

# LEASE

READY TO MOVE IN OFFICE FOR LEASE

LEASE RATE

Negotiable



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COLDWELL BANKER  
**COMMERCIAL**  
REALTY

**Deniz Senyurt**  
571 271 6604

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## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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### PROPERTY DESCRIPTION

In Springfield, VA, near Springfield Plaza, this 3,342 SF office space offers nine private offices, two restrooms, a kitchenette, a reception area, and a spacious common workspace flooded with natural light. Accessible by both elevator and stairs, it's designed for a variety of professional services. Situated on a corner lot with high visibility, it includes ample parking and prime signage opportunities, making it ideal for businesses seeking a prominent location.

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,342 SF
Lot Size:	22,416 SF
Zoning:	C2
APN:	0803 01 0003D

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### LOCATION DESCRIPTION

7210 Old Keene Mill Road boasts a prime location in the heart of Springfield, VA, directly adjacent to Springfield Plaza Shopping Center. This vibrant area is home to key amenities including Giant Food, Wells Fargo Bank, and Trader Joe's, all within easy walking distance. Public transportation is readily available with a bus stop directly in front of the building, enhancing accessibility. It's conveniently located minutes from the Franconia-Springfield Metro Station, Springfield Commons Shopping Center, Springfield Town Center, Northern Virginia Community College, and Kaiser Permanente Hospital. Additionally, the property offers quick access to the I-495 and I-95 intersection, ensuring seamless connectivity to the wider region.

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### PROPERTY HIGHLIGHTS

- Prime Springfield Location: Situated in the heart of Springfield, VA, next to Springfield Plaza Shopping Center, offering unparalleled convenience.
- Comprehensive Amenities Nearby: Giant Food, Wells Fargo Bank, Trader Joe's, and more amenities within walking distance for ease and comfort.
- Exceptional Accessibility: Public bus stop right in front of the building and minutes away from Franconia-Springfield Metro Station for effortless commuting.
- Near Major Shopping and Educational Facilities: Close to Springfield Town Center, Northern Virginia Community College, and more for shopping and educational pursuits.
- Strategic Proximity to Key Roads: Minutes away from the intersection of I-495 and I-95, providing excellent connectivity to the wider region.
- Great Signage Visibility : Visibility by 51,000 Vehicle Per Day

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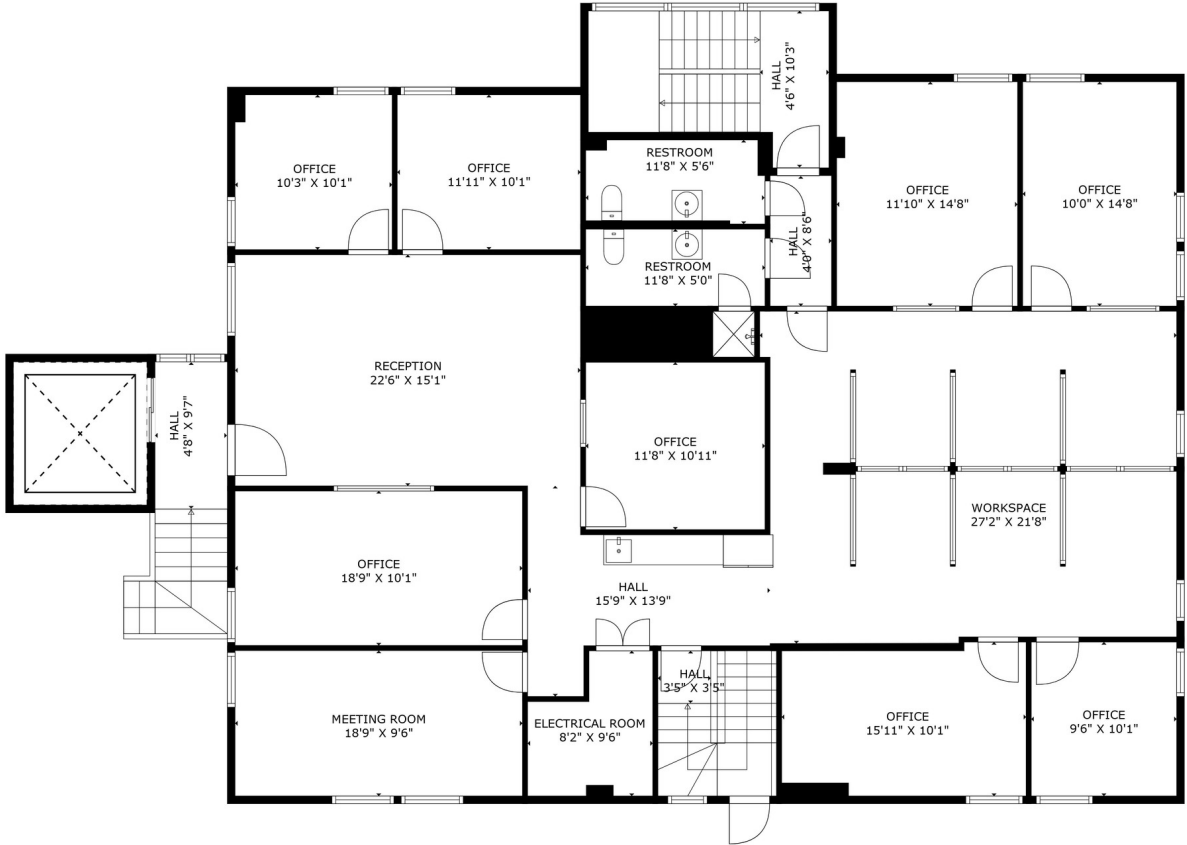
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7210 Old Keene Mill Road Springfield VA Springfield, VA 22150



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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**LEASE COMPARABLES**

<b>ADRESS</b>	<b>LEASE RATE PER SF</b>	<b>EXECUTED</b>
6120 BRANDON AVENUE SPRINGFIELD VA	\$32.58+ELEC	FEBRUARY 2024
7015 OLD KEENE MILL ROAD SPRINGFIELD VA	\$26.67/SF NNN	JANUARY 2024
6564 LOISDALE SPRINGFIELD VA	\$31.50/SF FS	MAY 2023
<b>TABLE TOTALS</b>	<b>TABLE TOTALS</b>	<b>TABLE TOTALS</b>

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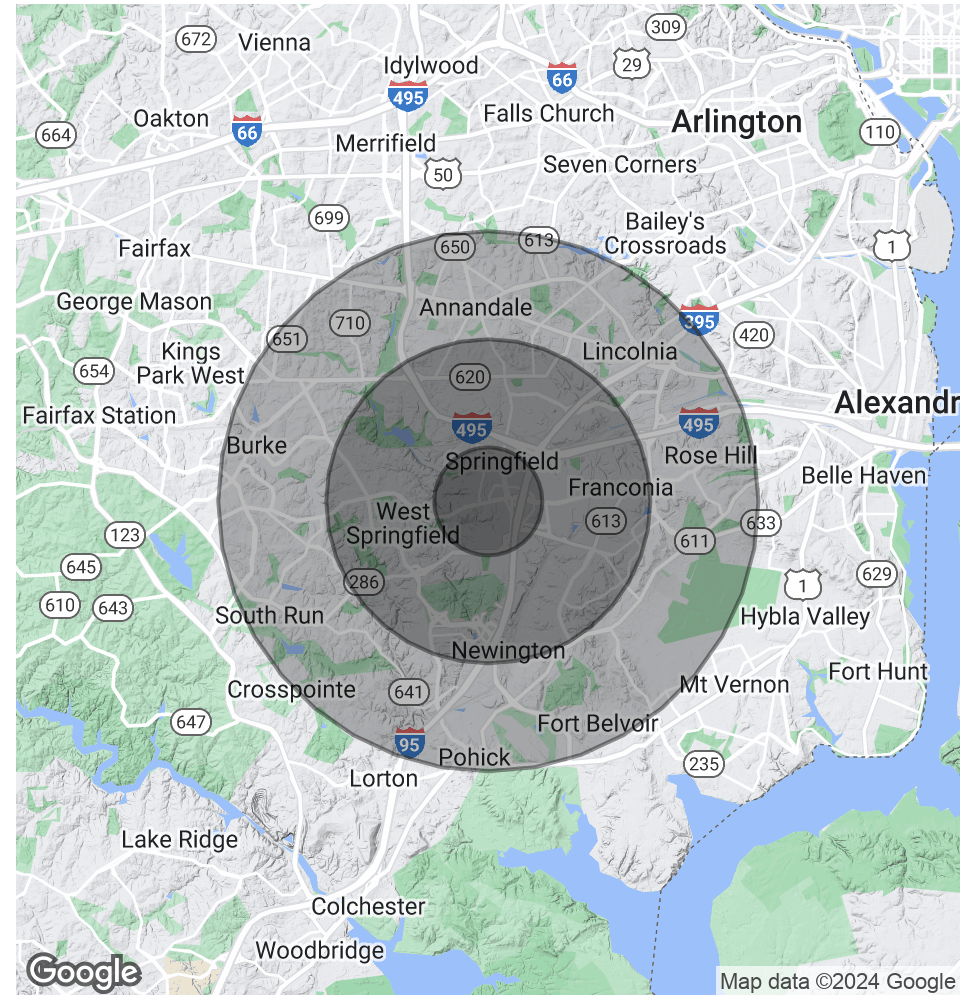
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,609	118,273	344,996
Average Age	39.7	40.6	39.4
Average Age (Male)	38.9	39.2	38.2
Average Age (Female)	40.8	41.8	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,613	41,114	123,387
# of Persons per HH	3.2	2.9	2.8
Average HH Income	\$119,805	\$133,575	\$131,770
Average House Value	\$474,209	\$486,637	\$454,842

\* Demographic data derived from 2020 ACS - US Census

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## PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from being Chair of the Commercial Council of NVAR, Deniz serves as Northern Virginia Area Director of CCIM Mid Atlantic Chapter. She is also the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum and NVAR Platinum Top Producer Award Winner.

## EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021. Her designations are Certified International Property Specialist (CIPS) and Certified Commercial Investment Member (CCIM).

## MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association

**DENIZ SENYURT, CCIM**  
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**Associate Broker**  
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