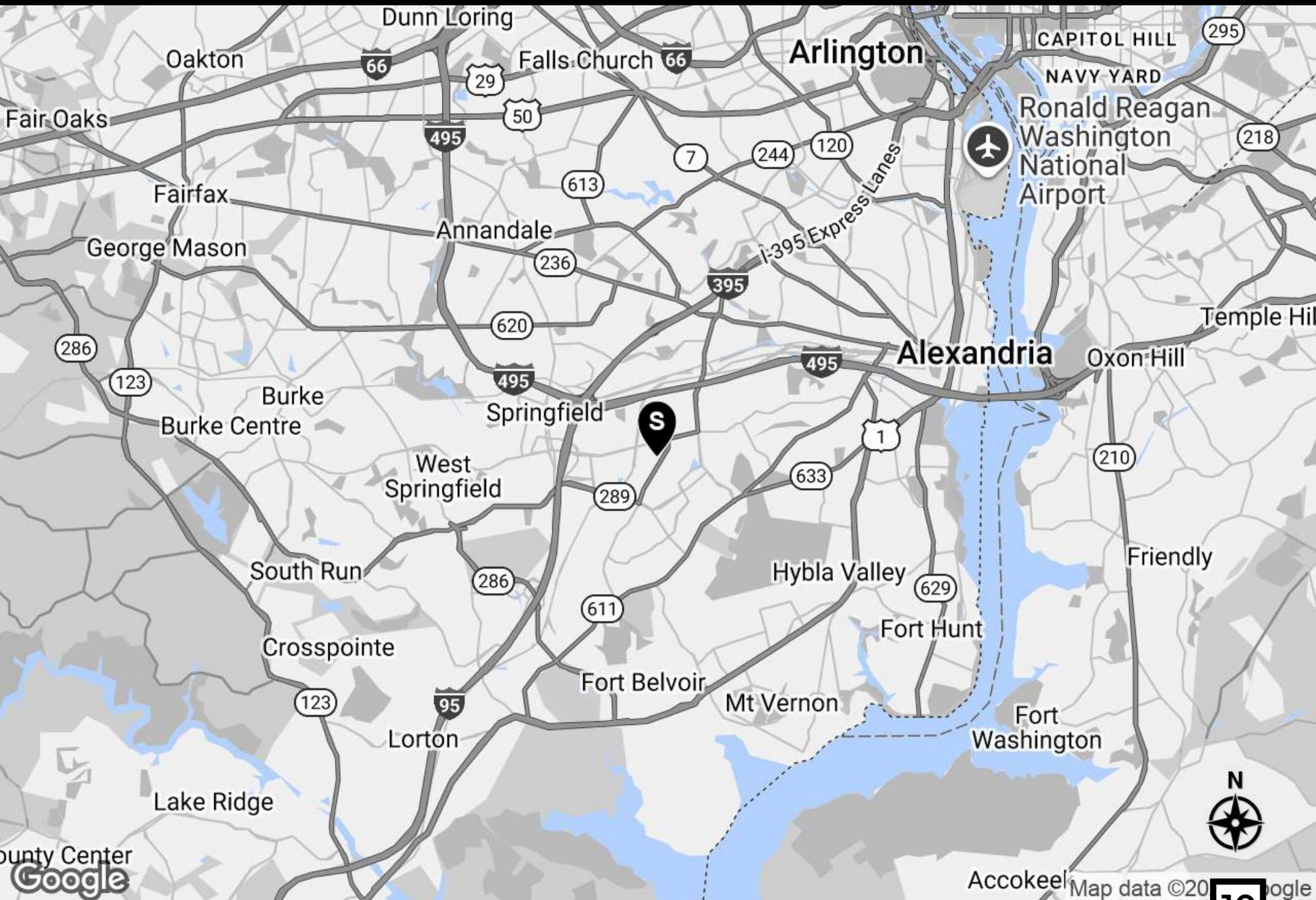
BUILDING INFORMATION

BUILDING SIZE	36,341 SF
NOI	\$848,445.00
CAP RATE	7.54
BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	2002
CONSTRUCTION STATUS	Existing
CONDITION	Good
FREE STANDING	Yes
NUMBER OF BUILDINGS	2
FLOOR COVERINGS	Carpet/Carpet/Tile
EXTERIOR WALLS	Brick/Insulite



M A P S

REGIONAL MAP



County Center
Google

Accokeek Map data ©2010 Google

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AERIAL MAP



Mahdere Sebehat
Ledeta Lemariam...

ChargePoint
Charging Station

AGE Solutions

Franconia
Alliance Church

Virginia Dojo -
Alexandria Karate Dojo
Huntington Learning
Center Alexandria

613

Beulah St

Gildar St

Gildar St

Gladys May Ln

Gildar St

Gildar Street Service Rd

Gildar St

Beulah St

613

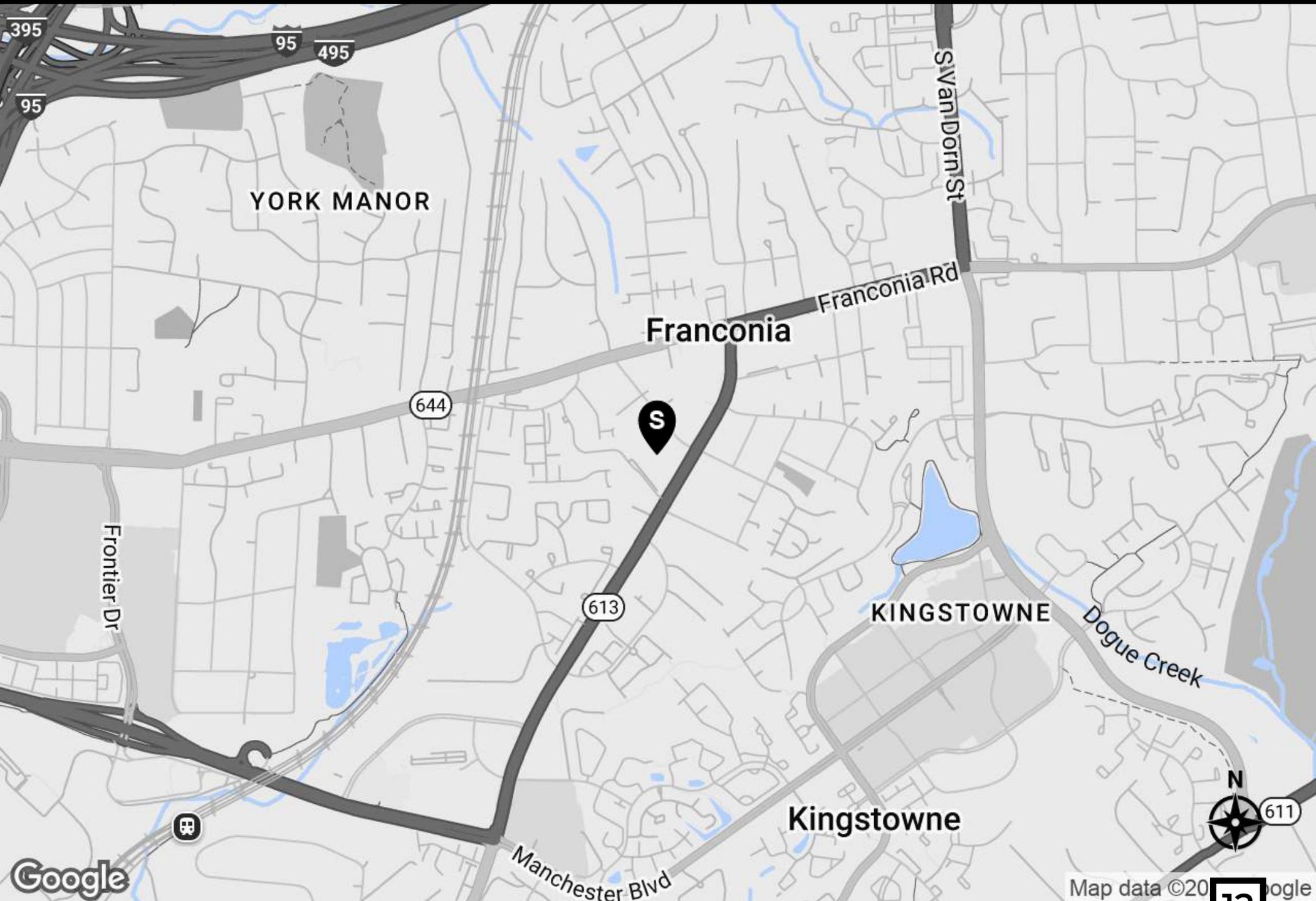
Walhav

613

Darleor

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Maxar Technologies

LOCATION MAP



YORK MANOR

Franconia

KINGSTOWNE

Kingstowne

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RETAILER MAP

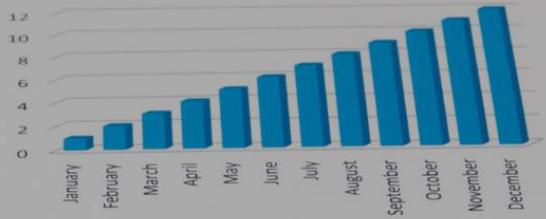
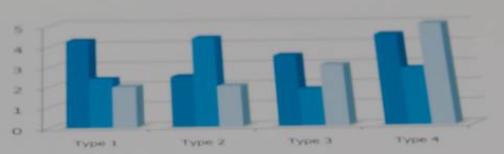


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FINANCIAL OVERVIEW

Fund	Unit Price	NAV	Prem/(disc)	Dividend Yield
BKSCP	9.90	12.20	81.13%	6.48%
SKWLD	12.20	52.12	55.64%	5.54%
IWLKS	53.45	15.15	45.54%	7.84%
SKWOS	62.15	68.15	78.15%	8.14%
ISKJLS	14.15	20.54	30.48%	1.41%
AKSDK	33.45	40.14	51.14%	4.88%
PKDKJ	85.15	70.44	65.45%	6.44%
KSFKW	77.15	60.45	56.41%	5.55%
ISKJLS	14.15	20.54	30.48%	1.41%
AKSDK	33.45	40.14	51.14%	4.88%
PKDKJ	85.15	70.44	65.45%	6.44%
KSFKW	77.15	60.45	56.41%	5.55%
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FINANCIAL SUMMARY



6400 & 6408 Grovedale

INVESTMENT OVERVIEW

OPERATING DATA

TOTAL SCHEDULED INCOME	\$1,110,369
GROSS INCOME	\$1,110,369
OPERATING EXPENSES	\$261,924
NET OPERATING INCOME	\$848,445

RENT ROLL

Tenant	Suite	Lease Term	Current Annual Rent	Rent Increase	Tax/OpEx Recovery	Proportionate Share
6400 Grovedale Dr						
New Story Schools (CARD)	100/201	11/01/21 – 11/30/28	\$334,473	2.75% Annually	Yes (Over Base)	60.47%
Crescent Counseling	200	06/01/24 – 05/31/31	\$196,934	3.00% Annually	Yes (Over Base)	31.36%
Subtotal (6400)			\$531,407			
6408 Grovedale Dr						
Heartland Dental	100	09/06/02 – 08/31/27	\$99,063	3.00% Annually	Yes (Over Base)	13.06%
Prism Vision (Schefkind)	101	02/01/19 – 01/31/29	\$106,657	3.00% Annually	Yes (Over Base)	16.31%
Loudoun Medical Group	102	08/01/19 – 08/31/28	\$73,720	~3.00% Annually	Yes (Over Base)	12.93%
Ingramfit, LLC	103	09/01/22 – 08/31/26	\$30,175	3.00% Annually	Yes (Over Base)	5.59%
Safe Harbor Counseling	200	12/16/19 – 11/30/27	\$38,792	Flat	Yes (Over Base)	7.98%
Huntington Learning	201	02/01/15 – 01/31/27	\$90,925	2.00% Annually	No	15.38%
Sunshine Physical Therapy	203	07/17/08 – 07/16/26	\$35,688	Flat	Yes (Over Base)	6.61%
Catholic Family (Alpha)	204	09/01/22 – 08/31/27	\$80,985	3.00% Annually	Yes (Over Base)	16.45%
Subtotal (6408)			\$556,005			
TOTAL CURRENT ANNUAL RENT			\$1,087,412			

Current

Base Rent Income:	\$1,087,412
Tenant Reimbursements:	\$22,957
Gross Income:	\$1,110,369
Owner Expenses:	\$261,924
CURRENT NOI:	\$848,445

2025 INCOME & EXPENSES

Category	2025 Reported (Actual)	Add-Backs / Adjustments	Stabilized (Underwriting)	Notes
TOTAL INCOME	\$1,087,730	\$0	\$1,087,730	Gross Rent + Reimbursements
OPERATING EXPENSES				
Real Estate Taxes	\$69,849	\$0	\$69,849	Actuals (\$35.4k Bldg A + \$34.4k Bldg B)
Insurance	\$14,614	\$0	\$14,614	Actuals
Utilities (Elec/Water/Gas)	\$31,526	\$0	\$31,526	Actuals
Janitorial	\$42,600	\$0	\$42,600	Contract Service
Trash/Recycling	\$5,654	\$0	\$5,654	Contract Service
Landscaping/Snow	\$20,381	\$0	\$20,381	Contract Service
Repairs & Maint (General)	\$19,252	\$0	\$19,252	Includes Plumbing, Roof, Engineer, etc.
HVAC Repairs & Maint	\$57,423	-\$52,423	\$5,000	Add-Back: Capitalized major replacements; kept \$5k reserve
Leasing Expense (Bldg A)	\$14,869	-\$14,869	\$0	Add-Back: One-time transactional cost (commissions/mktg)
Sprinkler Inspection	\$7,247	-\$3,727	\$3,520	Add-Back: Normalized Bldg A (\$5.5k) to market rate (\$1.7k).
Management Fees	\$53,322	-\$53,322	\$0	Add-Back: Removed to allow buyer's own structure.
Other/Admin/Monitoring	\$49,528	\$0	\$49,528	Includes Security, Permit fees, etc.
TOTAL EXPENSES	\$386,265	-\$124,341	\$261,924	
NET OPERATING INCOME	\$695,818	+\$124,341	\$820,159	Stabilized Yield

A photograph of a brick building with a paved walkway, trees, and a bench. The text "AREA OVERVIEW" is overlaid in white. The scene is set in a courtyard or campus area with a brick building in the background, a paved walkway leading towards it, and several trees with autumn foliage. A large tree trunk is prominent on the right side, and a black metal bench is in the foreground. The sky is blue with some clouds.

AREA OVERVIEW

CITY INFORMATION

LOCATION DESCRIPTION

Economic Overview: Strategically located in Fairfax County, within the Washington, D.C. metropolitan area. This submarket benefits from direct access to major transportation arteries, including I-95, I-495 (Capital Beltway), and Route 1, and is just minutes from Reagan National Airport and Downtown D.C. The nearby Springfield-Franconia Metro Station and VRE rail line further enhance connectivity, making it a desirable location for both commuters and businesses.

Key Economic Drivers:

1. Government & Defense:

Being part of the D.C. metro, Alexandria 22310 benefits from proximity to several federal agencies and defense contractors. The presence of Fort Belvoir, the U.S. Patent & Trademark Office, and the Pentagon supports a steady stream of government-related employment and vendor activity.

2. Healthcare & Education:

The submarket has seen strong growth in medical and professional services. Providers like Inova Health System, Kaiser Permanente, and numerous private practices support consistent commercial demand for medical office space. Nearby higher education institutions also contribute to workforce stability and demand for services.

3. Retail & Consumer Spending:

Alexandria 22310 is adjacent to the Kingstowne Towne Center, Springfield Town Center, and other retail corridors that drive local spending. The area's high median household income (approx. \$130,000+) and educated population contribute to robust consumer demand, benefiting surrounding businesses.

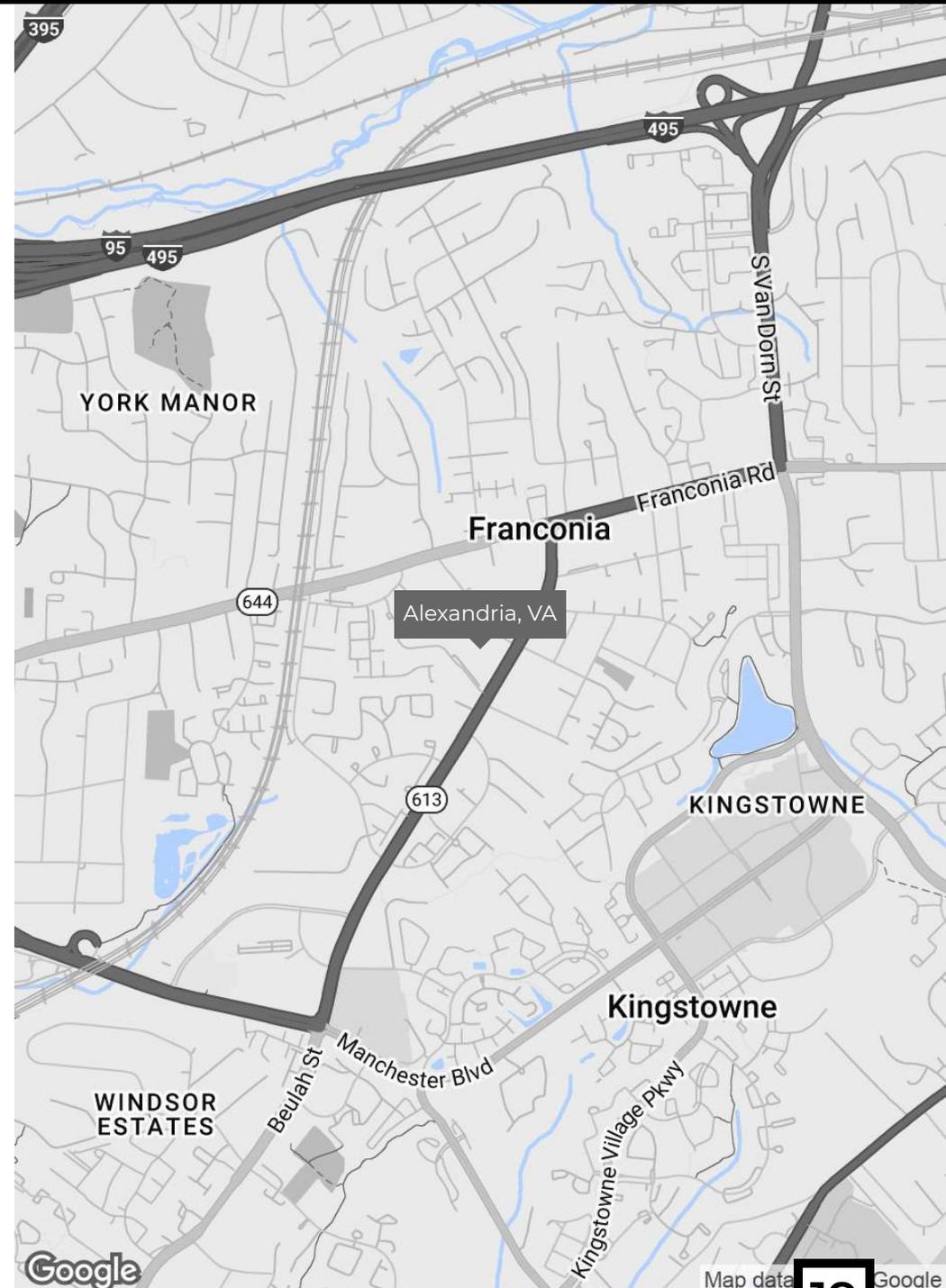
Demographics & Workforce:

Median Household Income: ~\$130,000
Unemployment Rate: Below national average, historically around 2.5–3.5%
Population: Affluent, professional, and diverse—ideal for service-based industries and stable tenancy.

Commercial Real Estate Fundamentals:

Office Market: Submarket maintains strong occupancy, especially in low-rise medical and professional buildings. Cap rates typically range from 6.5%–7.5%, depending on tenant quality and term.

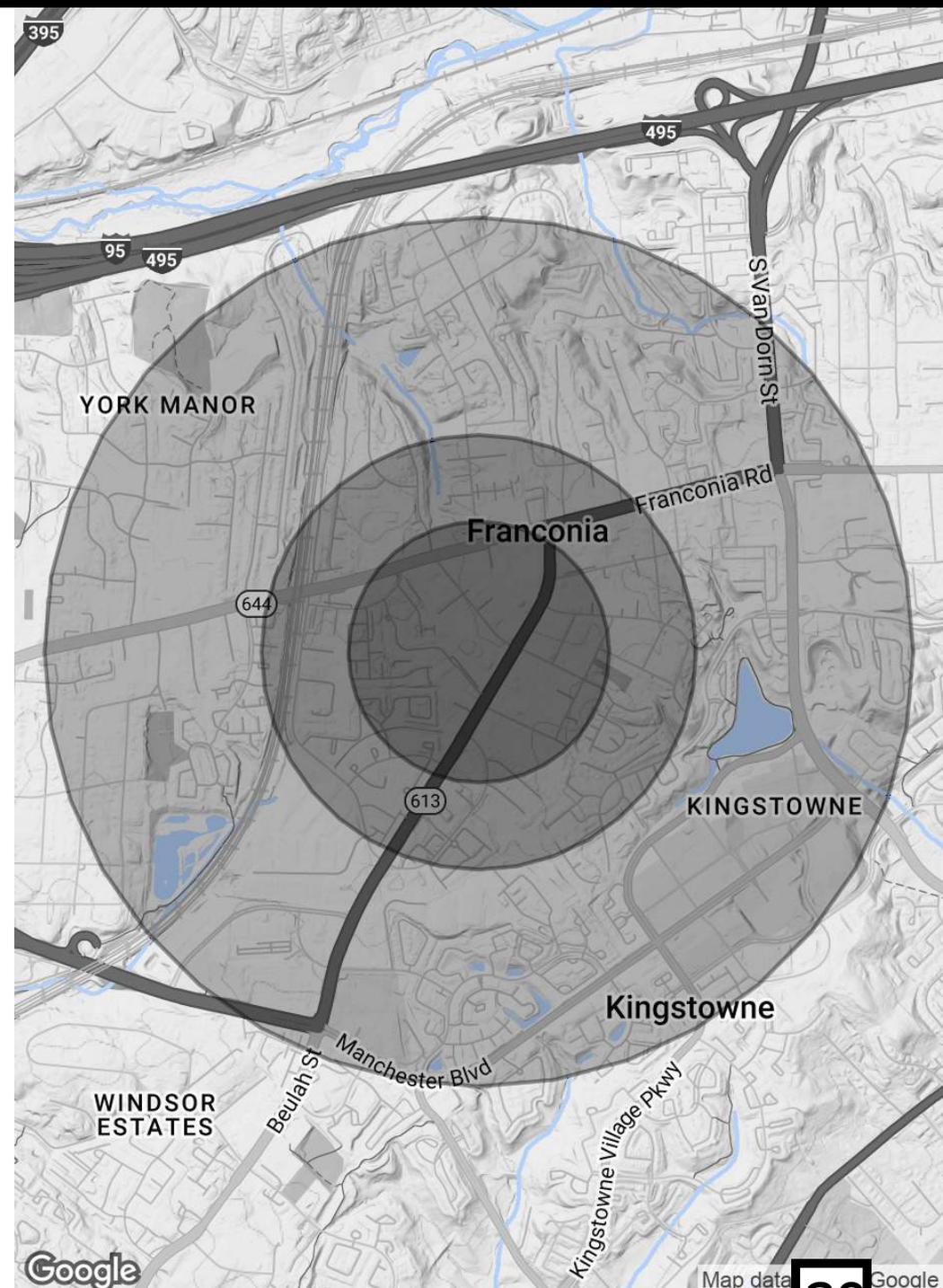
Economic Outlook: Alexandria 22310 continues to benefit from Northern Virginia's diversified economy, driven by tech, defense, health, and education. With stable demographics, high incomes, and strategic location, the area is positioned for continued economic resilience and long-term real estate appreciation.



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,703	4,646	16,003
AVERAGE AGE	40	41	40
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	41	42	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	600	1,666	6,100
# OF PERSONS PER HH	2.8	2.8	2.6
AVERAGE HH INCOME	\$167,950	\$172,982	\$177,741
AVERAGE HOUSE VALUE	\$637,149	\$661,376	\$670,704

Demographics data derived from AlphaMap



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2022
BEST OF
LOUDOUN
Loudoun Times-Mirror
WINNER

2023
BEST OF
LOUDOUN
Loudoun Times-Mirror
WINNER

2024
BEST OF
LOUDOUN
Loudoun Times-Mirror
WINNER

2025
BEST OF
LOUDOUN
Loudoun Times-Mirror
WINNER

B R O K E R

I N F O R M A T I O N



\$702M
in Sold Transaction
Volume



1.35M
Total SF Sold



\$130M
in Active Listing
Inventory



#1
in Loudoun County
for Total Volume Sold

Serafin Real Estate is a premier commercial real estate brokerage based in Northern Virginia, specializing in sales, leasing, and strategic investment advisory. With over 19 years of experience and over **\$700 million in closed transactions**, we are proud to be Loudoun County's top-selling commercial brokerage and a **three-time Best of Loudoun award winner**.

At Serafin Real Estate, we are dedicated to delivering exceptional results, leveraging our deep market expertise, advanced technology, and a client-first approach. Whether you're a property owner looking to maximize your investment or a buyer seeking the ideal space, our team provides personalized strategies tailored to meet your specific goals.

Our clients trust us not only for our extensive knowledge of the market but also for our commitment to transparency, integrity, and success. Serafin Real Estate is your trusted partner for commercial real estate in **Loudoun, Fairfax, and Prince William Counties**.

 **40834 Graydon Manor Lane**
Leesburg, VA 20175

 **703.261.4809**

 **info@serafinre.com**

 **www.serafinre.com**

PRIMARY BROKER CONTACT



JOE SERAFIN

Founder | CEO | Principal Broker

jserafin@serafinre.com

Direct: **703.261.4809** | Cell: **703.994.7510**

PROFESSIONAL BACKGROUND

Joe Serafin, a 19-year veteran of the real estate industry, is the esteemed owner of Serafin Real Estate. Over nearly two decades, Joe has built a robust foundation by representing a diverse array of developers, private equity firms, and individual investors. His career is marked by the successful closure of over \$650 million in transactions, a testament to his expertise and dedication.

Joe's specific areas of expertise include strategic planning, financial investment analysis, and financial structuring. These skills ensure solid and transparent property investments for his clients, consistently exceeding their investment goals. His deep market knowledge and strategic approach have earned him the trust of his clients, fostering long-lasting business and personal relationships.

In recognition of his outstanding contributions to the real estate sector, Joe Serafin was honored as one of the Top 10 real estate agents in Virginia by Apple News, Grit Wire, and Google News in 2023. His insights and expertise are frequently sought after, leading to numerous invitations to speak at industry events and panel discussions where he shares his knowledge as an authority on the local commercial real estate market.

Under Joe's leadership, Serafin Real Estate actively participates in various chambers and associations, contributing to the growth and development of the community. His commitment to excellence and innovation has solidified his reputation as a leading figure in the commercial real estate industry.

Serafin Real Estate

40834 Graydon Manor Lane
Leesburg, VA 20175
703.261.4809
serafinre.com

MEET THE TEAM



JOE SERAFIN
703.994.7510
jserafin@serafinre.com

Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.



JENNIFER CUPITT
703.727.6830
jcupitt@serafinre.com

Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.



SEAN KLINE
703.963.0608
skline@serafinre.com

Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



GRANT WETMORE
703.727.2542
gwetmore@serafinre.com

Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.



PETER POKORNY
703.850.9099
ppokorny@serafinre.com

Peter has over ten years of experience in commercial real estate transactions with an expertise in office and retail leasing. He advises owners, investors and businesses in all aspects of buying and selling commercial properties. Peter's geographic focus includes Alexandria, Arlington, Eastern Fairfax County, and Eastern Prince William County.