



PROPERTY STATUS

Reston
Station
Dental.

TrustedQA

Reston Office Condo or Ind. Offices for lease.

OFFERING MEMORANDUM | 1800 MICHAEL FARADAY DRIVE #5 | RESTON, VA

Exclusively Listed by

Ed Martin, CCIM - Principal Broker | (703) 867-3350 | ed@martincommercialpartners.com | 0225075345, Virginia

Each Office is Independently Owned and Operated
www.kwcommercial.com

KELLER WILLIAMS SOLUTIONS

8100 Ashton Ave #103
Manassas, VA 20109

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Executive Summary



Property Overview

Second Floor Office Condo offered for NNN lease with 30 days advance notice, or three individual windowed offices offered for full service lease, with shared restroom, kitchenette, and reception with acupuncture tenant.

NNN Rate - \$28/Sf/Year.

Ind offices offered:

Office 5 – \$575/Mo FS

Office 7 - \$630/Mo FS

Office 8 – \$575/Mo FS

Price:	\$28/Sf NNN
Building SF:	1705
Occupancy:	Single or Multiple
Floors:	2
Available SF:	01705
Lot Size:	.16 AC
Year Built:	1981
Building Class:	C
Parking:	50 Shared Spaces
Parking Ratio:	1.25/1000

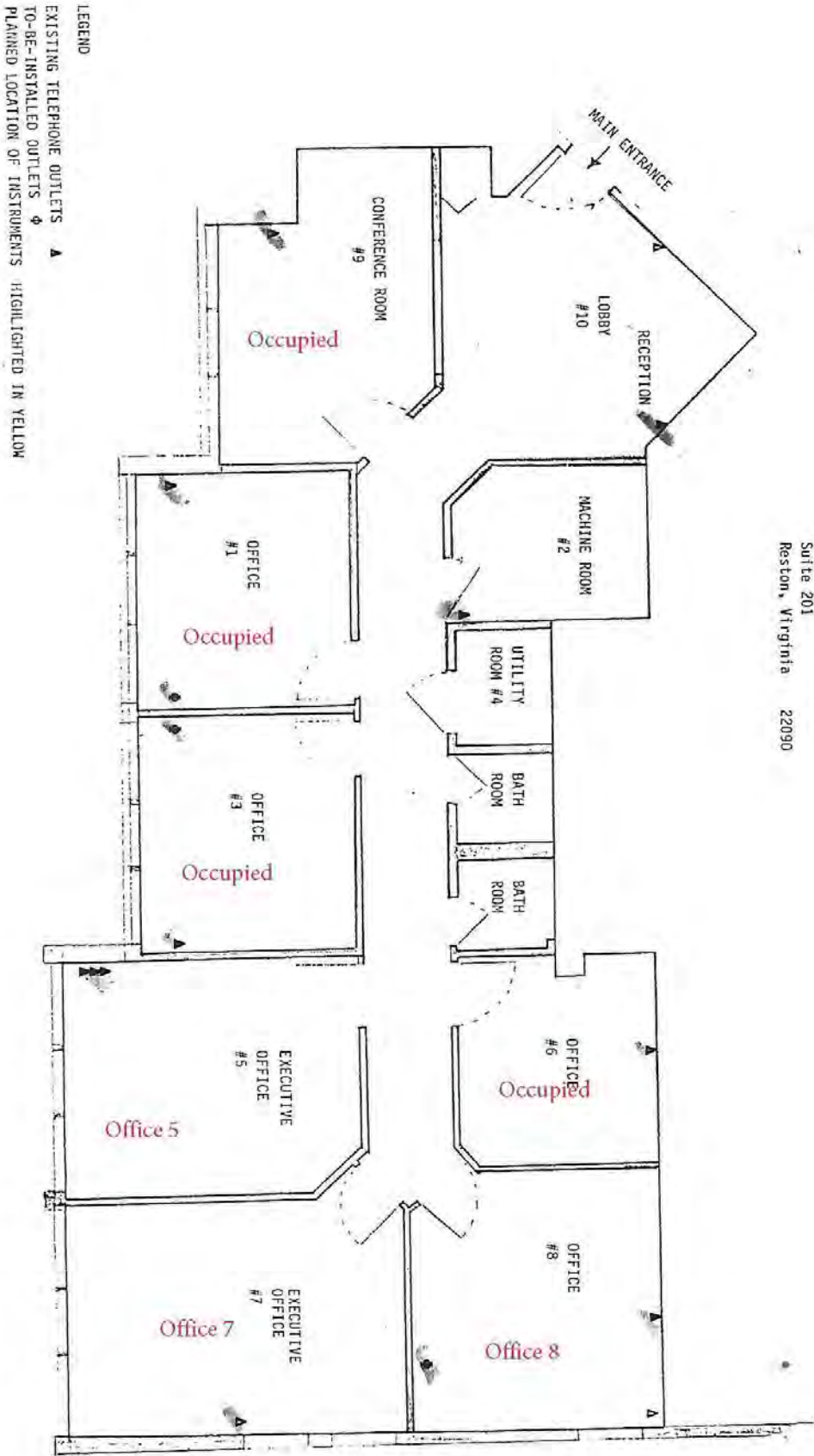
Property Photos



Individual Offices for Lease



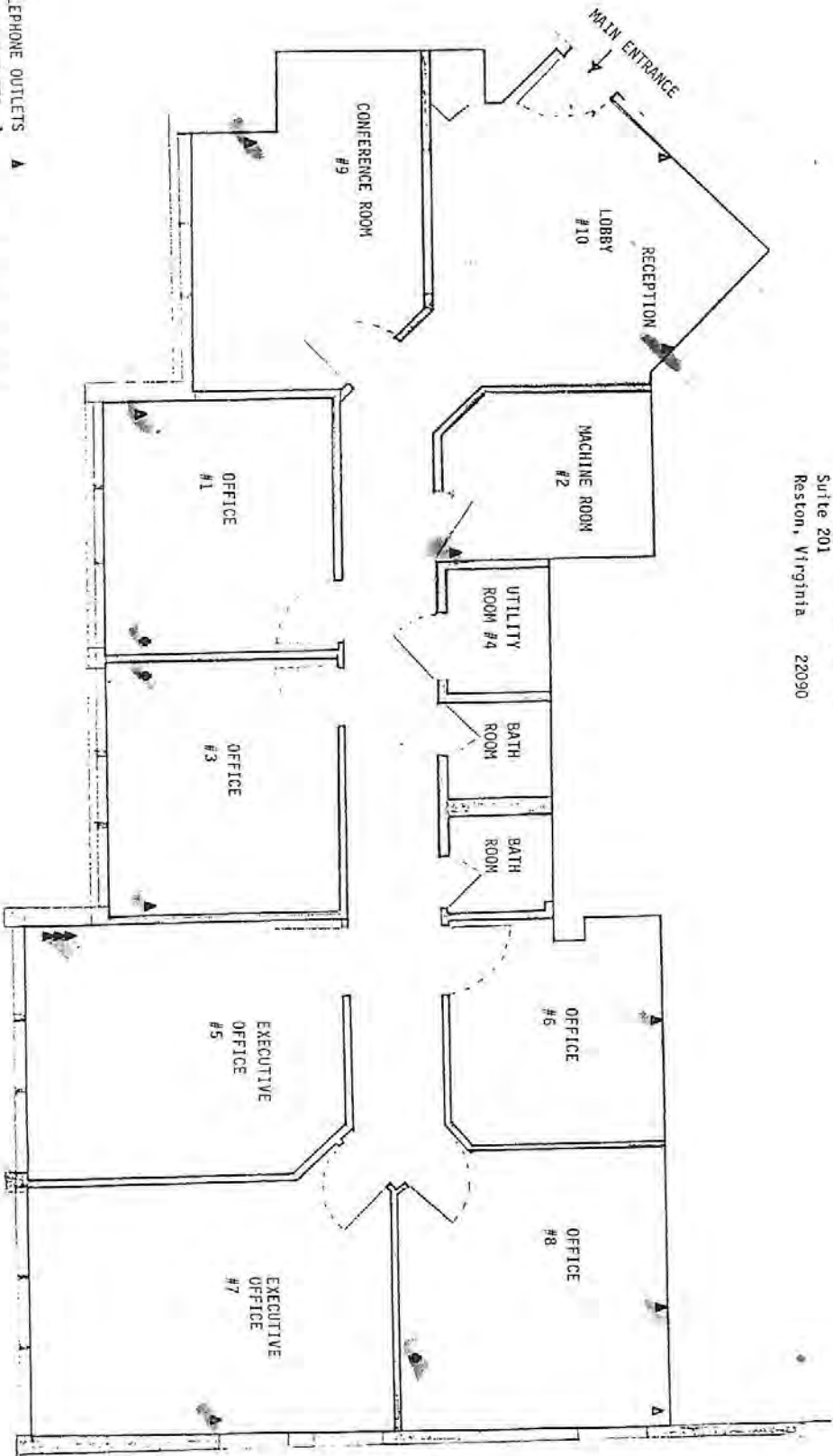
1800 Michael Faraday Drive
Suite 201
Reston, Virginia 22090



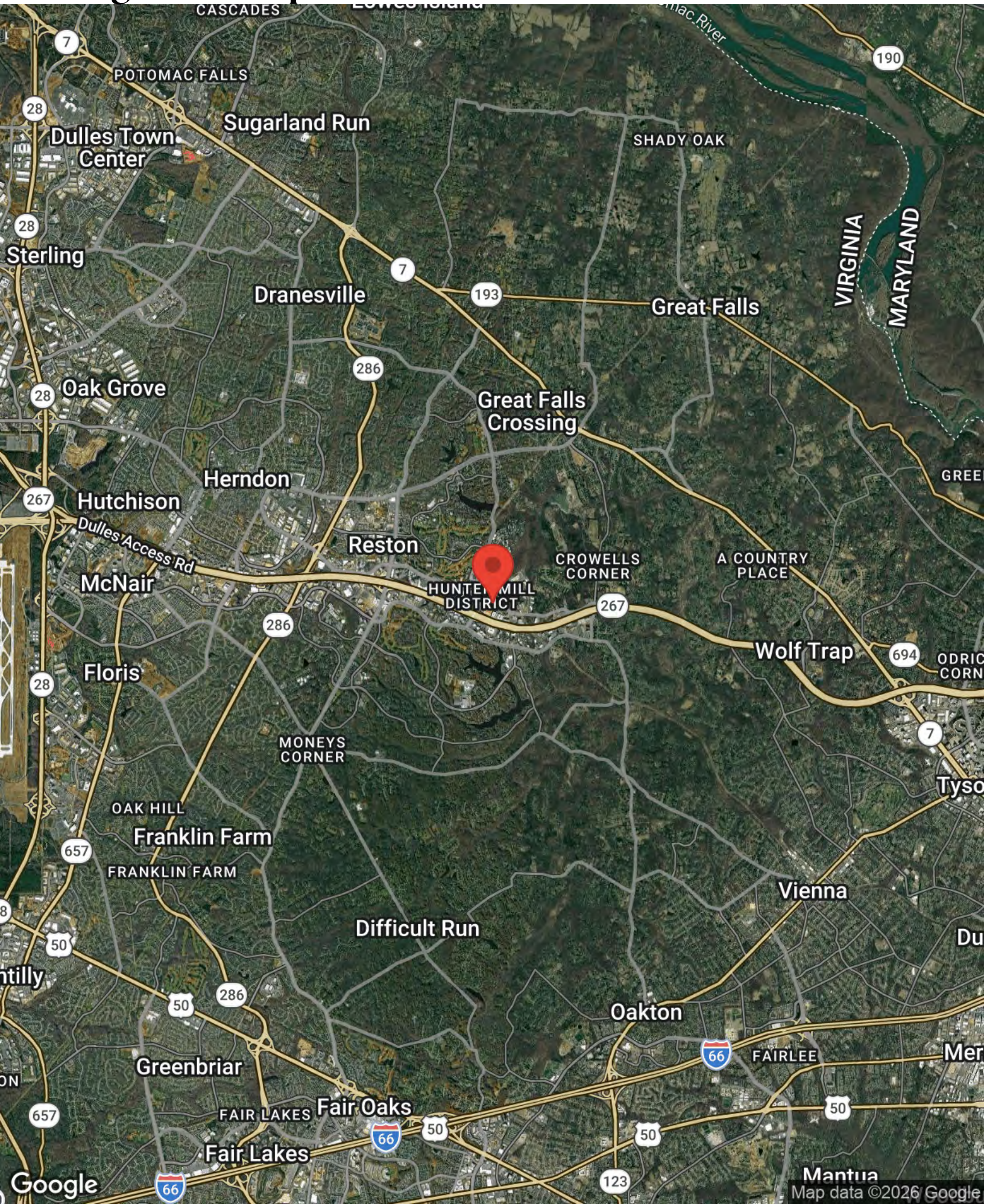
Full Condo Floorplan



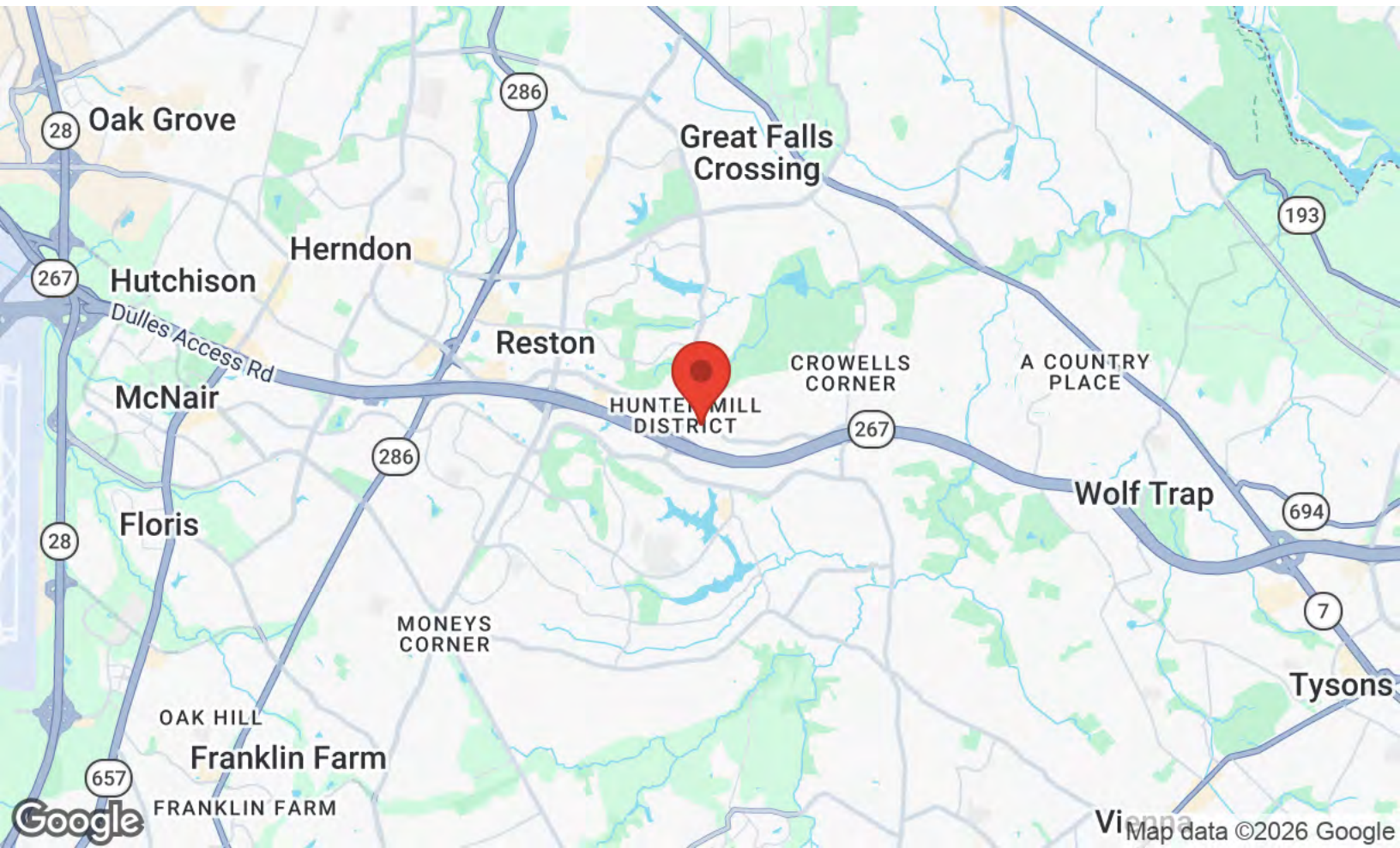
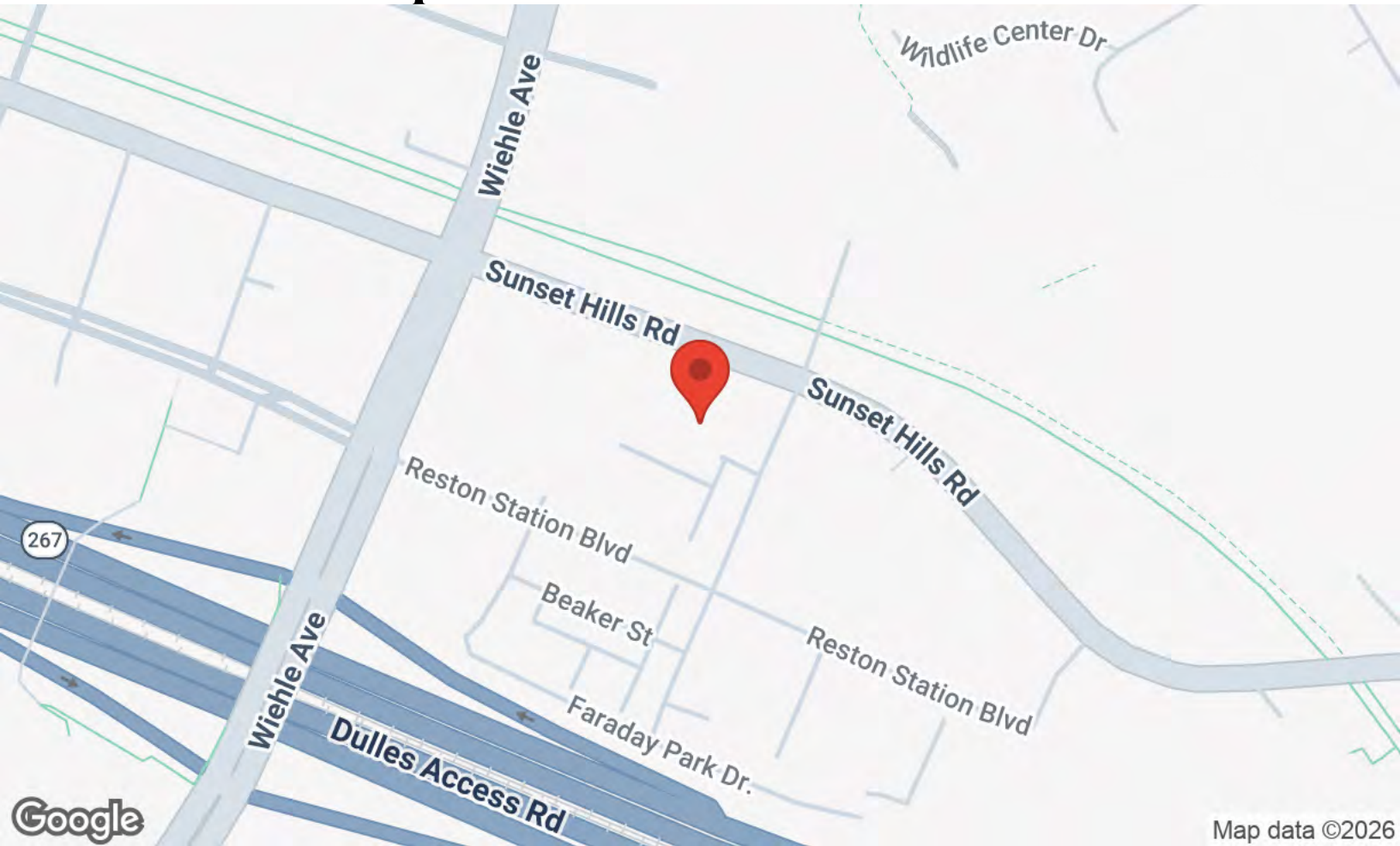
1800 Michael Faraday Drive
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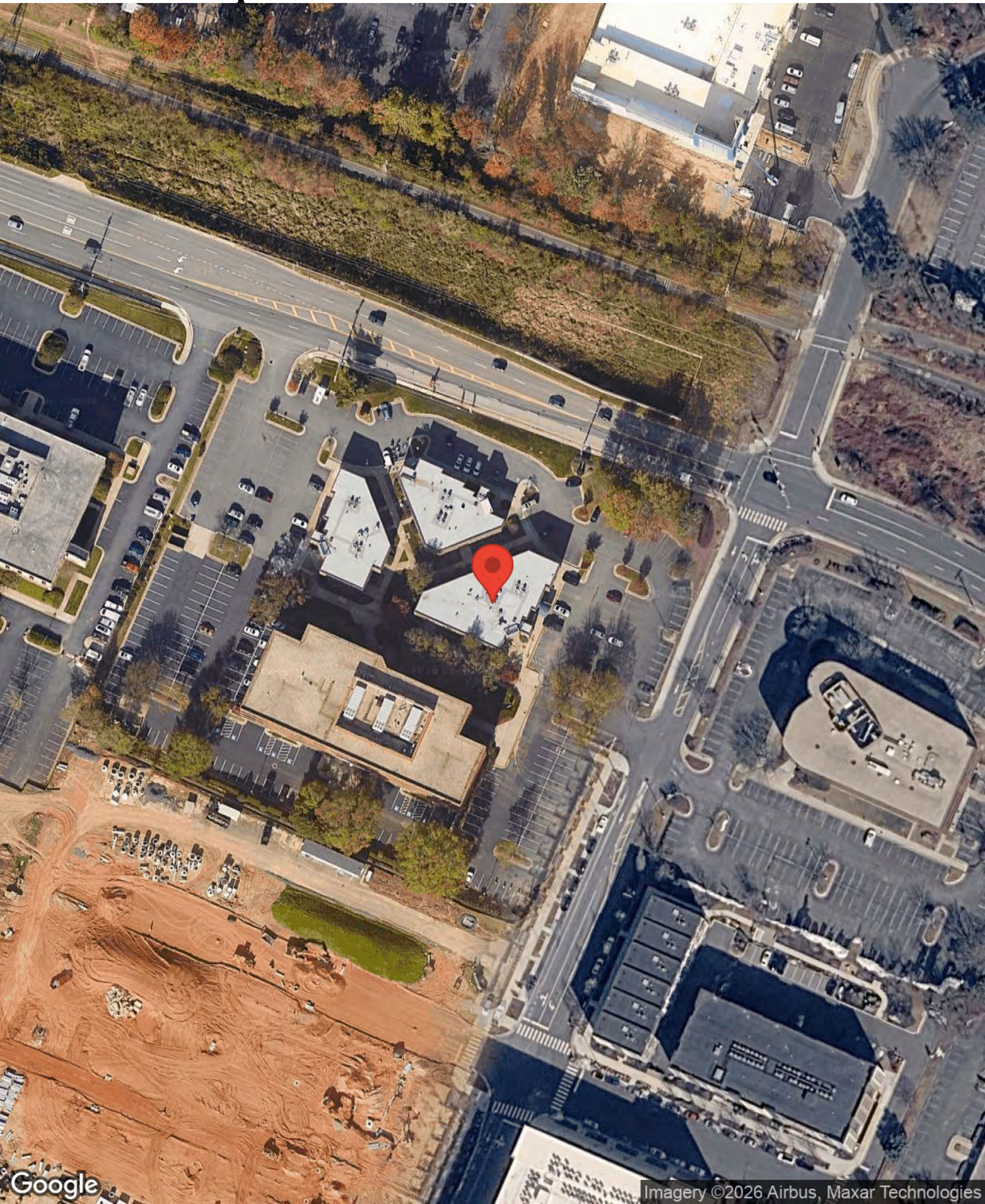


Regional Map

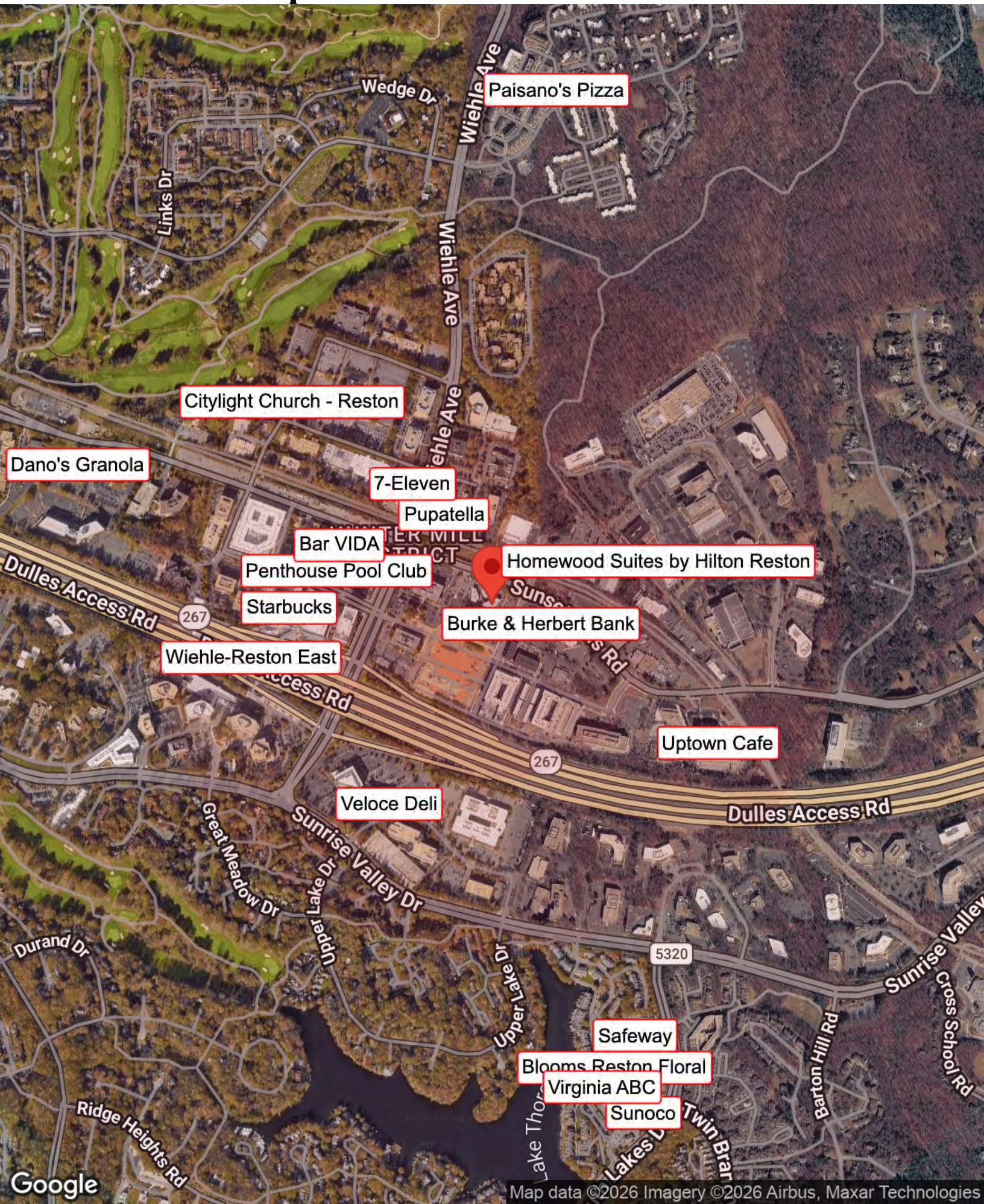


Location Maps

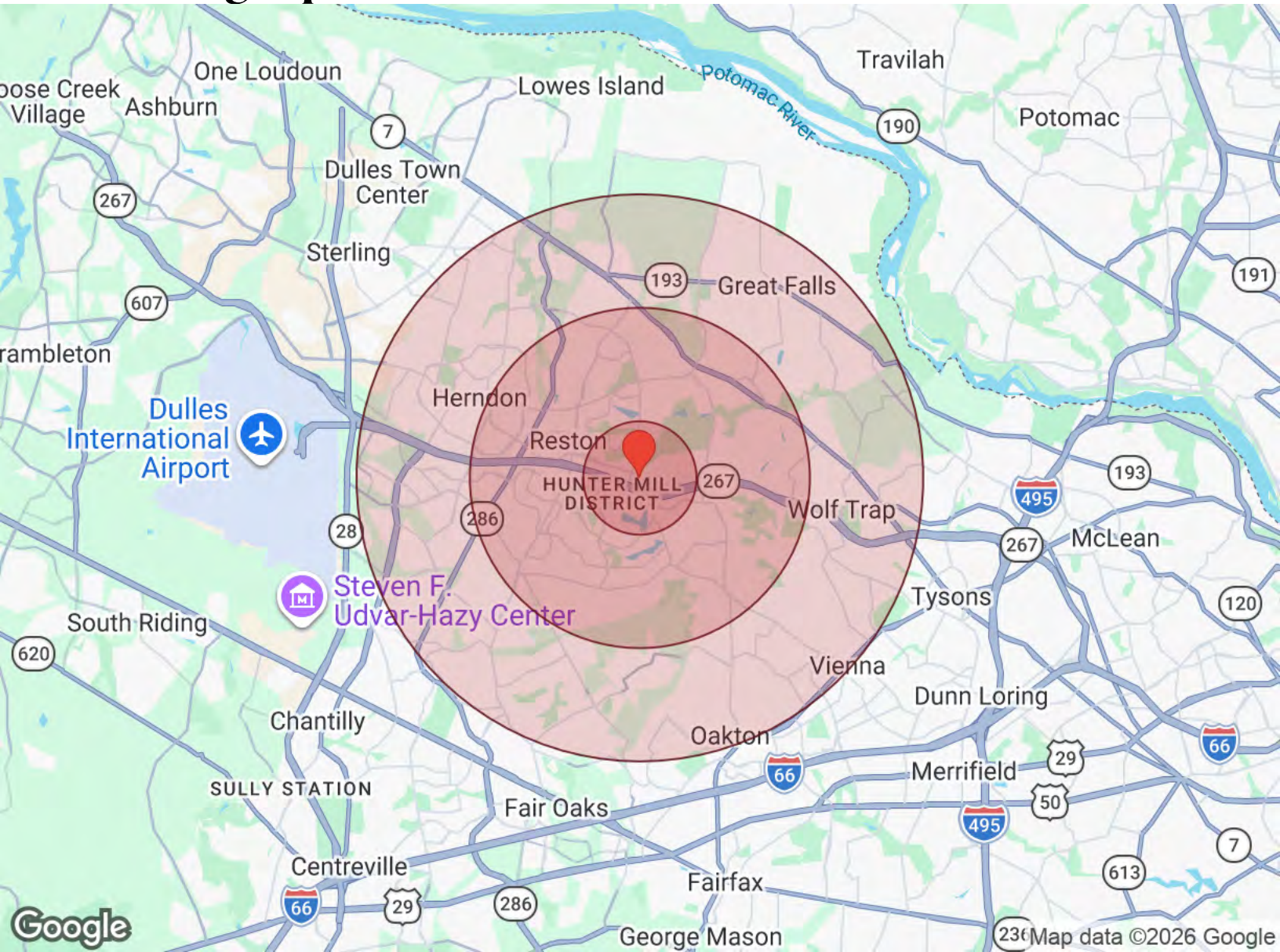




Business Map



Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,234	41,719	114,663
Female	5,423	43,120	114,455
Total Population	10,657	84,839	229,118

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,183	48,435	117,515
Black	1,054	8,017	19,360
Am In/AK Nat	5	51	137
Hawaiian	7	25	69
Hispanic	1,256	11,657	34,574
Asian	1,672	13,235	48,917
Multiracial	435	3,190	7,996
Other	43	221	550

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,409	37,549	88,841
Occupied	5,271	36,591	86,789
Owner Occupied	2,550	22,090	56,039
Renter Occupied	2,721	14,501	30,750
Vacant	138	959	2,053

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,559	13,638	40,678
Ages 15 - 24	1,059	9,395	27,659
Ages 25 - 54	4,819	35,269	94,907
Ages 55 - 64	1,193	10,836	28,834
Ages 65+	2,026	15,701	37,040

Income	1 Mile	3 Miles	5 Miles
Median	\$172,498	\$171,121	\$185,206
Under \$15k	239	1,232	2,387
\$15k - \$25k	130	751	1,451
\$25k - \$35k	63	548	1,185
\$35k - \$50k	227	1,580	3,131
\$50k - \$75k	335	2,565	6,181
\$75k - \$100k	478	3,077	6,439
\$100k - \$150k	809	6,186	13,502
\$150k - \$200k	791	5,579	12,949
Over \$200k	2,200	15,073	39,563

Professional Bio



ED MARTIN, CCIM

Principal Broker

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.

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