



OFFERING MEMORANDUM  
**COURTHOUSE CENTER**  
8230 OLD COURTHOUSE ROAD  
VIENNA, VA 22182  
PRESENTED BY CAPITAL INVESTMENT, LLC

## CONFIDENTIALITY AGREEMENT

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.** The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Capital Investment LLC. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Capital Investment LLC and the Capital Investment, LLC logo are service marks of Capital Investment, LLC, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Capital Investment, LLC.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT REZA SABAI OF CAPITAL INVESTMENT, LLC FOR MORE DETAILS.**

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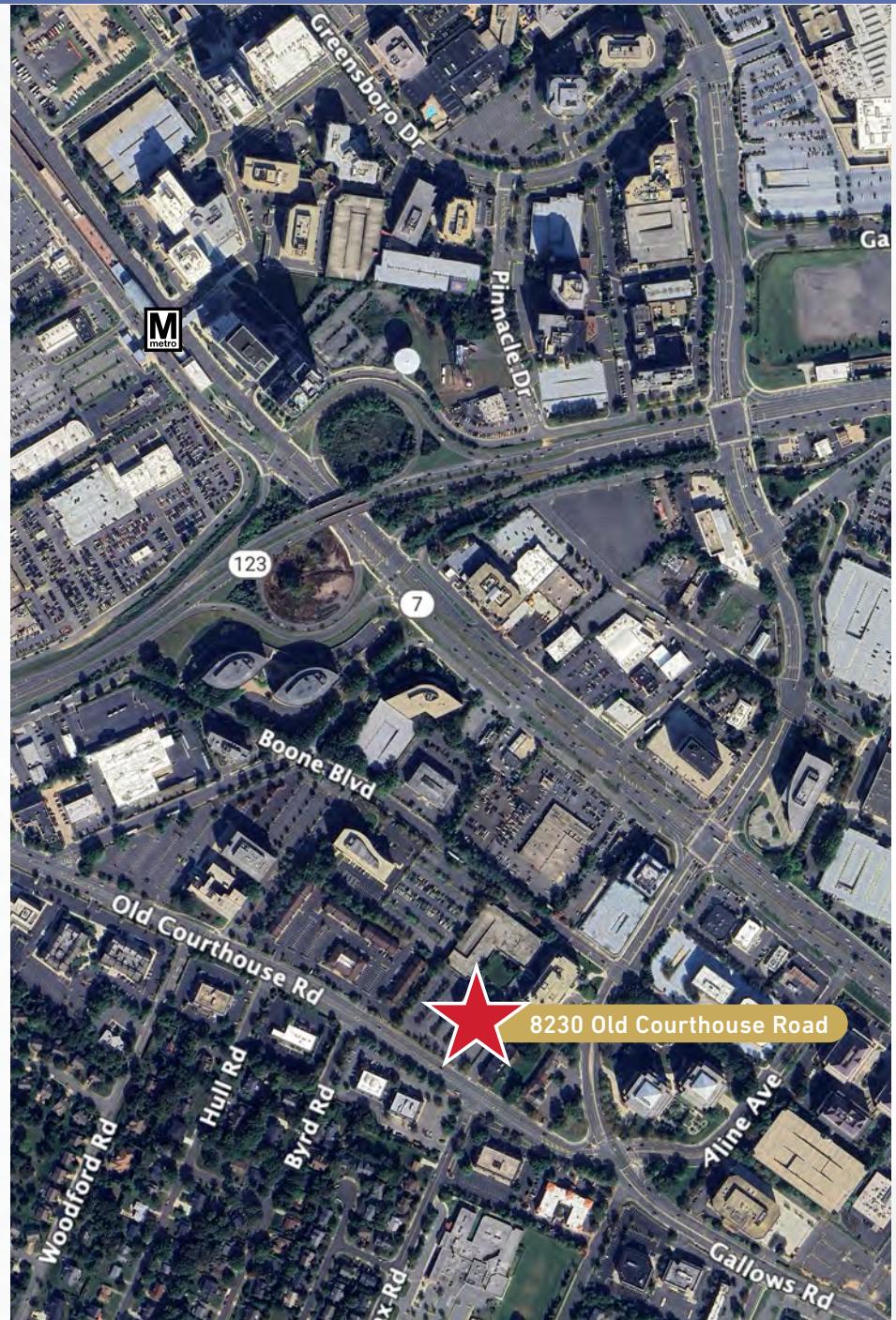
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## EXECUTIVE SUMMARY

Capital Investment, LLC is pleased to present the opportunity to acquire the fee simple interest in Courthouse Center located at 8230 Old Courthouse Road. This offering is ideal for an owner - occupant seeking approximately 10,000 square feet of office space, featuring prominent building signage and potential for future expansion. For investors, the property represents a compelling value-add opportunity through lease-up and asset stabilization.

Built in 1985, Courthouse Center is a five-story office building which includes a sizable basement, and approximately 69,406 rentable square feet, situated in the dynamic Northwest Old Courthouse Subdistrict of Tysons Corner. The building sits on 2.2 acres and provides 209 surface parking spaces for tenants and visitors.

The property generates steady cash flow, with limited near-term lease expirations and significant potential for upside through strategic leasing. The surrounding Tysons Corner submarket continues to benefit from major redevelopment and infrastructure improvements, further enhancing the asset's long-term value.



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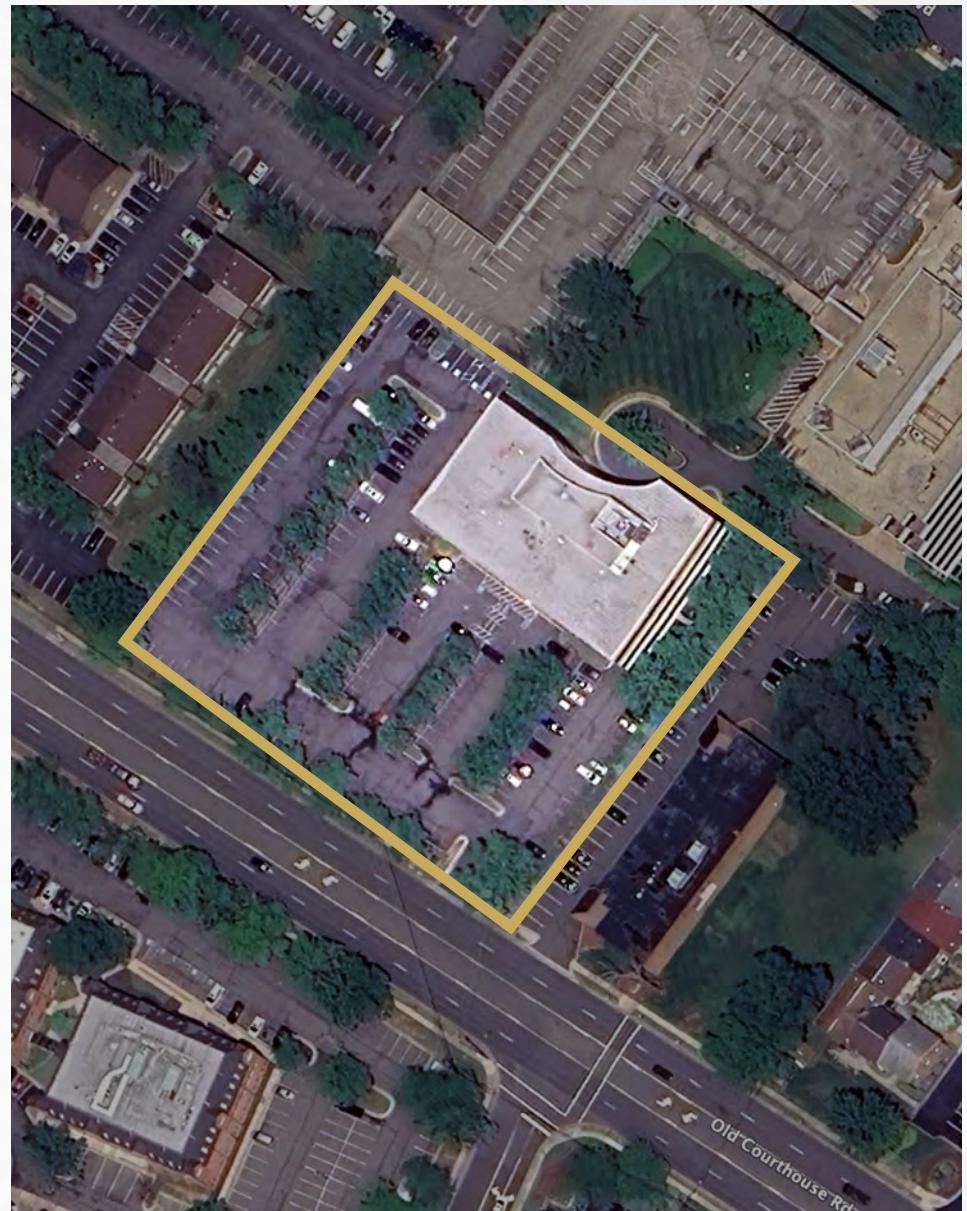
# PROPERTY OVERVIEW

## ADDRESS

8320 Old Courthouse Road  
Vienna, VA 22182

## OFFERING SUMMARY

County	Fairfax
Market	Northern Virginia
Submarket	Tysons Corner
Building SF	+/- 69,406 SF
Net Rentable Area (SF) (Not Including Basement)	+/- 61,939 SF
Land SF	+/- 95,675 SF
Year Built	1985
Ownership Type	Fee Simple



## PROPERTY OVERVIEW

## PROPERTY FEATURES

Number of Tenants	15
Land Acres	2.2
Number of Parcels	1
Zoning Type	C-3 (Office)
Building Class	B
Number of Stories	5
Number of Buildings	1
Number of Parking Spaces	209
Typical Floor SF	+/- 15,500 SF
Elevator	2 elevators service all floors
Ceiling Height	7'11" finished ceiling heights & 10'7" slab-to-slab heights

## MECHANICAL

HVAC	The building is equipped with a variable air volume (VAV) system. Heating is provided by coils in the VAV's with 1 and 2 stage
Fire Sprinklers	Central wet sprinkler fire system
Electrical/Power	The building service size is 12,000 amps, 277/480 volt, three phase, four wire alternating current (AC).
Lighting	Mix of recessed LED direct/indirect and incandescent lighting



## CONSTRUCTION

Foundation	Consists of a poured concrete slab set below the basement area and anchored with concrete footings, and reinforced with steel
Framing	Steel framing and steel columns
Exterior	Brick and other masonry
Roof	Built up layered asphalt over a metal decking system and rigid insulation
Windows	The building's windows are Thermalpane set in aluminum frames

## ZONING OVERVIEW

## LOCATION HIGHLIGHTS

## FINANCIAL INFORMATION

## FLOOR PLANS

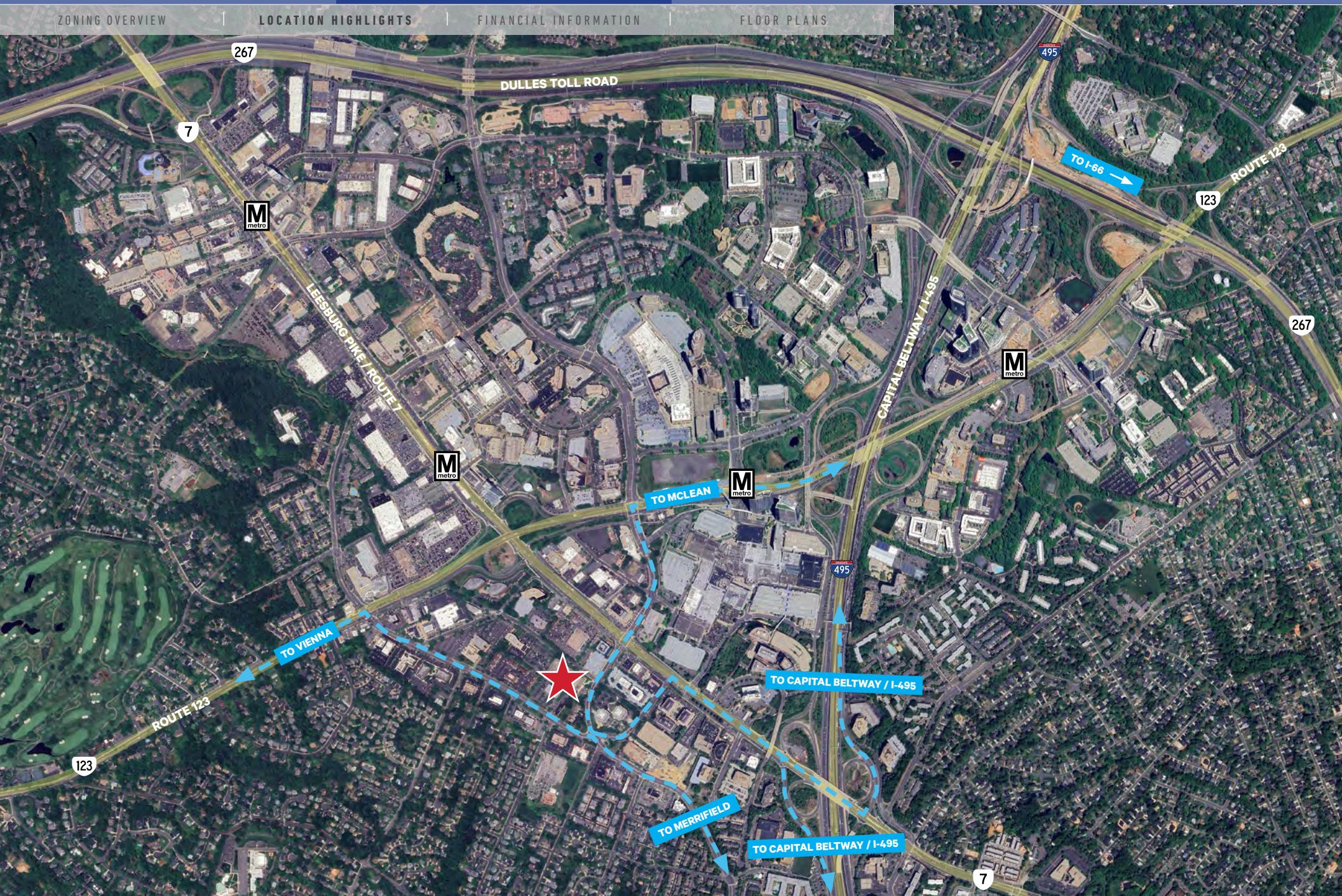


ZONING OVERVIEW

LOCATION HIGHLIGHTS

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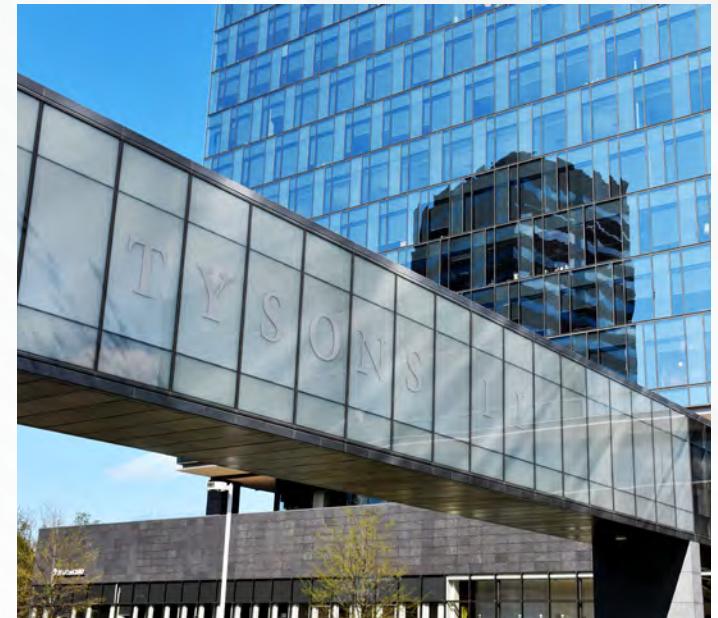
FLOOR PLANS



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## LOCATION HIGHLIGHTS

The property sits in close proximity to major transportation nodes, including I-495, the Dulles Toll Road, and the Metro Silver Line, offering unmatched accessibility. Nearby landmarks include Tysons Corner Center, Galleria, and numerous office and residential developments that drive demand in the area. 8230 Old Courthouse Road is a prime commercial property located in the heart of Tysons, Virginia, one of the most sought-after markets in the Washington, D.C. metro area. The surrounding area is a dynamic mix of corporate offices, high-end retail, and dense residential developments, making it a strategic location for future growth.

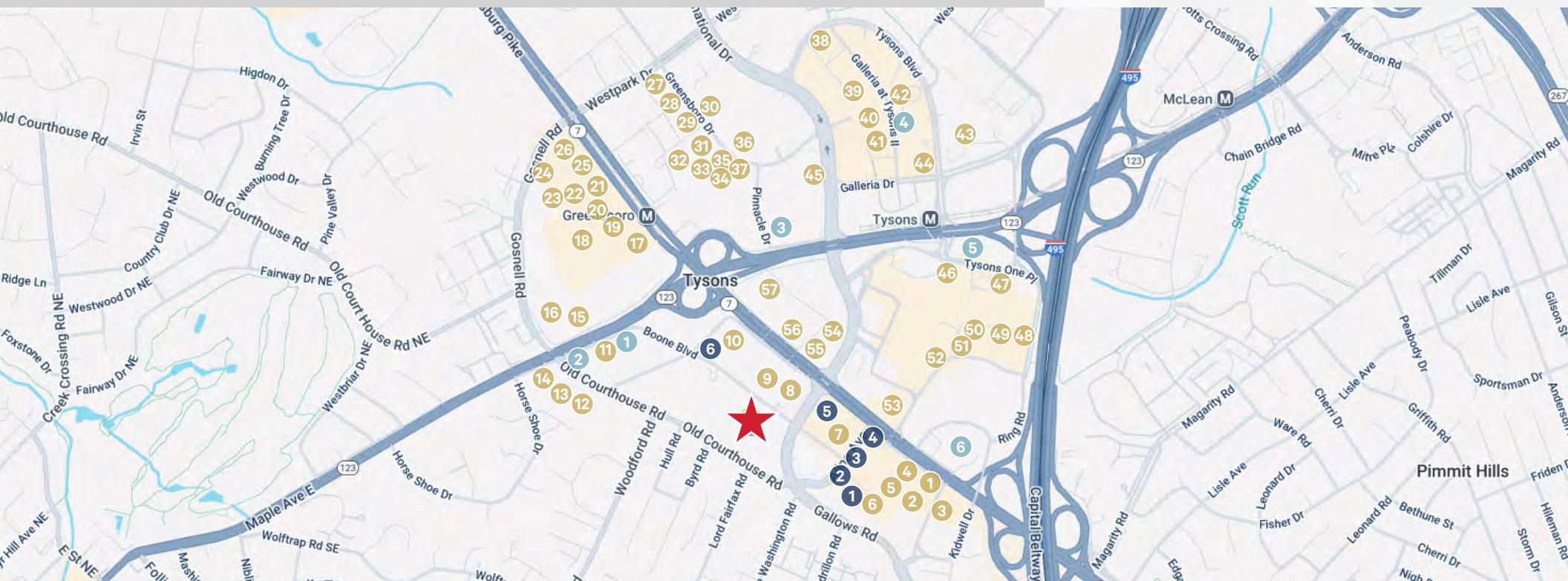


## ZONING OVERVIEW

## LOCATION HIGHLIGHTS

## FINANCIAL INFORMATION

## FLOOR PLANS



## RESTAURANTS

1. BJ's Restaurant & Brewhouse
2. Neisha Thai Restaurant
3. Rango's Tex-Mex & Grill
4. Patsy's American
5. Randy's Prime Seafood and Steaks
6. Best Buns Bakery & Burgers
7. Nostos Restaurant
8. Olive Garden Italian Restaurant
9. Tysons Bagel Market
10. Kizuna Sushi & Ramen
11. Friends Kabob
12. Alborz Restaurant
13. Taco Bell
14. McDonald's
15. Greenhouse Kitchen + Bar
16. Terra's Ice Cream, Coffee, & Sweets
17. Wendy's
18. Super Chicken
19. Capo Deli Tysons
20. Hangry Joe's Hot Chicken & Wings
21. Shake Shack
22. Panera Bread
23. Starbucks
24. Dave's Hot Chicken
25. Honeygrow
26. CAVA
27. Tasty Kabob
28. Fish Taco
29. Flower Child
30. Tropical Smoothie Cafe
31. North Italia
32. Hokkaido Ramen Santouka
33. Bluestone Lane
34. El Bebe
35. Circa
36. Jeni's Splendid Ice Creams
37. Paris Baguette
38. Yard House
39. Maggiano's Little Italy
40. Lebanese Taverna
41. NM Cafe
42. sweetgreen
43. Fogo de Chão Brazilian Steakhouse
44. Founding Farmers
45. Fleming's Prime Steakhouse
46. Earls Kitchen + Bar
47. Seasons 52
48. Coastal Flats
49. The Cheesecake Factory
50. Dhom
51. California Pizza Kitchen
52. Barrel & Bushel

## HOTELS/LODGING

1. Hilton Garden Inn
2. Residence Inn
3. Marriott Courtyard
4. Ritz Carlton
5. Hyatt Regency
6. Marriott

## OTHER

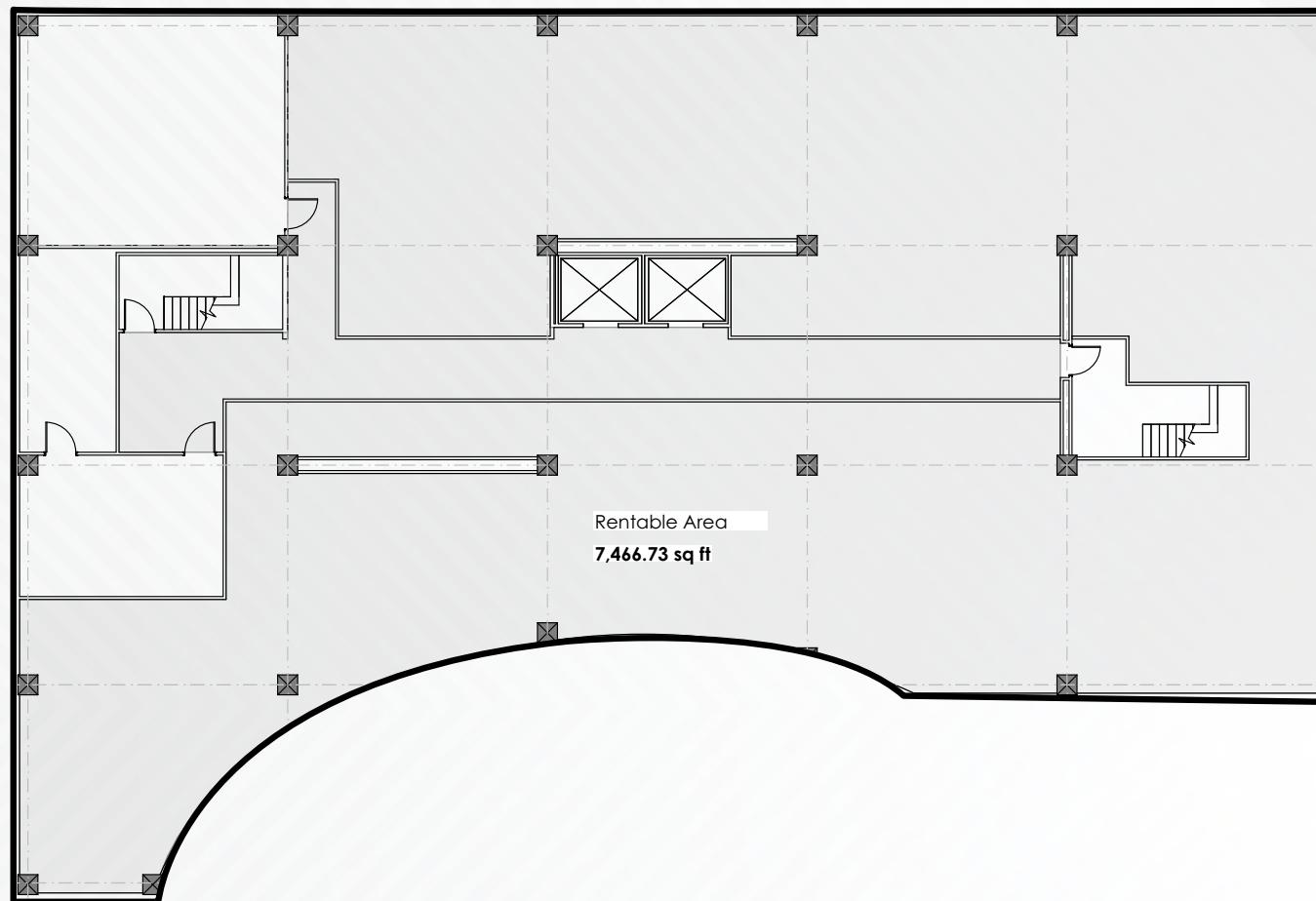
1. Bank of America
2. Equinox
3. Miele Experience
4. Red Door Spa
5. CVS
6. SunTrust Bank

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## FINANCIAL INFORMATION

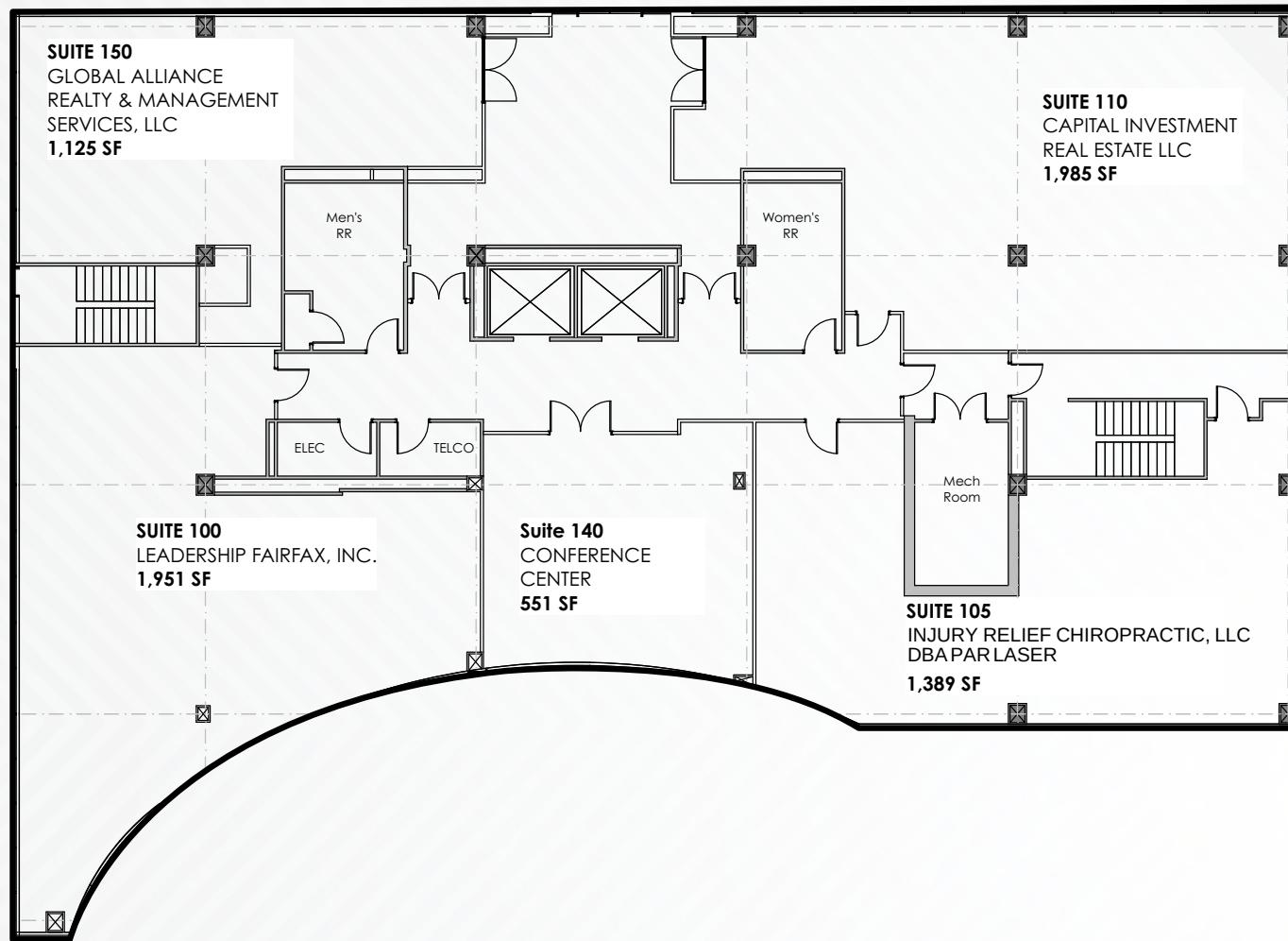
Detailed financials and rent roll are available upon request and subject to execution of a confidentiality agreement.





**Basement Level**

0 8' 16' 32'

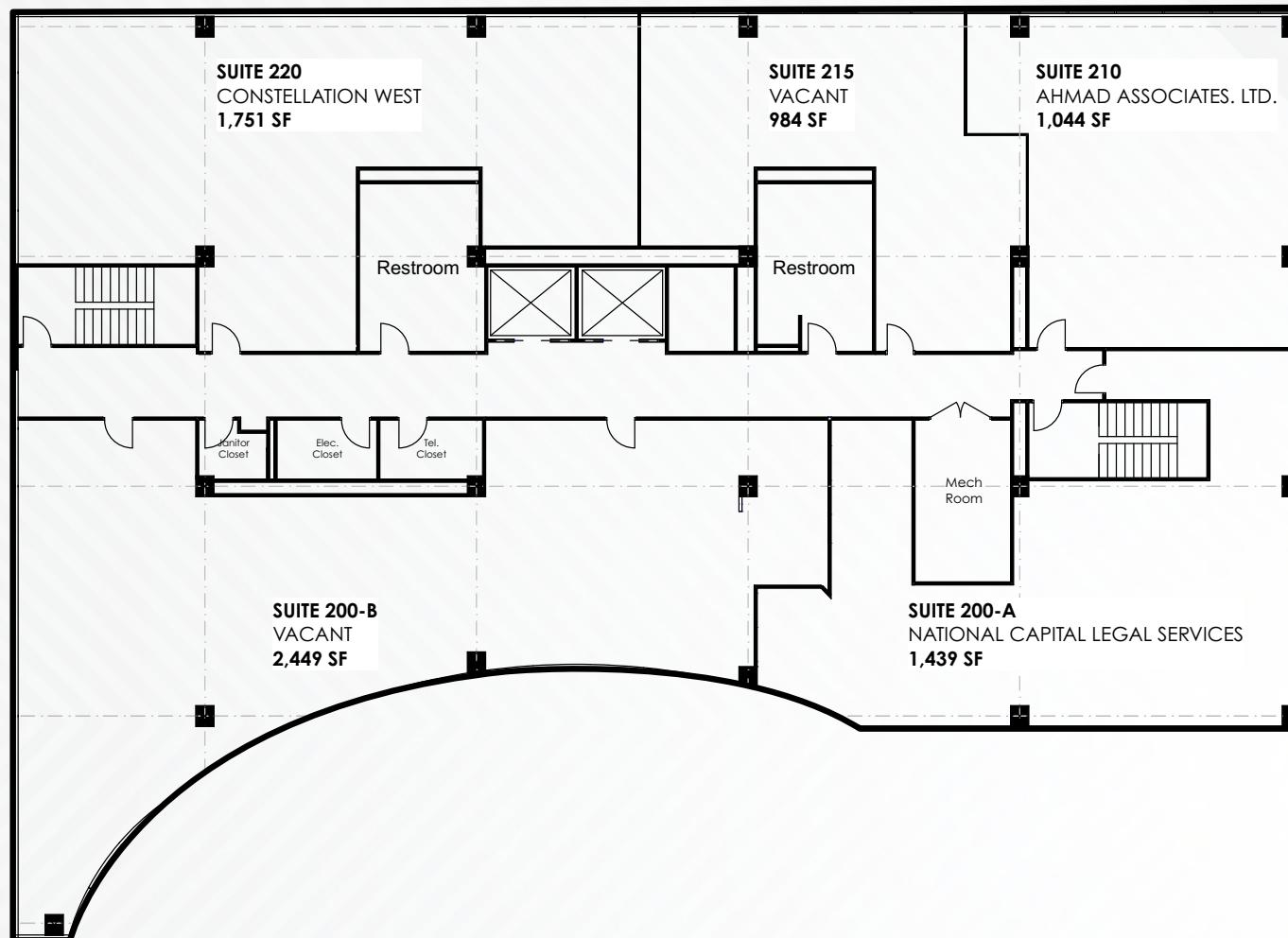


Floor 01

SCALE: 1/16" = 1'-0"

Total Area: **7,001 SF**

0 8' 16' 32'



Floor 02

SCALE: 1/16" = 1'-0"

Total Area: 7,667 SF

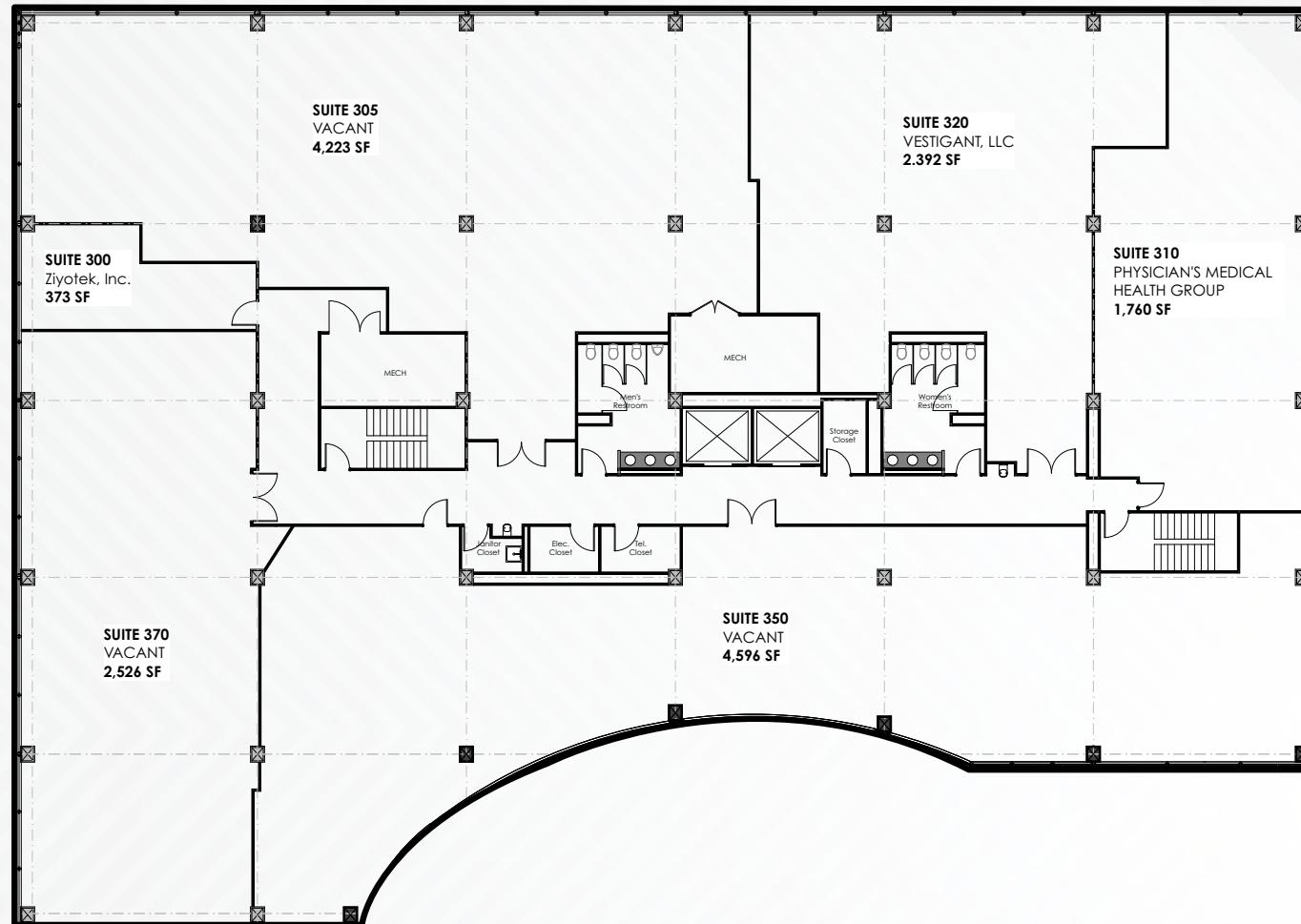
0 8' 16' 32'

ZONING OVERVIEW

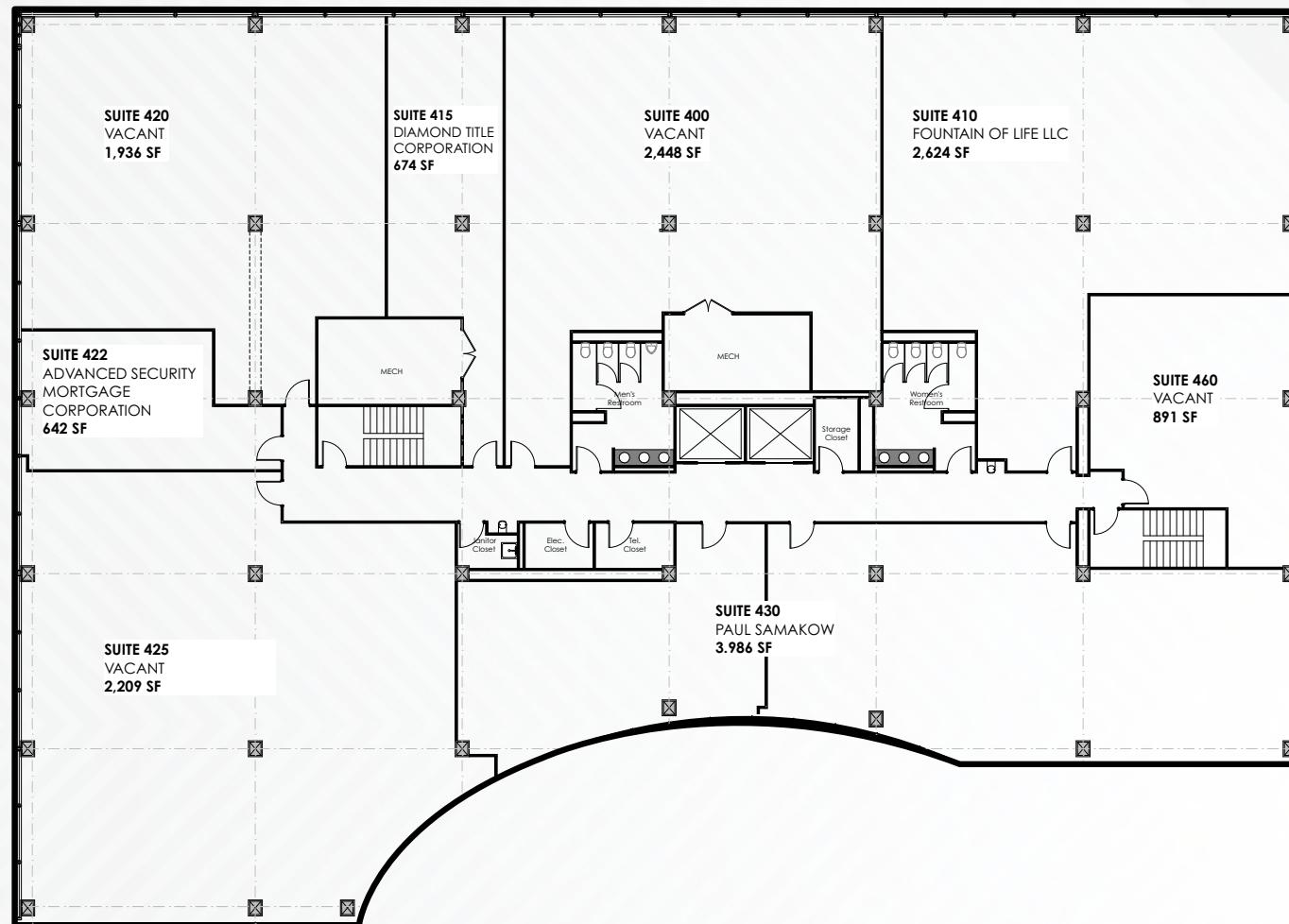
LOCATION HIGHLIGHTS

FINANCIAL INFORMATION

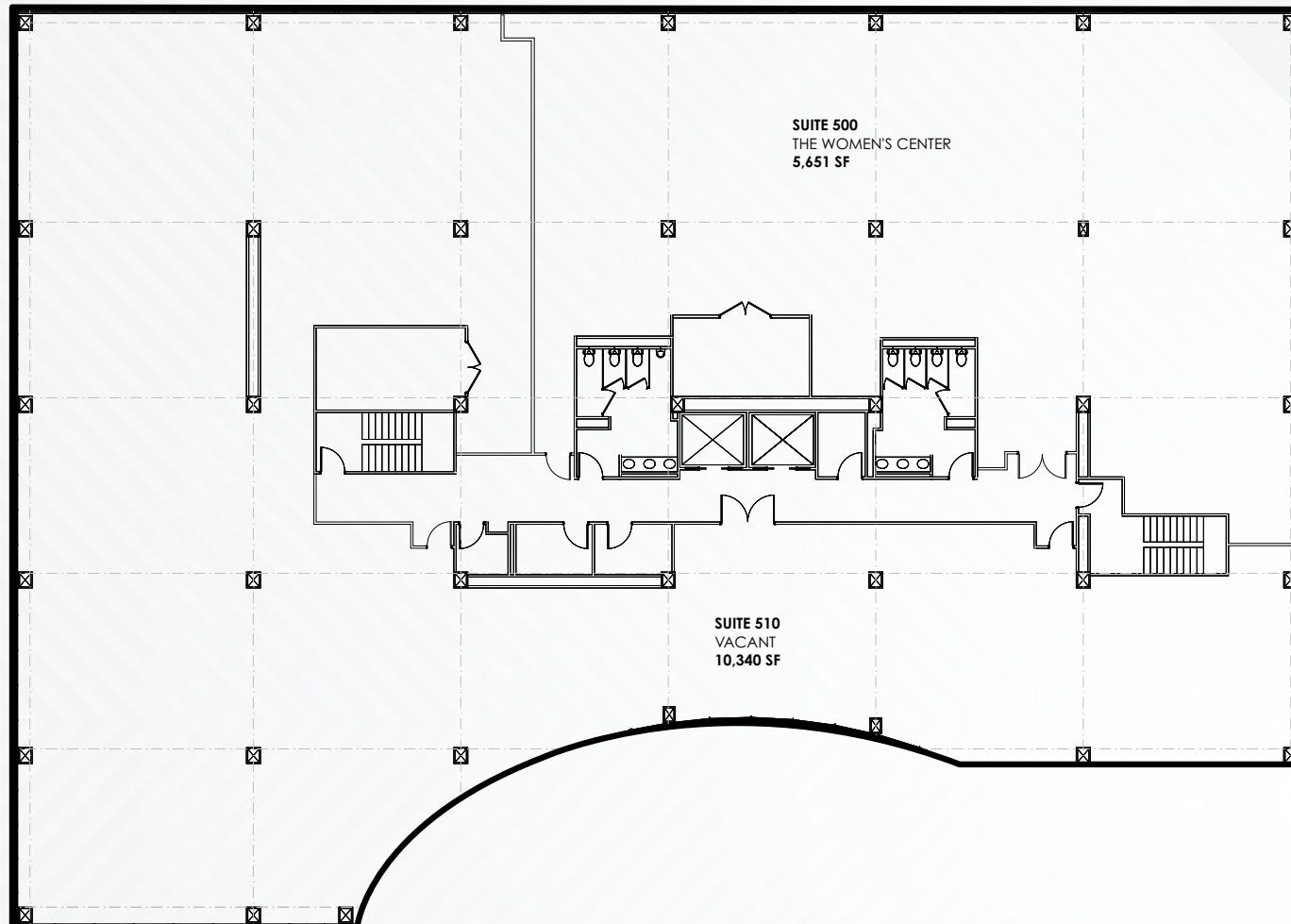
FLOOR PLANS



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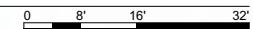


## Floor 05

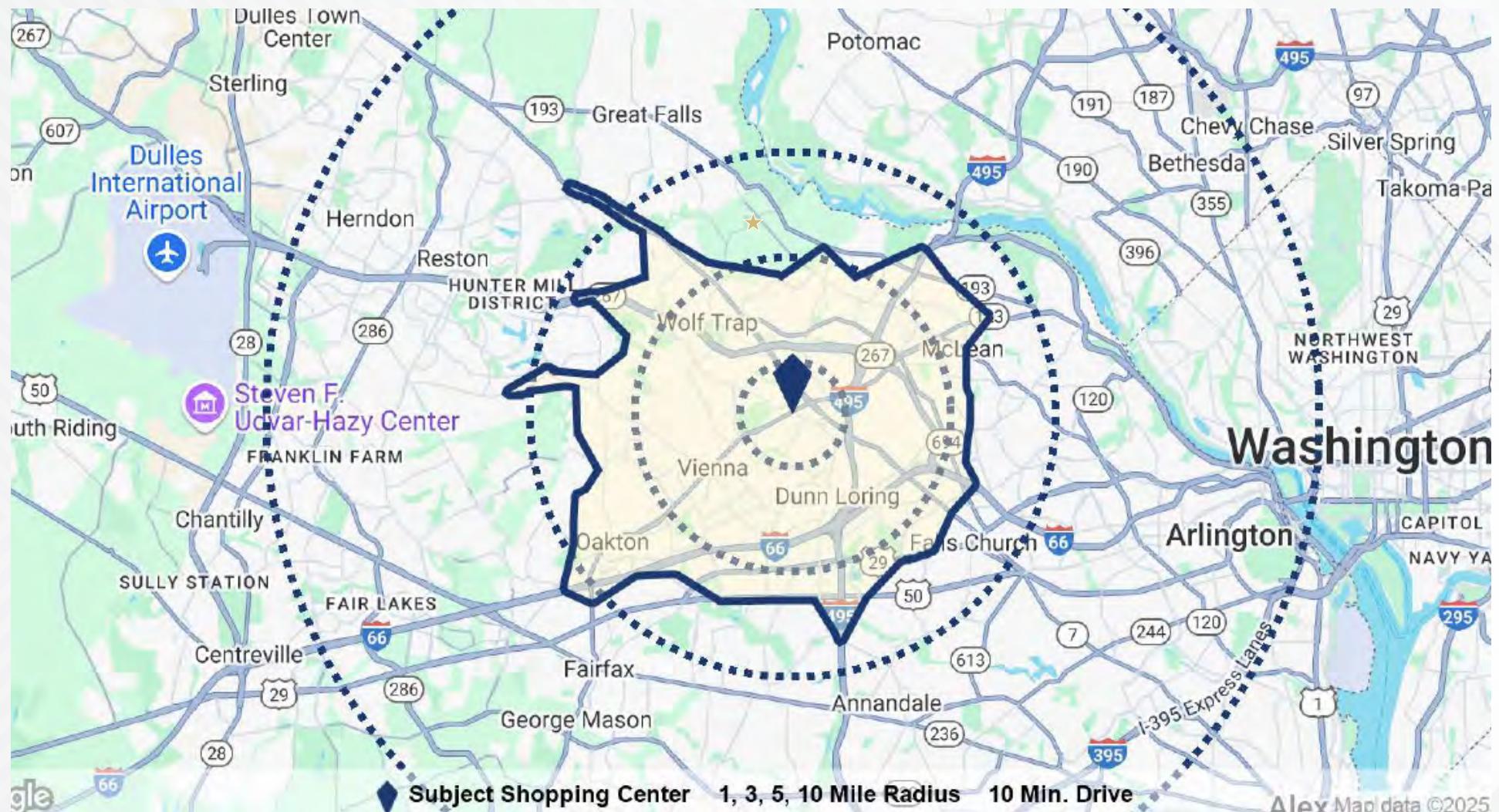


SCALE: 1/16" = 1'-0"

Total Area: 15,991 SF



## DEMOGRAPHICS SUMMARY REPORT



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POPULATION	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN. DRIVE
Population	15,067	113,390	265,212	1,293,548	175,186
5 Yr Growth	0.2%	-0.7%	-1.1%	-1.8%	-0.9%
Median Age	40	40	40	40	40
5 Yr Forecast	41	41	41	41	41
White   Black   Hispanic	53%   5%   7%	56%   4%   10%	56%   4%   13%	55%   9%   15%	55%   5%   11%
5 Yr Forecast	53%   5%   7%	56%   4%   10%	56%   4%   13%	55%   9%   15%	55%   5%   11%
Employment	54,717	113,676	193,910	805,018	98,930
Buying Power	\$925.2M	\$6.9B	\$15.8B	\$69.7B	\$10.6B
5 Yr Growth	0.7%	-1.1%	-1.5%	-2.9%	-1.2%
College Graduates	74.4%	71.8%	68.2%	65.4%	62.0%
HOUSEHOLD	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN. DRIVE
Households	6,593	44,385	98,215	509,224	67,346
5 Yr Growth	0.7%	-0.7%	-1.2%	-2.1%	-1.0%
Median Household Income	\$140,325	\$155,654	\$160,626	\$136,812	\$157,066
5 Yr Forecast	\$140,362	\$154,954	\$160,057	\$135,685	\$156,669
Average Household Income	\$163,747	\$179,132	\$182,217	\$164,276	\$179,716
5 Yr Forecast	\$163,468	\$178,492	\$181,617	\$163,195	\$179,382
% High Income (>\$75K)	77%	79%	79%	74%	79%
HOUSEHOLD	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN. DRIVE
Median Home Value	\$831,262	\$858,924	\$838,078	\$769,314	\$834,829
Median Year Built	1994	1983	1978	1976	1982
Owner   Renter Occupied	42%   58%	56%   44%	63%   37%	57%   43%	59%   41%

2024 HOUSEHOLDS BY HH INCOME	1 MILE   6,591	3 MILES   44,385	5 MILES   98,214	10 MIN. DRIVE   67,346
<\$25,000	678 (10.29%)	3,240 (7.30%)	6,487 (6.60%)	4,695 (6.97%)
\$25,000 - \$50,000	406 (6.16%)	2,790 (6.29%)	6,221 (6.33%)	4,232 (6.28%)
\$50,000 - \$75,000	443 (6.72%)	3,075 (6.93%)	7,747 (7.89%)	5,348 (7.94%)
\$75,000 - \$100,000	618 (9.38%)	4,349 (9.80%)	8,929 (9.09%)	6,401 (9.50%)
\$100,000 - \$125,000	665 (10.09%)	3,749 (8.45%)	8,261 (8.41%)	5,538 (8.22%)
\$125,000 - \$150,000	792 (12.02%)	4,249 (9.57%)	8,403 (8.56%)	6,053 (8.99%)
\$150,000 - \$200,000	1,001 (15.19%)	6,548 (14.75%)	14,394 (14.66%)	9,945 (14.77%)
\$200,000+	1,988 (30.16%)	16,385 (36.92%)	37,772 (38.46%)	25,133 (37.32%)
<b>2024 Avg Household Income</b>	<b>\$163,747</b>	<b>\$179,132</b>	<b>\$182,217</b>	<b>\$179,716</b>
<b>2024 Med Household Income</b>	<b>\$140,325</b>	<b>\$155,654</b>	<b>\$160,626</b>	<b>\$157,066</b>

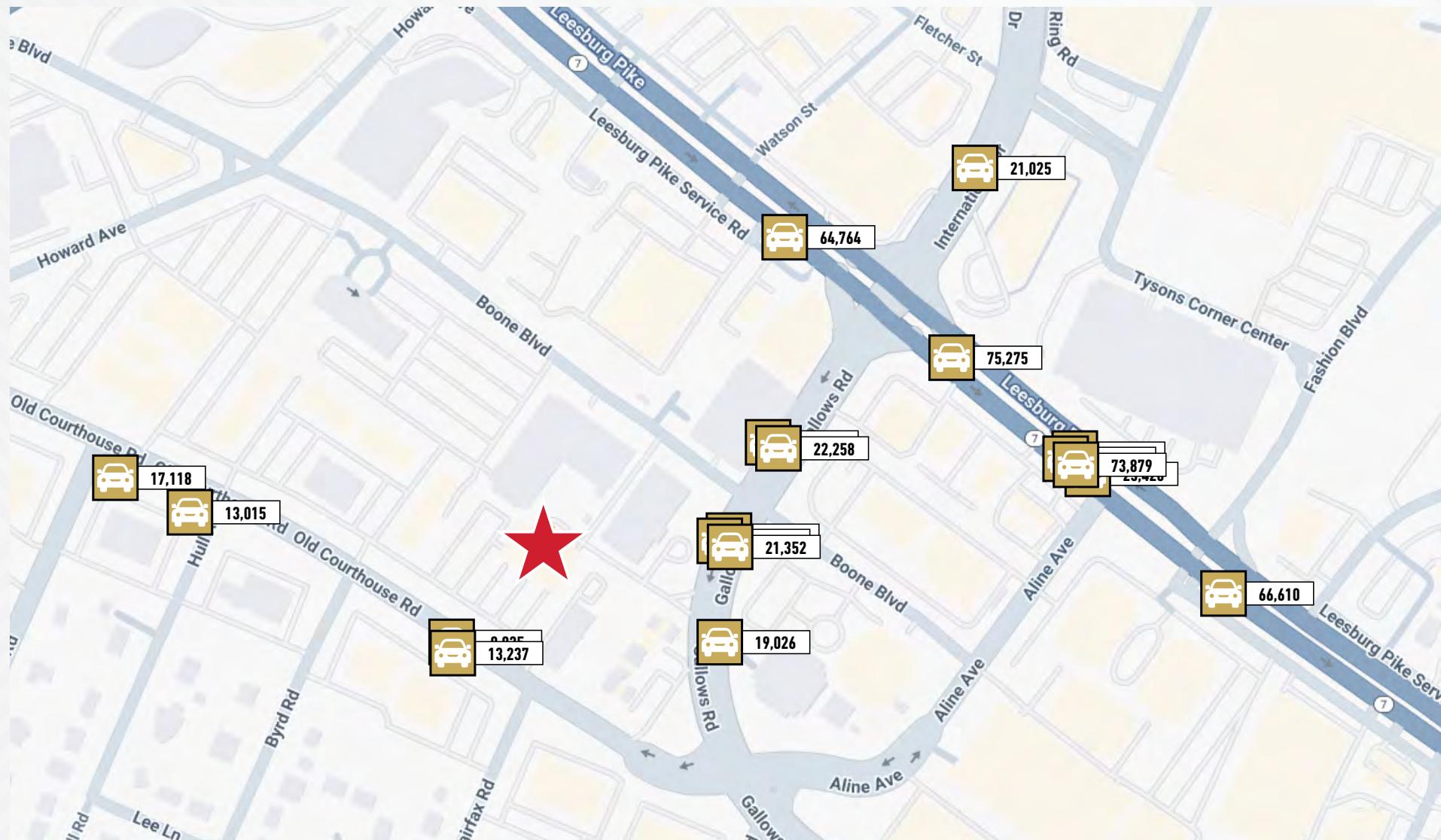
TOTAL SPECIFIED CONSUMER SPENDING	1 MILE   \$267.4M	3 MILES   \$2B	5 MILES   \$4.5B	10 MIN. DRIVE   \$3B
<b>Total Apparel</b>	<b>\$13.5M (5.06%)</b>	<b>\$98M (4.99%)</b>	<b>\$222.3M (4.98%)</b>	<b>\$149.4M (4.99%)</b>
Women's Apparel	\$5.5M (2.06%)	\$39.4M (2.00%)	\$88.8M (1.99%)	\$59.8M (2.00%)
Men's Apparel	\$2.9M (1.10%)	\$21.3M (1.08%)	\$47.9M (1.07%)	\$32.3M (1.08%)
Girl's Apparel	\$897.5K (0.34%)	\$6.7M (0.34%)	\$15.5M (0.35%)	\$10.3M (0.34%)
Boy's Apparel	\$602.2K (0.23%)	\$4.6M (0.23%)	\$10.7M (0.24%)	\$7.1M (0.24%)
Infant Apparel	\$541.6K (0.20%)	\$3.9M (0.20%)	\$8.8M (0.20%)	\$5.9M (0.20%)
Footwear	\$3M (1.14%)	\$22.2M (1.13%)	\$50.6M (1.13%)	\$34M (1.14%)
<b>Total Entertainment &amp; Hobbies</b>	<b>\$38.2M (14.30%)</b>	<b>\$280M (14.26%)</b>	<b>\$637.7M (14.29%)</b>	<b>\$426.3M (14.25%)</b>
Entertainment	\$3.1M (1.17%)	\$24.4M (1.24%)	\$57.2M (1.28%)	\$36.9M (1.23%)
Audio & Visual Equipment/Service	\$7.9M (2.97%)	\$56.2M (2.86%)	\$126.2M (2.83%)	\$85.6M (2.86%)
Reading Materials	\$586.6K (0.22%)	\$4.2M (0.21%)	\$9.4M (0.21%)	\$6.4M (0.21%)
Pets, Toys, & Hobbies	\$6.6M (2.46%)	\$47.7M (2.43%)	\$108M (2.42%)	\$72.7M (2.43%)
Personal Items	\$20M (7.48%)	\$147.6M (7.51%)	\$336.9M (7.55%)	\$224.7M (7.51%)

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TOTAL SPECIFIED CONSUMER SPENDING	1 MILE   \$267.4M	3 MILES   \$2B	5 MILES   \$4.5B	10 MIN. DRIVE   \$3B
<b>Total Food and Alcohol</b>	<b>\$69.9M (26.14%)</b>	<b>\$499.2M (25.42%)</b>	<b>\$1.1B (25.18%)</b>	<b>\$760.8M (25.42%)</b>
Food At Home	\$32.1M (11.99%)	\$231.8M (11.80%)	\$527.9M (11.83%)	\$354.5M (11.85%)
Food Away From Home	\$32.2M (12.05%)	\$227.5M (11.58%)	\$506.8M (11.36%)	\$345.6M (11.55%)
Alcoholic Beverages	\$5.6M (2.10%)	\$40M (2.03%)	\$89M (1.99%)	\$60.7M (2.03%)
<b>Total Household</b>	<b>\$47.9M (17.93%)</b>	<b>\$361.1M (18.39%)</b>	<b>\$826.7M (18.53%)</b>	<b>\$552.3M (18.46%)</b>
House Maintenance & Repair	\$6.7M (2.51%)	\$57.9M (2.95%)	\$140.8M (3.15%)	\$91M (3.04%)
Household Equip & Furnishings	\$18M (6.72%)	\$129.8M (6.61%)	\$292.1M (6.55%)	\$197M (6.58%)
Household Operations	\$15.5M (5.78%)	\$115.3M (5.87%)	\$262.6M (5.89%)	\$175.8M (5.88%)
Housing Costs	\$7.8M (2.92%)	\$58.1M (2.96%)	\$131.2M (2.94%)	\$88.5M (2.96%)
<b>Total Transportation/Maint.</b>	<b>\$61.3M (22.93%)</b>	<b>\$455.9M (23.21%)</b>	<b>\$1B (23.28%)</b>	<b>\$691.2M (23.10%)</b>
Vehicle Purchases	\$26.8M (10.02%)	\$205.7M (10.47%)	\$474.2M (10.63%)	\$310.5M (10.38%)
Gasoline	\$14.4M (5.40%)	\$105.1M (5.35%)	\$239.2M (5.36%)	\$160.2M (5.35%)
Vehicle Expenses	\$2.4M (0.89%)	\$17.8M (0.91%)	\$40.5M (0.91%)	\$27.3M (0.91%)
Transportation	\$10.1M (3.79%)	\$72.5M (3.69%)	\$161.2M (3.61%)	\$110M (3.68%)
Automotive Repair & Maintenance	\$7.6M (2.83%)	\$54.7M (2.79%)	\$123.6M (2.77%)	\$83.2M (2.78%)
<b>Total Health Care</b>	<b>\$12M (4.48%)</b>	<b>\$88.6M (4.51%)</b>	<b>\$204.1M (4.58%)</b>	<b>\$136.3M (4.55%)</b>
Medical Services	\$7.2M (2.69%)	\$53.6M (2.73%)	\$123.1M (2.76%)	\$82.5M (2.76%)
Prescription Drugs	\$3.4M (1.26%)	\$25.1M (1.28%)	\$58.5M (1.31%)	\$38.6M (1.29%)
Medical Supplies	\$1.4M (0.53%)	\$10M (0.51%)	\$22.6M (0.51%)	\$15.2M (0.51%)
<b>Total Education/Day Care</b>	<b>\$24.5M (9.16%)</b>	<b>\$181.3M (9.23%)</b>	<b>\$408.6M (9.16%)</b>	<b>\$276.2M (9.23%)</b>
Education	\$15.7M (5.88%)	\$116M (5.91%)	\$260.9M (5.85%)	\$176.4M (5.90%)
Fees & Admissions	\$8.8M (3.28%)	\$65.3M (3.32%)	\$147.7M (3.31%)	\$99.8M (3.33%)

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# TRAFFIC COUNT REPORT



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# COURTHOUSE CENTER

## 8230 OLD COURTHOUSE ROAD

VIENNA, VA 22182



*Capital Investment* LLC

COMMERCIAL REAL ESTATE ADVISORS

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