

OFFICE BUILDING FOR SALE

Herndon Parkway Crossing Office Condo

459 HERNDON PARKWAY STE. 14, HERNDON, VA 20170

EXECUTIVE SUMMARY

Herndon Parkway Crossing Office Condo 459 Herndon Parkway Ste. 14, Herndon, VA 20170



OFFERING SUMMARY

Sale Price:	\$385,000
Year Built:	2005
Building Size:	1,391
Renovated:	2020
Zoning:	O & Li
Taxes:	\$5,950.00
Assessed Value:	\$351,940.00
Market:	Washington DC
Submarket:	Herndon Metro
Price / SF:	\$276.78
Condo Fee:	\$475 per mo.

PROPERTY OVERVIEW

K & M Commercial is pleased to present this well-appointed former law office, ideally located just minutes from the Reston and Herndon Metro stations and the vibrant Reston Town Center. This professional suite features three private offices, a welcoming reception area, a spacious conference room, an en-suite bathroom, and a convenient kitchenette—providing a functional and comfortable layout for a variety of professional users. Situated within a beautifully maintained two-story building with elevator access, the property offers a polished and professional environment for tenants and visitors alike. Medical use is permitted with association approval, making this space suitable for legal, medical, consulting, or other professional office users seeking a prime Northern Virginia location with easy access to major business and transit hubs.

PROPERTY HIGHLIGHTS

- Former law office suite featuring 3 private offices, reception area, large conference room, en-suite bathroom, and kitchenette.
- Prime location minutes from Reston and Herndon Metro stations and Reston Town Center.
- Located in a well-maintained two-story building with elevator access, offering a professional setting for tenants and clients.
- Medical use permitted with association approval—ideal for legal, medical, consulting, or other professional office users.

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ADDITIONAL PHOTOS

Herndon Parkway Crossing Office Condo 459 Herndon Parkway Ste. 14, Herndon, VA 20170



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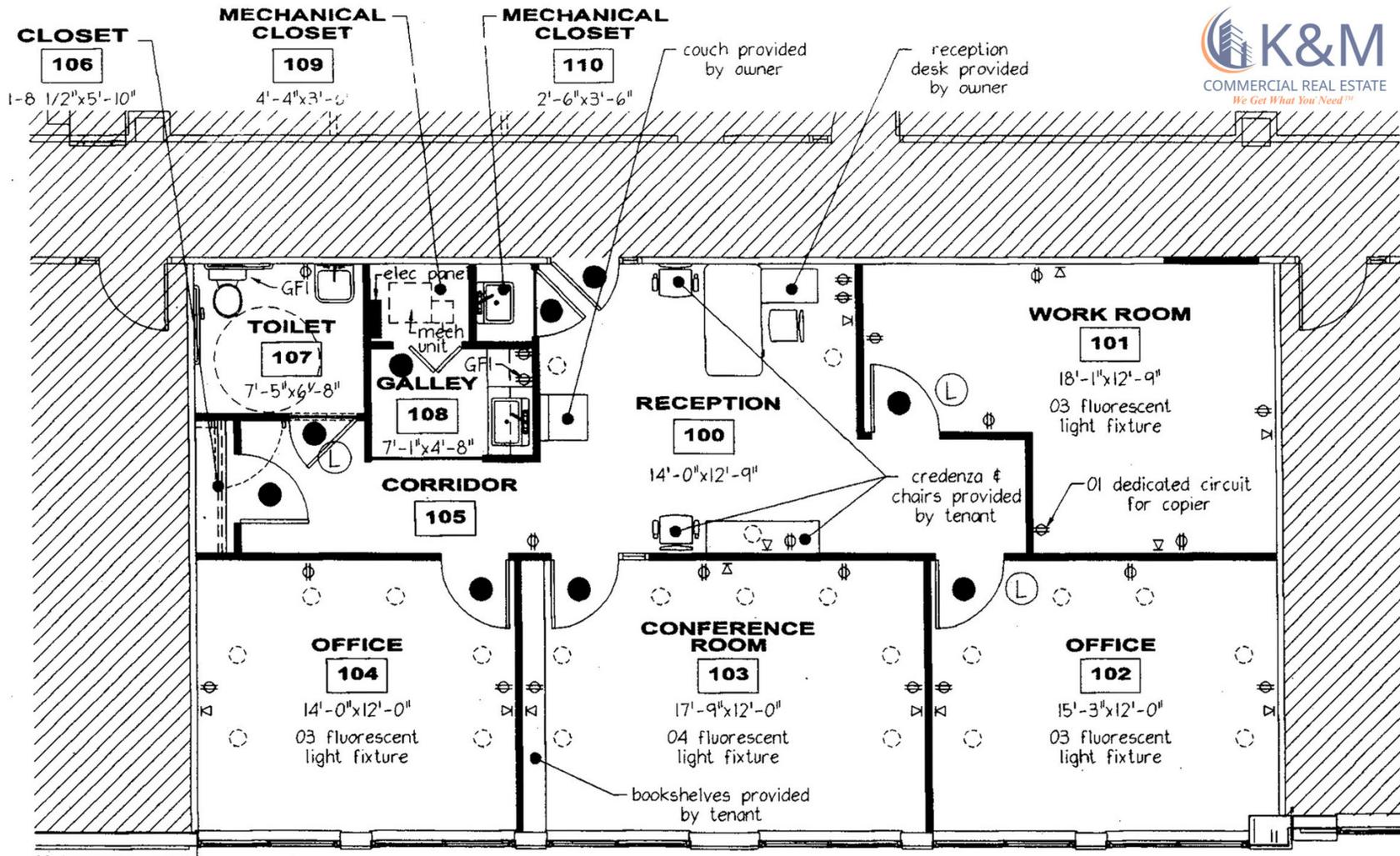
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FLOOR PLANS

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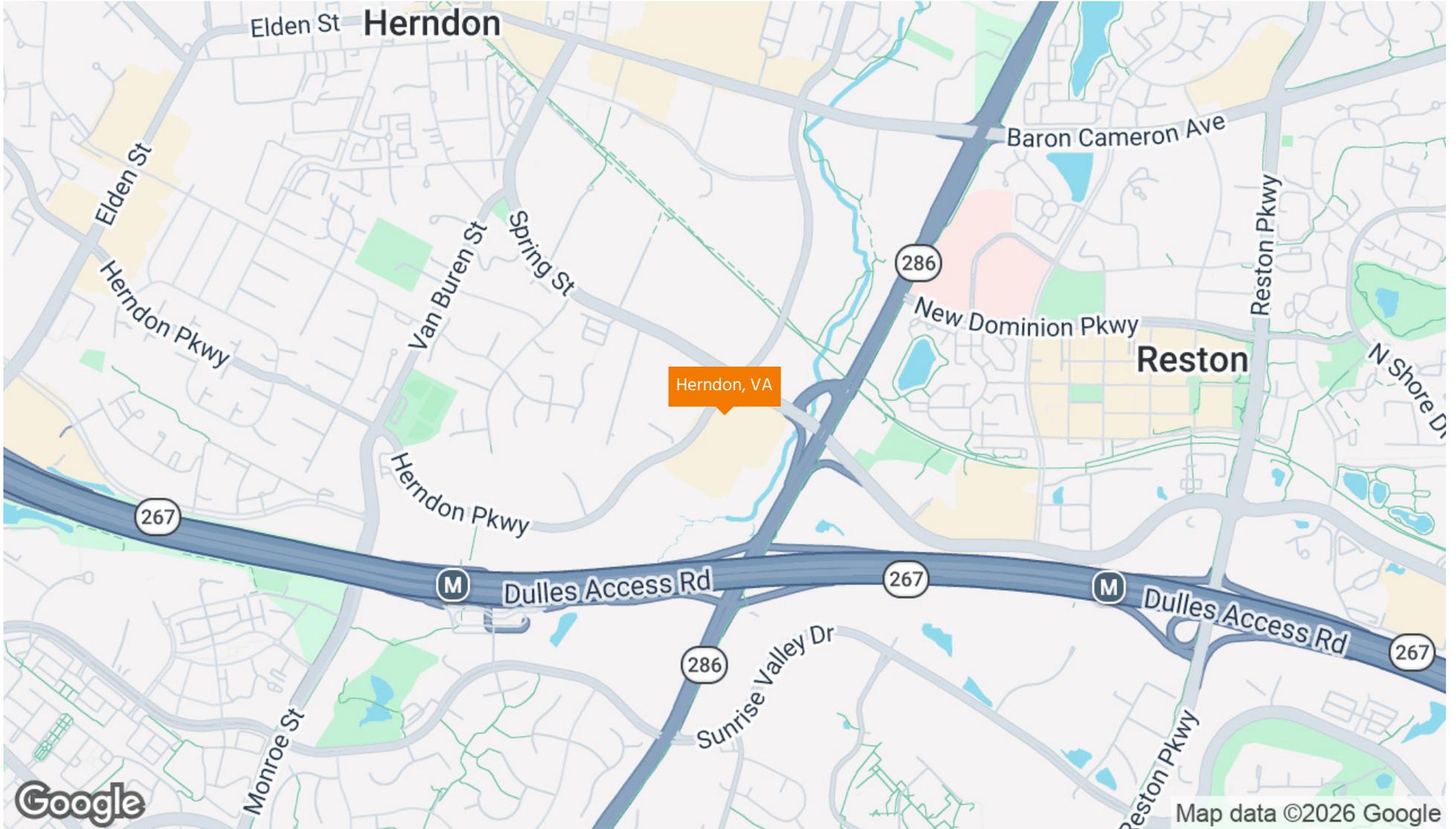
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REGIONAL MAP

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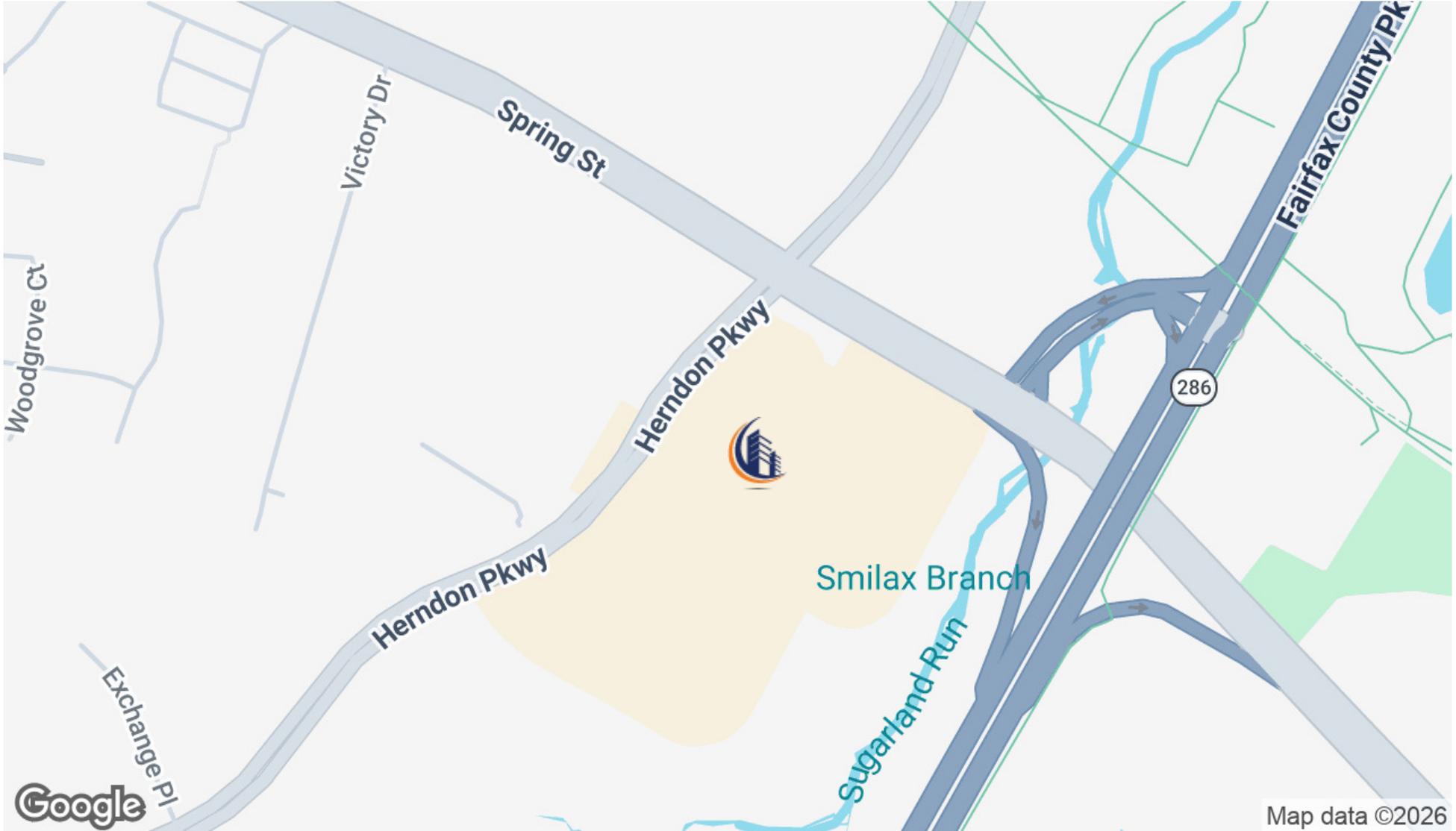
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

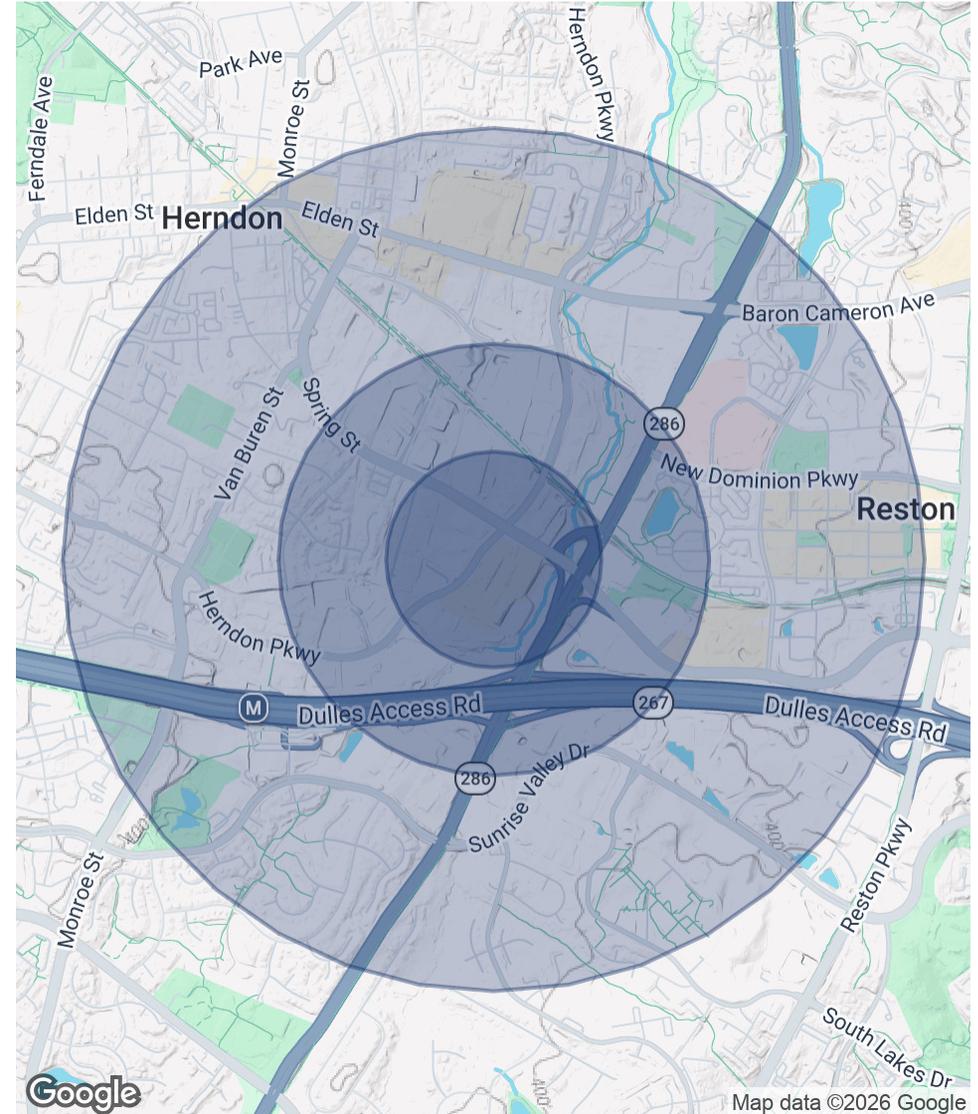
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	637	2,442	13,377
Average Age	37.4	38.1	39.5
Average Age (Male)	36.7	35.9	37.9
Average Age (Female)	37.8	39.3	41.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	226	901	5,841
# of Persons per HH	2.8	2.7	2.3
Average HH Income	\$222,482	\$203,443	\$183,421
Average House Value	\$741,209	\$717,682	\$600,547

2023 American Community Survey (ACS)



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ADVISOR BIO 1

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Managing Director

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VA #0225084011 // DC #AB98375922 / MD #0660396

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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Vice President

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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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