

**PREMIER PLAZA I**

OFFICE BUILDING FOR SALE

# Premier Plaza 1st Floor Medical Condo

**6120 BRANDON AVENUE STE. 116, SPRINGFIELD, VA 22150**

## EXECUTIVE SUMMARY

**Premier Plaza 1st Floor Medical Condo** 6120 Brandon Avenue Ste. 116, Springfield, VA 22150



### OFFERING SUMMARY

|                 |               |
|-----------------|---------------|
| Sale Price:     | \$210,000     |
| Building Size:  | 800           |
| Taxes:          | \$2,199.00    |
| Assessed Value: | \$190,000     |
| Market:         | Washington DC |
| Submarket:      | Springfield   |
| Price / SF:     | \$262.50      |
| Condo Fee:      | \$979         |

### PROPERTY OVERVIEW

Position your practice or business in this well-appointed first-floor medical office condo in Springfield, VA. Exclusively offered by K & M Commercial, this versatile space is approved for medical or general office use. The layout features a spacious reception area, two large private offices, a restroom, and a dedicated storage area, providing a functional setting for a variety of professional users. Previously occupied by a therapist, the suite is well suited for healthcare providers, counselors, or other office professionals seeking a convenient, accessible location.

### PROPERTY HIGHLIGHTS

- First-floor medical office condo approved for both medical and general office use.
- Functional layout includes a spacious reception area, two private offices, a restroom, and dedicated storage.
- Previously occupied by a therapist, making it ideal for healthcare providers, counselors, or professional office users.
- Conveniently located in Springfield, VA, offering an accessible and professional setting for your practice or business.

**KAYVAN MEHRBAKHS, CCIM, MBA**

703.734.2822

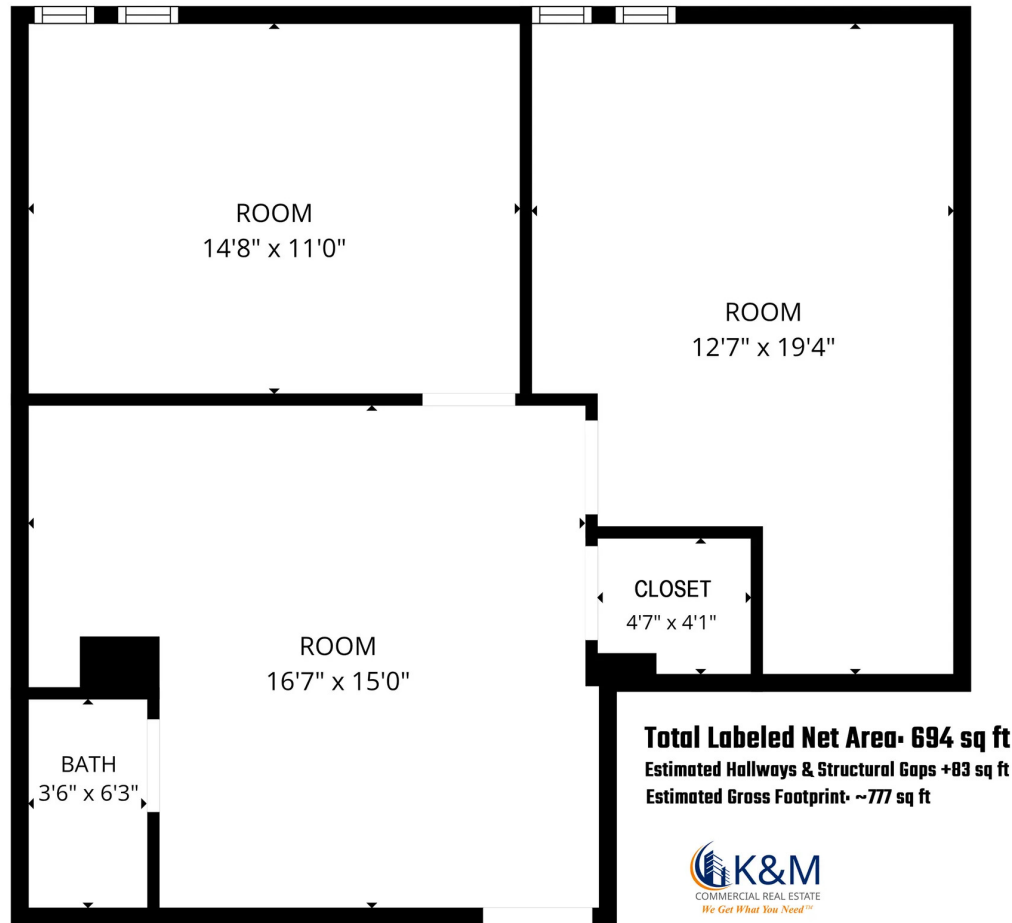
kayvan@svndc.com

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10530 Warwick Avenue Fairfax, VA 22030

## FLOOR PLANS

Premier Plaza 1st Floor Medical Condo 6120 Brandon Avenue Ste. 116, Springfield, VA 22150



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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## ADDITIONAL PHOTOS

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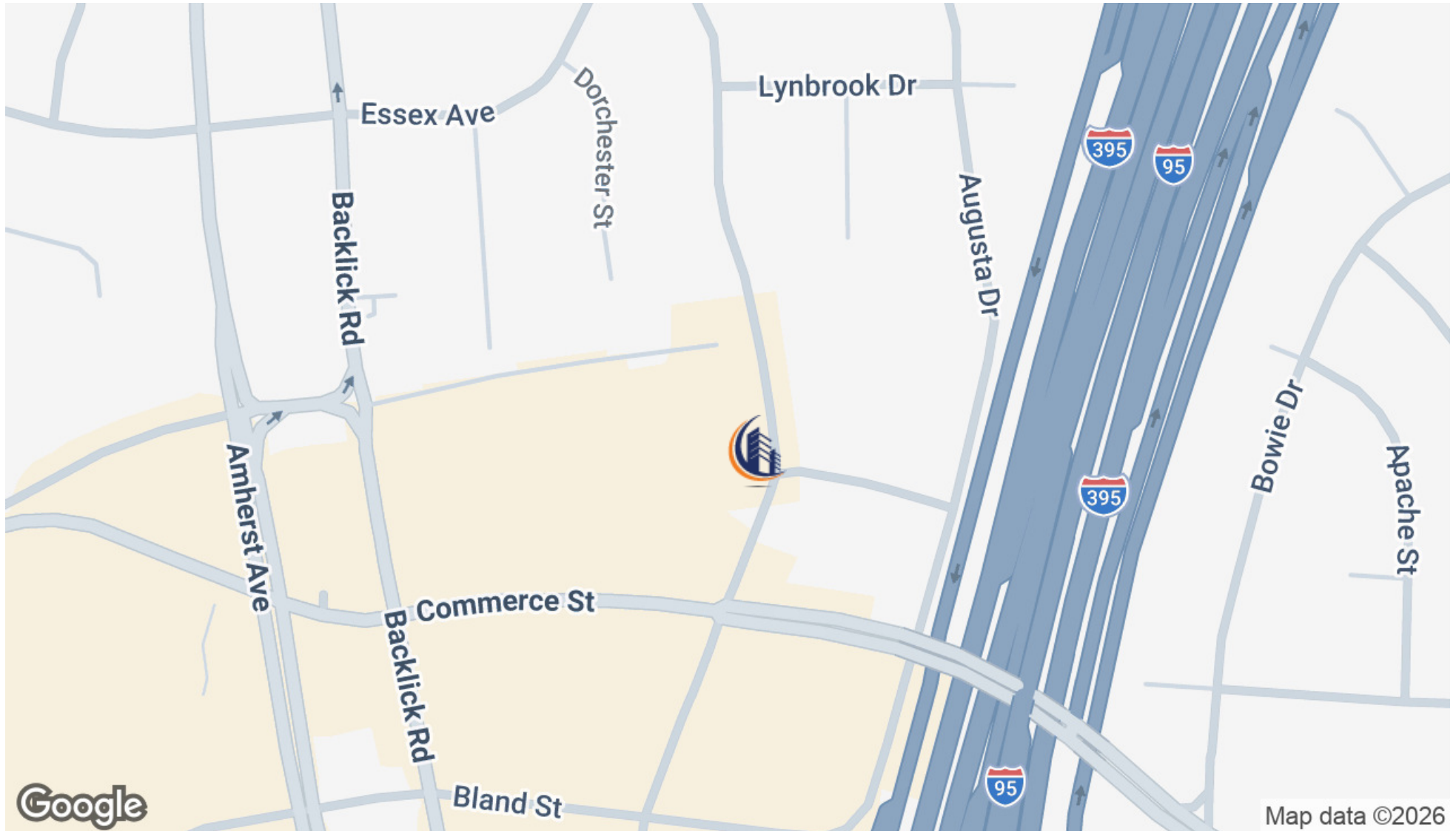
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## LOCATION MAP

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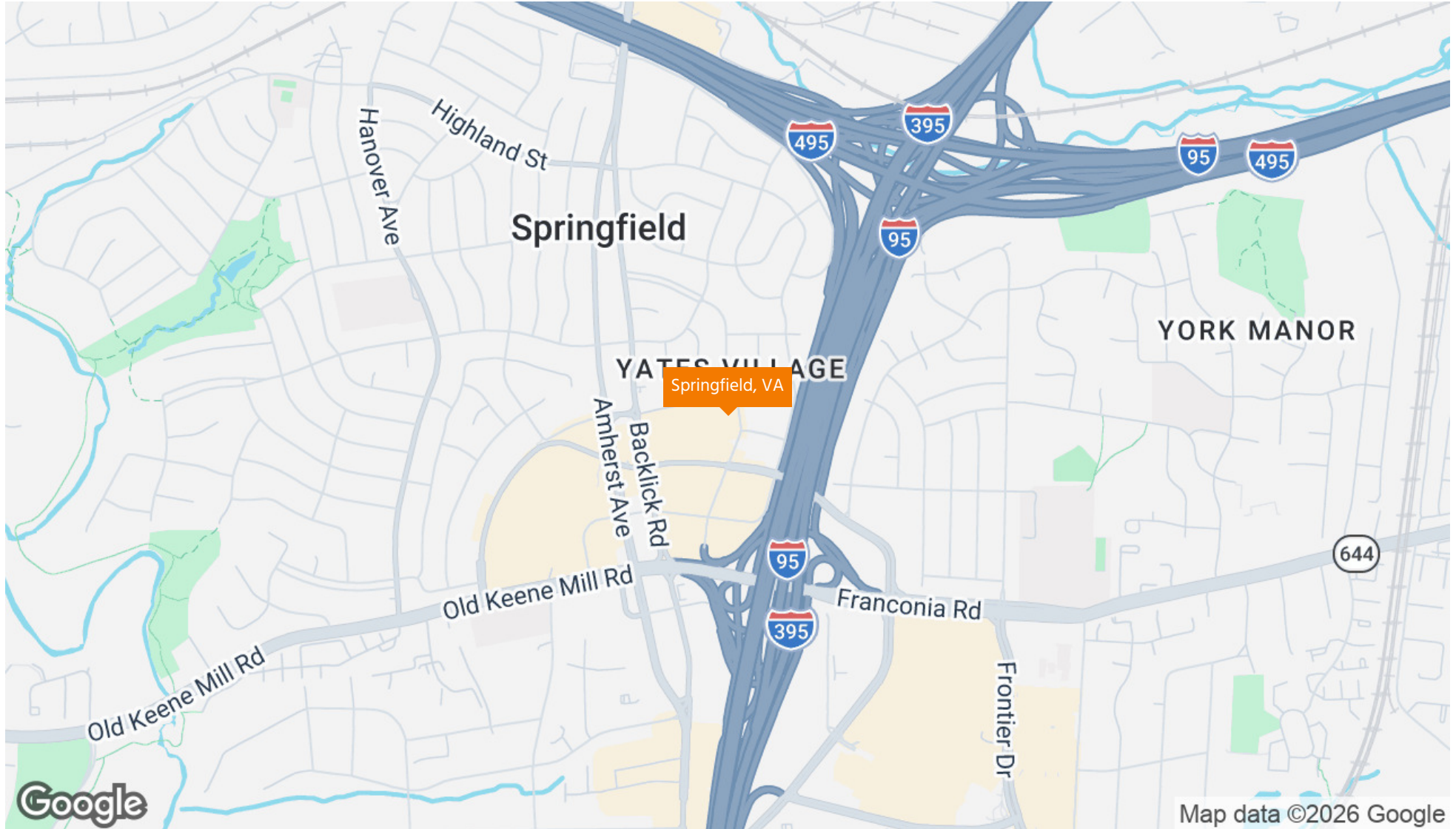
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## REGIONAL MAP

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# DEMOGRAPHICS MAP & REPORT

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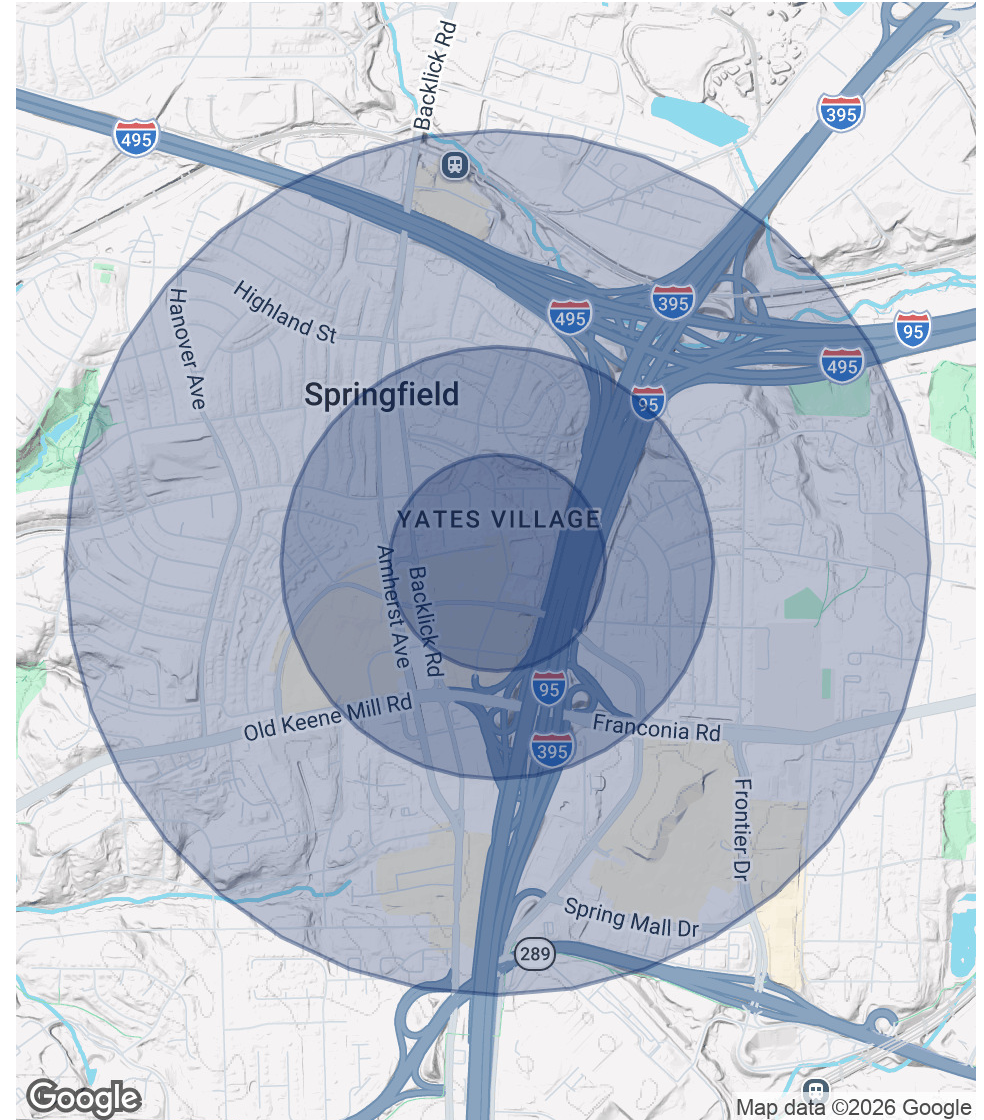
COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 822        | 3,526     | 12,632 |
| Average Age          | 35.3       | 37.5      | 38.2   |
| Average Age (Male)   | 43.7       | 44.9      | 40.9   |
| Average Age (Female) | 27.3       | 31.3      | 36.1   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 241        | 1,078     | 3,994     |
| # of Persons per HH | 3.4        | 3.3       | 3.2       |
| Average HH Income   | \$136,527  | \$127,518 | \$141,862 |
| Average House Value | \$577,499  | \$586,742 | \$626,522 |

2023 American Community Survey (ACS)



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## ADVISOR BIO 1

**Premier Plaza 1st Floor Medical Condo** 6120 Brandon Avenue Ste. 116, Springfield, VA 22150



### 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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