

OFFICE BUILDING FOR SALE

Sunrise Professional Center Condo

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

EXECUTIVE SUMMARY

Sunrise Professional Center Condo 12359 Sunrise Valley Dr. Ste. 130, Reston, VA 20191



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:	\$1,815,040.00
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
- 15+ person glassed conference room

Owner Financing Available For 1st Buyer and 20% LTV

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459 Herndon Pkwy #21 Herndon, VA 20170

ADDITIONAL PHOTOS

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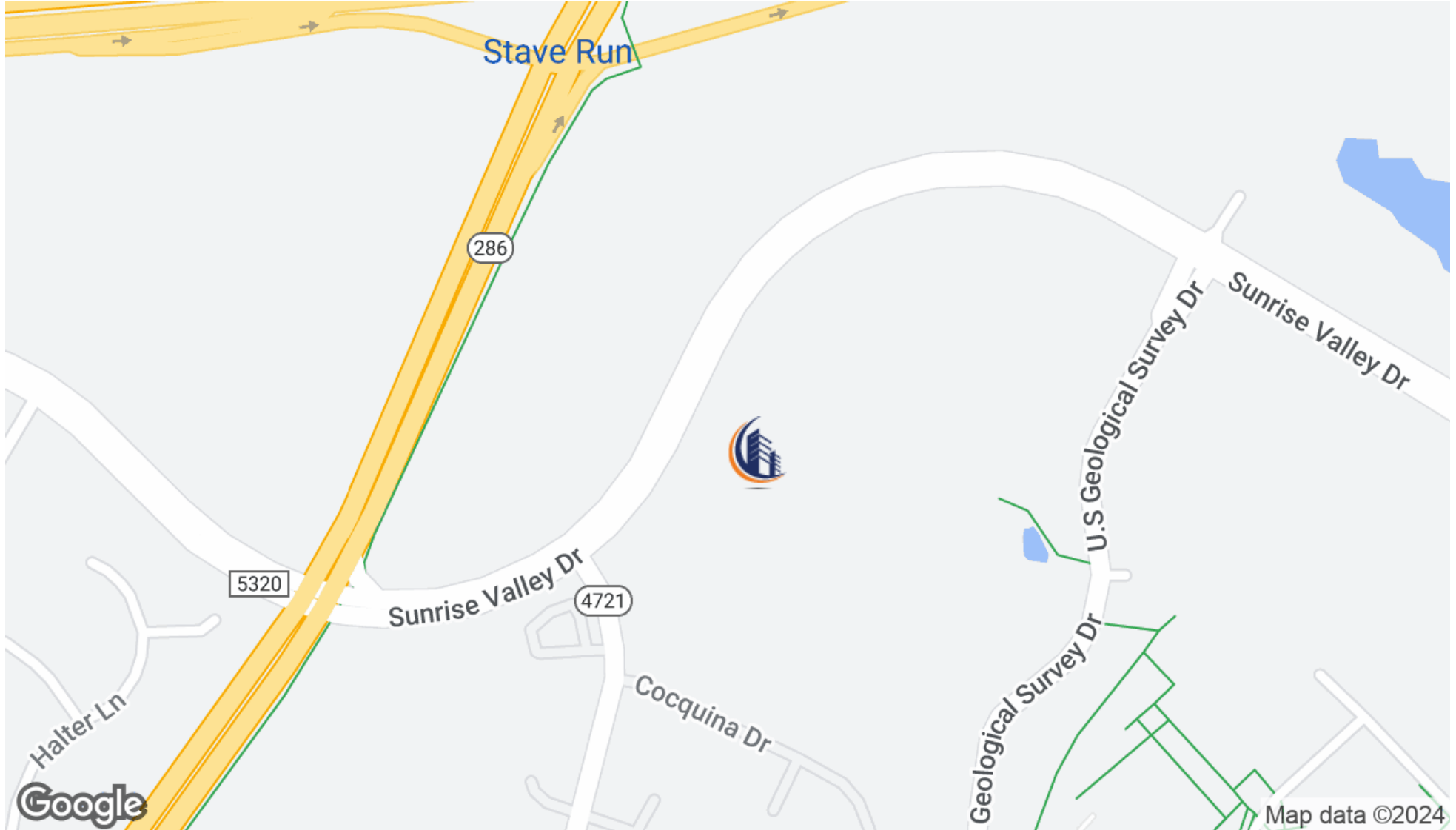
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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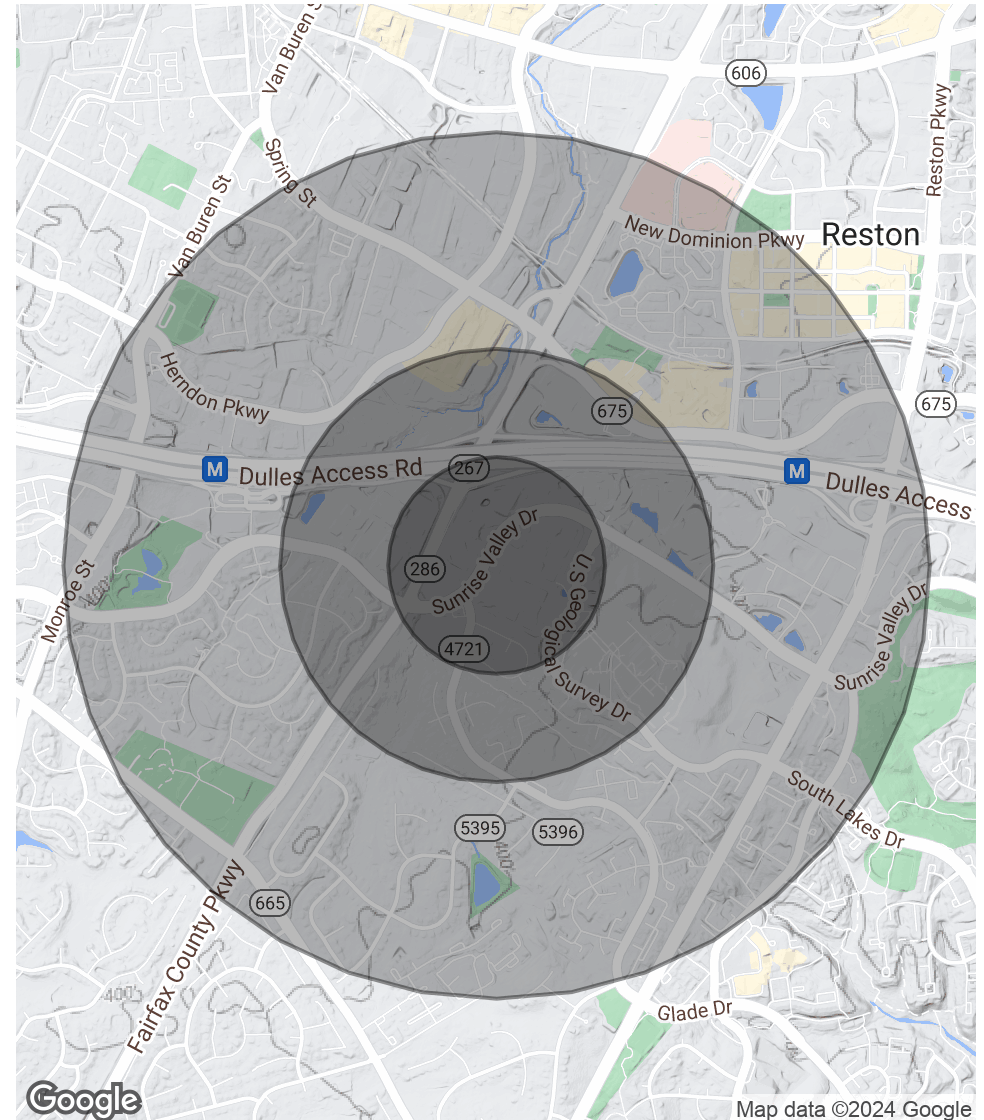
COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

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



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