

OFFICE BUILDING FOR SALE

Sunrise Professional Center Condo

12359 SUNRISE VALLEY DR. STE. 130, RESTON, VA 20191

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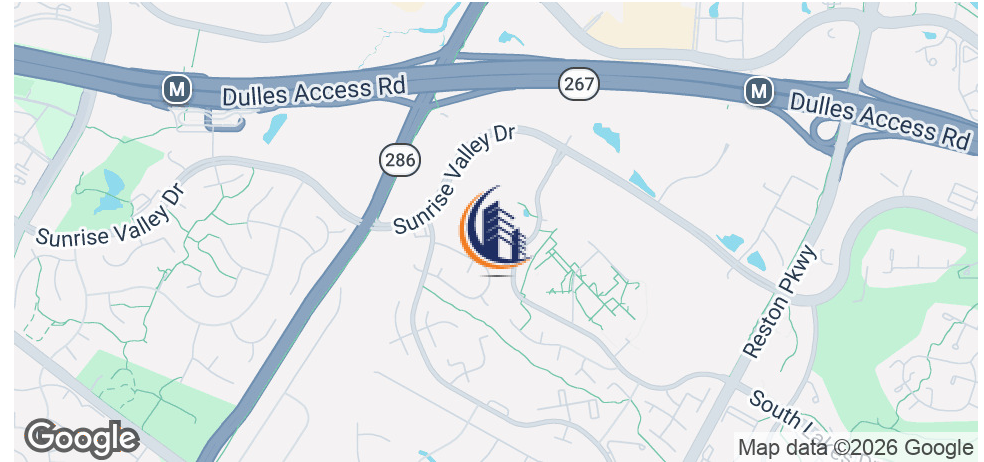
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by K&M Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



Section 1

PROPERTY INFORMATION

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OFFERING SUMMARY

Sale Price:	\$1,495,000
NOI:	\$36,634
Year Built:	2003
Building Size:	5,143
Renovated:	2018
Zoning:	I-4
Taxes:	\$27,894.00
Assessed Value:	\$1,812,000.00
Market:	Washington D.C.
Submarket:	Reston
Price / SF:	\$290.69
Condo Fee:	\$3,033

PROPERTY OVERVIEW

NEW PRICING! BELOW ASSESSED VALUE!
 K & M Commercial, the exclusive brokerage firm, is excited to present this first-level office condo in Sunrise Professional Park. This investment property is a well-maintained office with a spacious reception area, several meeting rooms, a 15+ person glassed conference room, an event/presentation style room, and ample bullpen space. Additionally, there is a sizeable and recently updated kitchenette. The office boasts outstanding window lines that allow plenty of natural light to flow in. Access to the unit is direct and convenient, with a site line off the elevator. The ideal location is only minutes from the Reston Town Center and the newly opened Herndon and Reston Metro Stations. In addition, the site is suitable for healthcare-related uses. Currently, a tenant is in place until 1/31/2027.

PROPERTY HIGHLIGHTS

- - Outstanding window-lined 1st story office condo
- - Priced well below assessed value
- - Current tenant in place until 1/31/2027
- - 15+ person glassed conference room

INCOME & EXPENSES



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INCOME SUMMARY

ImageX	\$100,289
Vacancy Cost	\$0
GROSS INCOME	\$100,289

EXPENSES SUMMARY

Real Estate Taxes	\$27,259
Condo Fees	\$36,396
OPERATING EXPENSES	\$63,655
NET OPERATING INCOME	\$36,634



RENT ROLL



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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
130	ImageX	5,143 SF	100%	2/1/2025 1/1/2026	\$19.50 \$20.09 \$20.69	\$100,289	2/1/2024	1/31/2027
TOTALS		5,143 SF	100%		\$19.50	\$100,289		
AVERAGES		5,143 SF	100%		\$19.50	\$100,289		





PROPERTY DESCRIPTION

NEW PRICING! BELOW ASSESSED VALUE!

Sure, here is the revised text:

K & M Commercial, the exclusive brokerage firm, is thrilled to present this ground-floor office condo in Sunrise Professional Park. This investment property features a well-maintained office with a spacious reception area, multiple meeting rooms, a large glassed conference room for 15+ people, an event/presentation room, and ample bullpen space. The kitchenette has been recently updated and is quite spacious. The office benefits from excellent natural light through its large windows. The unit is easily accessible from the elevator. Its prime location is just a few minutes from the Reston Town Center and the newly opened Herndon and Reston Metro Stations. Additionally, the site is suitable for healthcare-related uses. Currently, a tenant is in place until 1/31/2027.

LOCATION DESCRIPTION

Immerse yourself in the dynamic commercial landscape of Reston, VA, situated within the vibrant Washington, D.C. market. The area is renowned for its thriving business community and strategic connectivity, with easy access to major highways, public transportation, and Dulles International Airport. Surrounding the Sunrise Professional Center Condo, you'll find various popular dining options, upscale shopping destinations, and outdoor recreational spaces. Just a stone's throw away, Reston Town Center is a hub of activity, boasting a mix of restaurants, retailers, and entertainment venues. With its proximity to renowned businesses and modern conveniences, this location presents an enticing opportunity for office-building investors seeking to capitalize on the region's energy.



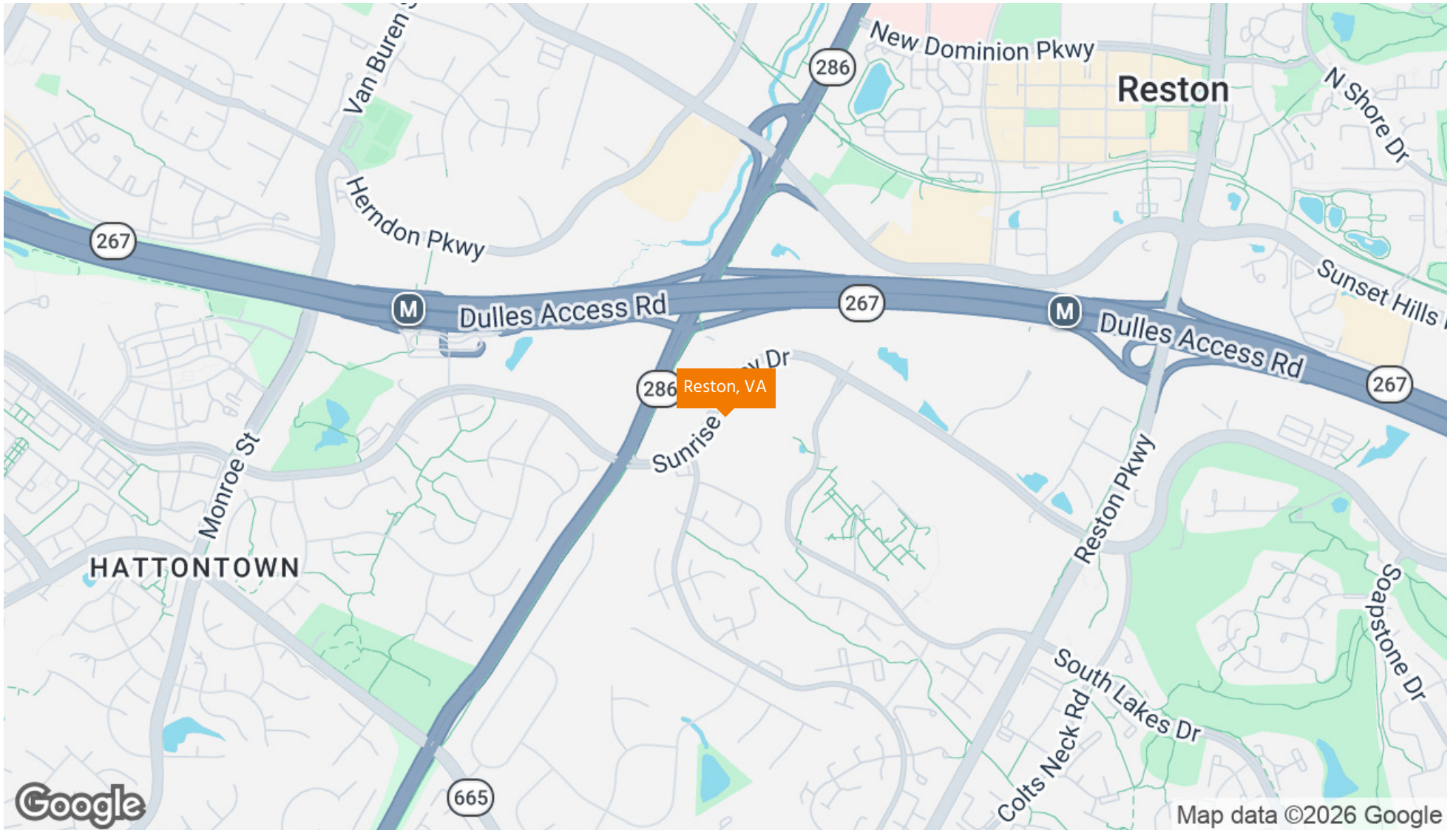
Section 2

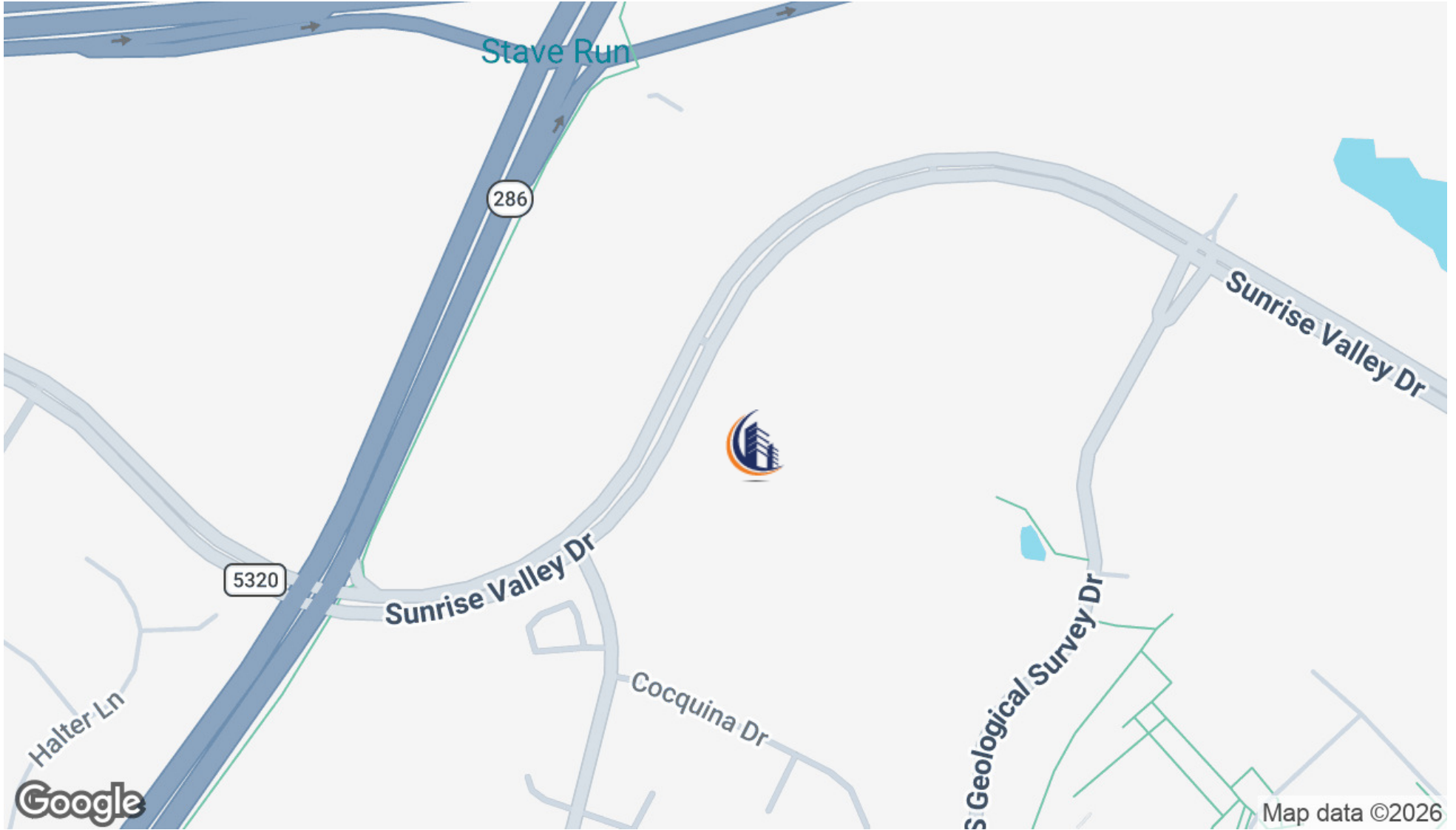
LOCATION INFORMATION

KAYVAN MEHRBAKHS, CCIM, MBA

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Google

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WIPFLI
CPAs and Consultants

Section 3

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

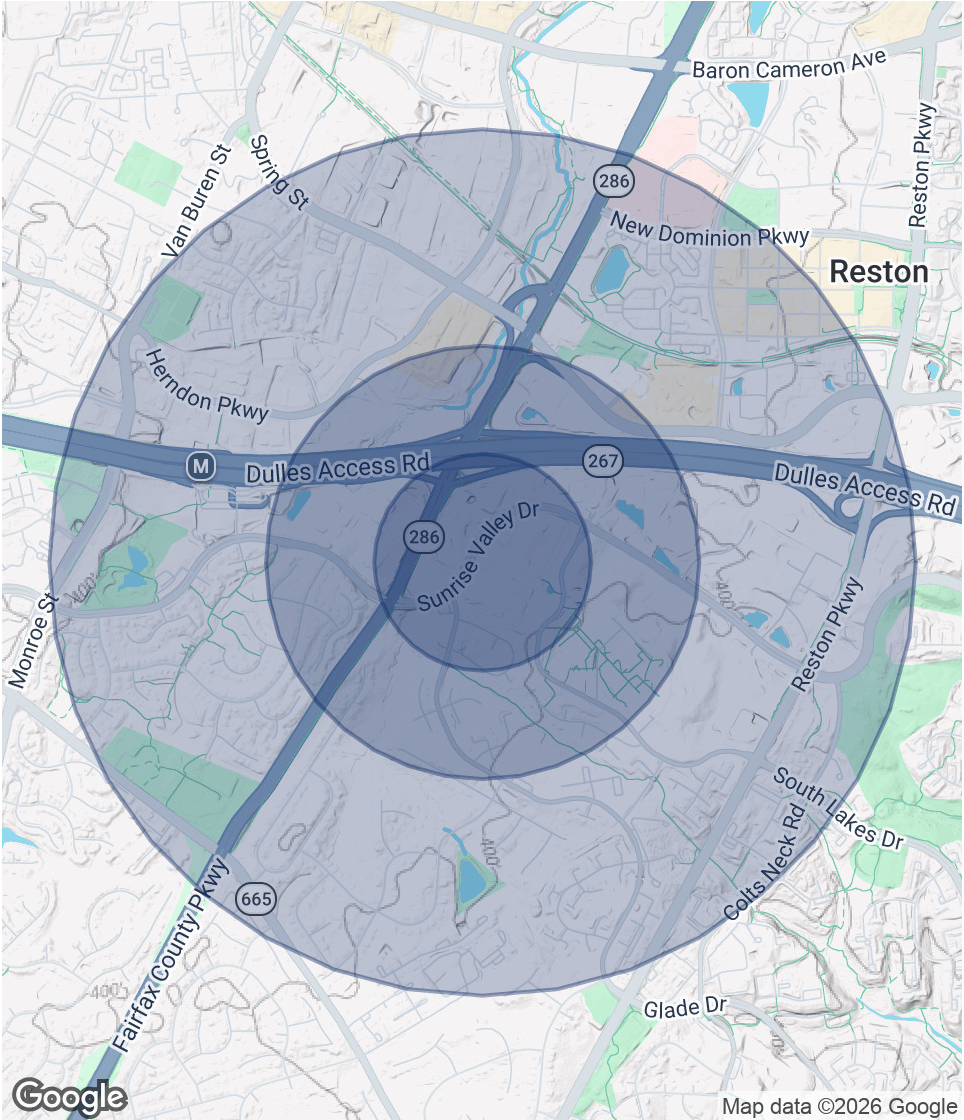


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	689	2,491	13,571
Average Age	28.3	31.5	37.0
Average Age (Male)	27.5	29.9	35.5
Average Age (Female)	32.5	35.4	38.9

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

* Demographic data derived from 2020 ACS - US Census



Section 4

ADVISOR BIOS

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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 Metro Board of Advisors.

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