



OFFICE BUILDING FOR SALE

# Professional And Medical Arts Condo

21495 RIDGETOP CIR STE.200, STERLING, VA 20166

# EXECUTIVE SUMMARY

Professional And Medical Arts Condo 21495 Ridgetop Cir Ste.200, Sterling, VA 20166



## OFFERING SUMMARY

Sale Price:	\$760,000
Lot Size:	4.0 Acres
Building Size:	3,345
Renovated:	2025
Zoning:	PDIP
Taxes:	\$6,848.00
Assessed Value:	\$753,000.00
Market:	Washington D.C.
Submarket:	Dulles
Price / SF:	\$227.20
Condo Fee:	\$2,576

## PROPERTY OVERVIEW

K & M Commercial as the exclusive brokerage firm is happy to present this professional medical office condominium available for sale, ideally suited for medical, therapy, wellness, or professional office users. The space features a spacious reception and waiting area, two interior restrooms, a kitchenette, and multiple private offices with abundant natural light from window-lined exterior walls. Recent improvements include new paint, carpet, and modern fixtures, providing a move-in-ready environment. Formerly occupied as a therapy practice, the condominium association permits both medical and professional office uses.

## PROPERTY HIGHLIGHTS

- Move-in-ready medical/professional office condominium with new paint, carpet, and modern fixtures throughout.
- Functional layout featuring a large reception and waiting area, two interior restrooms, and a kitchenette.
- Multiple private offices with abundant natural light from window-lined exterior walls.
- Permitted for medical and professional office uses, ideal for therapy, wellness, healthcare, or professional service providers.

**KAYVAN MEHRBAKSH, CCIM, MBA**

703.734.2822

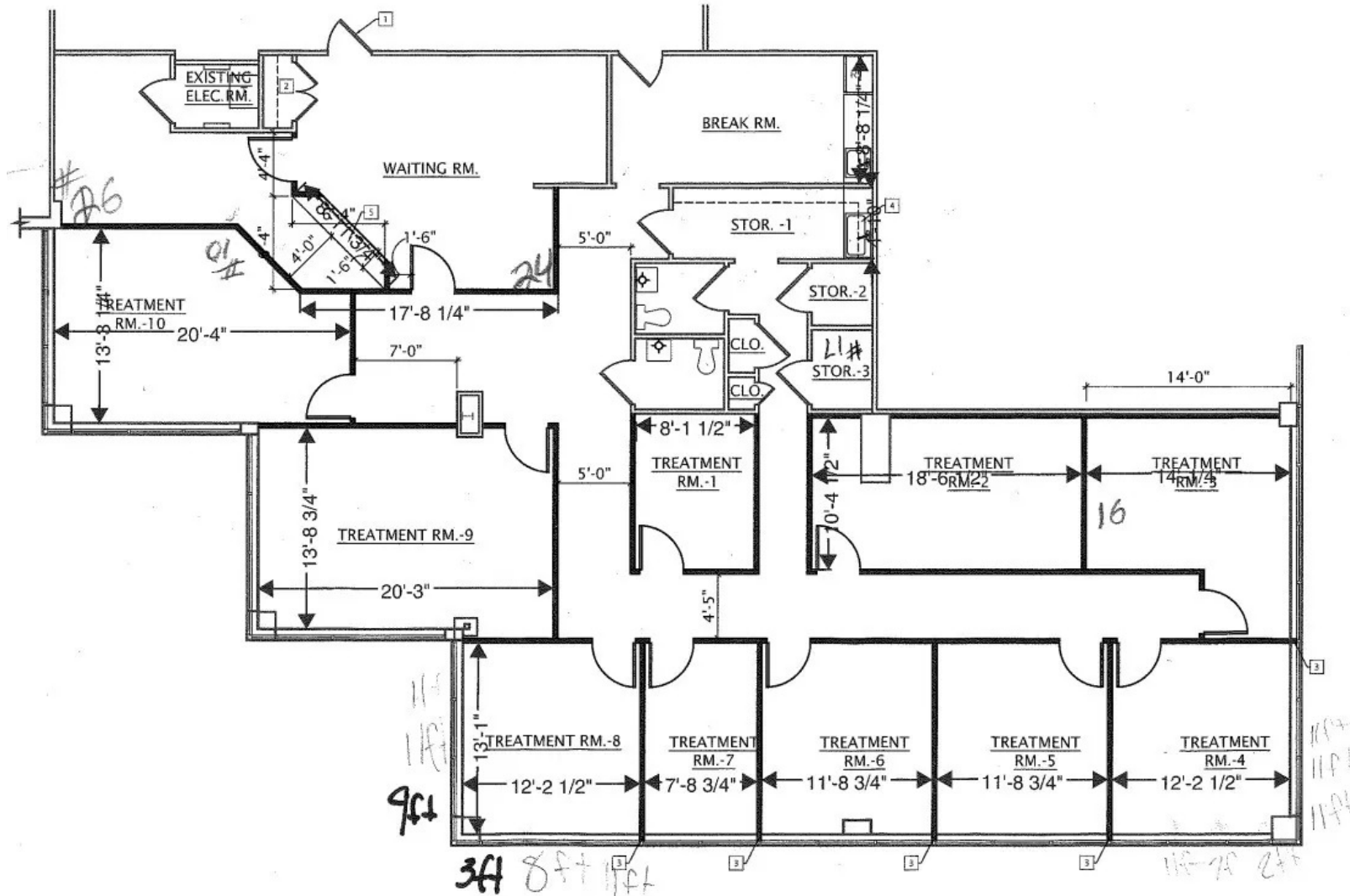
kayvan@svndc.com

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# FLOOR PLANS

Professional And Medical Arts Condo 21495 Ridgetop Cir Ste.200, Sterling, VA 20166



# ADDITIONAL PHOTOS

Professional And Medical Arts Condo 21495 Ridgetop Cir Ste.200, Sterling, VA 20166



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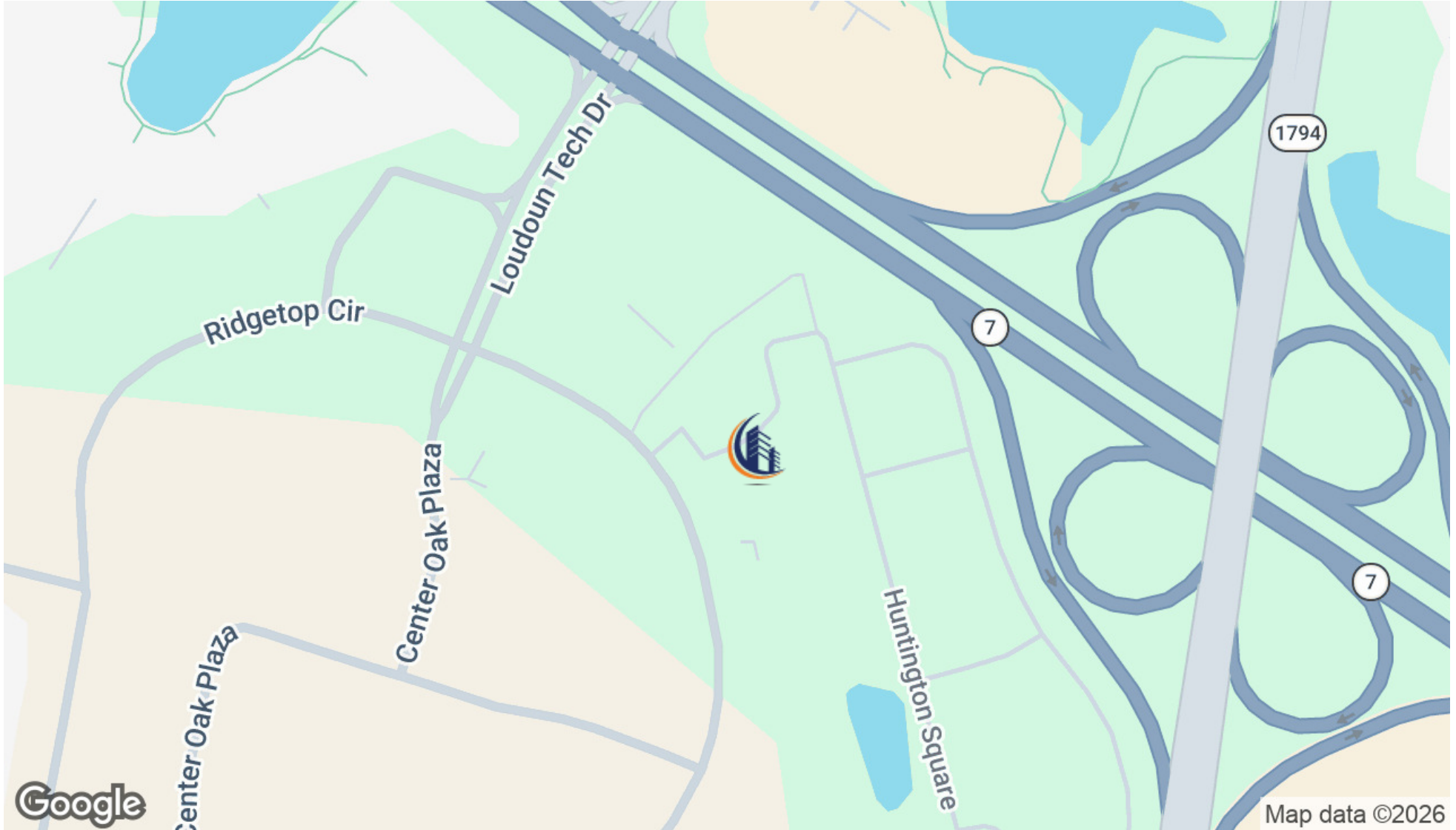
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## LOCATION MAP

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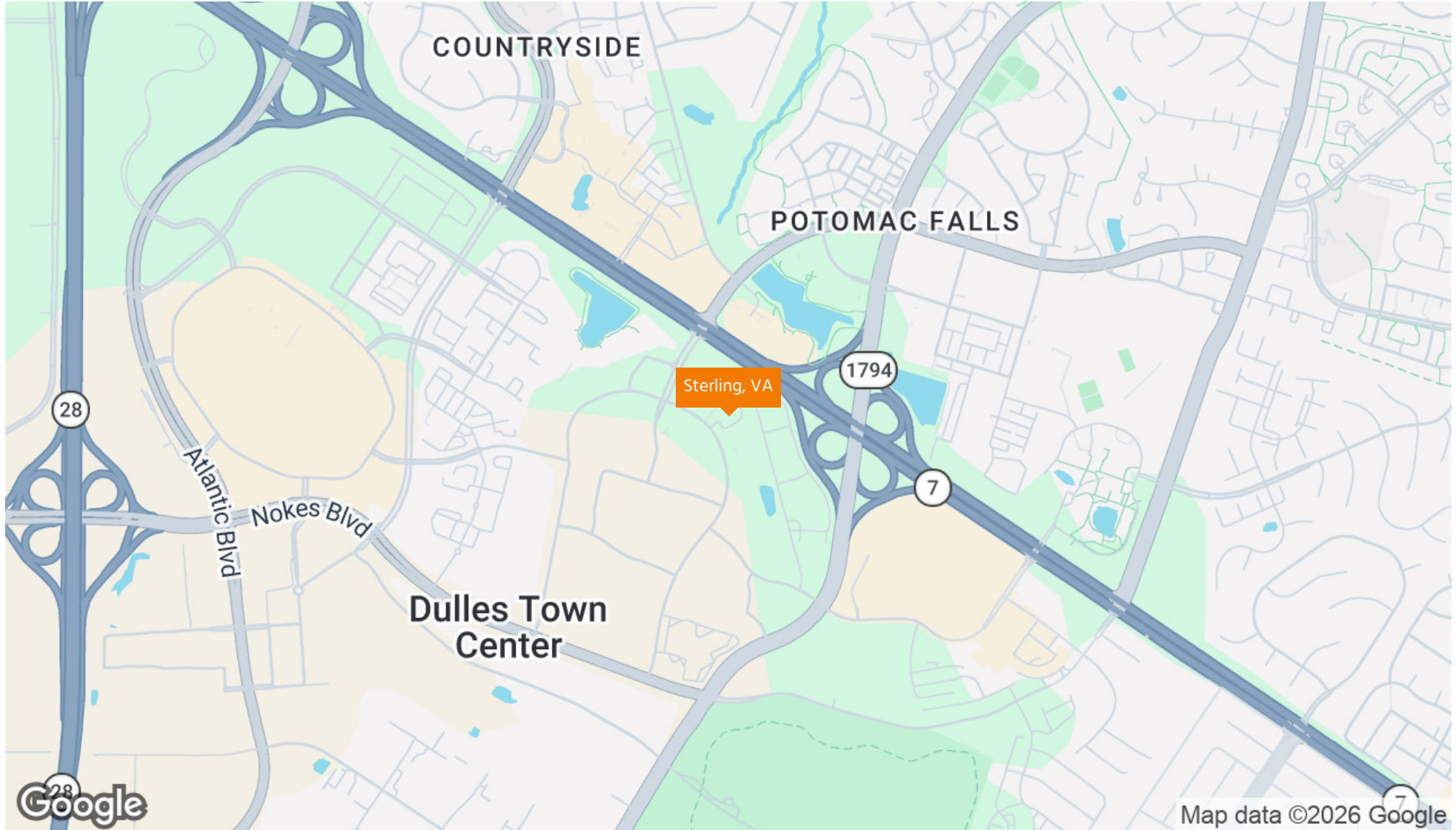
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# REGIONAL MAP

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# DEMOGRAPHICS MAP & REPORT

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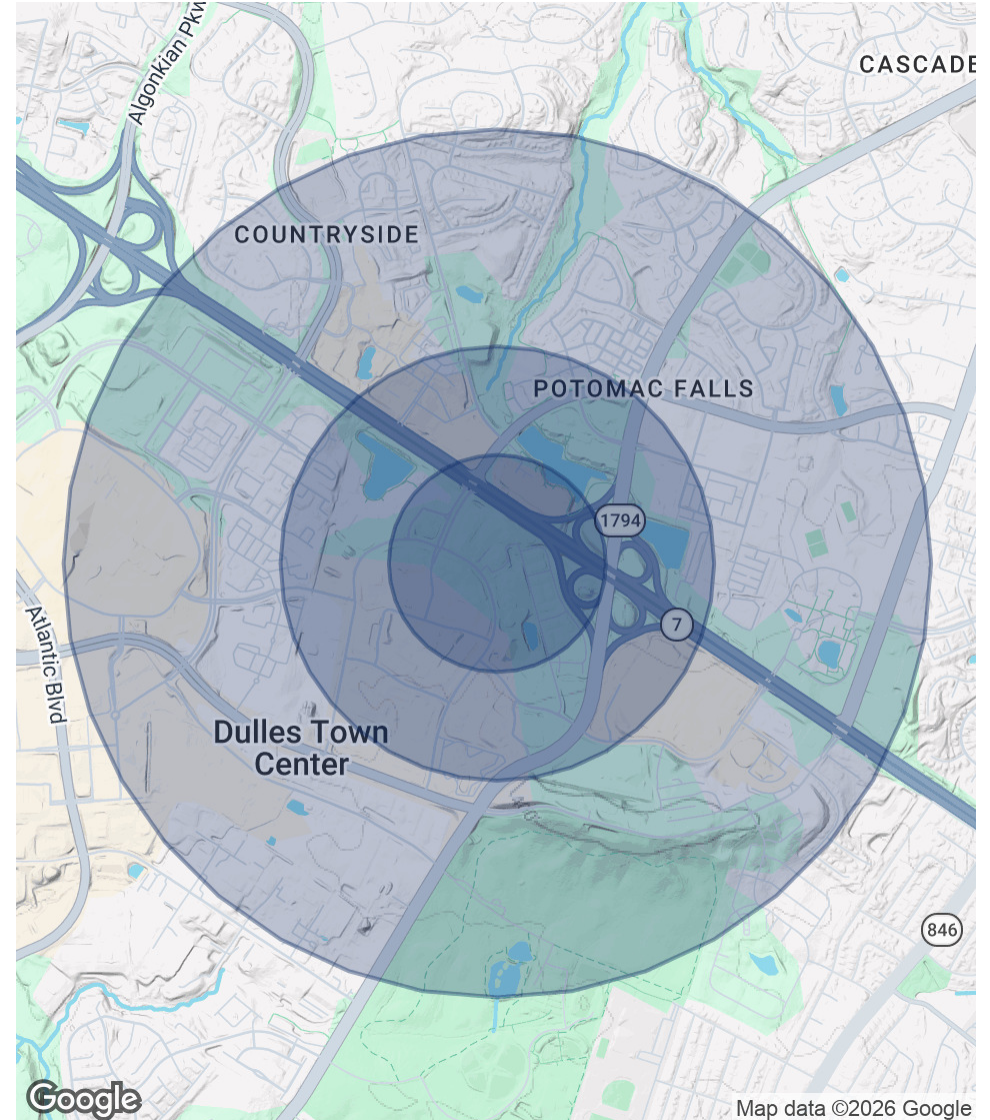


POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	940	3,304	10,591
Average Age	34.5	35.7	37.6
Average Age (Male)	29.9	31.4	33.9
Average Age (Female)	36.5	37.9	40.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	373	1,302	3,992
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$138,792	\$147,040	\$156,852
Average House Value	\$621,187	\$604,293	\$593,305

2023 American Community Survey (ACS)



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## ADVISOR BIO 1

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### KAYVAN MEHRBAKHS, CCIM, MBA

Managing Director

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### PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, is the managing director of the K&M Commercial Real Estate Office in Fairfax, Virginia. He specializes in selling and leasing medical and government properties and office facilities outfitted with high-tech networking systems in Northern Virginia.

With over 2 decades of experience, Kayvan has closed more than \$940 million transactions successfully. He meticulously tracks market conditions to provide clients with expert advice, ensuring they receive fair market rates for leases, property investments, and sales.

Before joining K&M Commercial Real Estate, Kayvan was an associate commercial broker at Fairfax Realty, Inc., providing expert advice and serving as a broker for financial institutions, corporate landowners, and other investors. He also has experience as a Senior Project Manager at MCI Telecommunications, overseeing land acquisition transactions, building design and construction, and migrating data centers in the United States and Europe.

Kayvan is a Northern Virginia Association of Realtors member, serving as Chairman of the Association Commercial Alliance. He was president of the Mid-Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues to serve on its board. Additionally, he holds memberships in 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.

Kayvan has earned the prestigious Certified Commercial Investment Member (CCIM) designation and sits on the Washington DC-Maryland chapter board.

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