

OFFICE BUILDING FOR LEASE

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

Available SF:	
Lease Rate:	Negotiable
Year Built:	2003
Building Size:	5,143
Renovated:	2018
Zoning:	I4
Market:	Washington D.C.
Submarket:	Reston

PROPERTY OVERVIEW

K & M Commercial, the exclusive brokerage firm, is happy to present this first-level office condo in Sunrise Professional Park. This 1st story office features outstanding window lines with a large reception area, a 15+ person conference room, an event/presentation style room, ample bullpen space, and a great and updated kitchenette. Access is a direct site line off of the elevator. Minutes from the Reston Town Center and newly opened Herndon and Reston Metro Stations. Allows for medical use.

PROPERTY HIGHLIGHTS

- Below Market short-term office space for Lease in Reston
- Will consider Leases under three years
- Outstanding window-lined 1st story office condo
- 15+ person glassed conference room
- Minutes from the Reston Town Center

KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS, CCIM MBA

703.734.2822

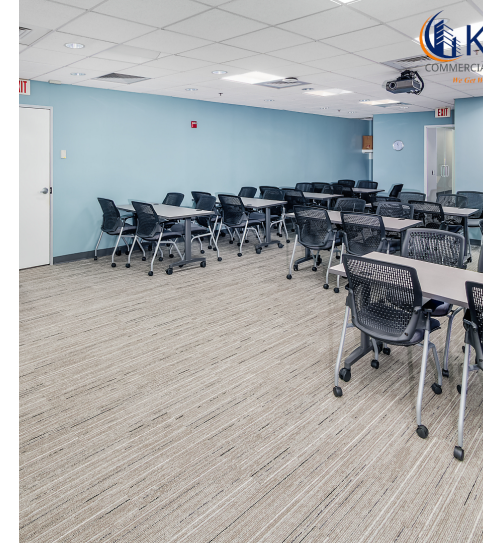
matt@svndc.com

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459 Herndon Pkwy #21 Herndon, VA 20170

ADDITIONAL PHOTOS

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



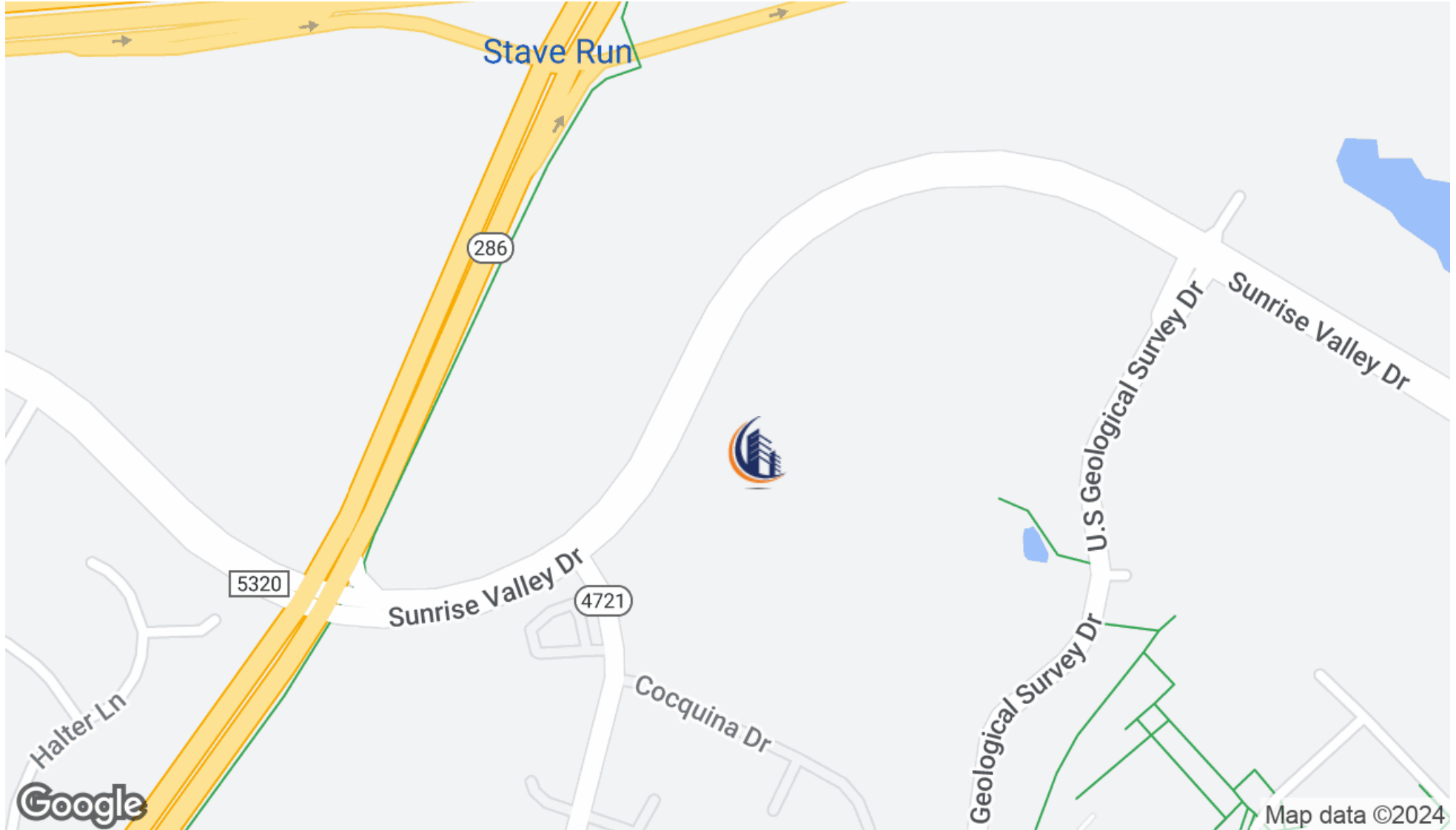
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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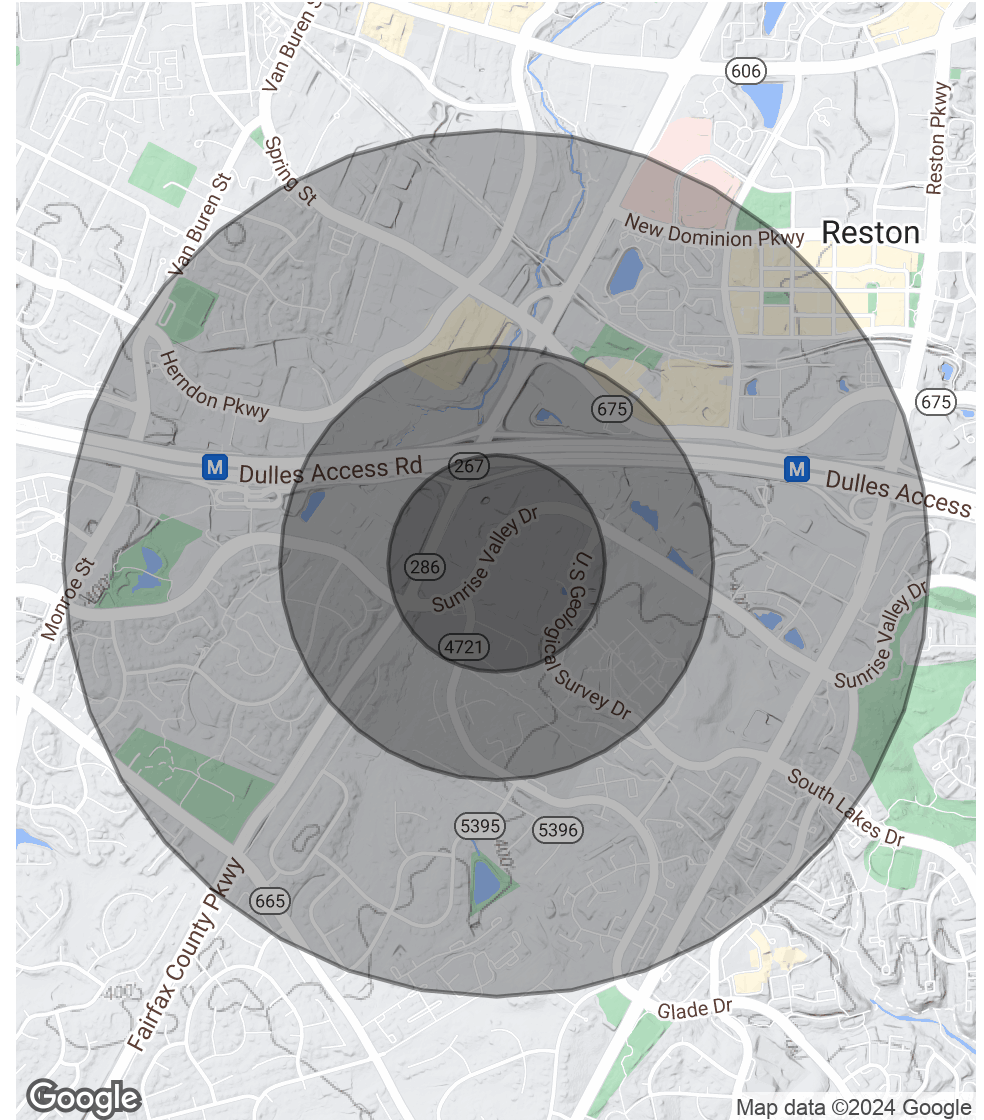
COMMERCIAL REAL ESTATE

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

2020 American Community Survey (ACS)



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ADVISOR BIO 1

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



KAYVAN MEHRBAKHSH, CCIM, MBA

Managing Director

kayvan@svndc.com

Direct: **703.734.2822** | Cell: **703.851.1070**

VA #0225084011 // DC #AB98375922 MD #0660396

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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KAYVAN MEHRBAKHSH, CCIM, MBA **MATTHEW JENKINS, CCIM MBA**

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ADVISOR BIO 2

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



MATTHEW JENKINS, CCIM MBA

Vice President

matt@svndc.com

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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