



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED

OFFICE BUILDING FOR LEASE

1952 Isaac Newton Sq W #

1952

RESTON, VA 20190

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Available SF:	5,000 SF
Lease Rate:	\$19.00 SF/yr (NNN)
Lot Size:	0.74 Acres
Year Built:	1995
Building Size:	5,000
Zoning:	I-5
Taxes:	\$1,731 per mo
Condo Fee:	\$1,499 per mo

PROPERTY OVERVIEW

K & M Commercial, as the exclusive brokerage firm, is proud to present this exceptional single-story office condo available for lease. Spanning approximately 5,000 square feet, this well-appointed suite offers a highly functional layout designed to support productivity and collaboration. The space features 14 private offices, multiple open workstation areas, and three or more conference rooms—ideal for teams that require both privacy and flexible meeting space. A full eat-in kitchen provides convenience for staff, while two restrooms ensure comfort for employees and guests alike. The suite offers direct access, abundant on-site parking, and both building and suite door signage for excellent visibility and brand presence. Strategically located just two miles from Reston Town Center and within walking distance to Reston Row, the property places your business in the heart of one of Northern Virginia’s most dynamic commercial corridors. Easy access from the Dulles Toll Road ensures convenient commuting for employees and clients alike. This is a rare opportunity to lease a move-in ready office condo in a prime Reston location, combining accessibility, functionality, and strong corporate presence.

PROPERTY HIGHLIGHTS

- 5,000 sq/ft Office Condo with direct access
- 14+ offices, 3+ conf room, eat in kitchen and 2 baths
- Building and entrance door signage

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ADDITIONAL PHOTOS

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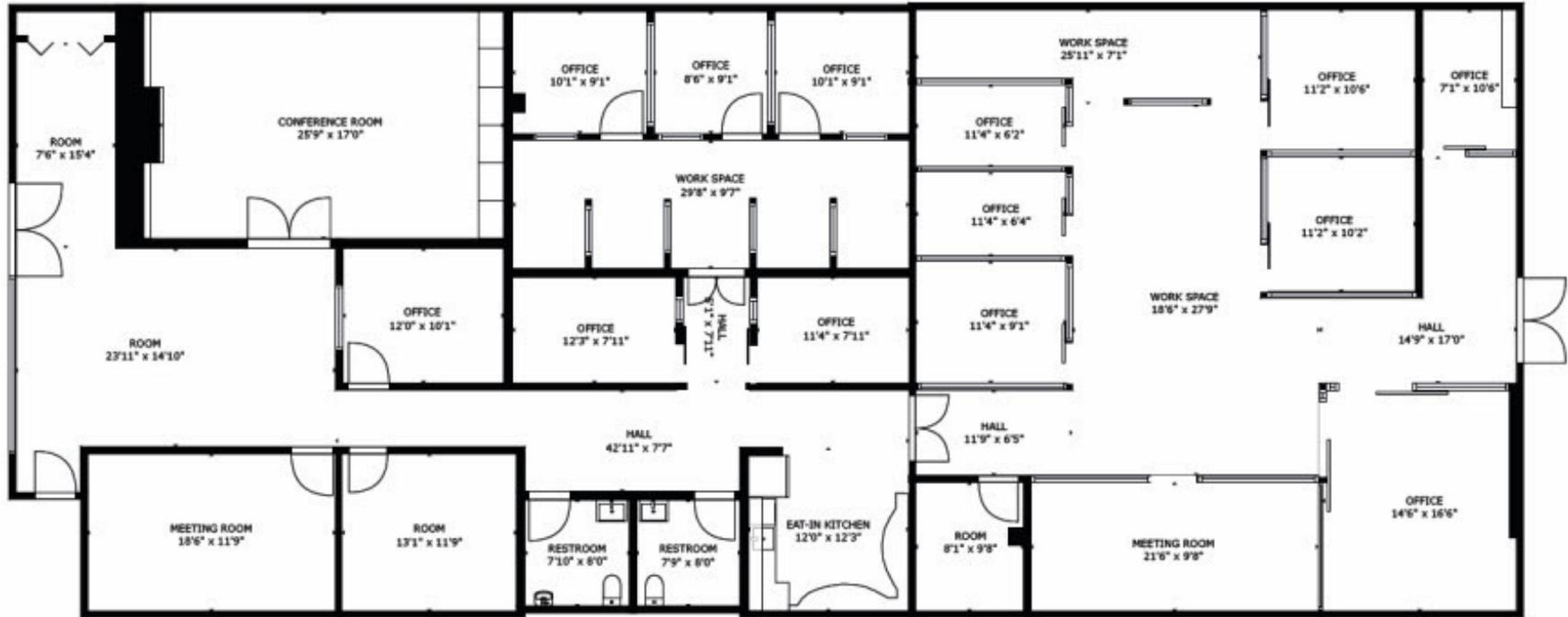
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FLOOR PLANS

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FLOOR PLAN



All Dimensions and Sizes are approximation.
Due to duplication and incorporation into document actual scale may vary.
All measurements should be field verified.

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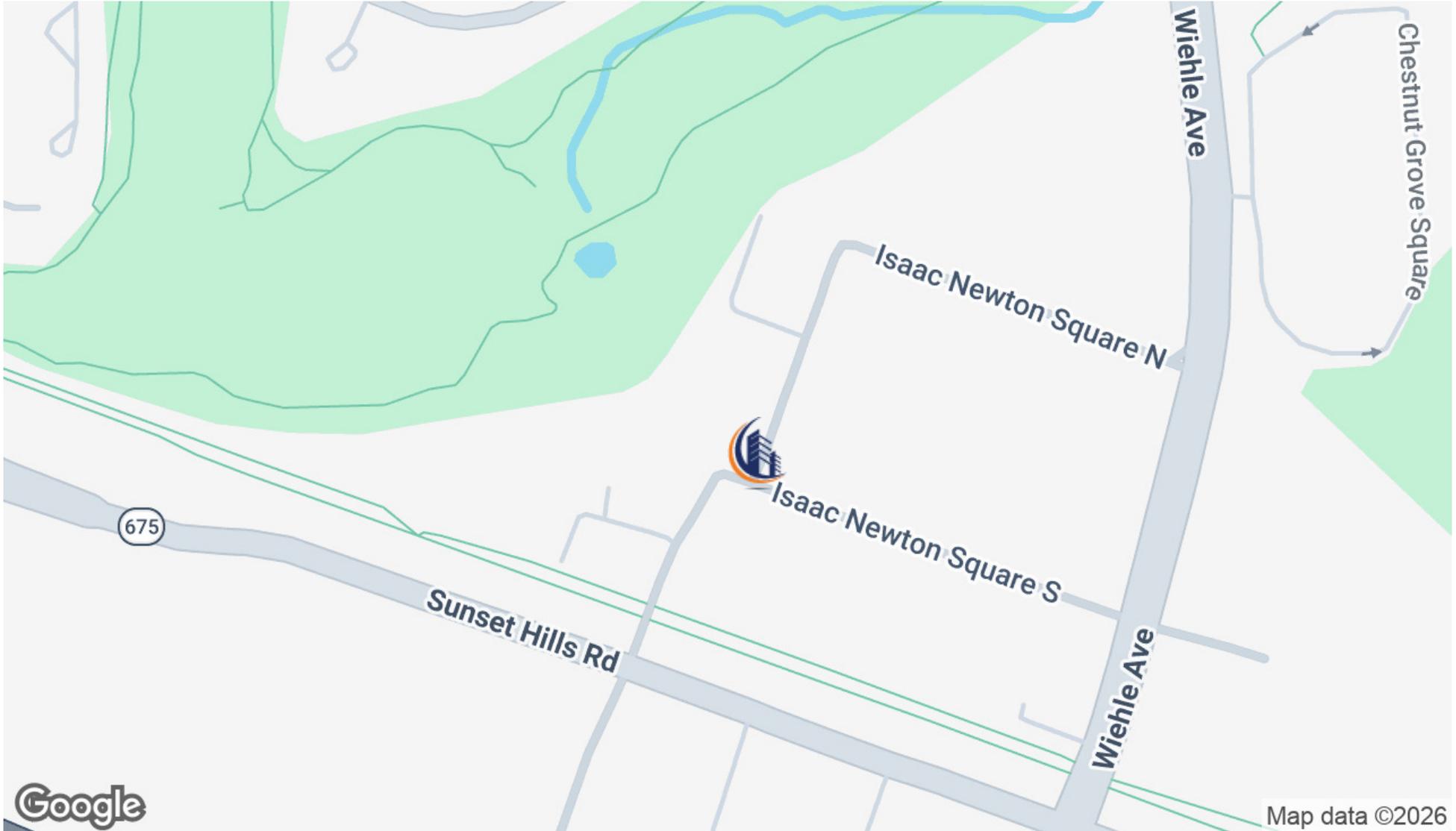
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LOCATION MAP

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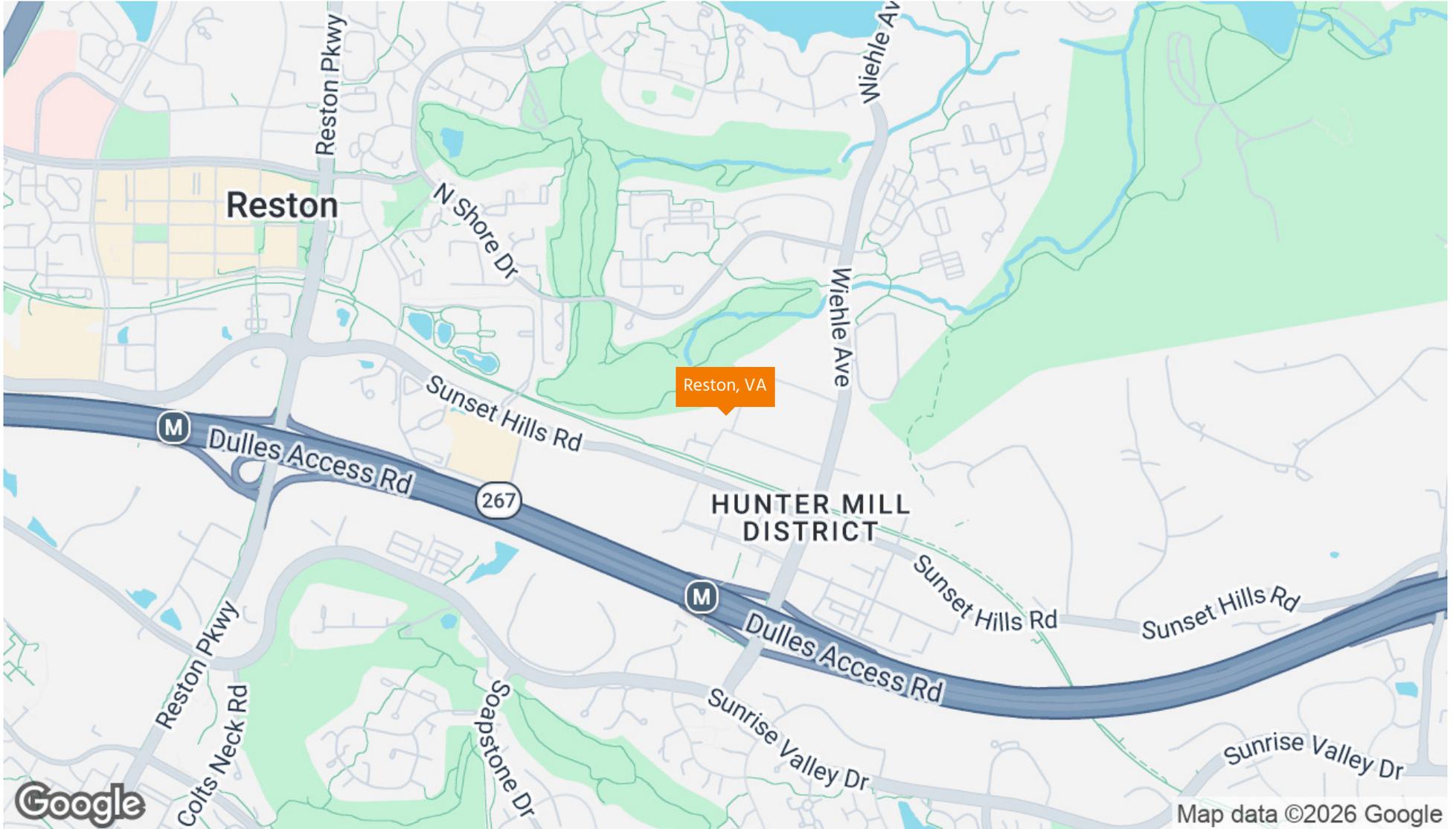
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REGIONAL MAP

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DEMOGRAPHICS MAP & REPORT

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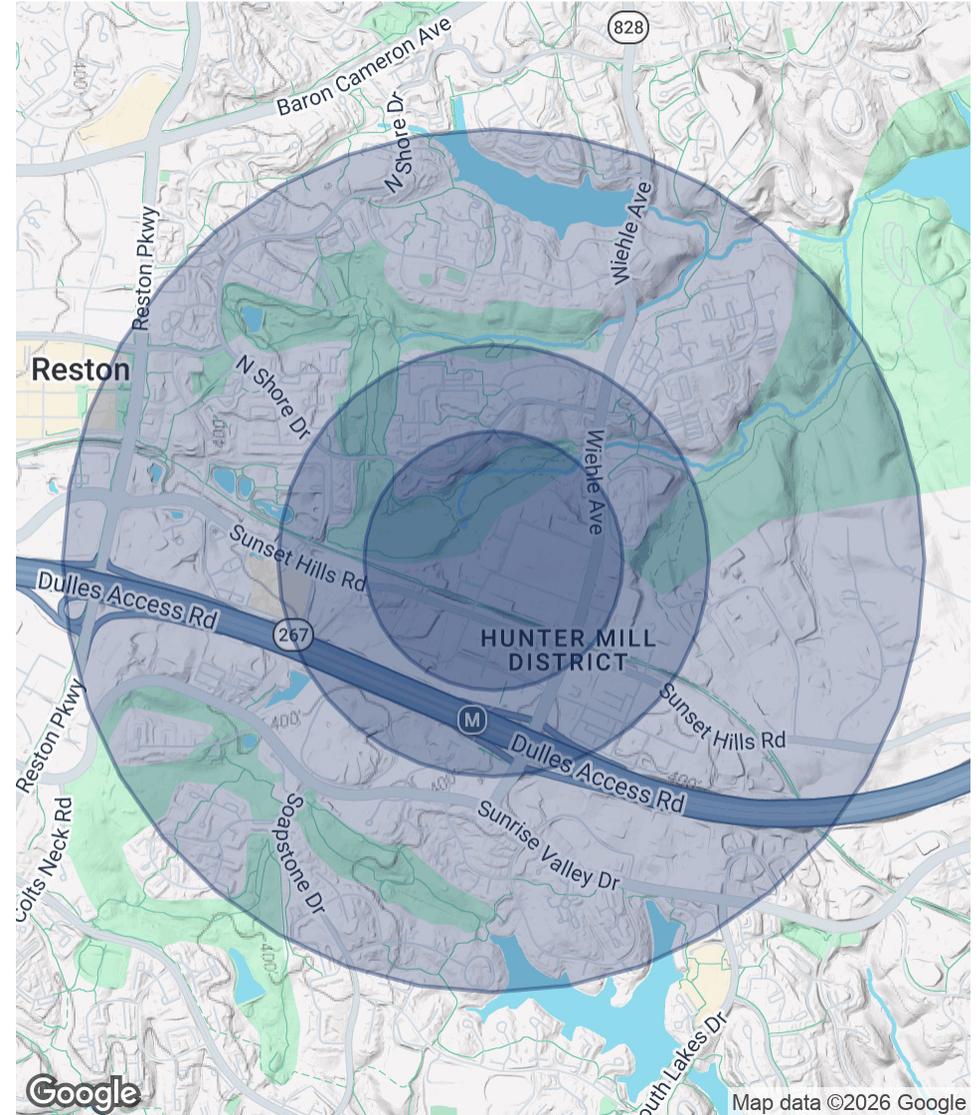


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,160	3,993	13,914
Average Age	36	36	41
Average Age (Male)	36	36	40
Average Age (Female)	36	37	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,087	1,921	6,792
# of Persons per HH	2	2.1	2
Average HH Income	\$181,561	\$178,860	\$164,911
Average House Value	\$442,937	\$519,327	\$645,089

Demographics data derived from AlphaMap



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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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ADVISOR BIO 2

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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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