

OFFICE BUILDING FOR SALE

Sunrise Professional Center Condo

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



PROPERTY INFORMATION	3
LOCATION INFORMATION	9
DEMOGRAPHICS	13
ADVISOR BIOS	15

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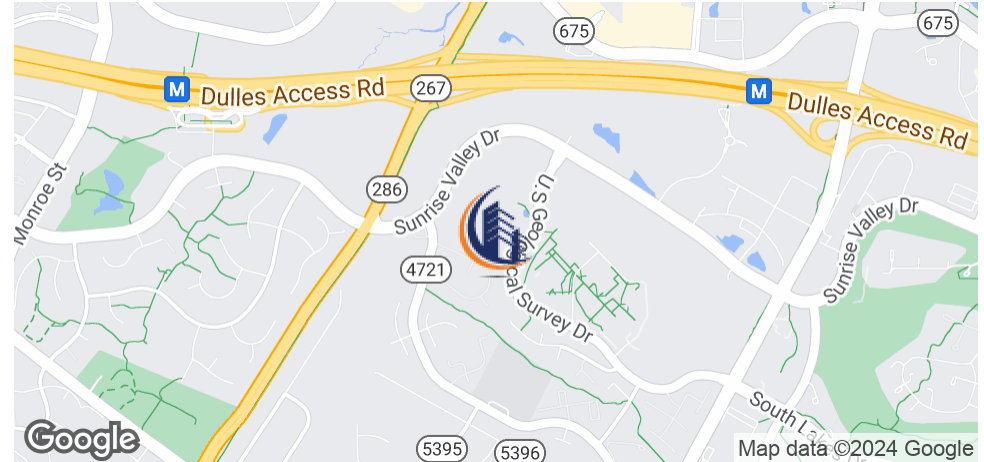
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Section 1

PROPERTY INFORMATION

KAYVAN MEHRBAKSH, CCIM, MBA	MATTHEW JENKINS, CCIM MBA
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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
GROSS INCOME	\$100,289

EXPENSES SUMMARY

Real Estate Taxes	\$27,259
Condo Fees	\$36,396
OPERATING EXPENSES	\$63,655
NET OPERATING INCOME	\$36,634



RENT ROLL



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
TOTALS		5,143 SF	100%		\$19.50	\$100,289		
AVERAGES		5,143 SF	100%		\$19.50	\$100,289		





PROPERTY DESCRIPTION

NEW PRICING! BELOW ASSESSED VALUE!

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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.



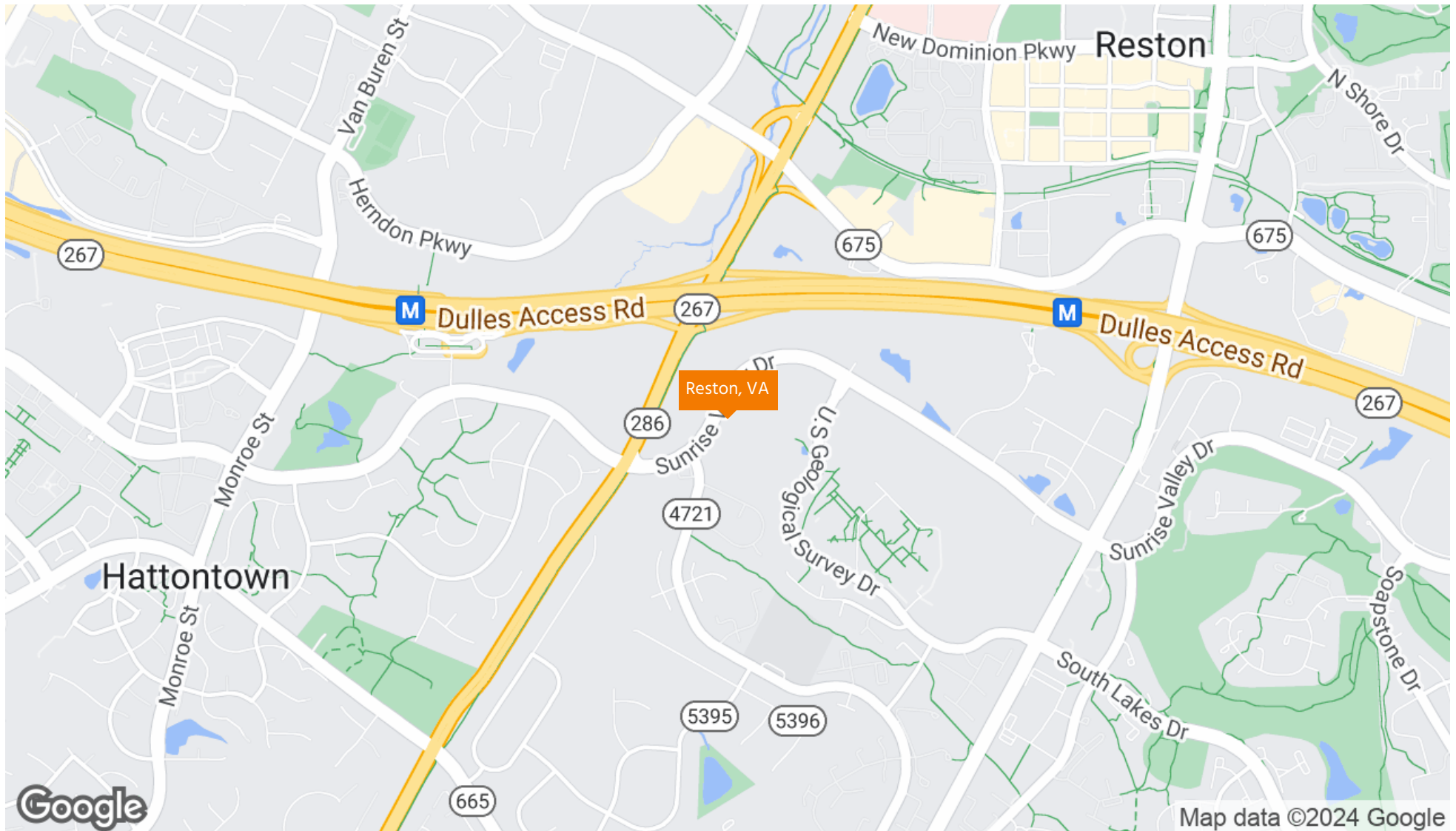
ADDITIONAL PHOTOS



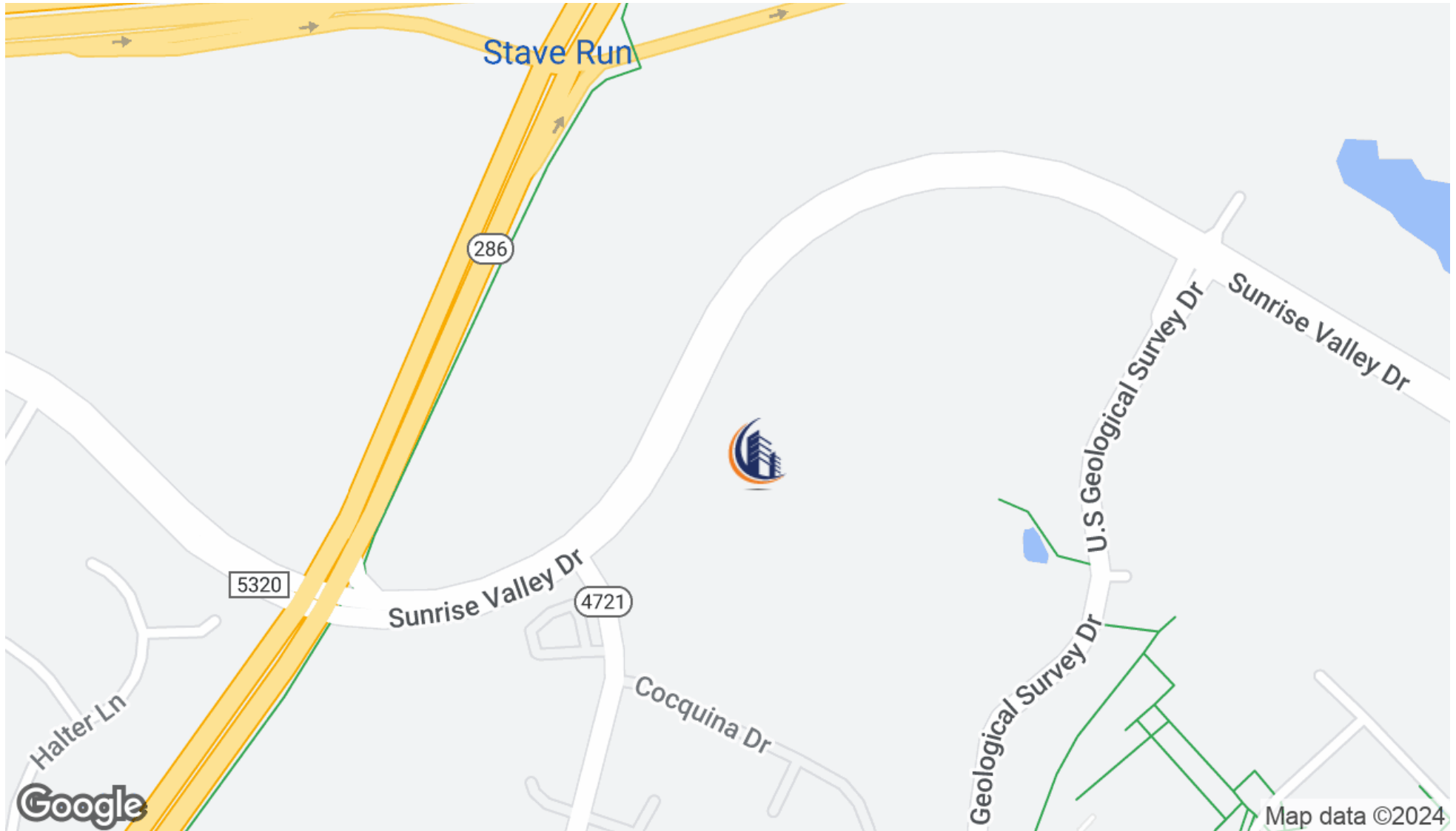
Section 2

LOCATION INFORMATION

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LOCATION MAP





WIPFLi
CPAs and Consultants

Section 3

DEMOGRAPHICS

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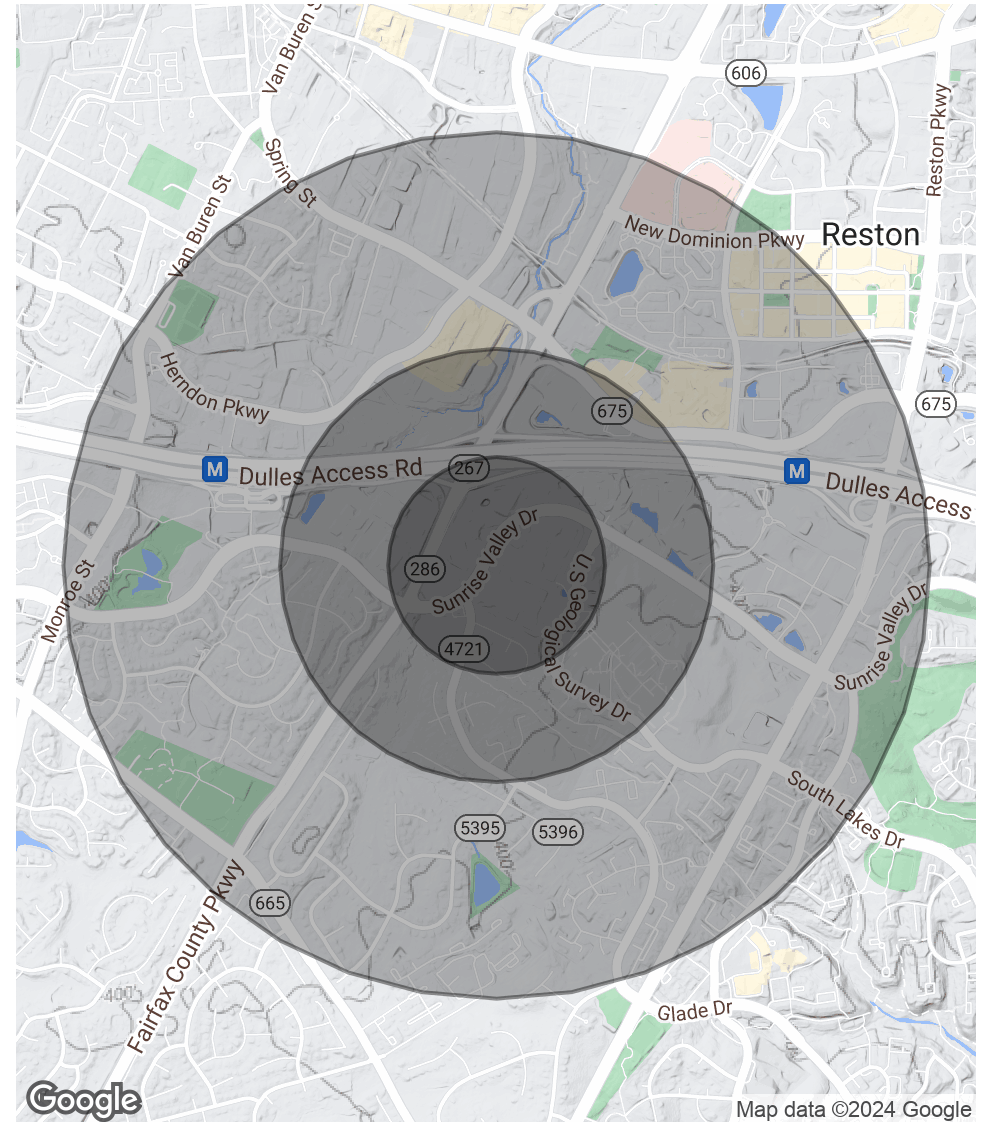
DEMOGRAPHICS MAP & REPORT



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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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.

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**MATTHEW JENKINS, CCIM MBA**

Vice President

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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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