



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

OFFICE BUILDING FOR SALE

Separate Entrance Office In Herndon VA

722 GRANT ST., HERNDON, VA 20170

EXECUTIVE SUMMARY

Separate Entrance Office In Herndon VA 722 Grant St., Herndon, VA 20170



OFFERING SUMMARY

| | |
|----------------|---------------|
| Sale Price: | \$224,950 |
| Year Built: | 2003 |
| Building Size: | 12,000 |
| Zoning: | O & LI |
| Taxes: | \$2,539.00 |
| Market: | Washington DC |
| Submarket: | Herndon |
| Condo Fee | \$110.00 |

PROPERTY OVERVIEW

K & M Commercial is happy to present for SALE this separate entrance 2nd-floor office. Excellent location near Downtown Herndon and minutes from the RTC and Reston and Herndon Metro stops. Three offices, en-suite bath, conference room, and kitchenette. Low condo fee of \$110 per month.

PROPERTY HIGHLIGHTS

- Separate Entrance 2nd Floor Office, Unit H
- 3 Offices, Conf. Room, En-Suite Bath and Kitchenette
- Walking distance to Downtown Herndon
- Low condo fee of \$110 per month

KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

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K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

ADDITIONAL PHOTOS

Separate Entrance Office In Herndon VA 722 Grant St., Herndon, VA 20170



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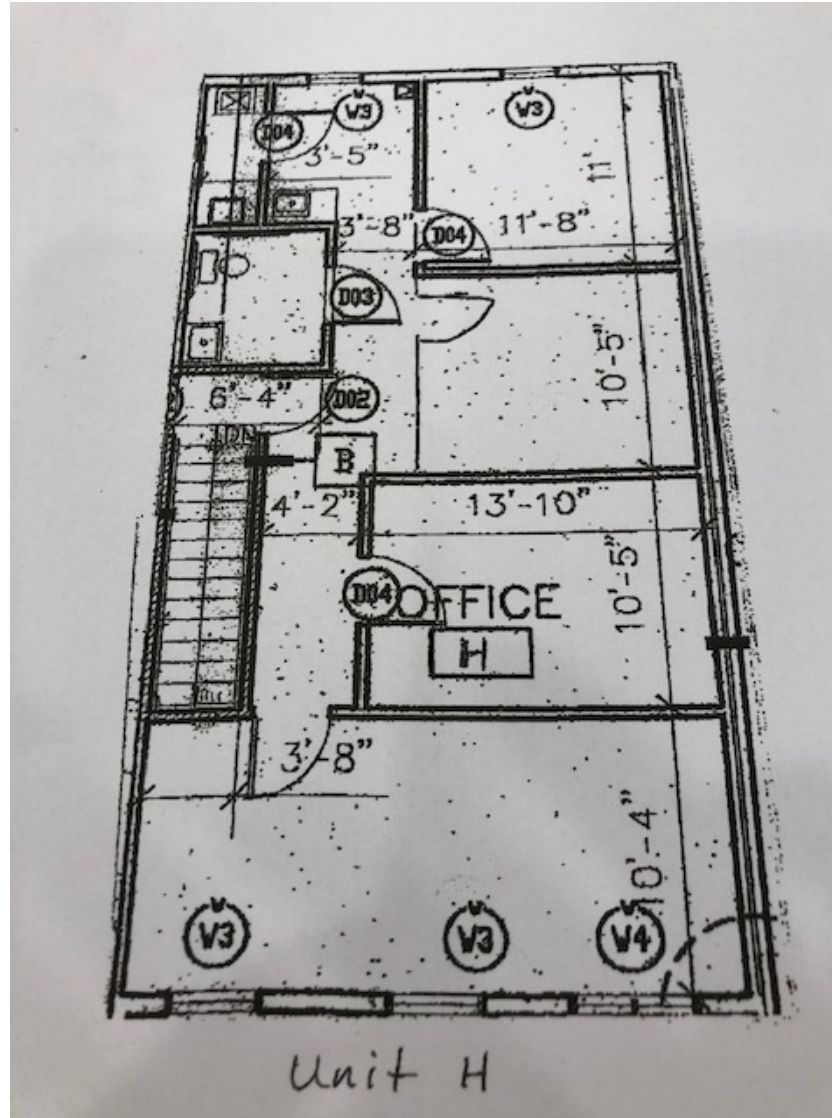
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FLOOR PLANS

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LOCATION MAPS

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DEMOGRAPHICS MAP & REPORT

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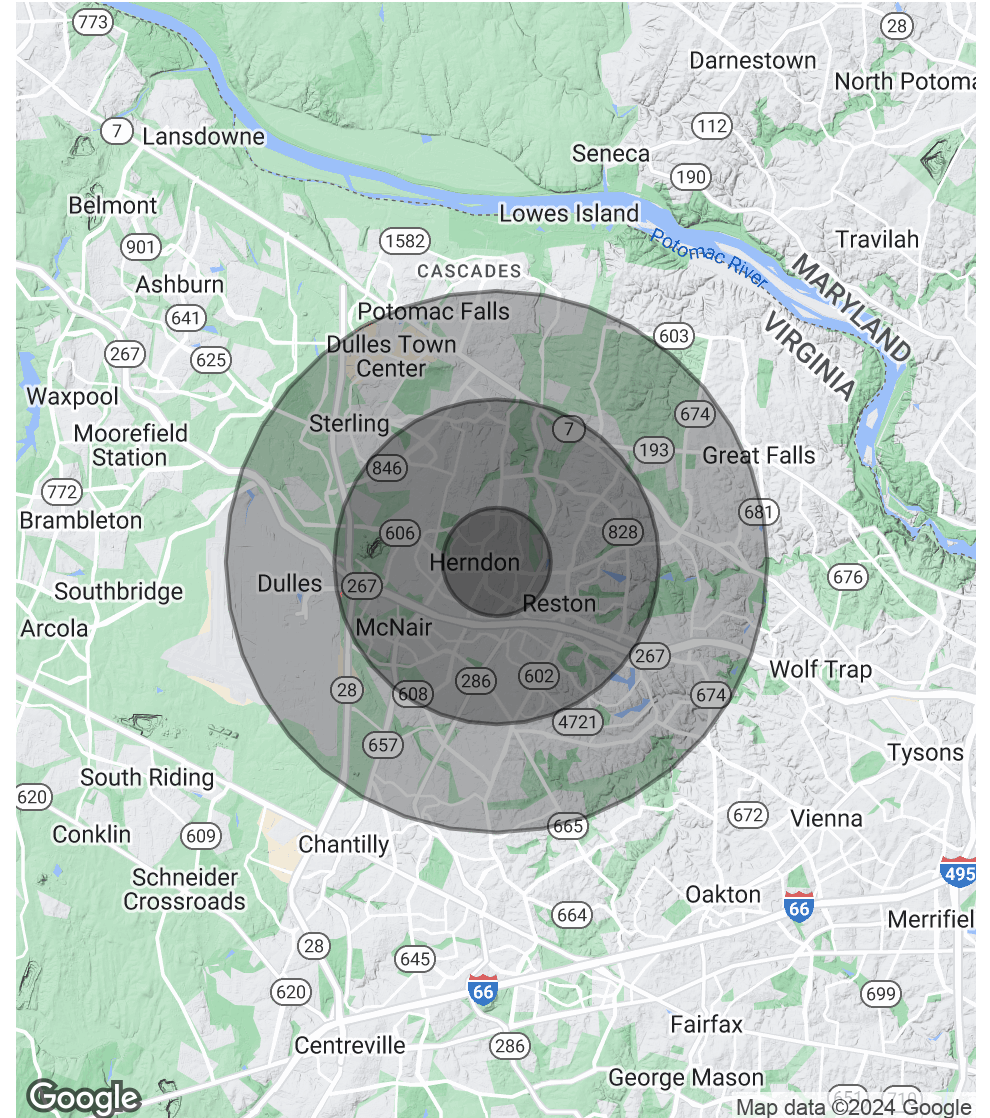
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 13,927 | 130,313 | 243,628 |
| Average age | 37.4 | 35.7 | 36.4 |
| Average age (Male) | 38.6 | 35.3 | 35.9 |
| Average age (Female) | 36.1 | 36.2 | 37.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 5,314 | 50,123 | 90,162 |
| # of persons per HH | 2.6 | 2.6 | 2.7 |
| Average HH income | \$112,385 | \$117,869 | \$129,576 |
| Average house value | \$395,962 | \$503,851 | \$557,887 |

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1

Separate Entrance Office In Herndon VA 722 Grant St., Herndon, VA 20170



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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