

OFFICE BUILDING FOR SALE

# Sunrise Professional Center Condo

**12359 SUNRISE VALLEY DR. STE. 130, RESTON, VA 20191**

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. K&M Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. K&M Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by K&M Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



# Section 1

## PROPERTY INFORMATION

**KAYVAN MEHRBAKSH, CCIM, MBA**

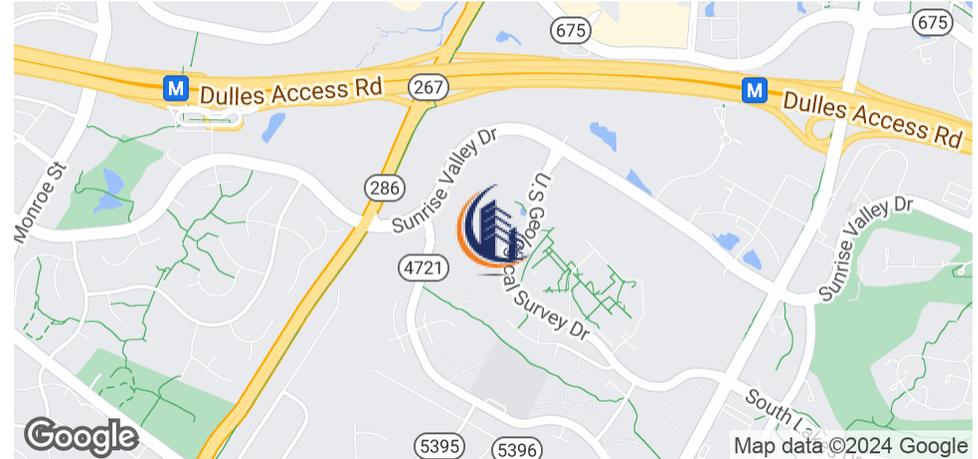
703.734.2822

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matt@svndc.com



**OFFERING SUMMARY**

Sale Price:	\$1,495,000
Cap Rate:	2.45%
NOI:	\$36,634
Year Built:	2003
Building Size:	5,143
Renovated:	2018
Zoning:	I4
Taxes:	\$27,894.00
Assessed Value:	\$1,812,000.00
Market:	Washington D.C.
Submarket:	Reston
Price / SF:	\$290.69
Condo Fee:	\$3,033

**PROPERTY OVERVIEW**

**NEW PRICING! BELOW ASSESSED VALUE!**

K & M Commercial, the exclusive brokerage firm, is excited to present this first-level office condo in Sunrise Professional Park. This investment property is a well-maintained office with a spacious reception area, several meeting rooms, a 15+ person glassed conference room, an event/presentation style room, and ample bullpen space. Additionally, there is a sizeable and recently updated kitchenette. The office boasts outstanding window lines that allow plenty of natural light to flow in. Access to the unit is direct and convenient, with a site line off the elevator. The ideal location is only minutes from the Reston Town Center and the newly opened Herndon and Reston Metro Stations. In addition, the site is suitable for healthcare-related uses. Currently, a tenant is in place until 1/31/2027.

**PROPERTY HIGHLIGHTS**

- - Outstanding window-lined 1st story office condo
- - Priced well below assessed value
- - Current tenant in place until 1/31/2027



# INCOME & EXPENSES



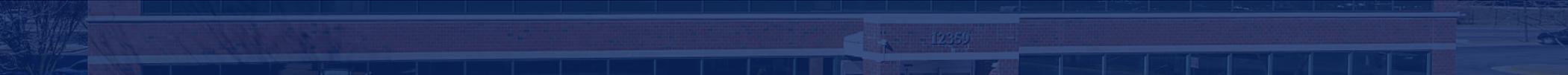
## INCOME SUMMARY

ImageX	\$100,289
Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$100,289</b>

## EXPENSES SUMMARY

Real Estate Taxes	\$27,259
Condo Fees	\$36,396
<b>OPERATING EXPENSES</b>	<b>\$63,655</b>

<b>NET OPERATING INCOME</b>	<b>\$36,634</b>
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RENT ROLL

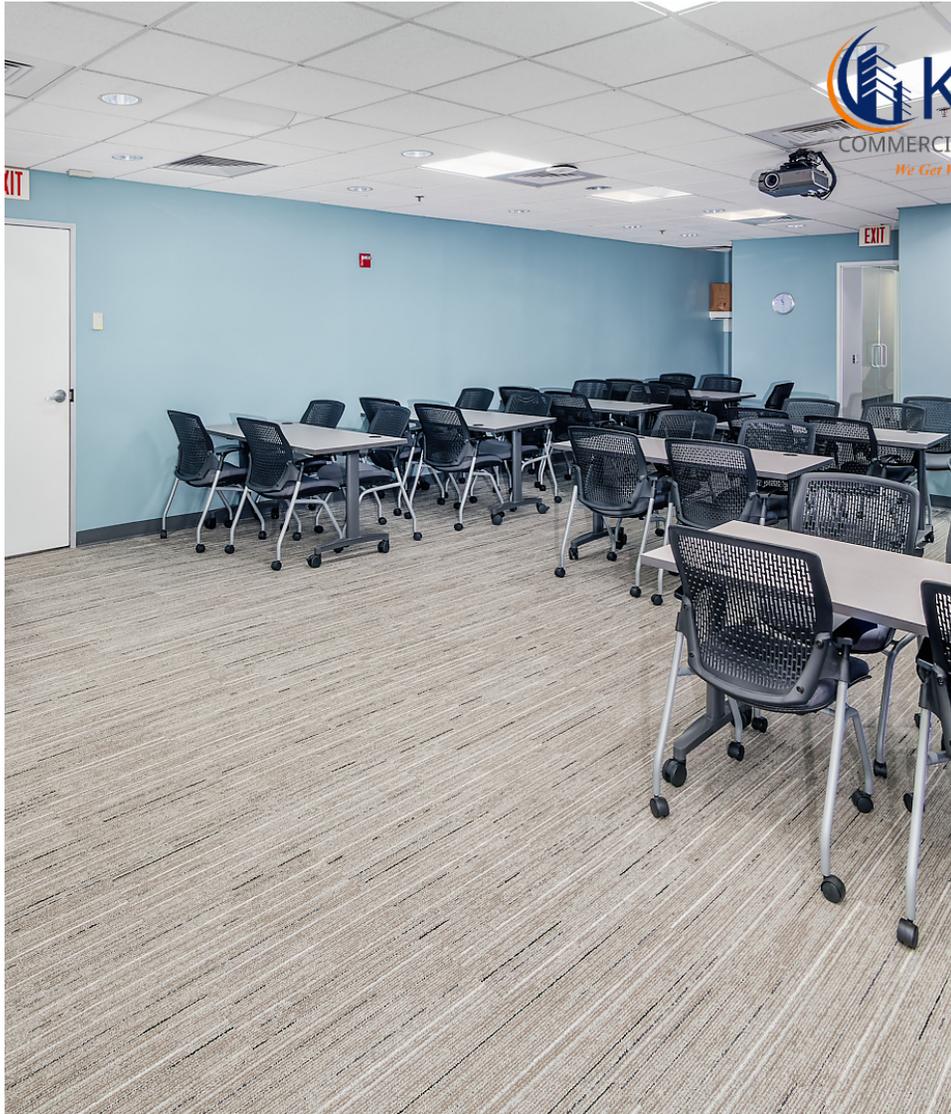


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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
130	ImageX	5,143 SF	100%	2/1/2025 1/1/2026	\$19.50 \$20.09 \$20.69	\$100,289	2/1/2024	1/31/2027
<b>TOTALS</b>		<b>5,143 SF</b>	<b>100%</b>		<b>\$19.50</b>	<b>\$100,289</b>		
<b>AVERAGES</b>		<b>5,143 SF</b>	<b>100%</b>		<b>\$19.50</b>	<b>\$100,289</b>		





## PROPERTY DESCRIPTION

NEW PRICING! BELOW ASSESSED VALUE!

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Currently, a tenant is in place until 1/31/2027.

## LOCATION DESCRIPTION

What an excellent location with fantastic visibility from Sunrise Valley Drive! Just minutes from the dynamic Reston Town Center and the brand new Reston and Herndon Metro Stops.

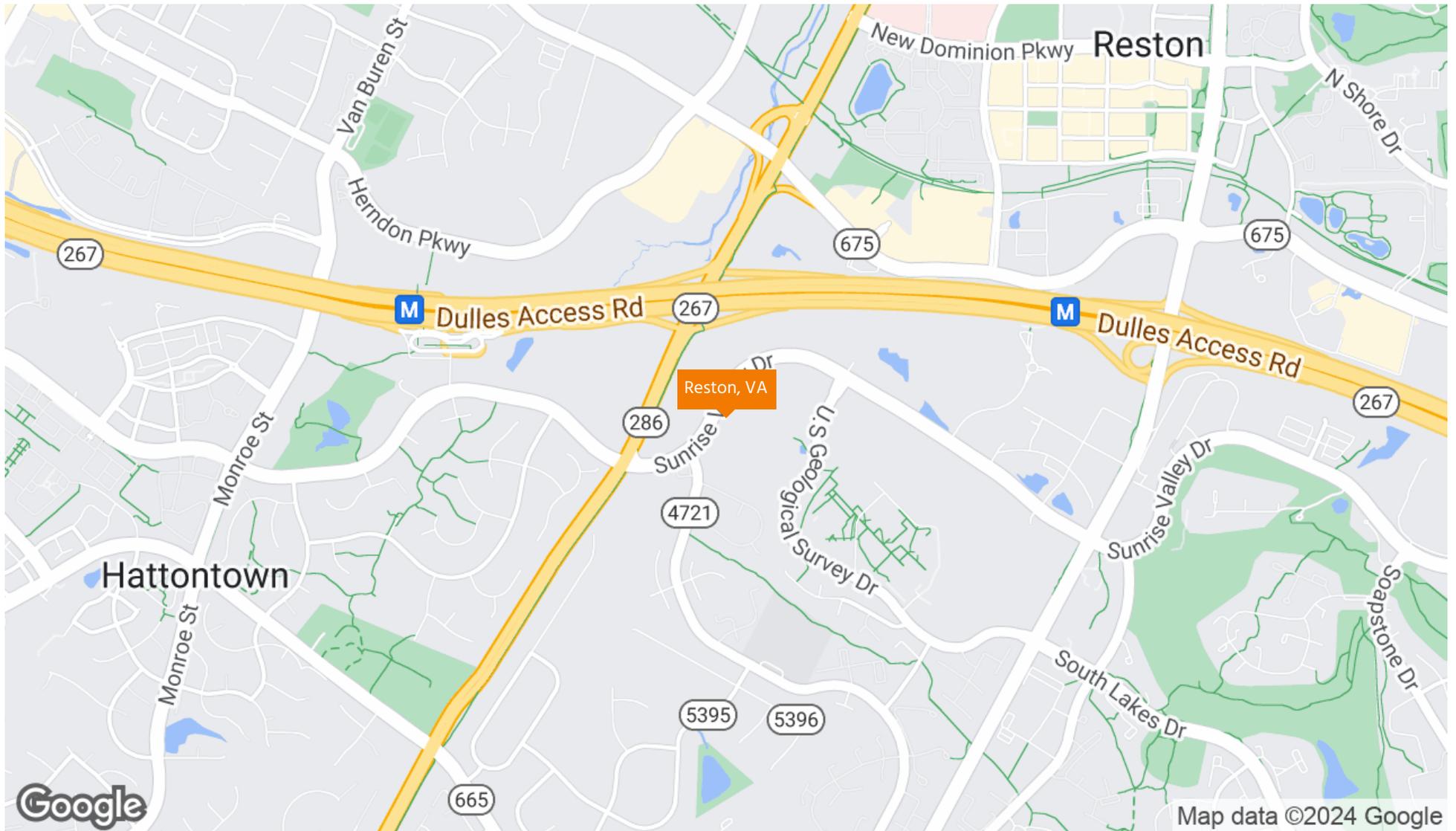


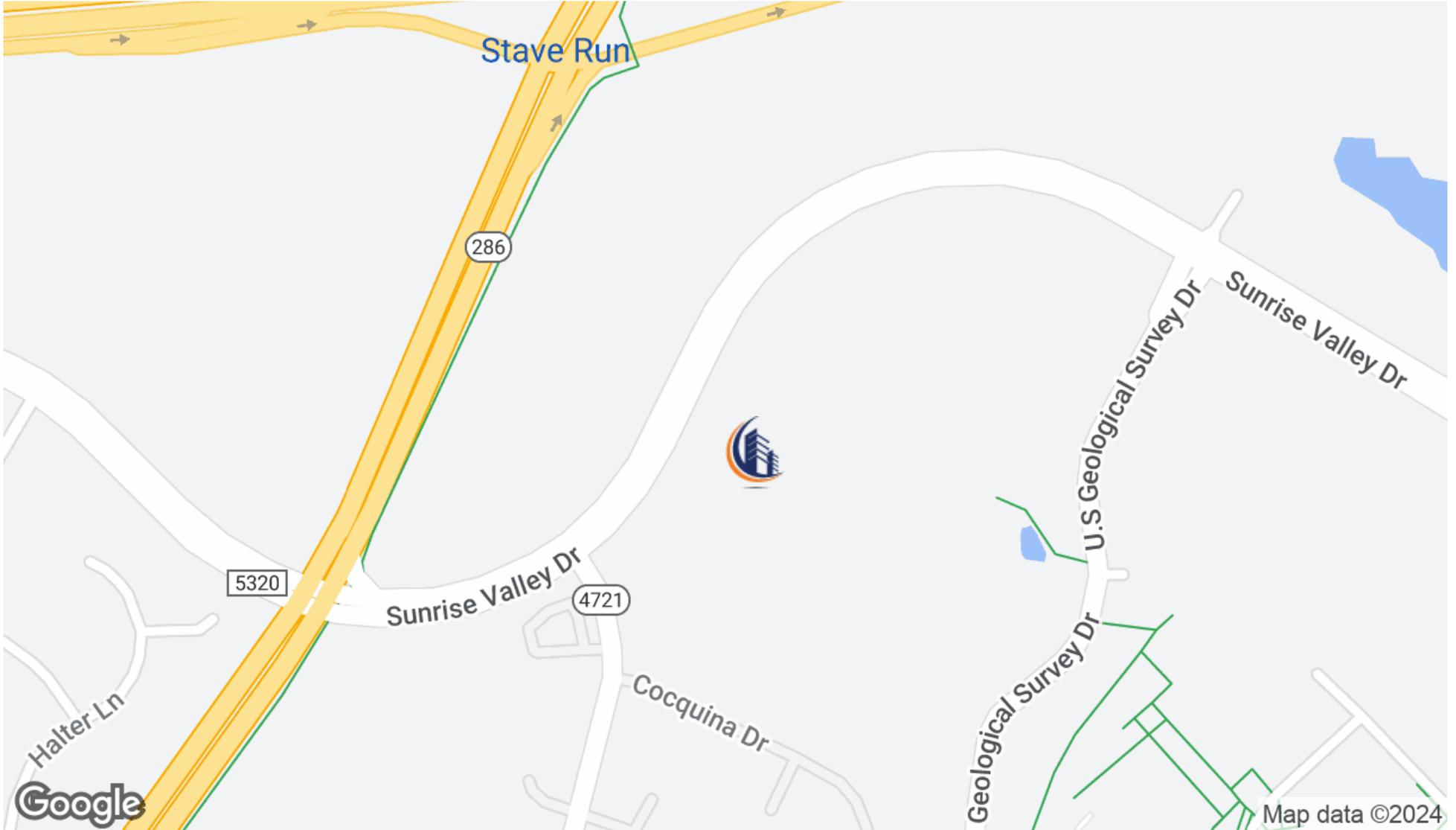
# Section 2

## LOCATION INFORMATION

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**KAYVAN MEHRBAKHS, CCIM, MBA**    **MATTHEW JENKINS, CCIM MBA**  
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**WIPFLI**  
CPAs and Consultants

# Section 3

## DEMOGRAPHICS

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# DEMOGRAPHICS MAP & REPORT



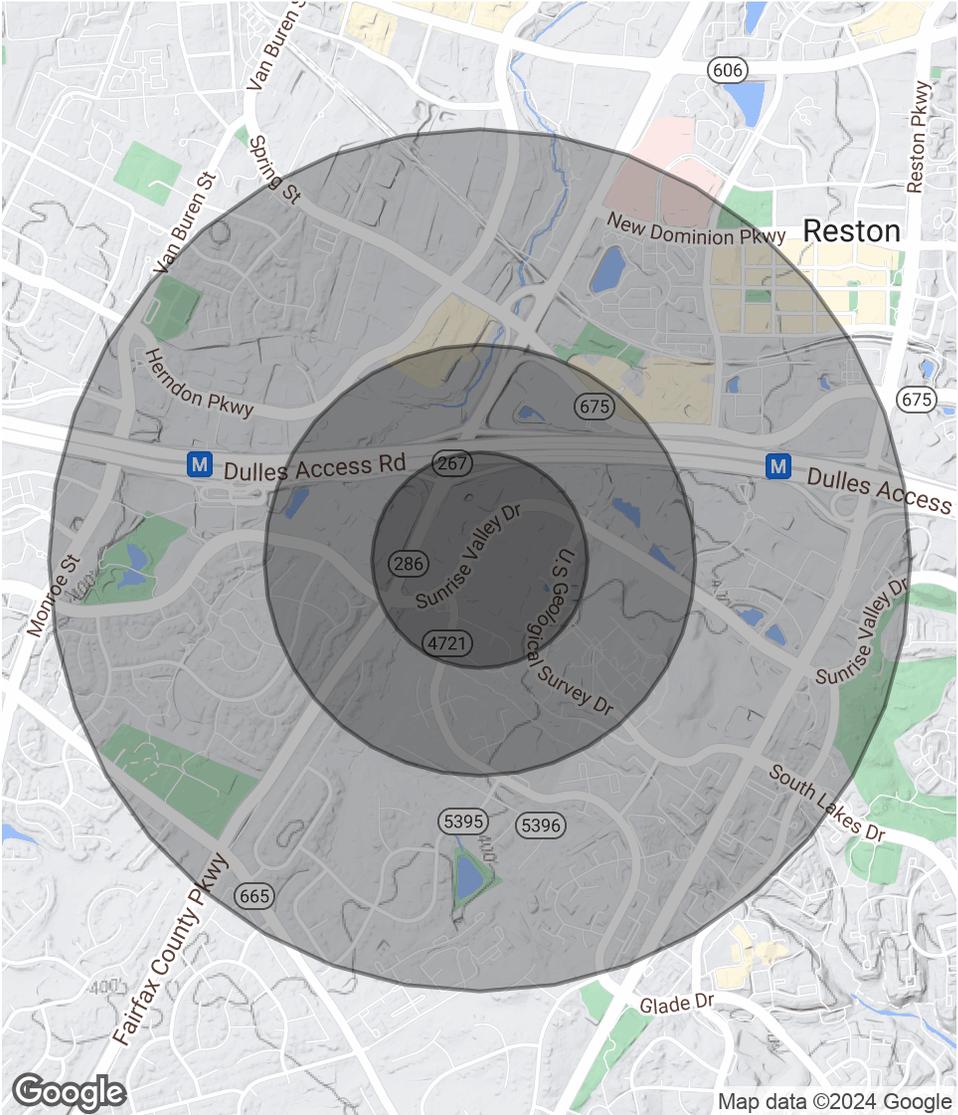
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	689	2,491	13,571
Average Age	28.3	31.5	37.0
Average Age (Male)	27.5	29.9	35.5
Average Age (Female)	32.5	35.4	38.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	222	825	5,575
# of Persons per HH	3.1	3.0	2.4
Average HH Income	\$88,948	\$117,707	\$130,233
Average House Value	\$406,727	\$453,326	\$446,034

\* Demographic data derived from 2020 ACS - US Census



# Section 4

## ADVISOR BIOS

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## ADVISOR BIO 1

**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.

**K&M Commercial Real Estate**

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**MATTHEW JENKINS, CCIM MBA**

Vice President

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**Direct:** 703.734.2822 | **Cell:** 814.244.2152

VA #0225211354 // DC #SP98375921

**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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