



COMMERCIAL REAL ESTATE

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GRAND CENTREVILLE PLAZA

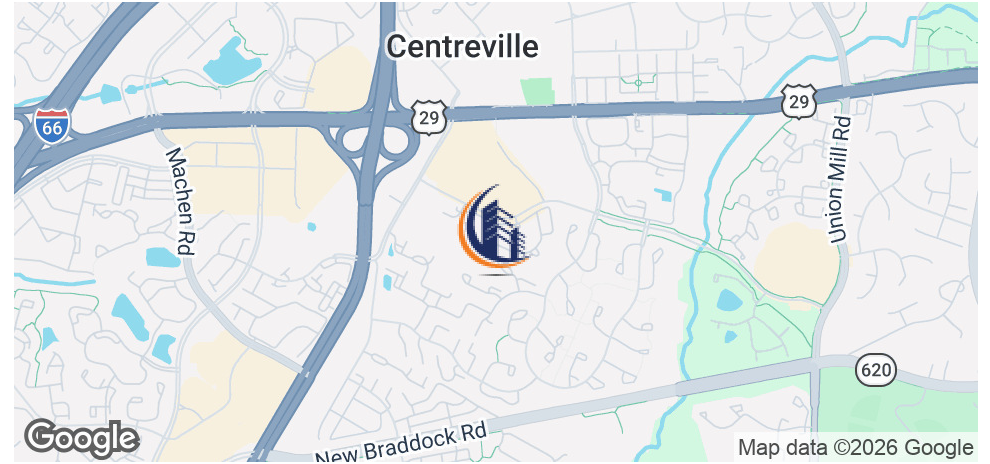
OFFICE BUILDING FOR LEASE

Grand Centreville Plaza Office And Medical Condo, Suite 108

13880 BRADDOCK ROAD, CENTREVILLE, VA 20121

EXECUTIVE SUMMARY

Grand Centreville Plaza Office And Medical Condo, Suite 108 13880 Braddock Road, Centreville, VA 20121



OFFERING SUMMARY

Available SF:	1,216 SF
Lease Rate:	\$32.75 SF/yr (MG)
Year Built:	2004
Building Size:	1,216
Zoning:	C-6
Market:	Washington D.C.

PROPERTY OVERVIEW

A well-positioned first-floor medical condo offering direct walk-in access and flexible medical or professional office use. Previously occupied by a chiropractic practice, the suite features multiple exam rooms, including a lead-lined room designed for X-ray capabilities. Ideal for medical specialists, wellness providers, or professional office users seeking convenience and functionality. The property combines accessibility, efficient layout, and adaptability for a variety of healthcare and office applications.

PROPERTY HIGHLIGHTS

- First-floor medical condo with direct walk-in access
- Multiple exam rooms, including a lead-lined X-ray room
- Former chiropractic office suitable for a variety of medical users
- Flexible zoning allows medical and professional office uses
- Efficient layout ideal for healthcare, wellness, or professional practices

KAYVAN MEHRBAKSH, CCIM, MBA

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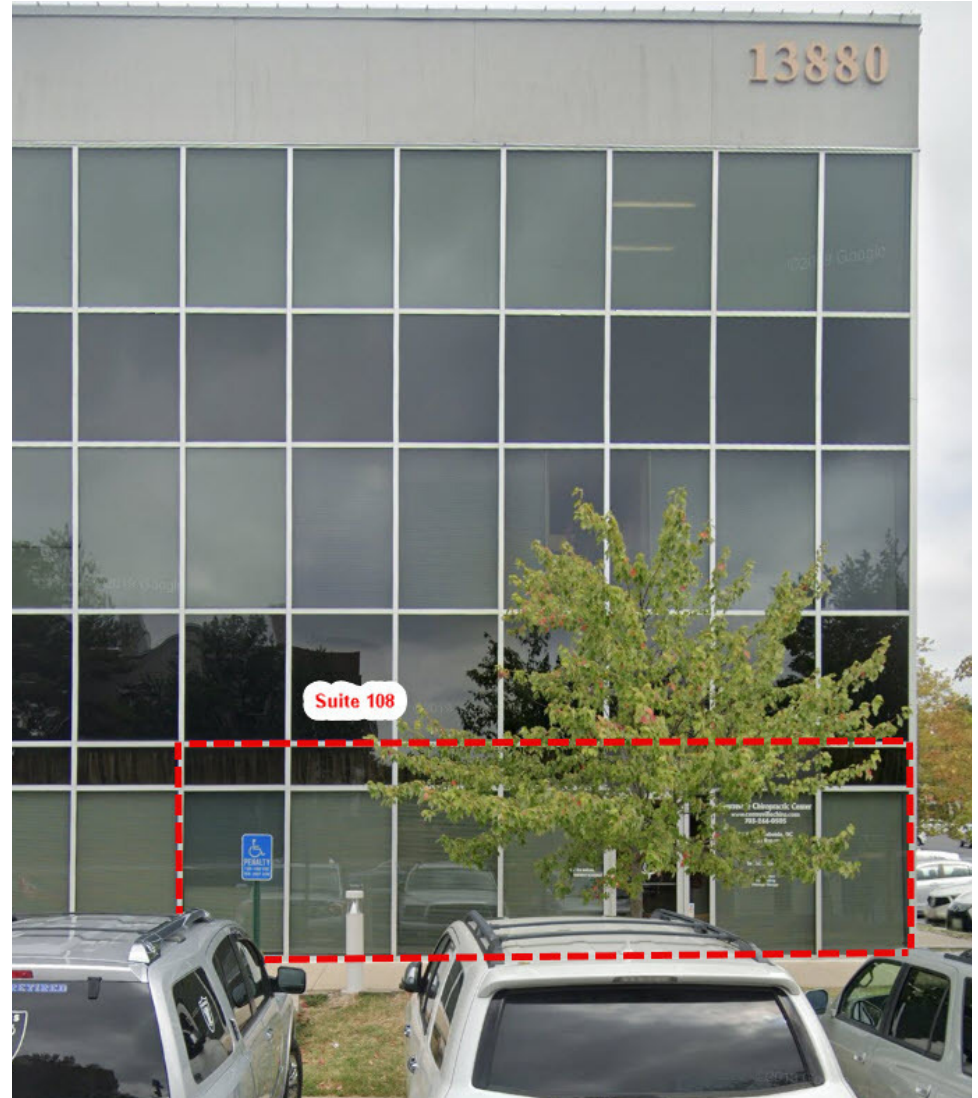
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ADDITIONAL PHOTOS

Grand Centreville Plaza Office And Medical Condo, Suite 108 13880 Braddock Road, Centreville, VA 20121



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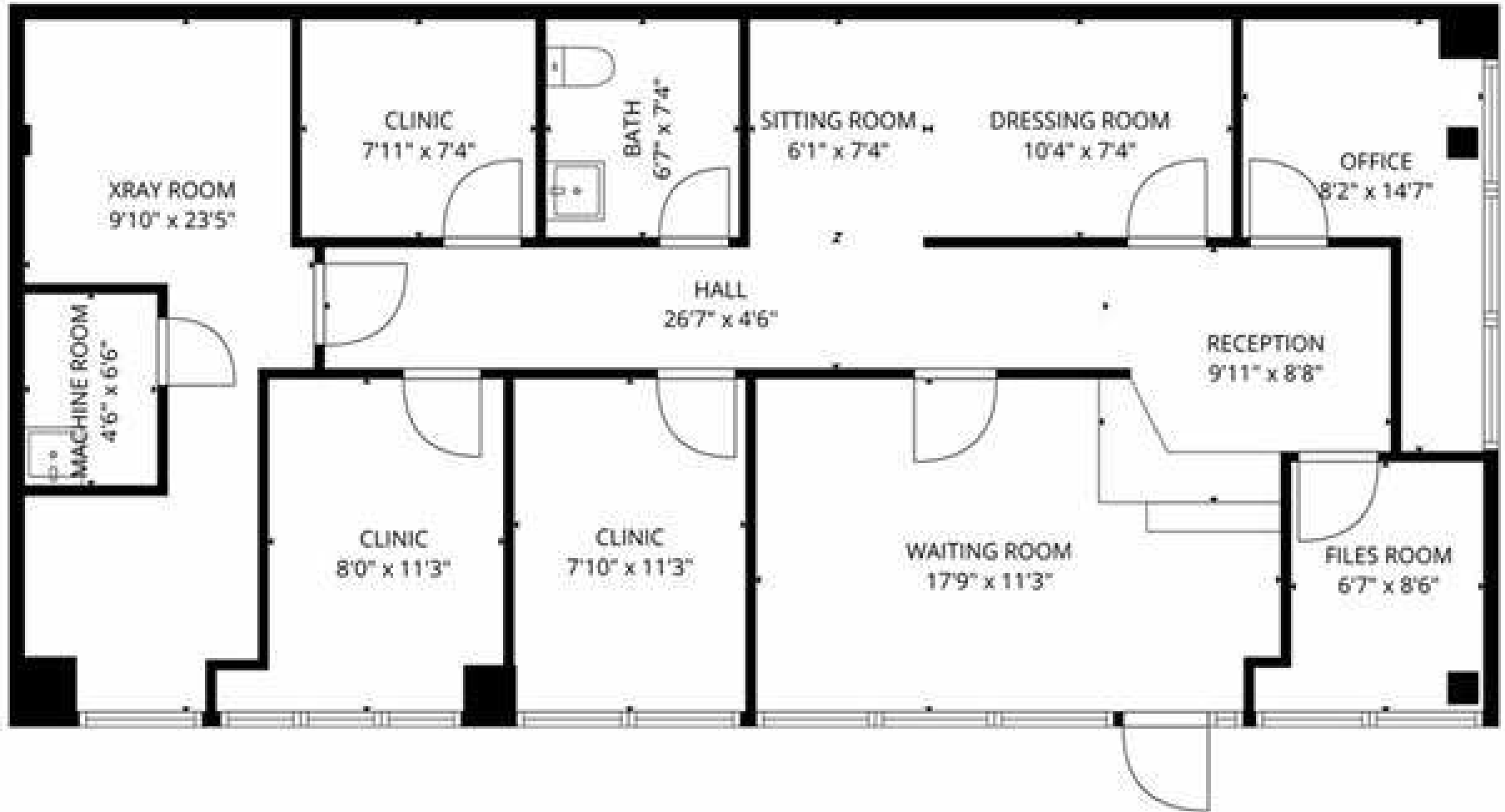
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FLOOR PLANS

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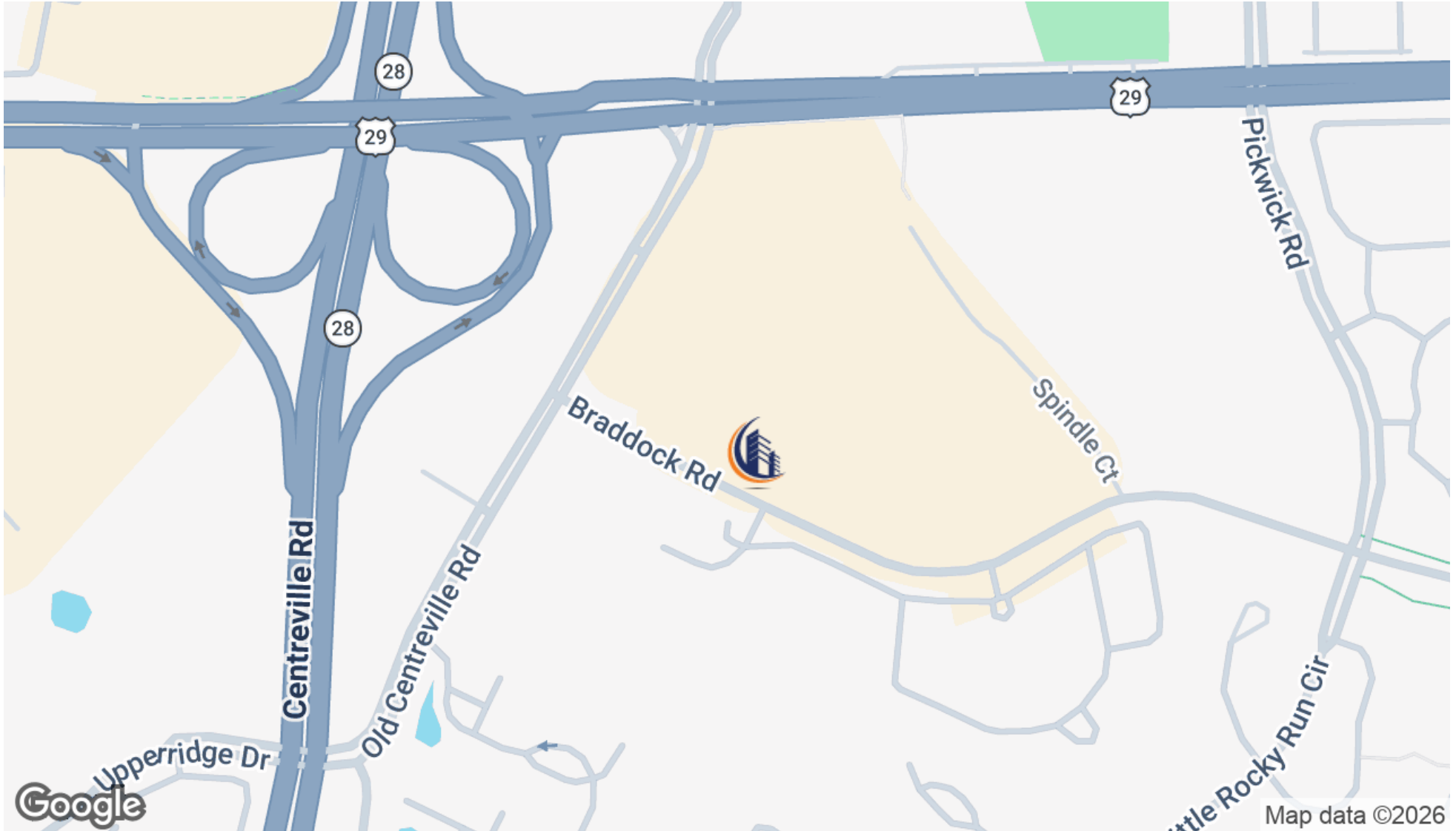
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LOCATION MAP

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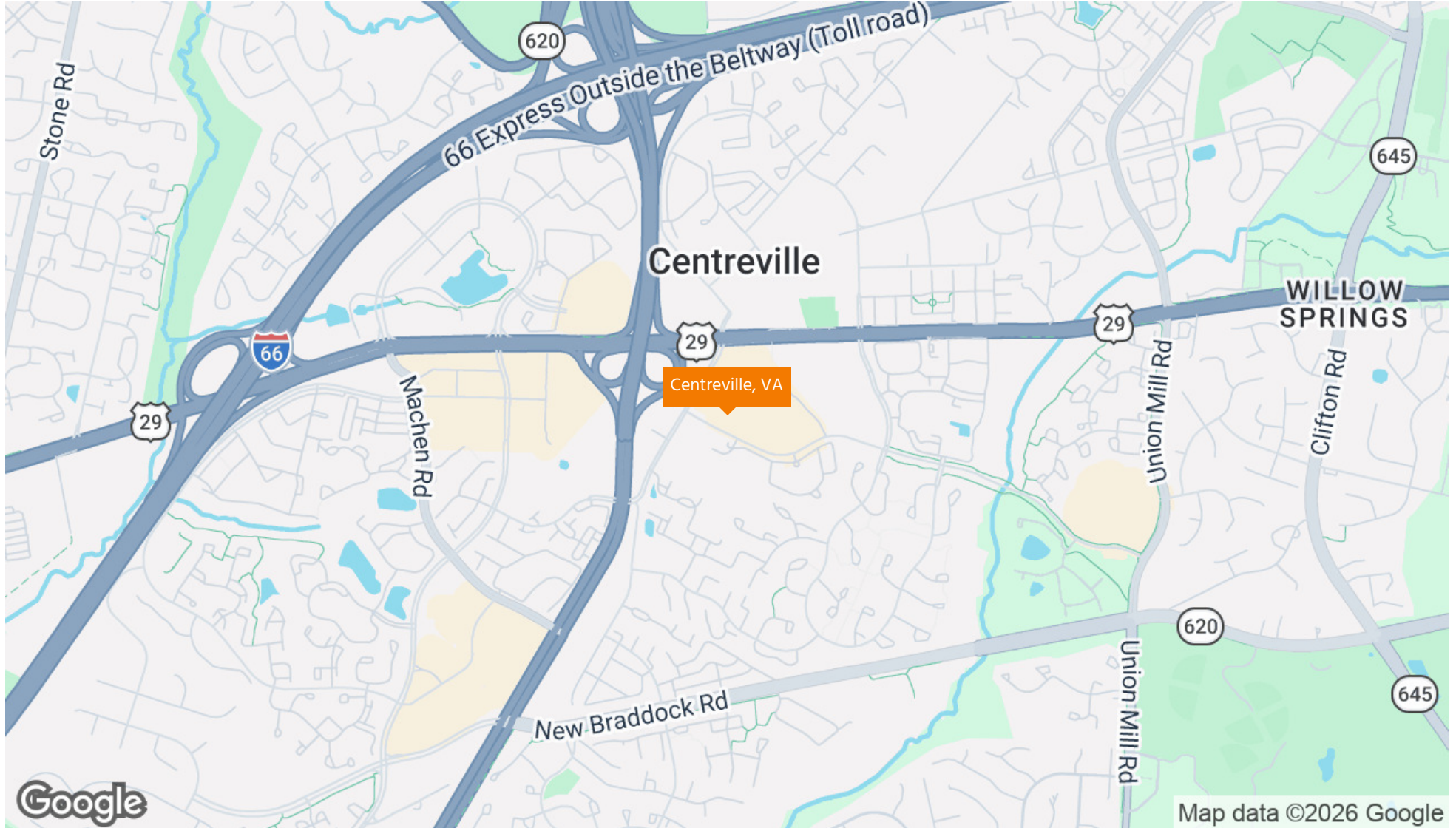
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REGIONAL MAP

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DEMOGRAPHICS MAP & REPORT

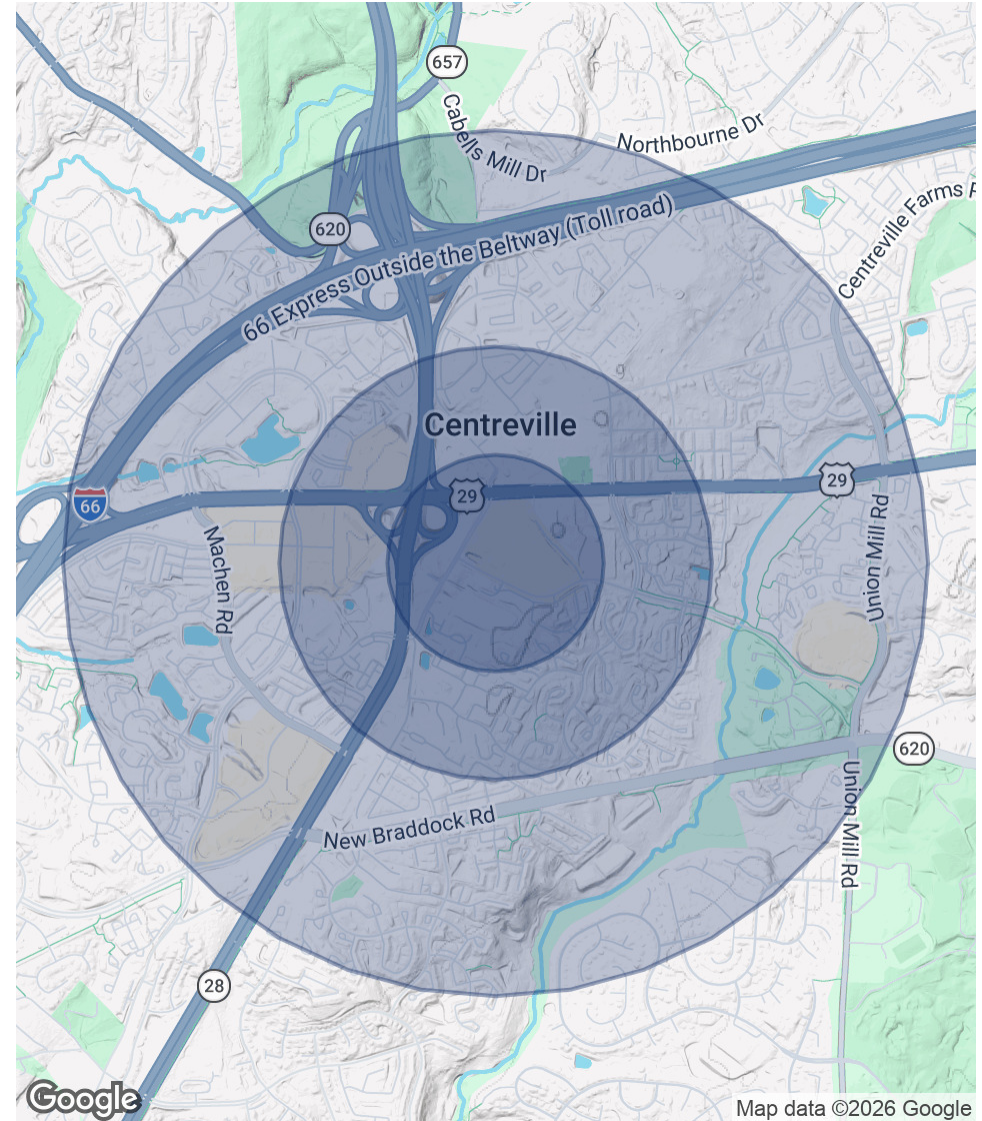
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,292	6,175	24,833
Average Age	35.2	35.3	35.9
Average Age (Male)	36.1	35.5	34.6
Average Age (Female)	34.4	34.8	36.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	494	2,250	9,042
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$149,123	\$135,179	\$143,375
Average House Value	\$480,267	\$497,934	\$519,245

2023 American Community Survey (ACS)



ADVISOR BIO 1

Grand Centreville Plaza Office And Medical Condo, Suite 108 13880 Braddock Road, Centreville, VA 20121



KAYVAN MEHRBAKHSH, 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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