



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

OFFICE BUILDING FOR LEASE

Sublease Space In Old Town Alexandria

1600 DUKE ST. SUITE 300, ALEXANDRIA, VA 22314

EXECUTIVE SUMMARY

Sublease Space In Old Town Alexandria 1600 Duke St. Suite 300, Alexandria, VA 22314



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Year Built:	1984
Building Size:	2,986
Zoning:	OCM100
Market:	Washington D.C. Metro Area
Submarket:	Old Town Alexandria

PROPERTY OVERVIEW

K & M Commercial, as the exclusive listing firm, is happy to present this Sublease opportunity. Property located on Duke St. in Old Town Alexandria, 3rd Floor with newly updated baths, common areas, and lobby. Window lined offices with furniture. Large Conference room to seat up to 20+. Cubed work station area and full-size kitchenette with lounge. The lease ends on 11/30/2023.

PROPERTY HIGHLIGHTS

- Sublease Opportunity with below market asking rent
- Fully furnished with multiple window lined offices
- Large Conf. Room, Kitchenette with Lounge Area, and Cubed/Work Station Space
- Newly updated Lobby, Baths, and Common Area
- 2 Blocks to Metro/Amtrak
- Garage Parking Available
- Lease ends on 11/30/2023.

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FLOOR PLANS

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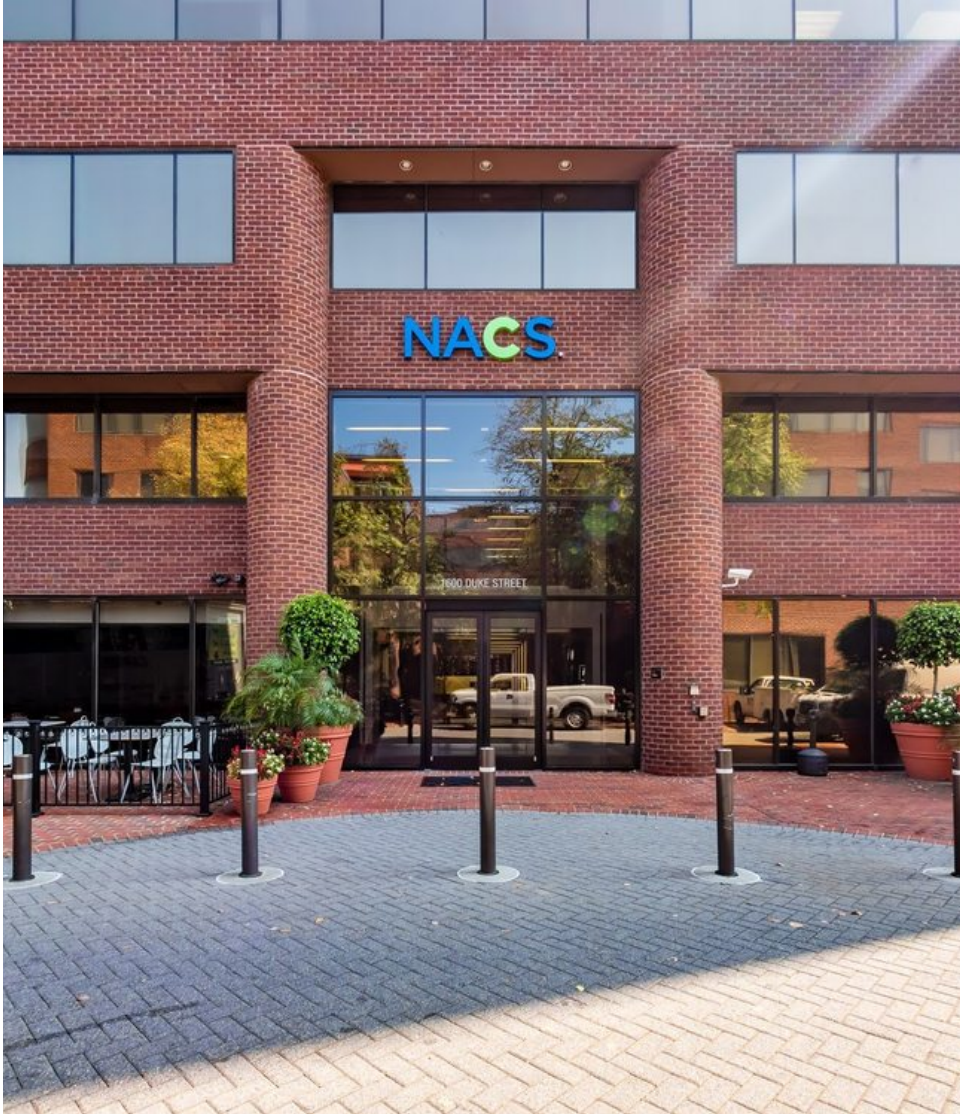
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ADDITIONAL PHOTOS

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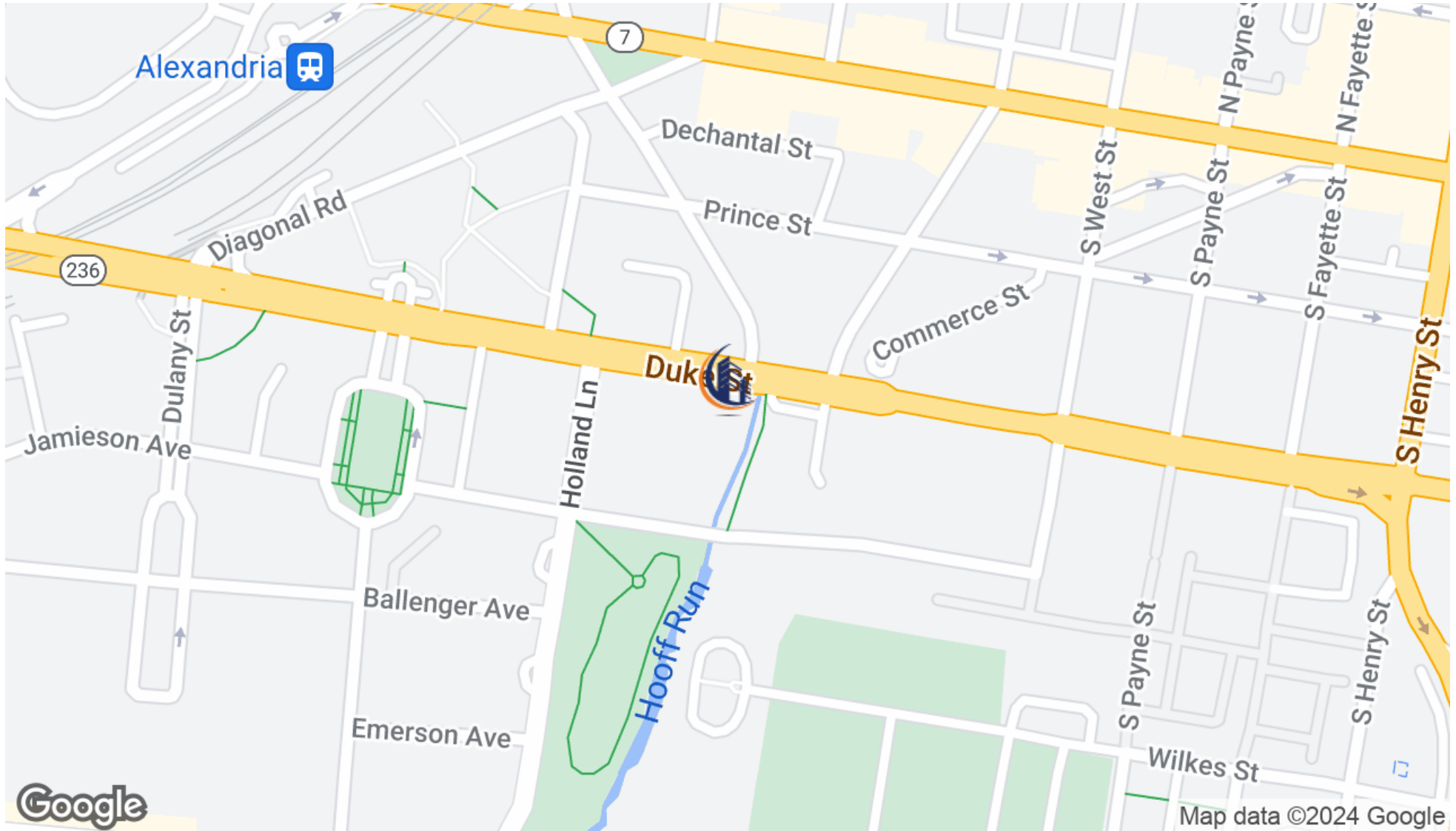
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LOCATION MAPS

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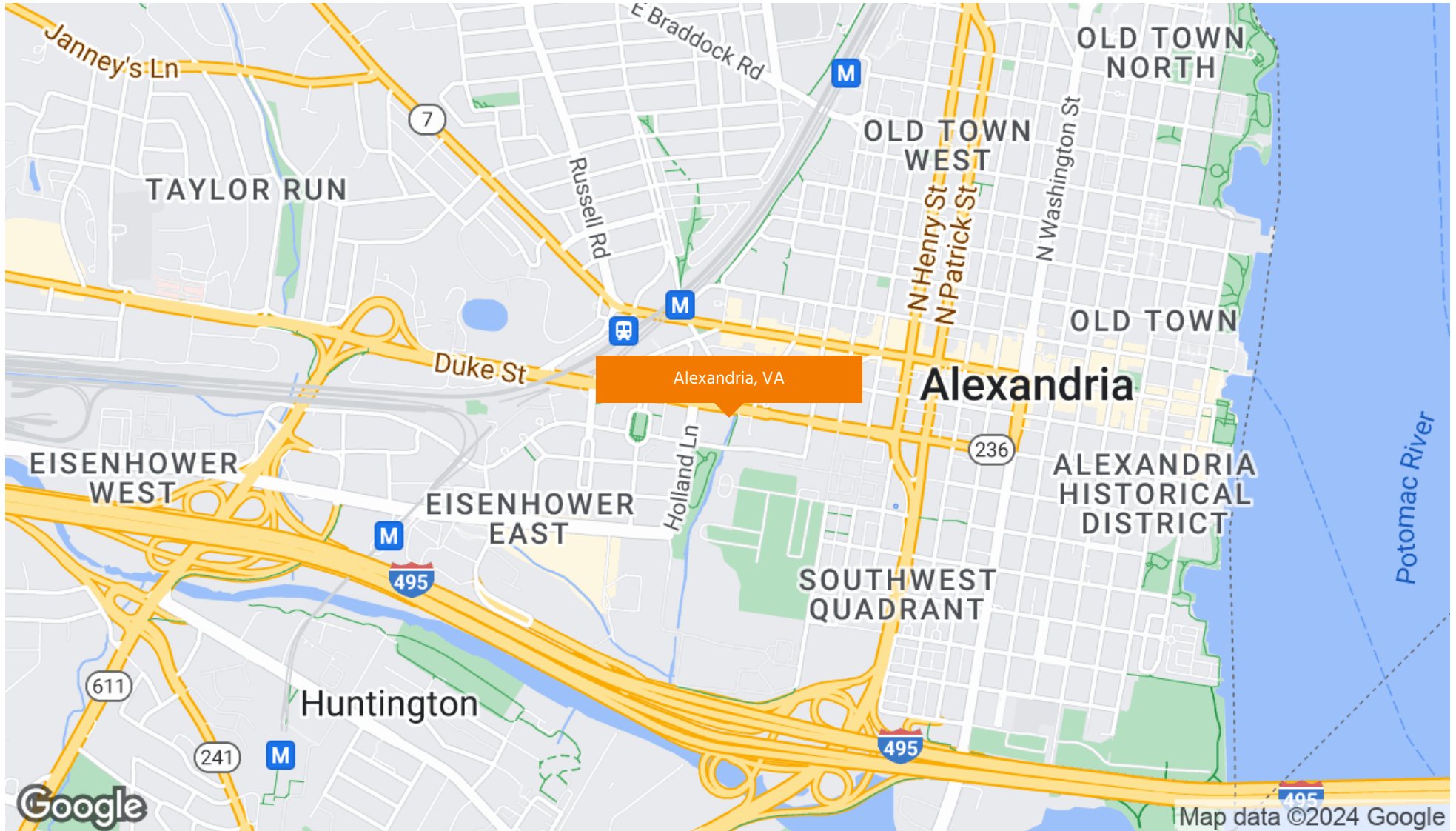
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REGIONAL MAP

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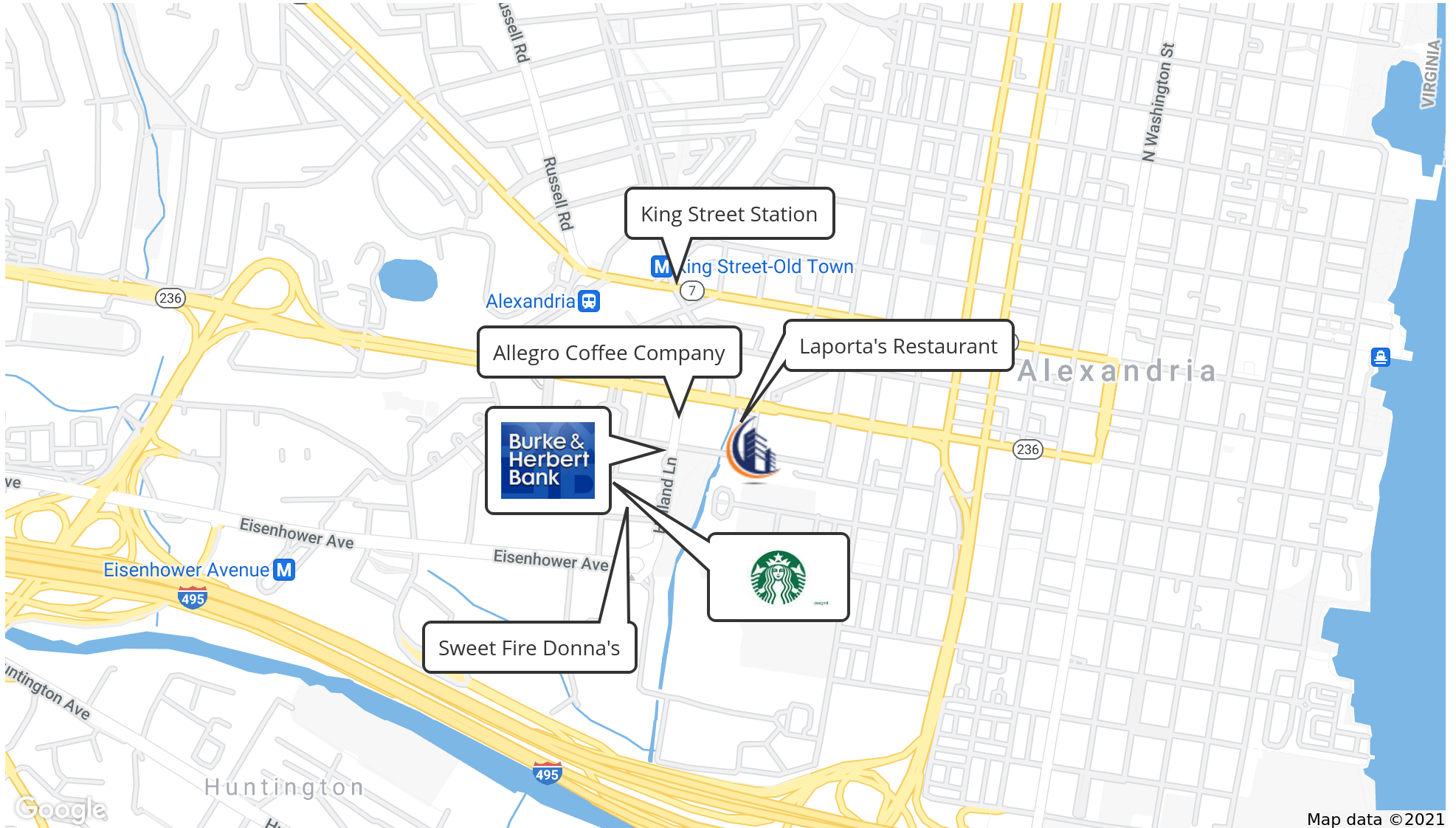
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RETAILER MAP

Sublease Space In Old Town Alexandria 1600 Duke St. Suite 300, Alexandria, VA 22314



Map data ©2021

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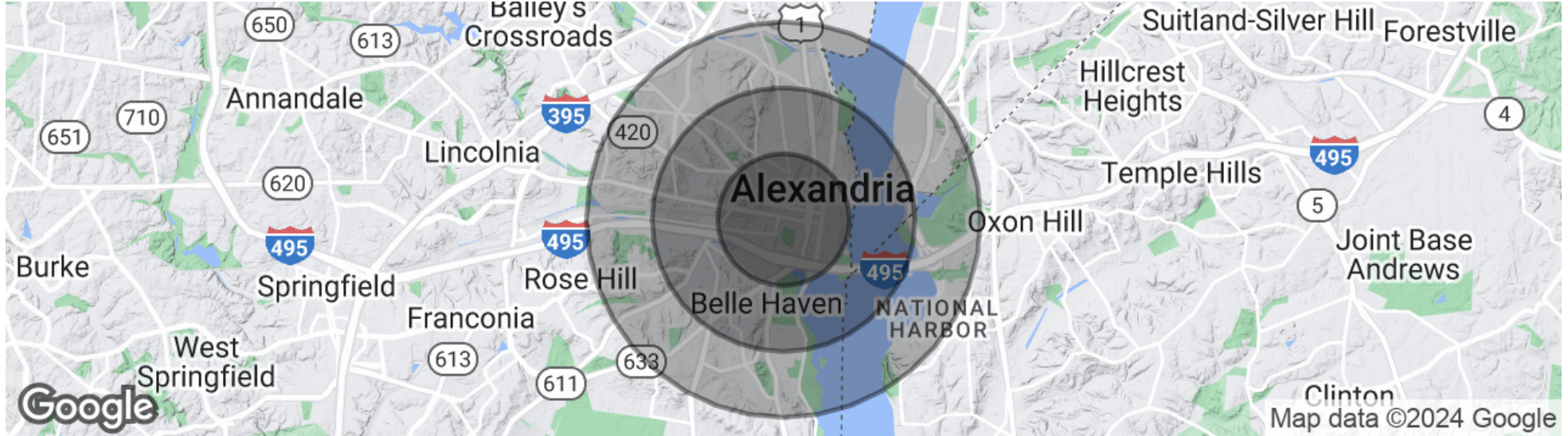
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	23,933	74,266	134,307
Median age	37.5	38.0	37.1
Median age (Male)	37.2	37.8	36.9
Median age (Female)	38.3	39.2	37.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	11,993	36,270	61,858
# of persons per HH	2.0	2.0	2.2
Average HH income	\$132,184	\$132,962	\$124,940
Average house value	\$664,579	\$621,755	\$582,131

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1

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KAYVAN MEHRBAKHSH, CCIM, MBA

Managing Director

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: 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.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

Mr. Mehrbakhsh received his Master of Business Administration from American University and holds a Bachelor of Science in Information Systems from Radford University. Mr. Mehrbakhsh holds licenses in Virginia, Washington D.C., and Maryland.

EDUCATION

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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.

Prior to 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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