



1,308 SF Office Condo For Sale In Fairfax City Submarket
3815 Plaza Dr, Fairfax, VA 22030-2512

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A three-story brick building with a white cornice and multiple windows, surrounded by trees and a parking lot. The building features a mix of window sizes, including tall narrow ones and larger multi-paned units. A small entrance with a ramp is visible on the left side of the building. The foreground shows a paved parking area and a sidewalk.

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$310,000
BUILDING SIZE:	1,308 SF
PRICE / SF:	\$237.00
CONDO FEE:	\$1,124.29/quarter
PROPERTY TAXES:	\$4,081/yr (2025)
YEAR BUILT:	1980
ZONING:	CR (Retail Commercial)
MARKET:	Washington DC Metro
SUBMARKET:	Fairfax City

PROPERTY OVERVIEW

3815 Plaza Drive is a 1,308 SF office condominium offered for sale in the established City of Fairfax submarket of Northern Virginia. Built in 1980, the property occupies a well-maintained office park setting and represents a practical acquisition for a small professional services firm, medical practitioner, or investor targeting single-tenant office condominiums in a stable, high-demand corridor.

The unit carries a parking ratio of 3.5 spaces per 1,000 SF, consistent with professional office use and sufficient for client-facing operations. At 1,308 SF, the layout is well-suited for a compact team requiring dedicated private office space, a reception area, and supporting workstations. Additional physical details regarding recent improvements or interior configuration were not provided, but the building's long-standing presence in the submarket reflects durable construction and continued occupancy demand.

For an owner-user, this unit offers a direct path out of a leasing position and into a fixed-cost asset with long-term equity upside. The scale of the space suits a solo practitioner, boutique advisory firm, or small professional services operation that does not require large footprint but values a professional address and dedicated parking. Investors may find appeal in the submarket's consistent demand from service-oriented tenants seeking proximity to government, legal, and university-adjacent activity.

The City of Fairfax benefits from deep economic fundamentals anchored by George Mason University and the regional concentration of government contractors, legal professionals, and healthcare providers. The property sits with immediate access to Route 50 and is positioned within reach of both I-66 and I-495, providing regional connectivity for employees and clients across Northern Virginia. Surrounding retail, dining, and service amenities reinforce the day-to-day operational appeal of the location for small business occupants.

PROPERTY DETAILS

SALE PRICE	\$310,000
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LOCATION INFORMATION	
BUILDING NAME	1,308 SF Office Condo for Sale in Fairfax City Submarket
STREET ADDRESS	3815 Plaza Dr
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 25 008

BUILDING INFORMATION	
BUILDING SIZE	1,308 SF
BUILDING CLASS	B
OCCUPANCY %	100.0%
TENANCY	Single
YEAR BUILT	1980
CONSTRUCTION STATUS	Existing
CONDITION	Good
ROOF	Composition
WALLS	Drywall
EXTERIOR WALLS	Brick

HIGHLIGHTS

PROPERTY HIGHLIGHTS

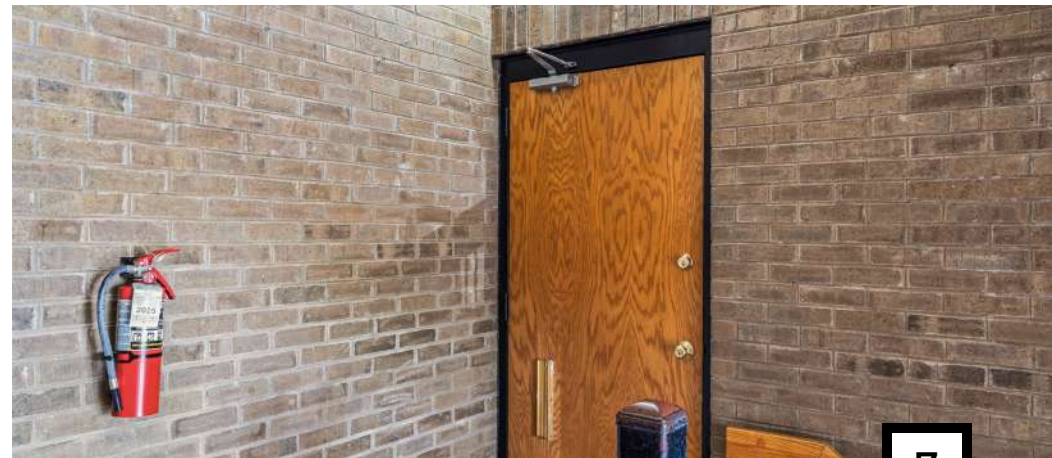
- -1,308 SF office condo offered for sale in Fairfax City submarket
- -Fairfax City location supported by George Mason University and dense residential demand
- -Built 1980, established office condo format suited for owner-user or investor acquisition
- -Parking ratio of 3.5 spaces per 1,000 SF supports professional and medical office use
- -Immediate access to Route 50 with proximity to regional interstate connections
- -City of Fairfax submarket benefits from government, technology, and professional services employment base

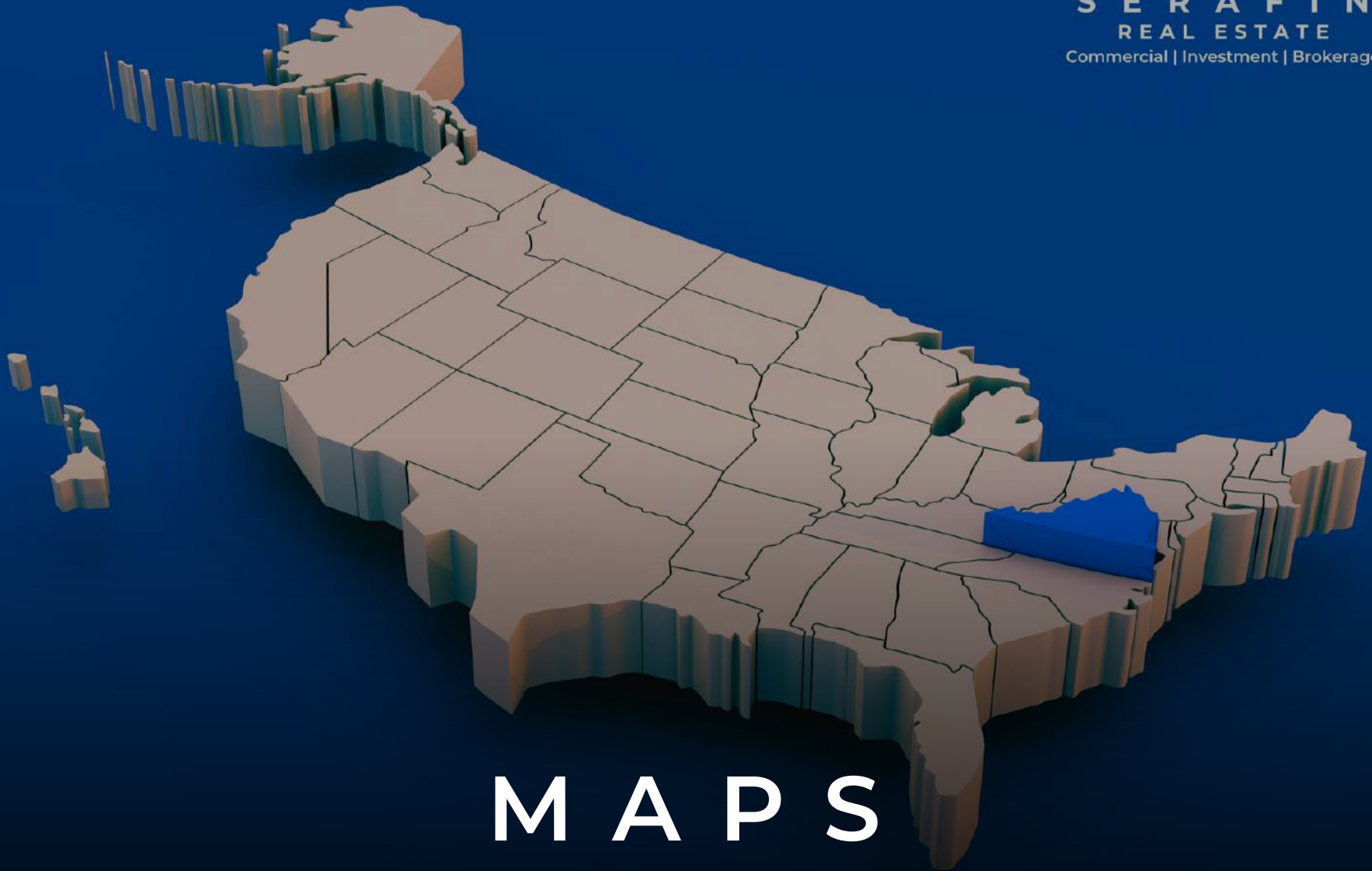


ADDITIONAL PHOTOS



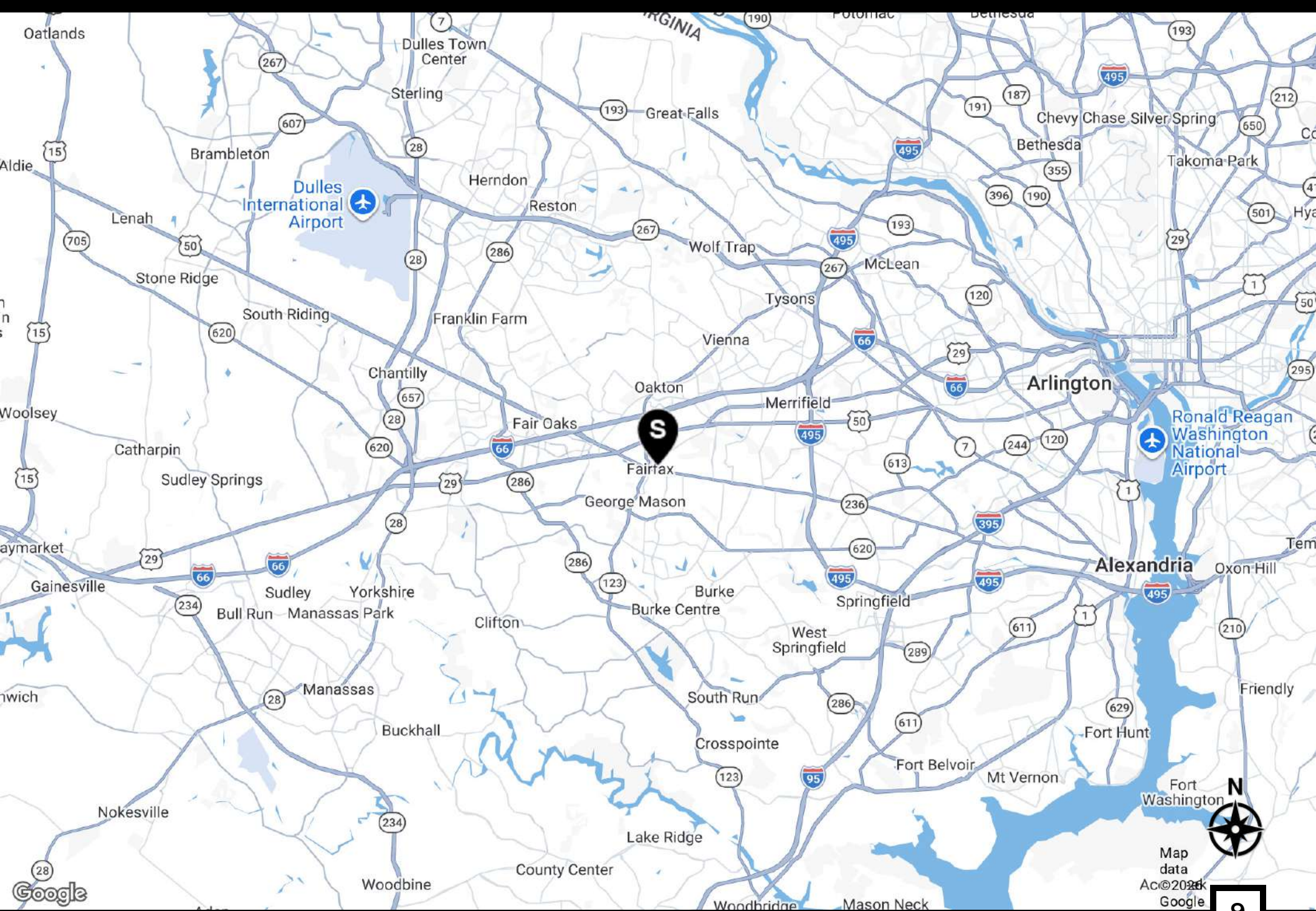
Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.





M A P S

REGIONAL MAP



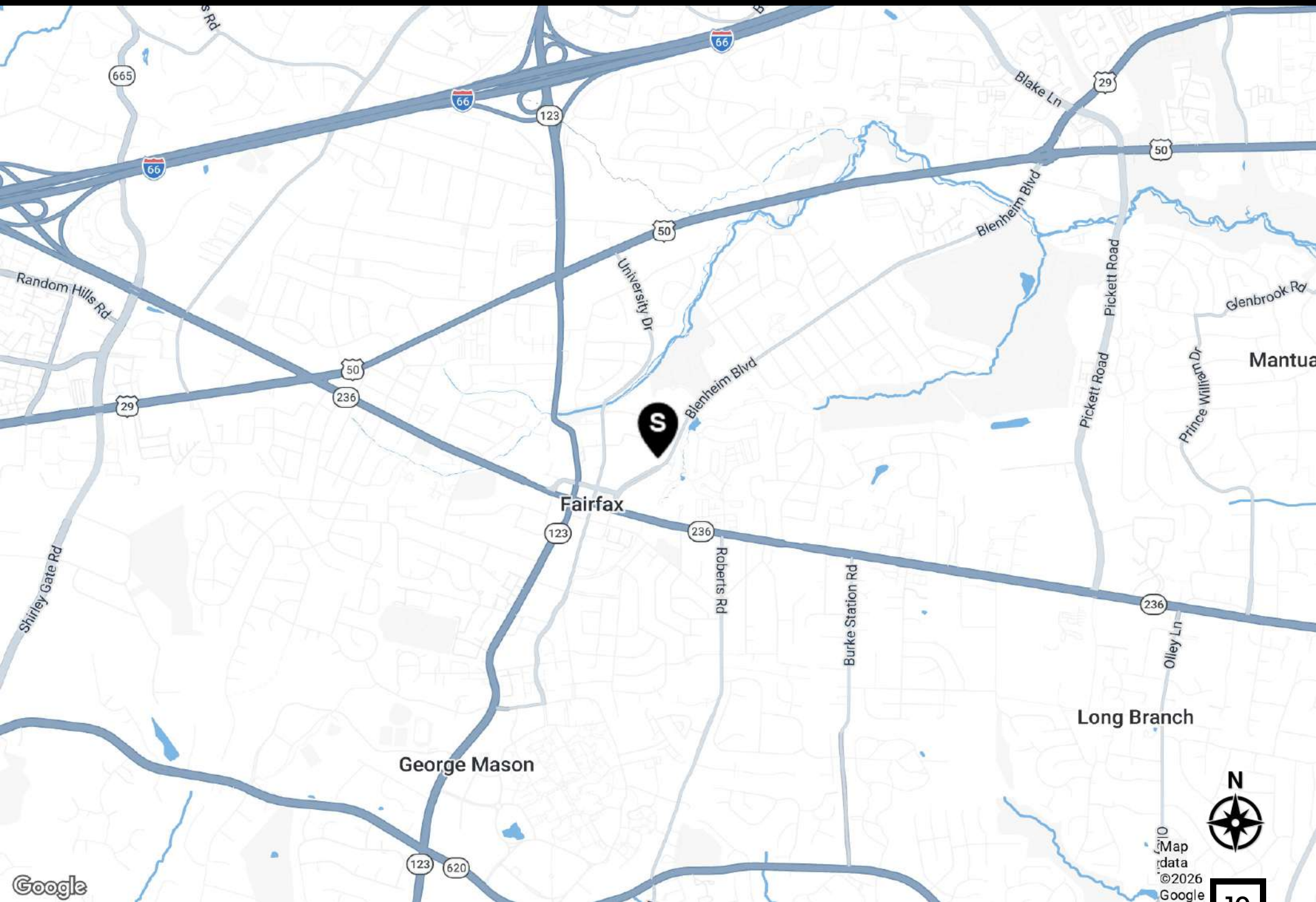
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LOCATION MAP



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AREA OVERVIEW

CITY INFORMATION

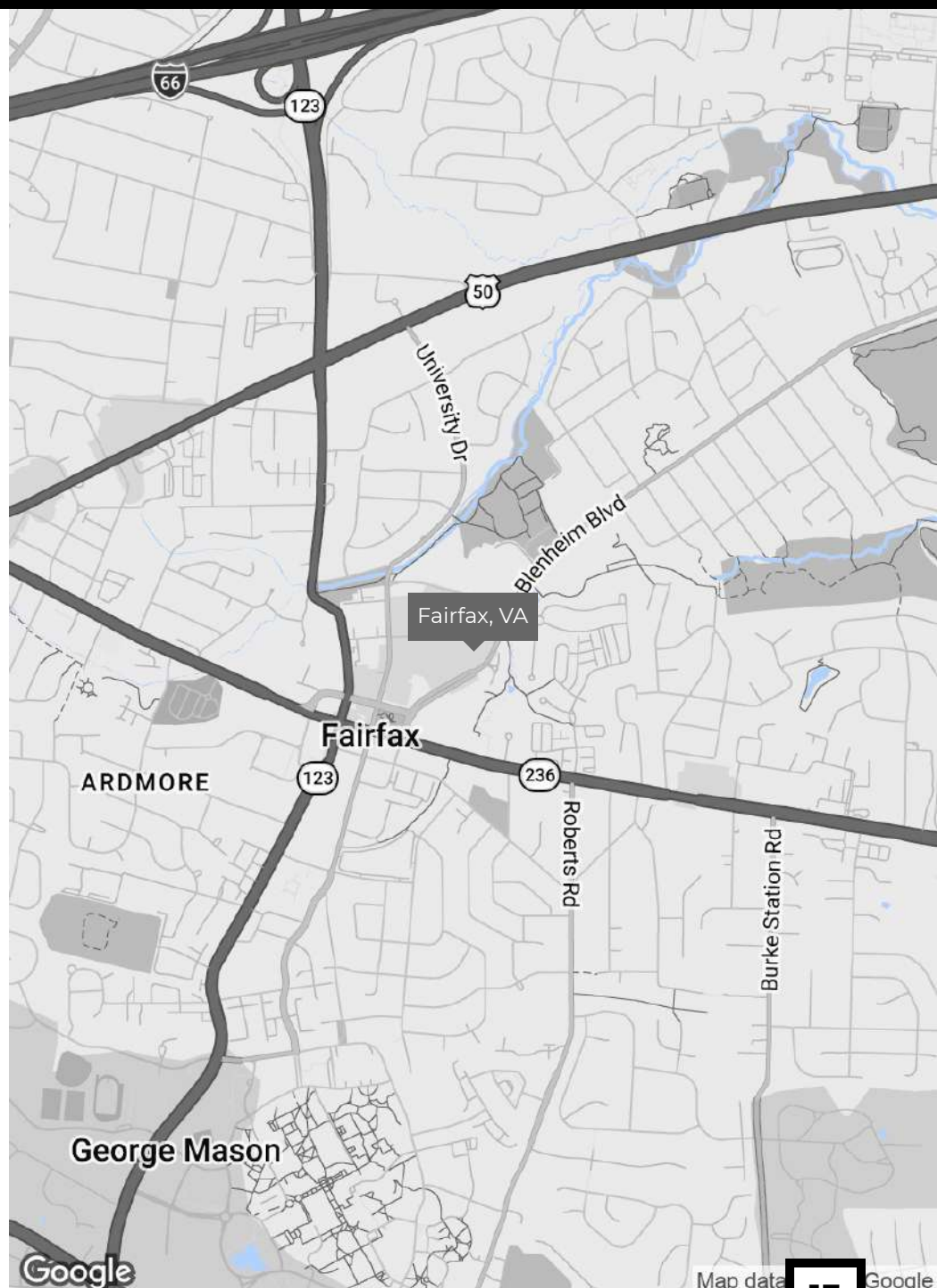
LOCATION DESCRIPTION

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.

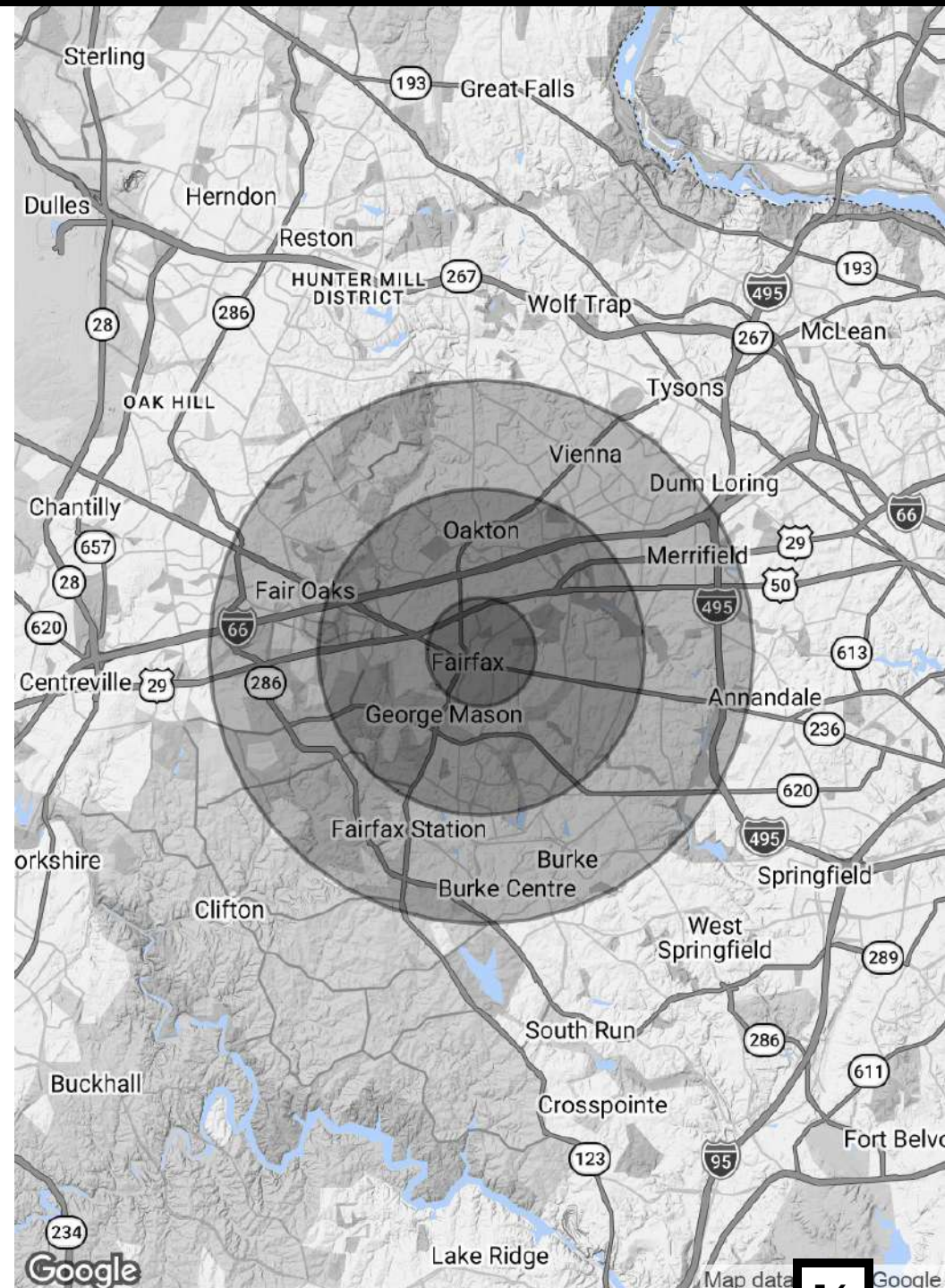
3815 Plaza Drive benefits from immediate access to Route 50 and proximity to I-66 and I-495, placing it in a highly accessible and amenity-rich corridor. Surrounded by strong demographics, retail, and employment hubs, the property is well-positioned for both users and investors seeking stability in a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



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,617	115,295	283,965
AVERAGE AGE	38.3	38.1	39.1
AVERAGE AGE (MALE)	38.9	37.4	38.5
AVERAGE AGE (FEMALE)	38.0	38.6	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,643	40,995	102,334
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$184,696	\$182,856	\$191,745
AVERAGE HOUSE VALUE	\$768,634	\$738,897	\$767,869

2023 American Community Survey (ACS)





SRE

S E R A F I N

REAL ESTATE

Commercial | Investment | Brokerage

2022

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2023

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2024

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2025

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

B R O K E R

I N F O R M A T I O N

PRIMARY BROKER CONTACT



PETER POKORNY

Regional Vice-President | Alexandria, Arlington, & Eastern Fairfax County

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PROFESSIONAL BACKGROUND

Peter has over ten years of experience in commercial real estate transactions with an expertise in office and retail leasing. He advises owners, investors and businesses in all aspects of buying and selling commercial properties. Peter's geographic focus includes Alexandria, Arlington, Eastern Fairfax County, and Eastern Prince William County.

His real estate experience includes practice as a commercial real estate attorney with Real Estate Counselors, a boutique law firm with offices in the DC region. He has been a member of the Mid-Atlantic Real Estate Marketing Association since 2014 and is currently serving as President for 2025. Before joining SRE, Peter was a commercial real estate agent with the Commercial Division of Long and Foster, an affiliate of Berkshire Hathaway.

Prior to his real estate work, Peter was an Assistant General Counsel for the Council of Better Business Bureaus, the network hub for BBBs in the US and Canada.

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