

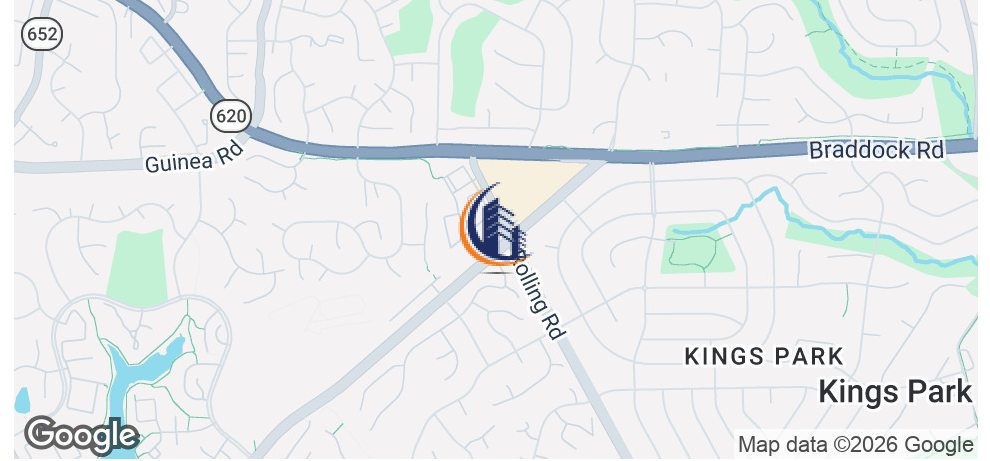
OFFICE BUILDING FOR SALE

Burke Professional Center First Floor Condo

5205A LYGATE CT # 6, BURKE, VA 22015

EXECUTIVE SUMMARY

Burke Professional Center First Floor Condo 5205a Lyngate Ct # 6, Burke, VA 22015



OFFERING SUMMARY

Sale Price:	\$329,000
Lot Size:	0.04 Acres
Year Built:	1981
Building Size:	1,177
Renovated:	2013
Zoning:	C-2
Taxes:	\$3,694.00
Market:	Washington D.C.
Submarket:	Burke
Price / SF:	\$279.52
Condo Fee:	\$405 per mo.

PROPERTY OVERVIEW

A prime opportunity to own a professionally built-out office condo in the heart of Burke, VA. Located within the well-maintained Burke Professional Center, this first-floor suite offers approximately 1,177 SF with a reception area, private offices, conference room, kitchenette, and restroom. Featuring abundant natural light, updated finishes, secure access, and free surface parking, the space is ideal for medical, school, personal service, or other professional users. Conveniently positioned near Braddock Road, Rolling Road, and I-495 for excellent regional access. K & M Commercial is the exclusive brokerage firm.

PROPERTY HIGHLIGHTS

- Approximately 1,177 SF first-floor office condo with direct and convenient access
- Professionally built-out suite featuring reception area, private offices, conference room, kitchenette, and restroom
- Ideal for medical, school, personal service, and a variety of professional office users
- Bright interiors with updated finishes, secure access, and abundant free surface parking
- Excellent Burke location near Braddock Road, Rolling Road, and I-495 with outstanding regional connectivity

KAYVAN MEHRBAKSH, CCIM, MBA

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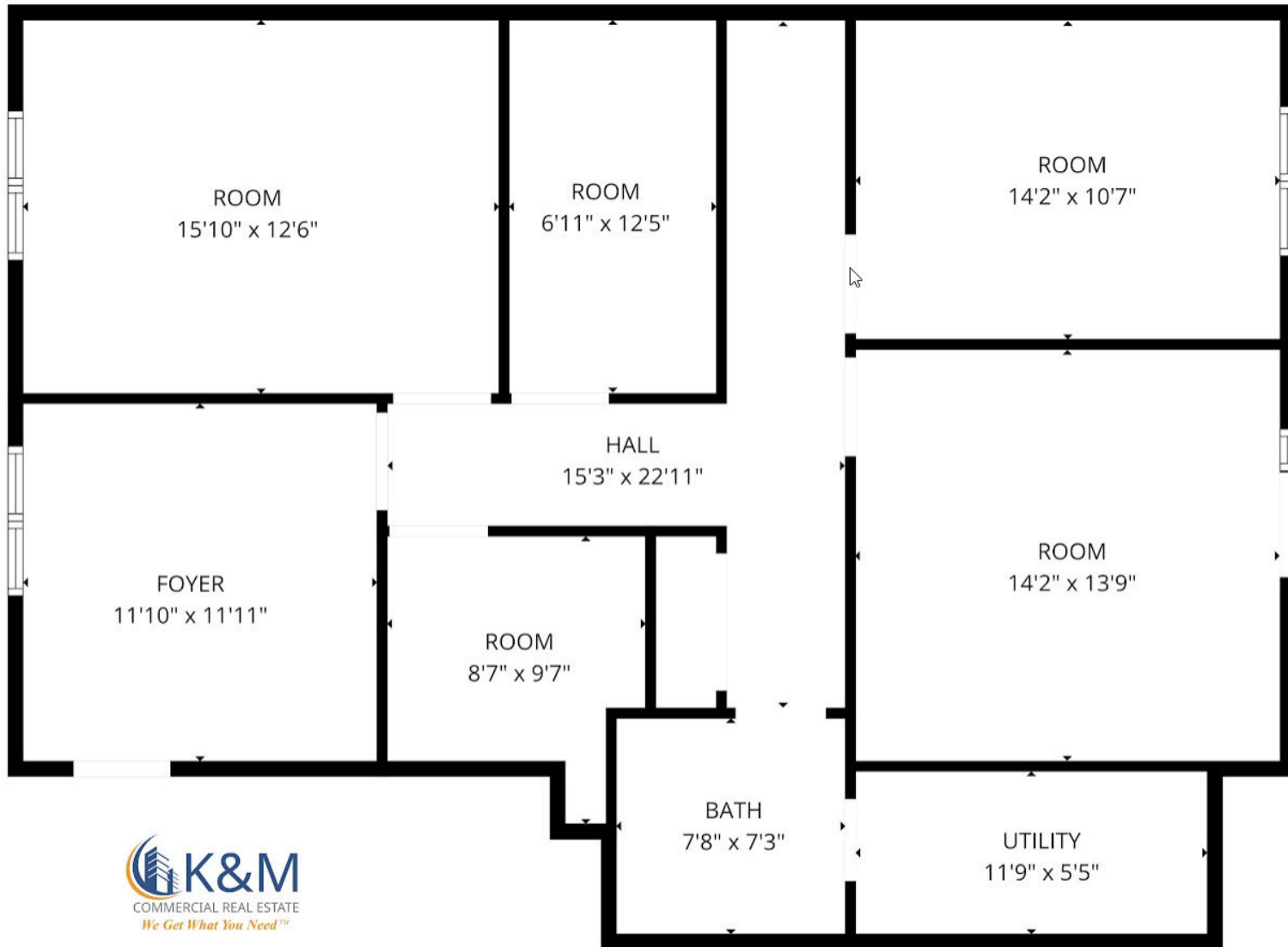
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FLOOR PLANS

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ADDITIONAL PHOTOS

Burke Professional Center First Floor Condo 5205a Lyngate Ct # 6, Burke, VA 22015



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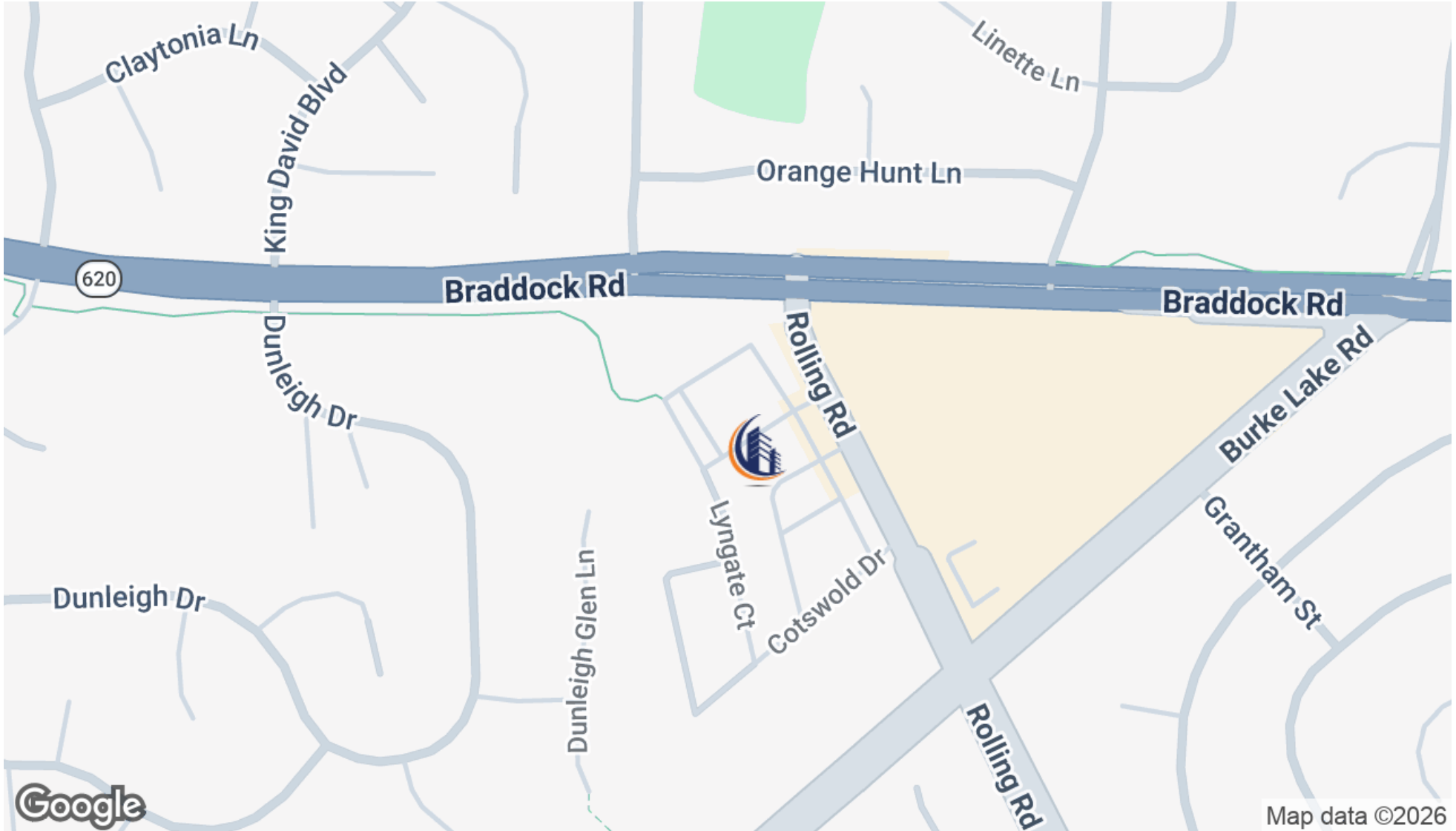
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LOCATION MAP

Burke Professional Center First Floor Condo 5205a Lyngate Ct # 6, Burke, VA 22015



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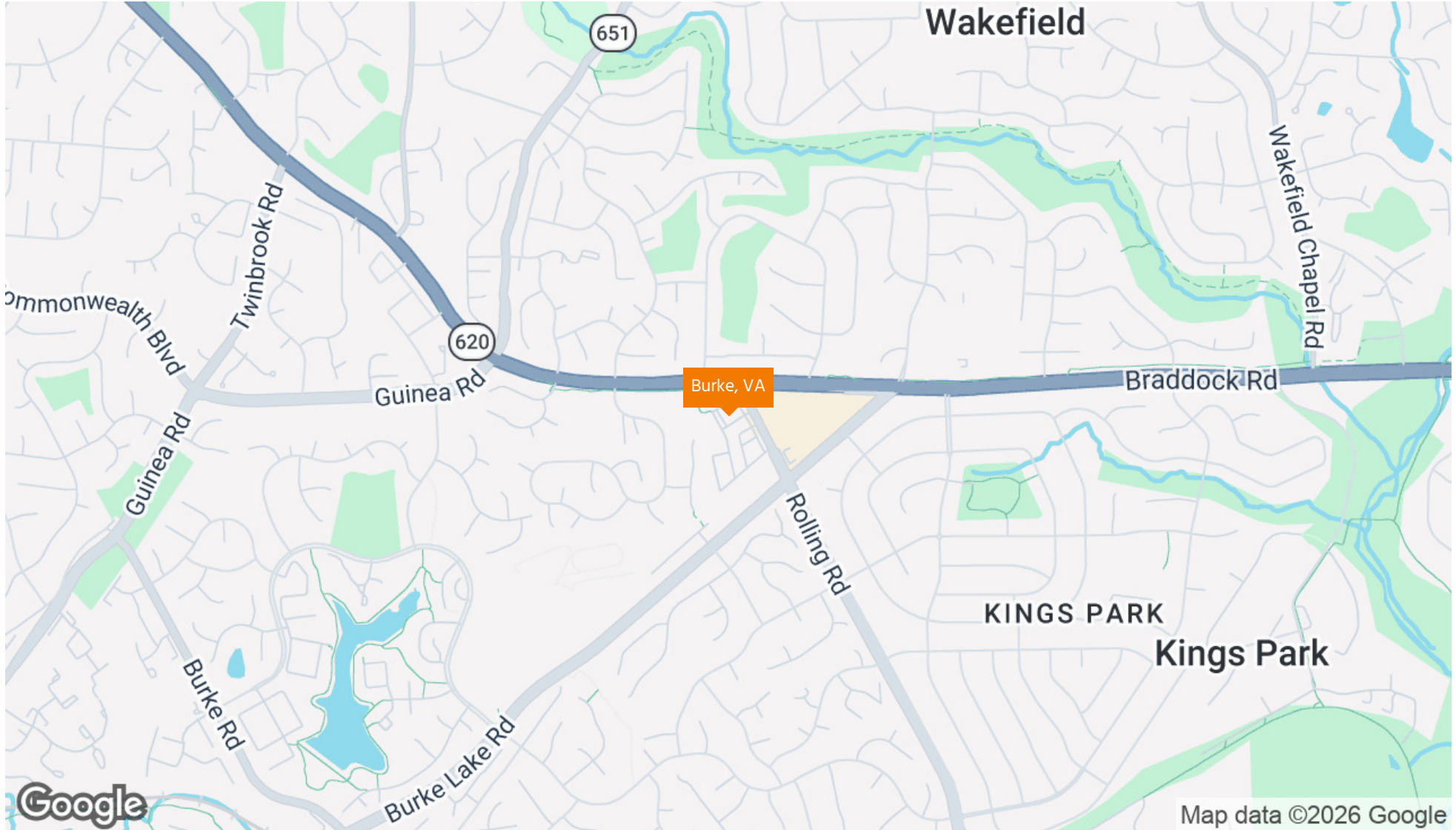
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REGIONAL MAP

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DEMOGRAPHICS MAP & REPORT

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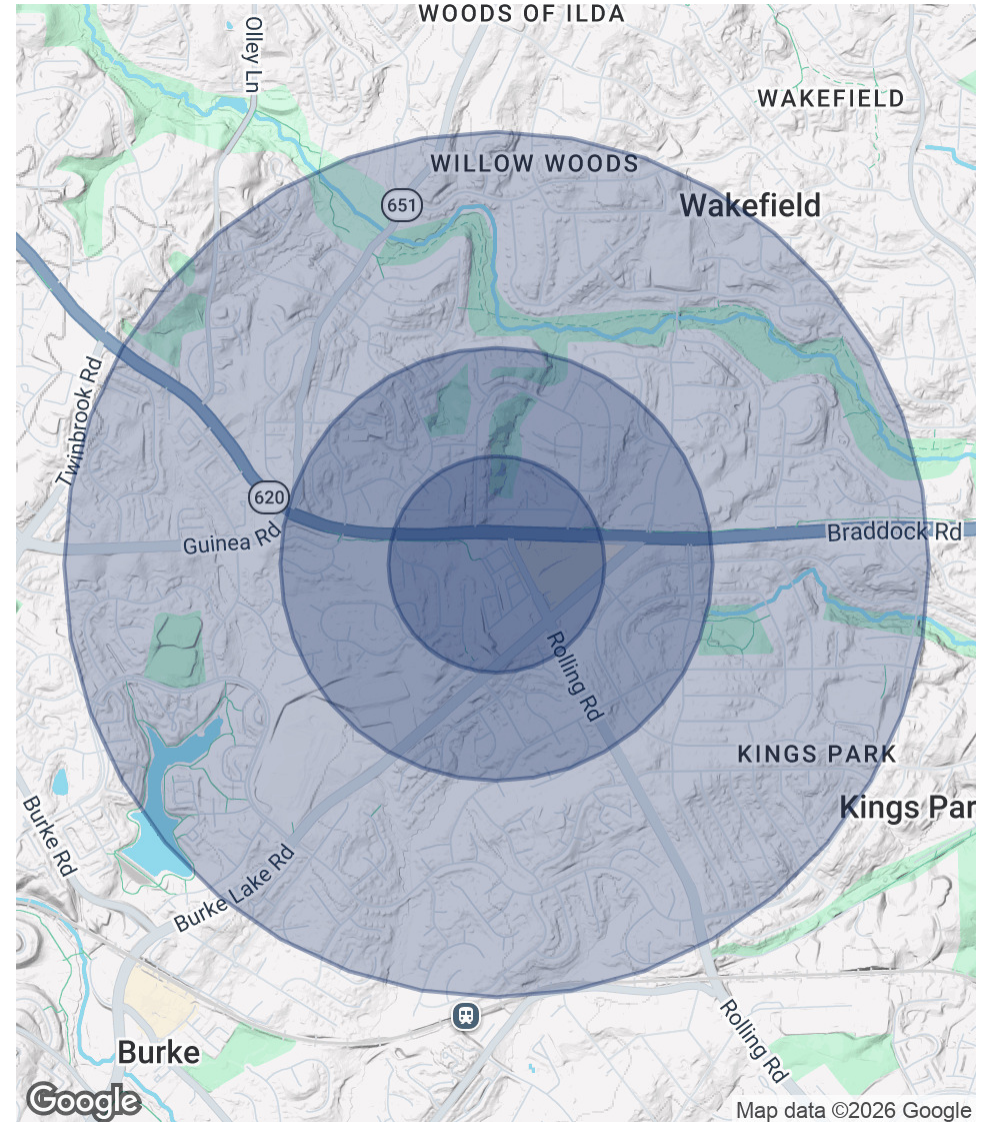


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	727	3,020	13,407
Average Age	44.0	44.5	41.5
Average Age (Male)	44.7	44.1	40.7
Average Age (Female)	44.0	45.6	43.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	238	1,000	4,289
# of Persons per HH	3.1	3.0	3.1
Average HH Income	\$217,998	\$220,120	\$212,777
Average House Value	\$760,314	\$766,776	\$738,029

2023 American Community Survey (ACS)



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ADVISOR BIO 1

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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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