



# Merrifield Office Building

3022 Javier Road, Fairfax, VA 22031

# TABLE OF CONTENTS

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Serafin Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Serafin Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Serafin Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Serafin Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Serafin Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 Serafin Real Estate in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

INVESTMENT OVERVIEW	3
MAPS	8
AREA OVERVIEW	15
ABOUT US	18



# INVESTMENT OVERVIEW

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject to Offer
<b>BUILDING SIZE:</b>	19,329 SF
<b>LOT SIZE:</b>	0.87 Acres
<b>YEAR BUILT:</b>	1982
<b>ZONING:</b>	C-3
<b>MARKET:</b>	Washington DC Metro

## PROPERTY OVERVIEW

An exceptional owner-user or value-add investment opportunity awaits at 3022 Javier Road, Fairfax, VA. This 19,329 SF office building, strategically located off Route 50 and just minutes from I-495 and I-66, offers prime accessibility in the sought-after Merrifield submarket of Fairfax County. Its close proximity to Inova Fairfax Hospital makes it ideal for medical, professional, or investment use. **Seller financing is available at a competitive 4.625% interest rate**, providing an attractive opportunity in today's market.

Currently 58% leased with 42% vacant usable space, this property allows an owner-user to occupy a portion of the building while benefiting from existing rental income. With a current NOI of \$269,205, the building presents strong investment potential. The property boasts recent capital improvements, including a new Firestone roof (2020) and 14 HVAC units, most of which have been recently replaced. Additionally, C-3 zoning permits future expansion, allowing the building to be constructed up to 65 feet, subject to county approval.

# HIGHLIGHTS

- **Seller Financing Available** – Competitive 4.625% interest rate offers favorable terms.
- **Prime Location** – Located off Route 50, minutes from I-495 and I-66, and near Inova Fairfax Hospital.
- **Owner-User or Investment Opportunity** – 58% leased, 42% vacant usable space, allowing for occupancy while generating rental income.
- **Income Generating** – Current NOI of \$269,205 with potential upside.
- **Recent Capital Improvements** – New Firestone roof (2020) and 14 HVAC units (most recently replaced).
- **Future Development Potential** – C-3 zoning allows for building expansion up to 65 feet (subject to county approval).
- **Ample Parking & Accessibility** – 61 surface parking spaces, high-density traffic, and easy access to Dulles & Reagan National Airports.



# PROPERTY DETAILS

## LOCATION INFORMATION

<b>BUILDING NAME</b>	Merrifield Office Building
<b>STREET ADDRESS</b>	3022 Javier Road
<b>CITY, STATE, ZIP</b>	Fairfax, VA 22031
<b>COUNTY</b>	Fairfax
<b>MARKET</b>	Washington DC Metro
<b>ROAD TYPE</b>	Paved
<b>NEAREST HIGHWAY</b>	Route 50
<b>NEAREST AIRPORT</b>	Washington National and Dulles International

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	19,329 SF
<b>BUILDING CLASS</b>	B
<b>OCCUPANCY %</b>	58.0%
<b>TENANCY</b>	Multiple
<b>NUMBER OF FLOORS</b>	2
<b>AVERAGE FLOOR SIZE</b>	9,664 SF
<b>YEAR BUILT</b>	1982
<b>CONSTRUCTION STATUS</b>	Existing
<b>FRAMING</b>	Metal/Steel Frame
<b>CONDITION</b>	Good
<b>ROOF</b>	Tar/Gravel
<b>FREE STANDING</b>	Yes
<b>FOUNDATION</b>	Concrete
<b>EXTERIOR WALLS</b>	Brick/Insulite

## PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Office
<b>PROPERTY SUBTYPE</b>	Office Building
<b>ZONING</b>	C-3
<b>LOT SIZE</b>	0.87 Acres
<b>APN #</b>	0493 14 0004
<b>POWER</b>	Yes

## PARKING & TRANSPORTATION

<b>PARKING TYPE</b>	Surface
<b>PARKING RATIO</b>	3.16
<b>NUMBER OF PARKING SPACES</b>	61

## UTILITIES & AMENITIES

<b>SECURITY GUARD</b>	No
<b>HANDICAP ACCESS</b>	Yes
<b>NUMBER OF ELEVATORS</b>	1
<b>CENTRAL HVAC</b>	Yes

# ADDITIONAL PHOTOS





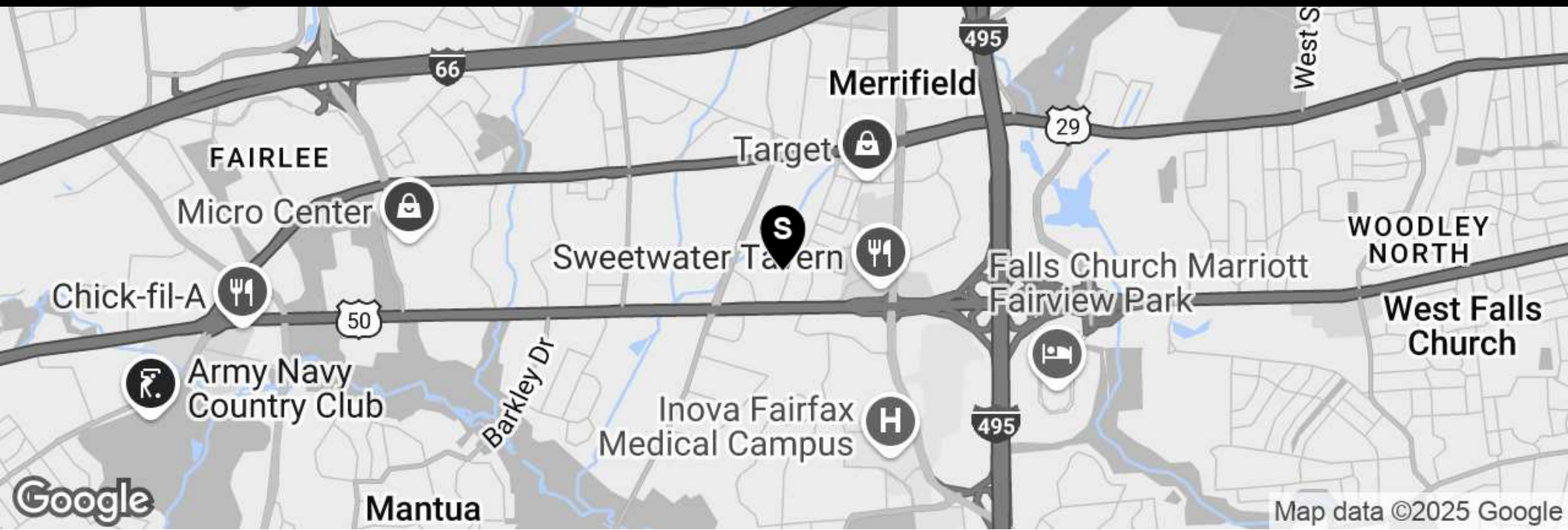
3022 Javier Road, Fairfax, VA 22031



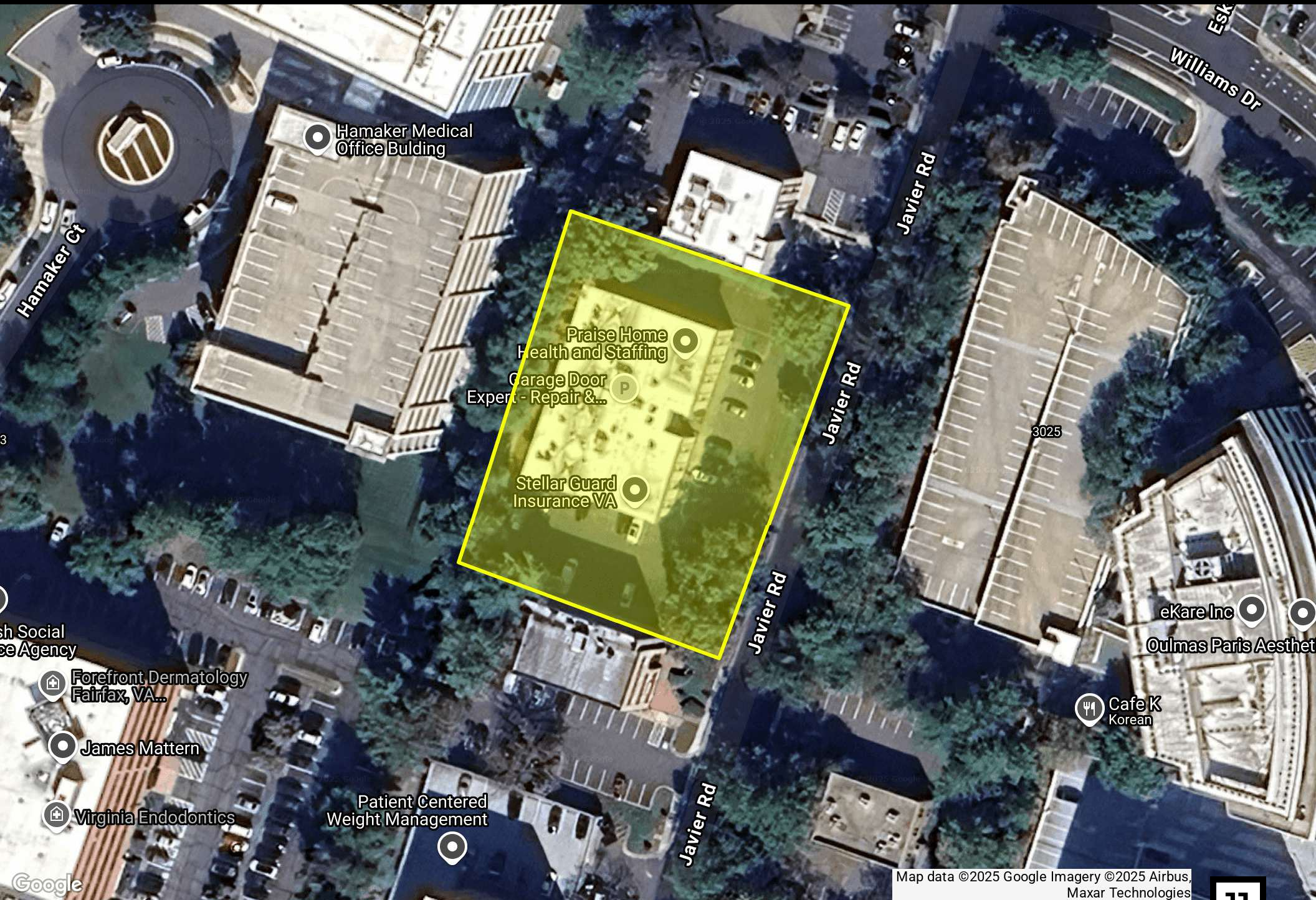
# MAPS



# LOCATION MAP



# AERIAL MAP



Hamaker Medical Office Building

Praise Home Health and Staffing  
Garage Door Expert - Repair &...

Stellar Guard Insurance VA

Javier Rd

Javier Rd

Javier Rd

Javier Rd

Williams Dr

Hamaker Ct

3025

eKare Inc  
Oulmas Paris Aesthet

Cafe K Korean

Patient Centered Weight Management

Forefront, Dermatology Fairfax, VA...

James Mattern

Virginia Endodontics

Google

SRE SERAFIN REAL ESTATE

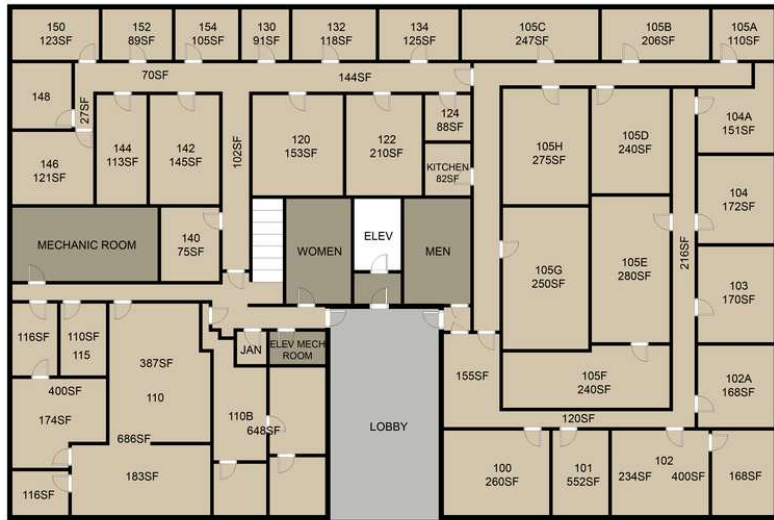
Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

703.261.4809 | serafinre.com



# FLOOR PLANS

## VIDEO TOUR



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

First Floor

## VIDEO TOUR



SECOND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Second Floor

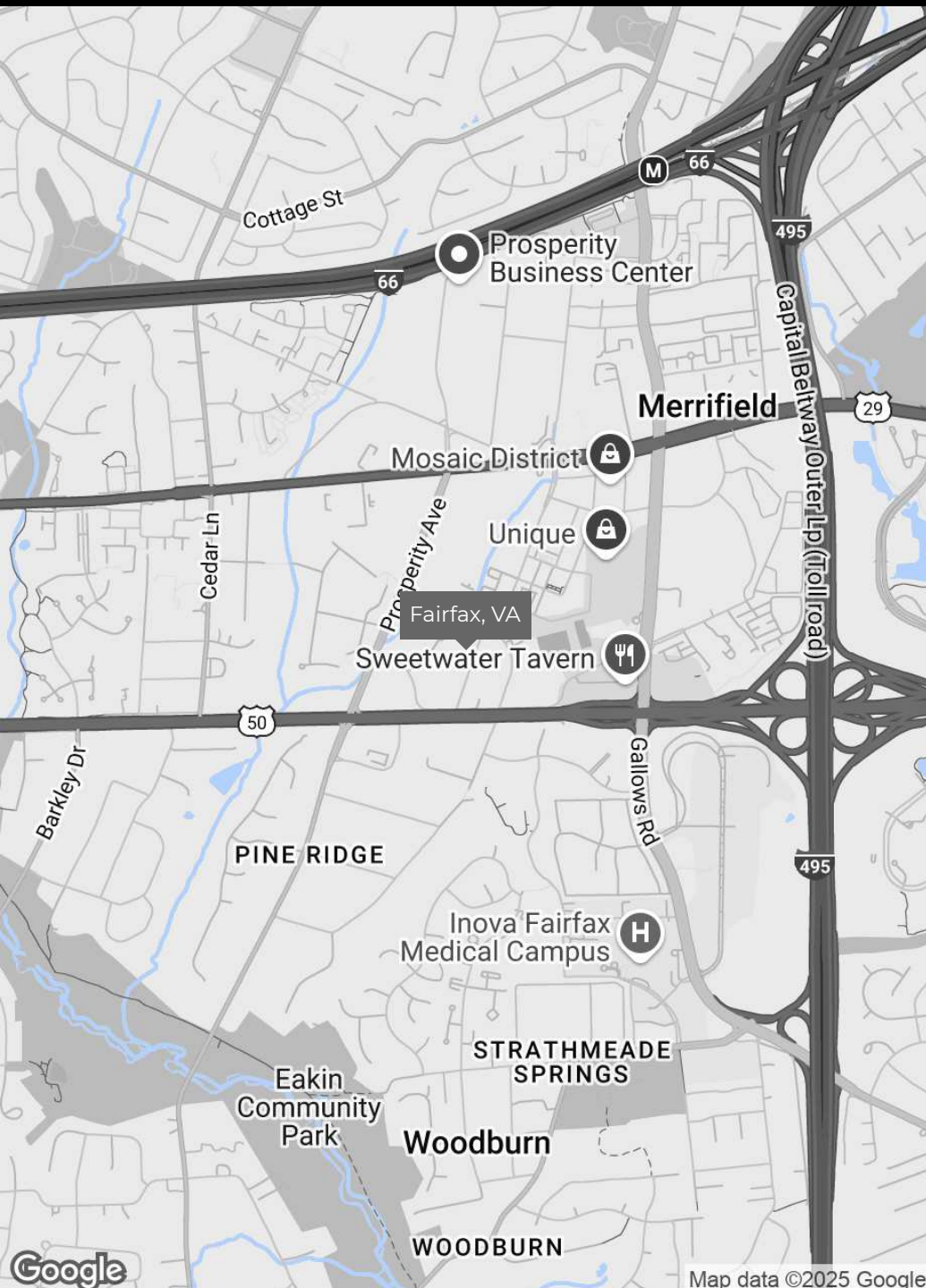
# AERIALS





# AREA OVERVIEW

# CITY INFORMATION



## LOCATION DESCRIPTION

**Fairfax, Virginia**, is a thriving suburban city known for its affluence, economic stability, and proximity to the nation's capital. As one of the wealthiest regions in the United States, Fairfax boasts a high median household income and a highly educated, skilled workforce. This affluent community provides a solid customer base for businesses across various sectors, from technology and healthcare to retail and professional services.

The economic landscape in Fairfax is marked by robust growth, with a thriving business environment that benefits from both local consumer demand and a steady influx of business from nearby Washington, D.C. Fairfax's economy is bolstered by its diversity, with strong representation in sectors such as IT, defense, and public administration, as well as growing demand for commercial office and retail spaces to support this expansion. The city's strategic location within the DC metropolitan area enhances connectivity to major regional, national, and global markets, making it an attractive location for companies seeking a blend of suburban stability and metropolitan opportunity.

Moreover, Fairfax enjoys access to one of the most talented workforces in the country. With a high percentage of residents holding advanced degrees, local businesses benefit from a pool of highly skilled professionals who bring expertise, innovation, and experience. Additionally, this skilled workforce is complemented by the steady stream of talent from nearby universities, making Fairfax an excellent choice for businesses looking to tap into fresh, cutting-edge talent.

The city's pro-business policies, combined with access to a major international airport and a network of highways, make it an ideal location for companies wanting the advantages of being close to Washington, D.C., without the high overhead costs often associated with operating directly in the capital.

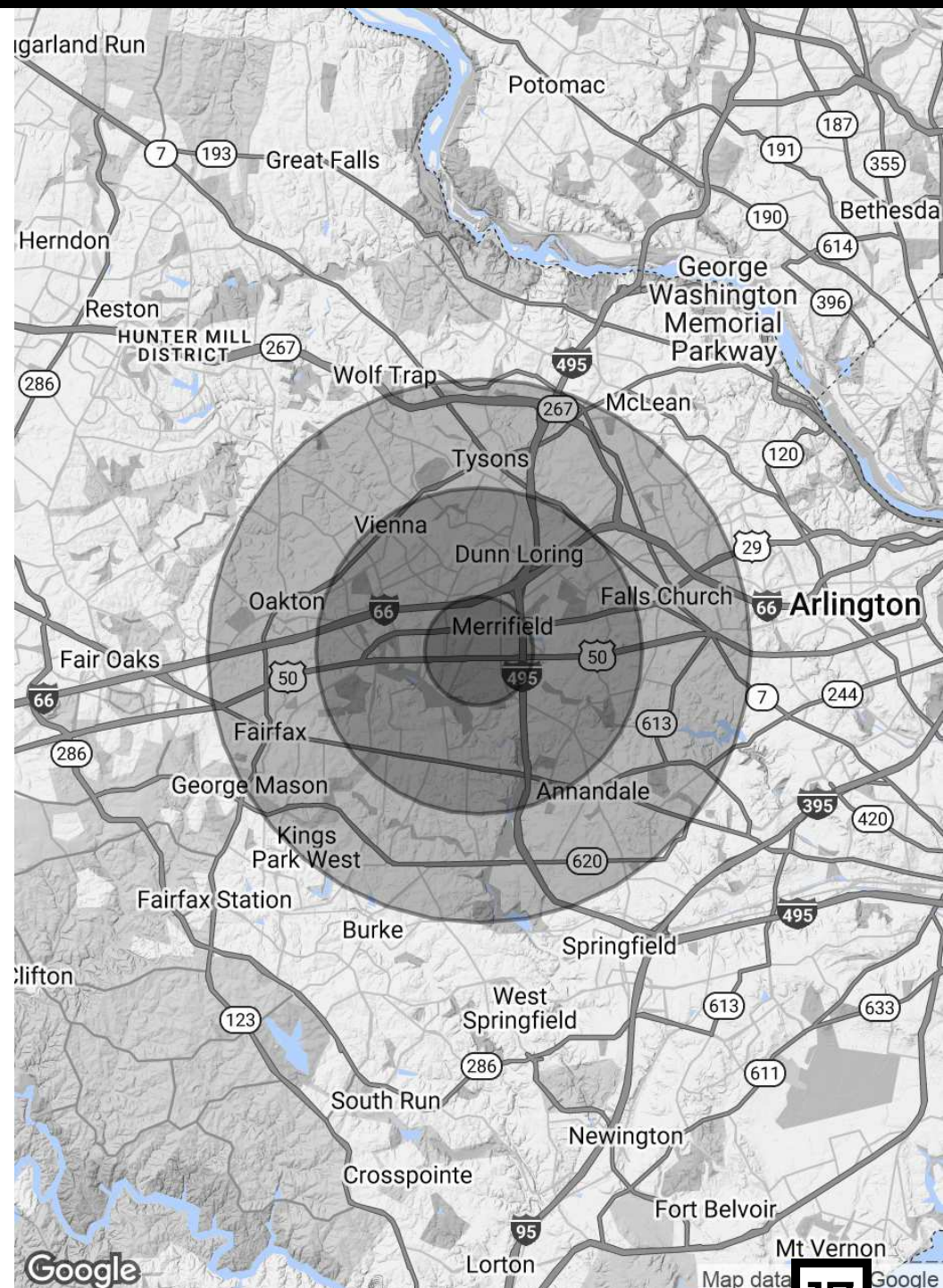
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	14,127	121,243	323,408
<b>AVERAGE AGE</b>	33.6	37.7	38.8
<b>AVERAGE AGE (MALE)</b>	33.0	36.7	37.8
<b>AVERAGE AGE (FEMALE)</b>	34.7	38.8	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,748	45,114	120,470
<b># OF PERSONS PER HH</b>	2.5	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$115,661	\$128,276	\$128,504
<b>AVERAGE HOUSE VALUE</b>	\$446,549	\$581,247	\$576,007

\* Demographic data derived from 2020 ACS - US Census



# 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**

# ABOUT US

# SRE

## SERAFIN REAL ESTATE

Commercial | Investment | Brokerage

2022  
**BEST OF  
LOUDOUN**  
Under \$500,000  
**WINNER**

**\$653M**  
in Sold Transaction  
Volume

2023  
**BEST OF  
LOUDOUN**  
Under \$500,000  
**WINNER**

**1.35M**  
Total SF Sold

**\$130M**  
in Active Listing  
Inventory


2024  
**BEST OF  
LOUDOUN**  
Under \$500,000  
**WINNER**


**#1**  
in Loudoun County  
for Total Volume Sold

Serafin Real Estate is a premier commercial real estate brokerage based in Northern Virginia, specializing in sales, leasing, and strategic investment advisory. With over 19 years of experience and over **\$650 million in closed transactions**, we are proud to be Loudoun County's top-selling commercial brokerage and a **three-time Best of Loudoun award winner**.

At Serafin Real Estate, we are dedicated to delivering exceptional results, leveraging our deep market expertise, advanced technology, and a client-first approach. Whether you're a property owner looking to maximize your investment or a buyer seeking the ideal space, our team provides personalized strategies tailored to meet your specific goals.

Our clients trust us not only for our extensive knowledge of the market but also for our commitment to transparency, integrity, and success. Serafin Real Estate is your trusted partner for commercial real estate in **Loudoun, Fairfax, and Prince William Counties**.

 40834 Graydon Manor Lane  
Leesburg, VA 20175

 703.261.4809

 [info@serafinre.com](mailto:info@serafinre.com)

 [www.serafinre.com](http://www.serafinre.com)

# MEET THE TEAM



**JOE SERAFIN**  
**703.994.7510**  
**jserafin@serafinre.com**

Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.



**JENNIFER CUPITT**  
**703.727.6830**  
**jcupitt@serafinre.com**

Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.



**SEAN KLINE**  
**703.963.0608**  
**skline@serafinre.com**

Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



**GRANT WETMORE**  
**703.727.2542**  
**gwetmore@serafinre.com**

Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.