



1,274 SF Office Condominium For Sale In Fairfax City
3823 Plaza Drive, Fairfax, VA 22030-2512

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INVESTMENT OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$315,000
BUILDING SIZE:	1,274 SF
PRICE / SF:	\$247.25
CONDO FEE:	\$1,095.26/quarter
PROPERTY TAX:	\$3,540/yr (2025)
YEAR BUILT:	1980
ZONING:	CR (Retail Commercial)
MARKET:	Washington DC Metro
SUBMARKET:	Fairfax City

PROPERTY OVERVIEW

3823 Plaza Drive is a 1,274 SF office condominium available for sale in the City of Fairfax, Virginia. Built in 1980, the property sits within an established office park setting and is suited for owner-users or small investors seeking a manageable, low-overhead commercial asset in one of Northern Virginia's most stable submarkets. The condominium format allows for individual ownership without the operational complexity of a standalone building.

At 1,274 SF, the suite offers a functional footprint appropriate for professional services, consulting, financial, or medical-adjacent office use. The property carries a parking ratio of 3.5 spaces per 1,000 SF, which meets standard requirements for single or multi-staff office occupancy. Specific interior configuration details are available upon request, and prospective buyers are encouraged to schedule a walkthrough to assess current condition and layout relative to their operational needs.

For an owner-user, this condominium presents a direct path to building equity through occupancy rather than continuing to pay rent in a market where professional office space commands consistent demand. The scale of the asset also fits smaller professional practices, satellite offices, or service-based businesses looking to establish a permanent presence in Fairfax City without the capital exposure of a larger acquisition.

The City of Fairfax benefits from proximity to George Mason University and established residential density, which together sustain steady demand for office and professional services space. The broader submarket is well-served by major regional thoroughfares, providing connectivity to employment centers throughout Northern Virginia and access to both Dulles International and Reagan National Airports. Retail amenities, dining, and services are well-represented in the immediate corridor, supporting day-to-day business operations.

PROPERTY DETAILS

SALE PRICE

\$315,000

LOCATION INFORMATION

BUILDING NAME	1,274 SF Office Condominium for Sale in Fairfax City
STREET ADDRESS	3823 Plaza Drive
CITY, STATE, ZIP	Fairfax, VA 22030-2512
COUNTY	Fairfax City
MARKET	Washington DC Metro
SUB-MARKET	Fairfax City
NEAREST HIGHWAY	U.S. Route 50 (Lee Jackson Memorial Highway) and I-66
NEAREST AIRPORT	Washington Dulles International Airport, located approximately 12-14 miles west (about a 20-minute drive)

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	CR (Retail Commercial)
APN #	57-2-25-012
POWER	Yes

BUILDING INFORMATION

BUILDING SIZE	1,274 SF
BUILDING CLASS	B
TENANCY	Single
YEAR BUILT	1980
CONSTRUCTION STATUS	Existing
CONDITION	Good
ROOF	Composition
WALLS	Drywall
EXTERIOR WALLS	Brick

HIGHLIGHTS

PROPERTY HIGHLIGHTS

- -1,274 SF office condominium offered for sale in Fairfax City
- -Condominium format provides ownership flexibility for small professional users
- -Located within the established City of Fairfax submarket of Northern Virginia
- -Parking ratio of 3.5 spaces per 1,000 SF supports professional office use
- -1980 construction within a well-established commercial corridor
- -Proximity to major regional thoroughfares connecting Northern Virginia submarkets
- -Fairfax City submarket anchored by George Mason University and significant government employment



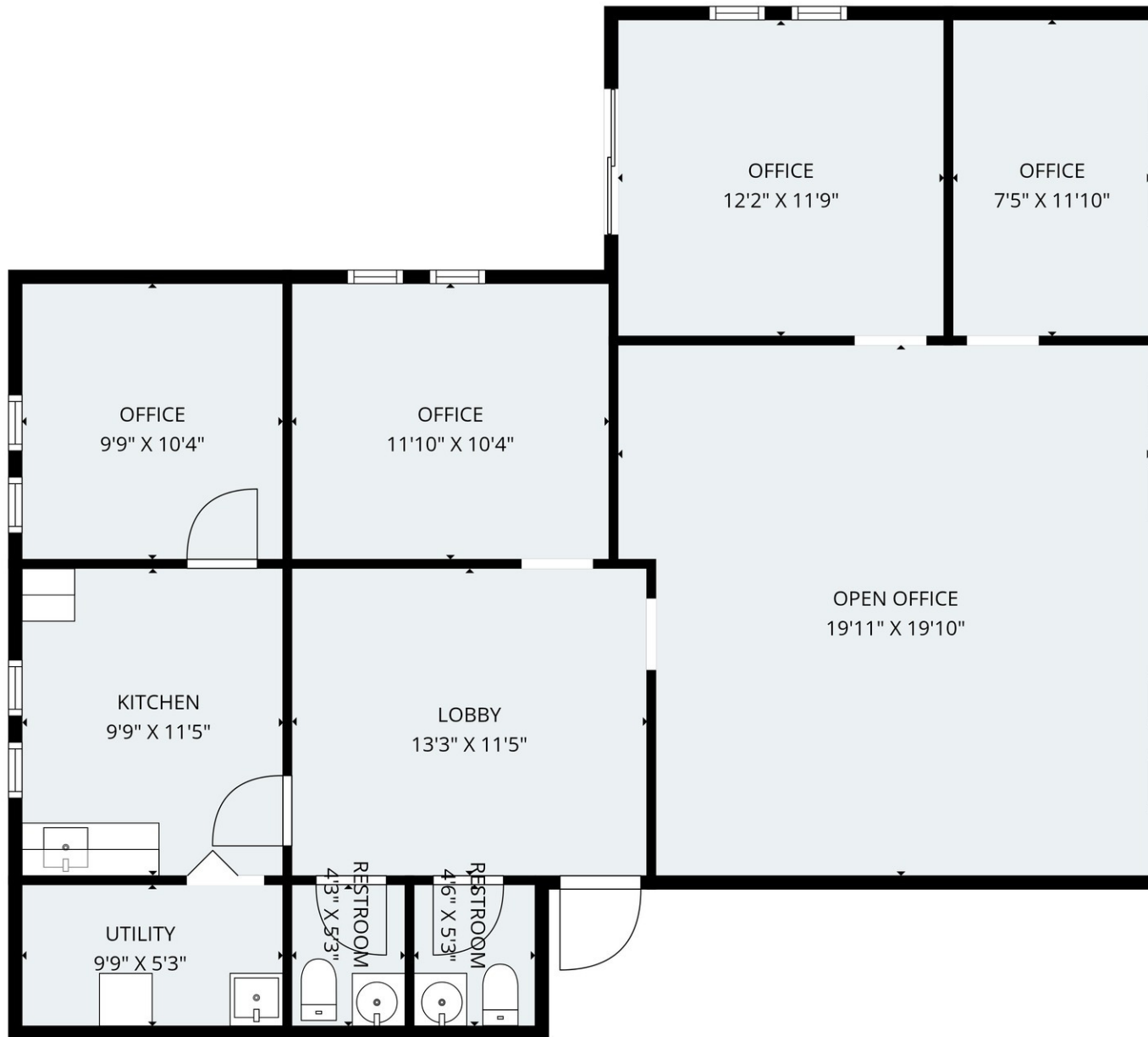
EXTERIOR PHOTOS



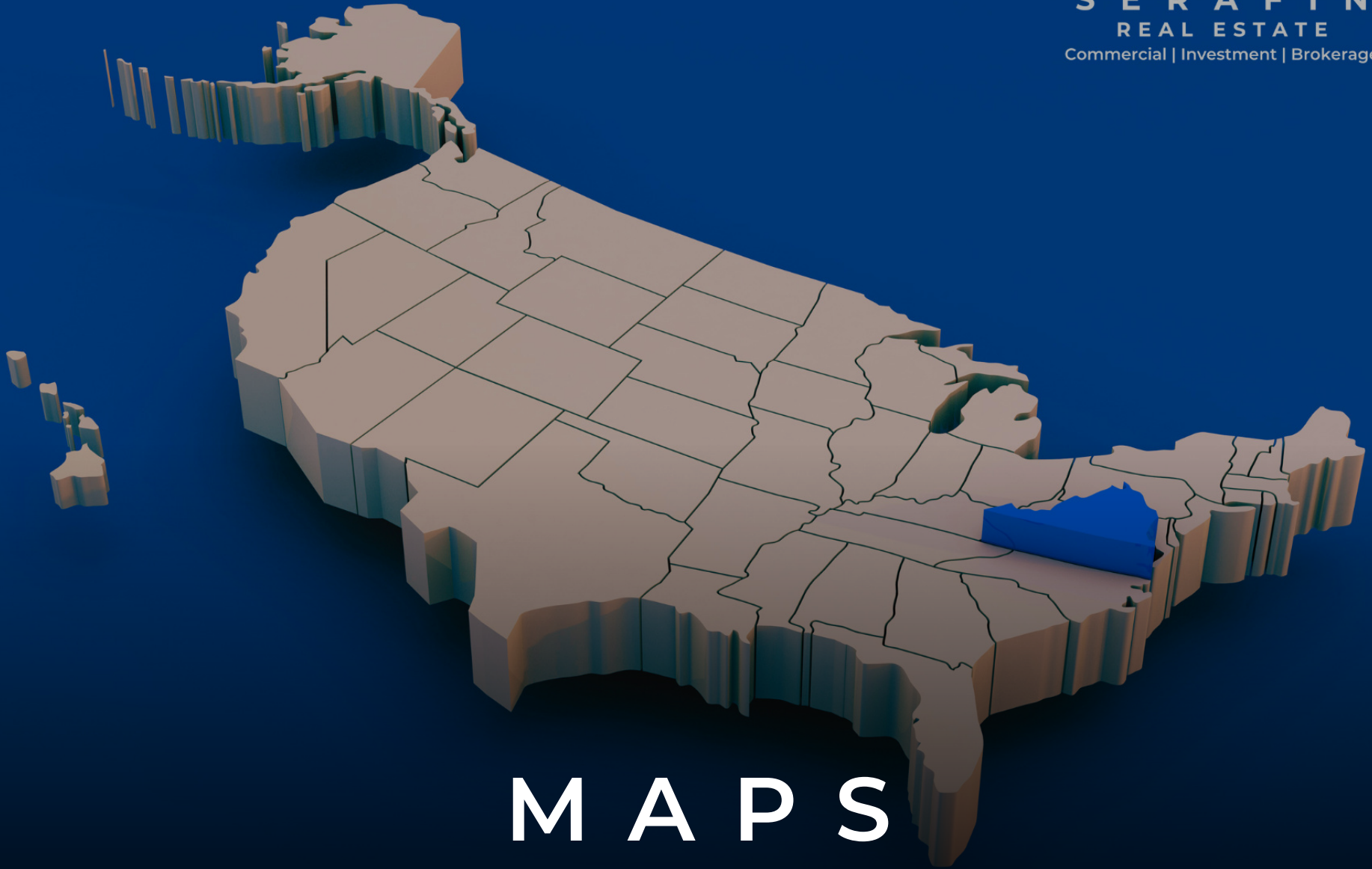
INTERIOR PHOTOS



FLOOR PLAN

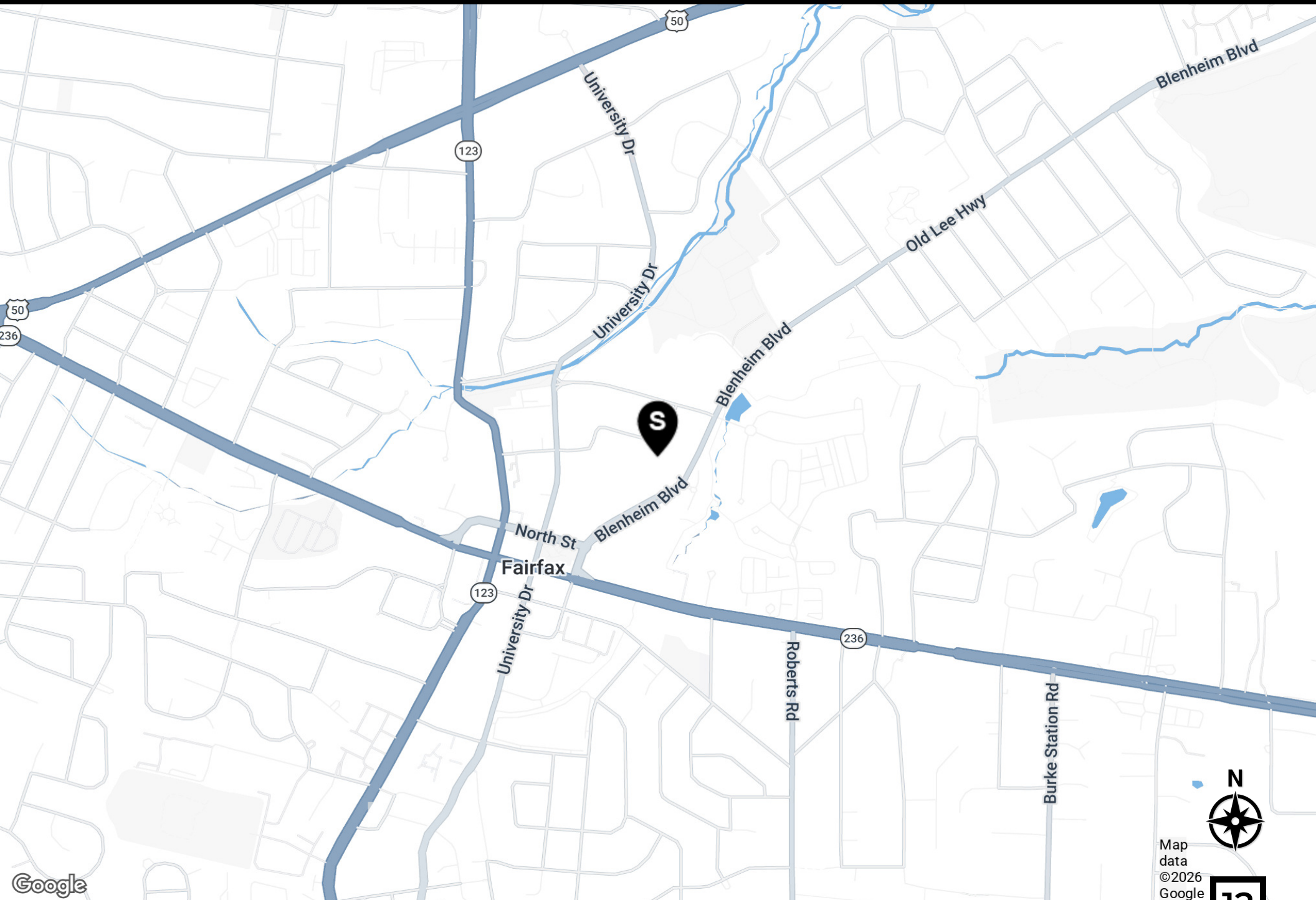


Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.



M A P S

LOCATION MAP



Map
data
©2026
Google

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AREA OVERVIEW

3817
3825
3829
WJD
Arauz Inc.

3815
3819
3823

CITY INFORMATION

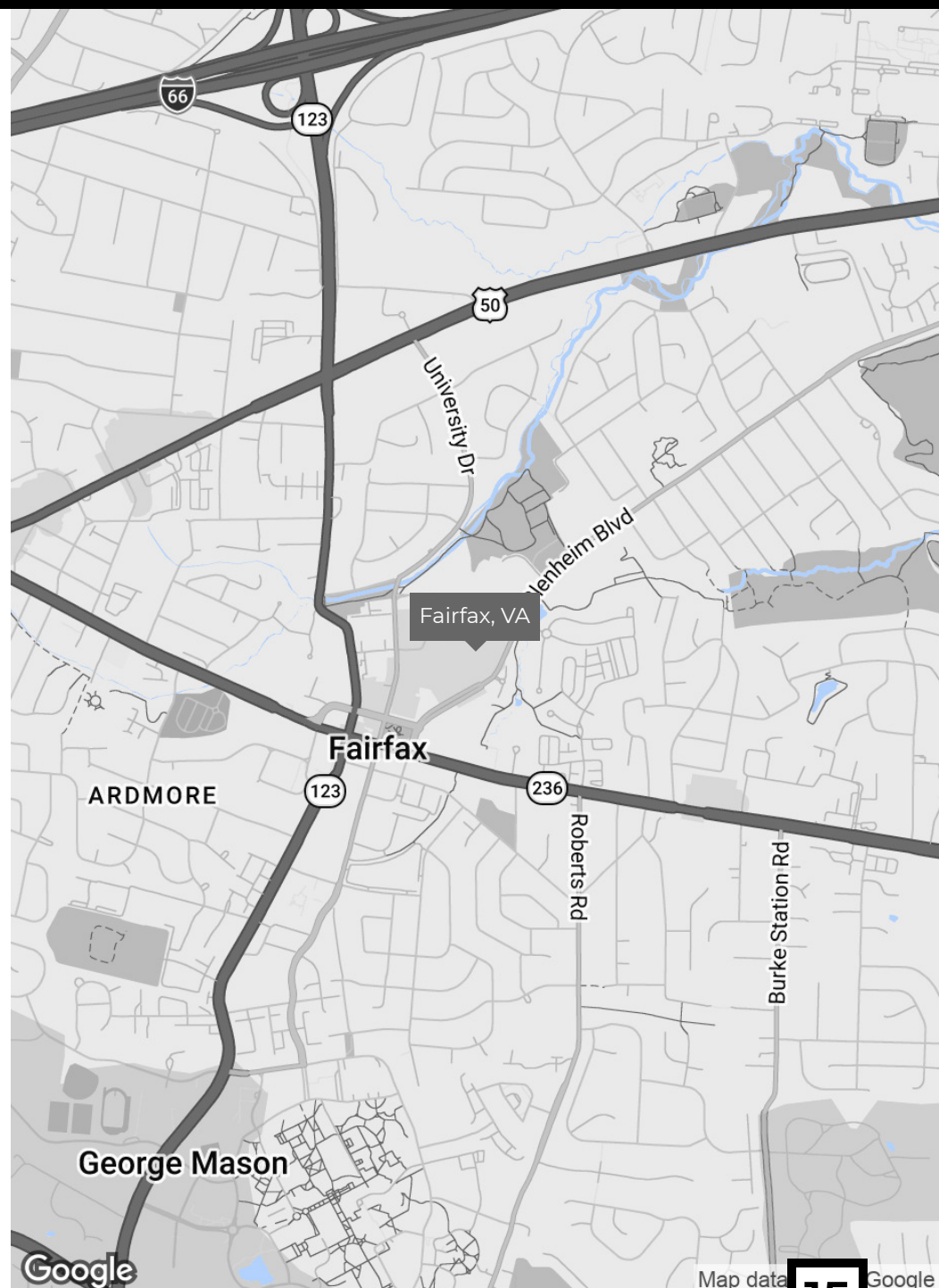
LOCATION DESCRIPTION

Fairfax, Virginia is positioned within Northern Virginia—one of the most affluent and economically stable regions in the U.S., driven by government, technology, and professional services. The area benefits from a highly educated workforce and strong household incomes, with Fairfax County consistently ranking among the wealthiest and most populous counties in the nation.

The county offers excellent connectivity via I-66, Route 50, Route 29, and I-495, along with access to Dulles International and Reagan National Airports. This infrastructure supports both local and regional business activity, making it a prime location for long-term investment.

The City of Fairfax submarket is well-established, supported by dense residential communities and major demand drivers such as George Mason University and the Fairfax County Government Center. This creates consistent demand across office, medical, and service-oriented uses.

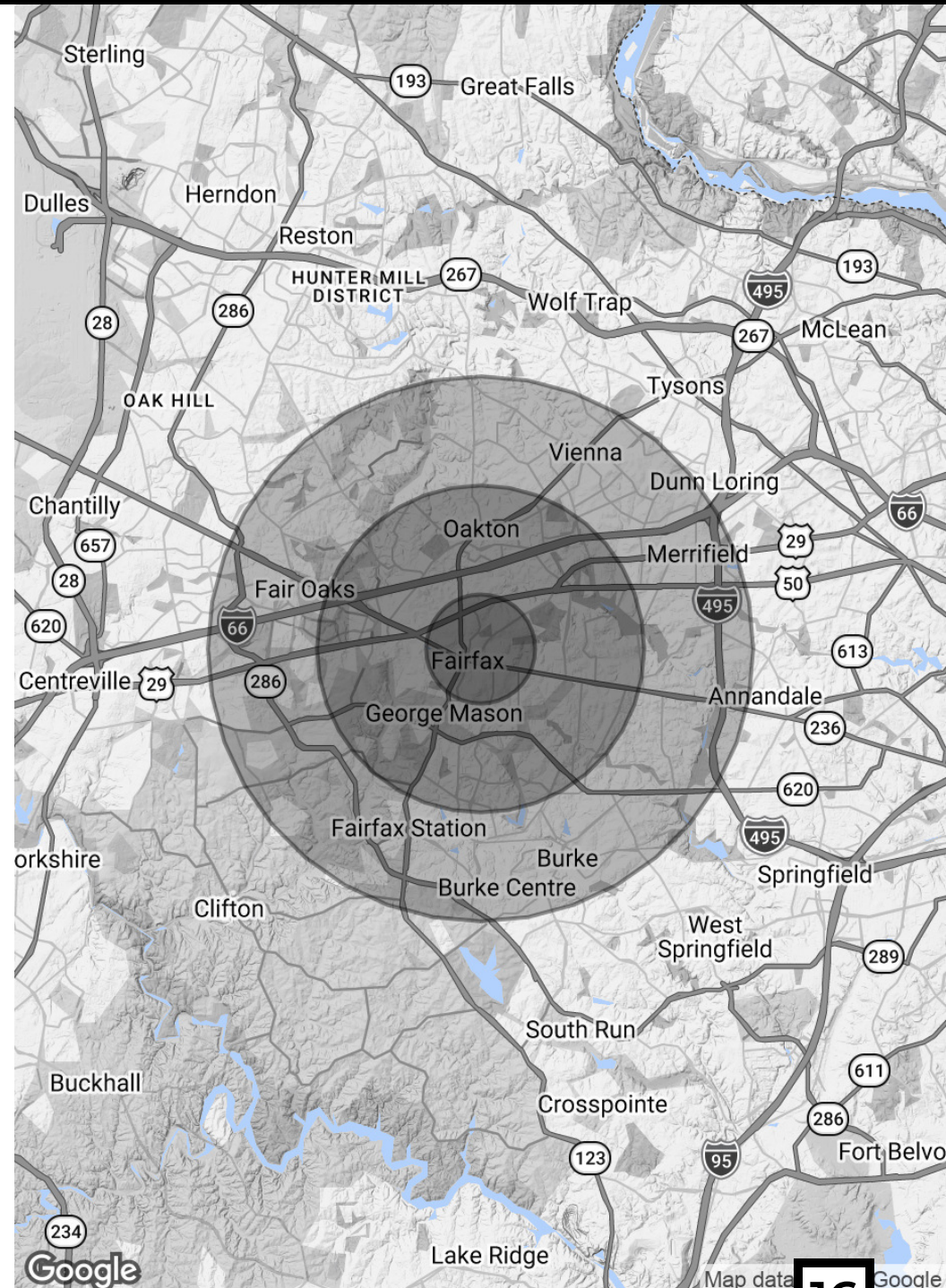
3815 Plaza Drive benefits from immediate access to Route 50 and proximity to I-66 and I-495, placing it in a highly accessible and amenity-rich corridor. Surrounded by strong demographics, retail, and employment hubs, the property is well-positioned for both users and investors seeking stability in a high-performing Northern Virginia market.



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,530	115,042	283,220
AVERAGE AGE	38.5	38.1	39.2
AVERAGE AGE (MALE)	39.2	37.4	38.5
AVERAGE AGE (FEMALE)	38.1	38.6	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,649	40,973	102,093
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$183,925	\$182,974	\$192,068
AVERAGE HOUSE VALUE	\$766,322	\$739,660	\$769,442

2023 American Community Survey (ACS)



SRE

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BROKER CONTACT

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