



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

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**INVESTMENT  
OVERVIEW**

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$310,000
<b>BUILDING SIZE:</b>	1,308 SF
<b>PRICE / SF:</b>	\$237,00
<b>CONDO FEE:</b>	\$1,124.29/quarter
<b>PROPERTY TAXES:</b>	\$4,081/yr (2025)
<b>YEAR BUILT:</b>	1980
<b>ZONING:</b>	CR (Retail Commercial)
<b>MARKET:</b>	Washington DC Metro
<b>SUBMARKET:</b>	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**

## 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

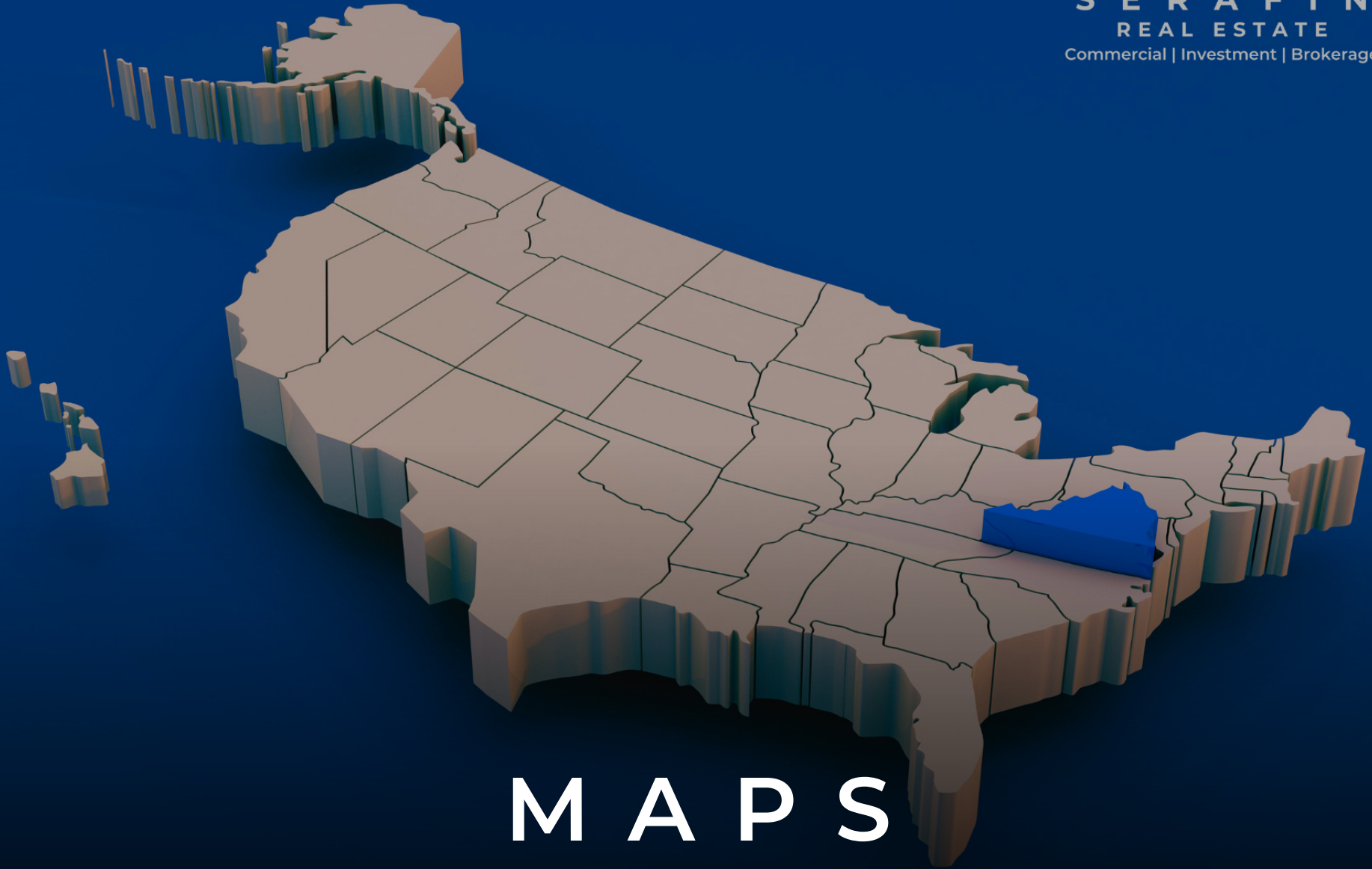
## PROPERTY HIGHLIGHTS

- -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

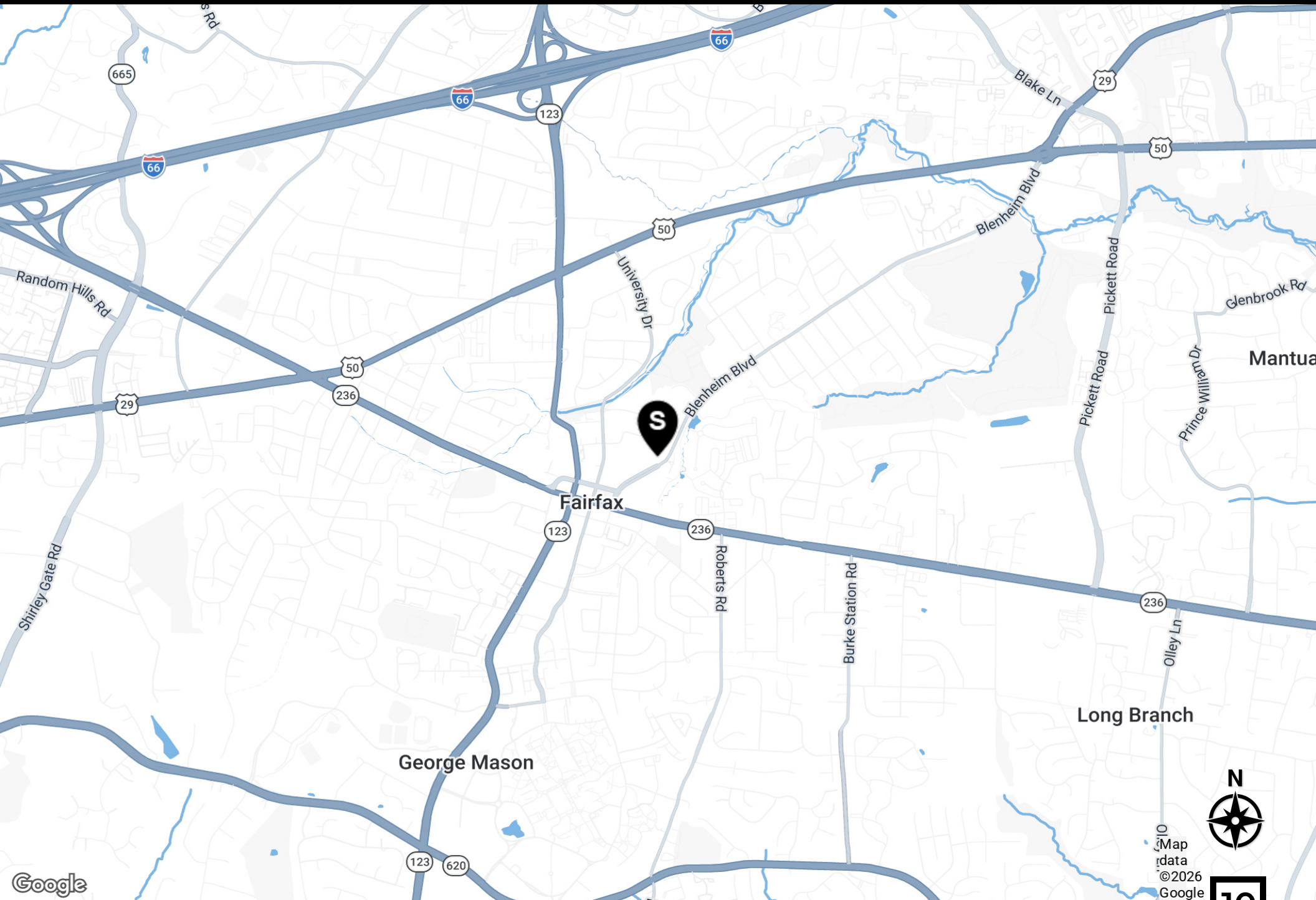




# M A P S



# LOCATION MAP



Fairfax

George Mason

Long Branch

Mantua



Map data ©2026 Google

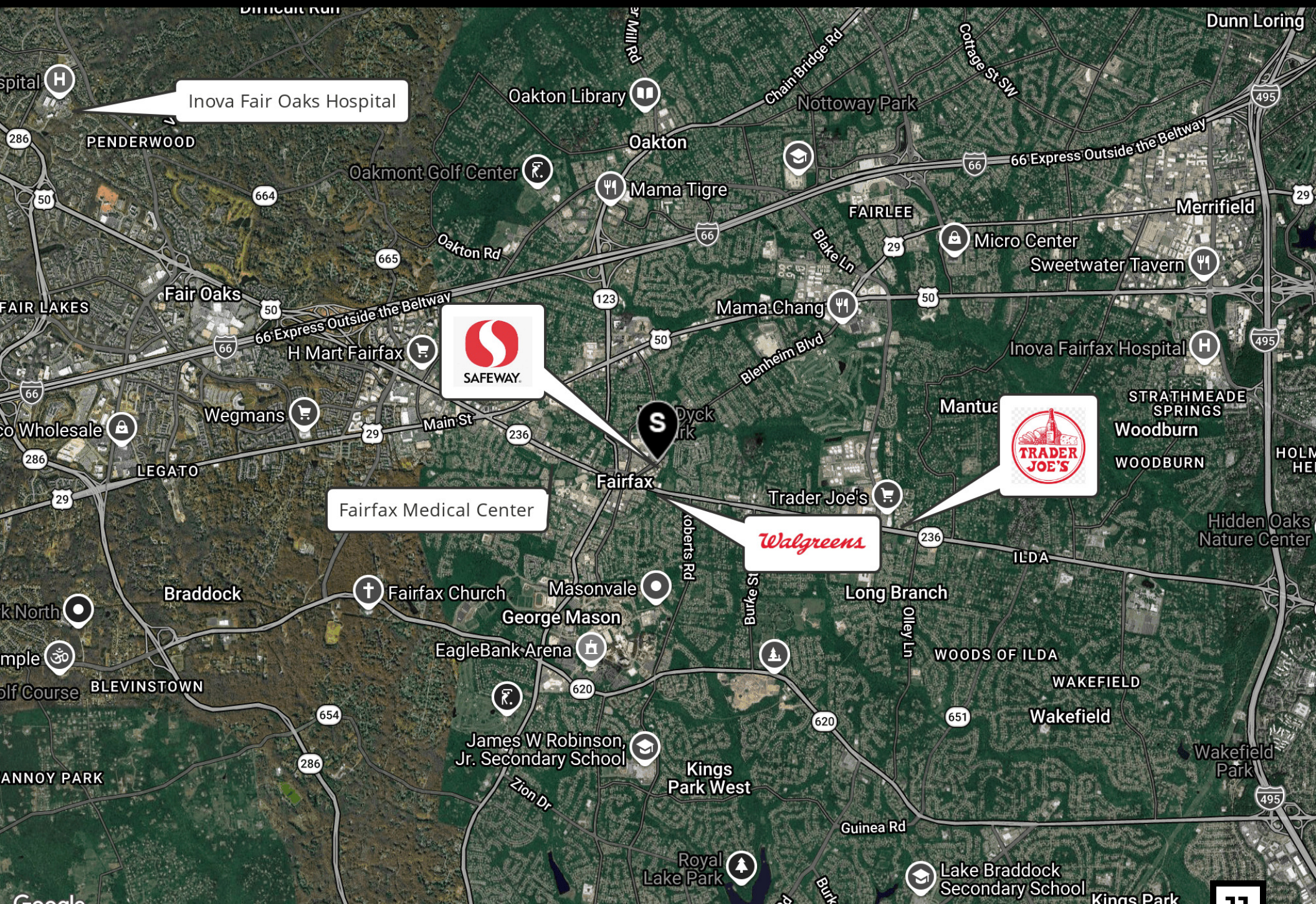
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# RETAILER MAP





# AREA OVERVIEW

# CITY INFORMATION

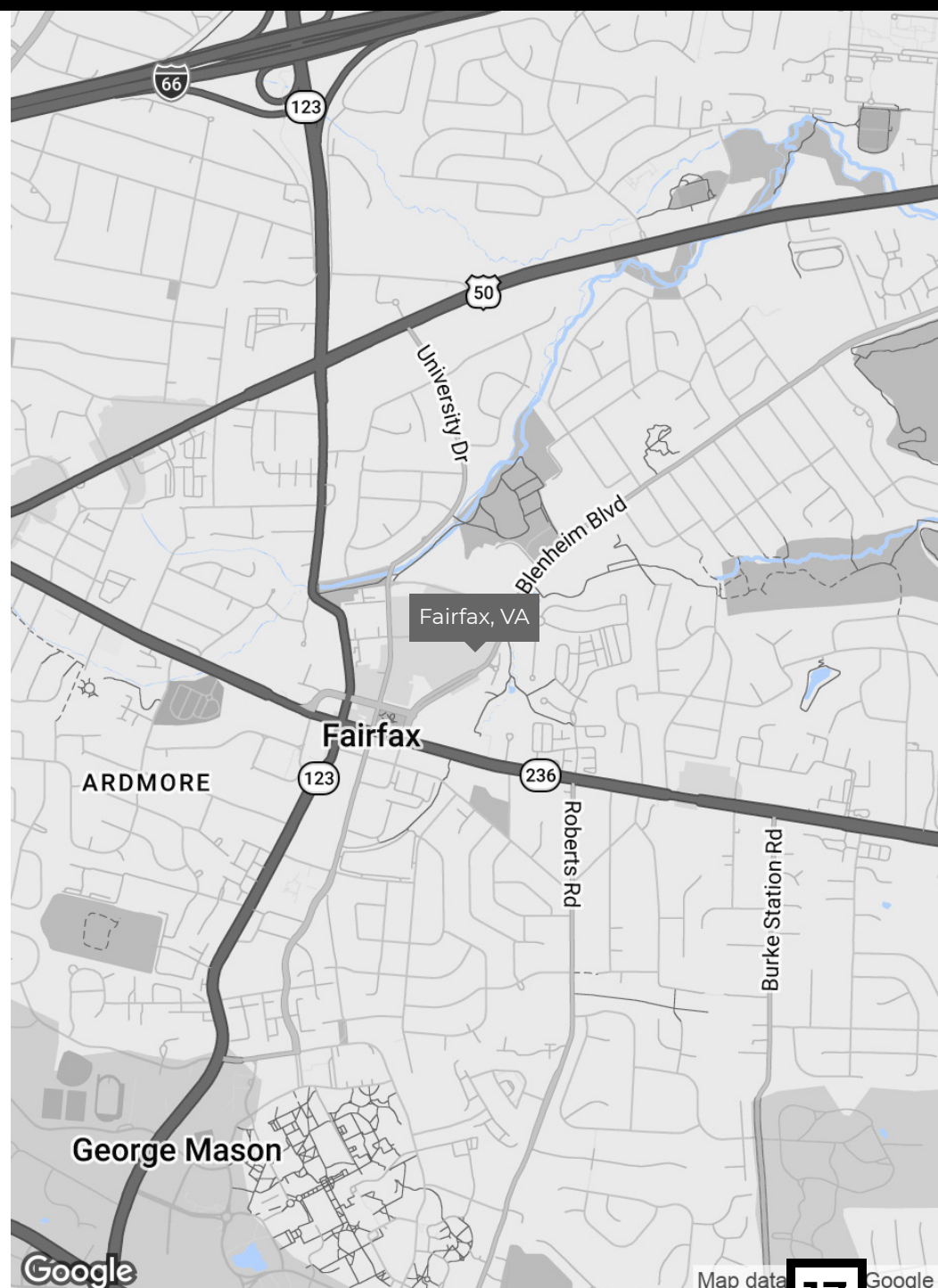
## LOCATION DESCRIPTION

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.

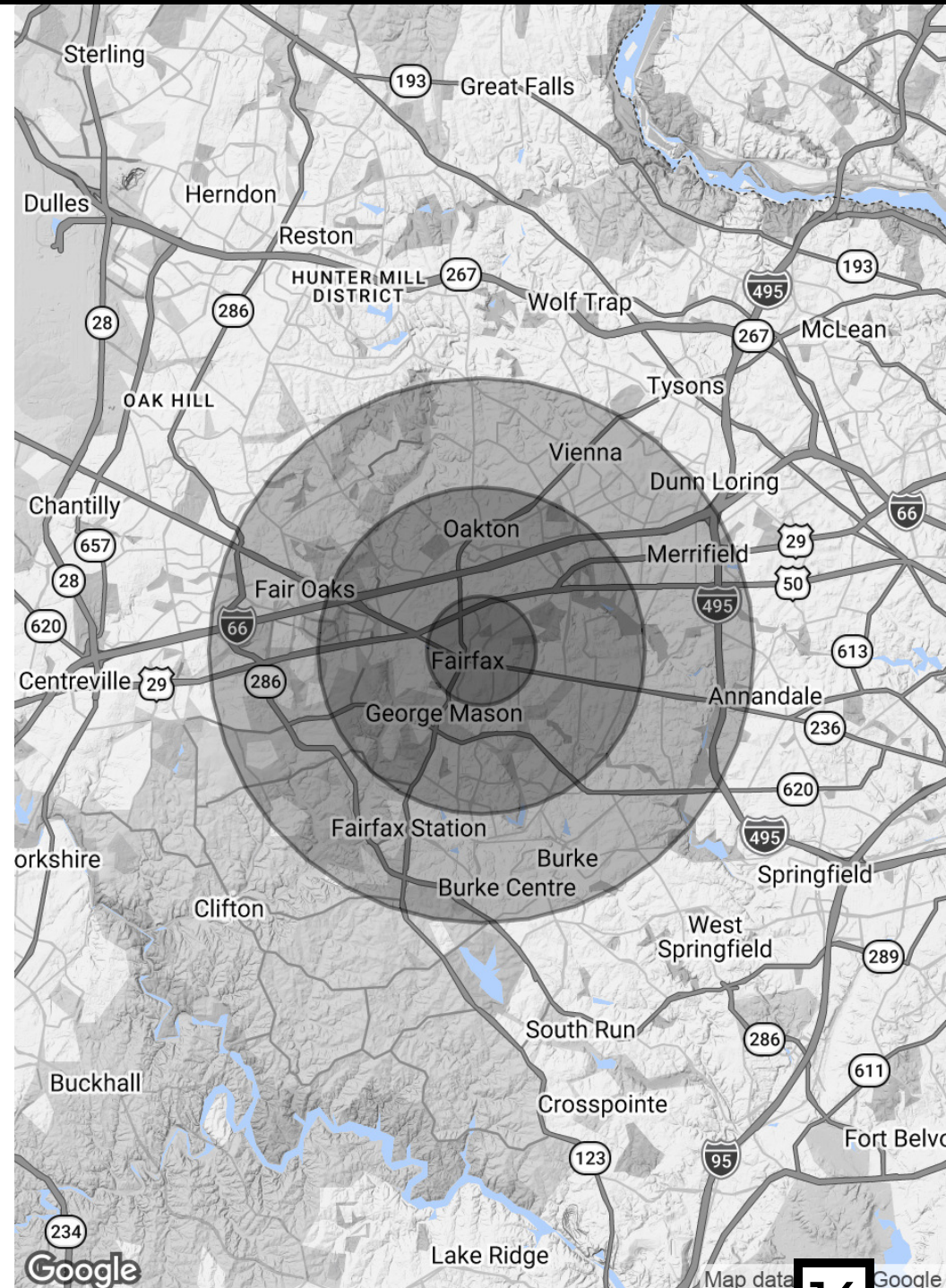
3815 Plaza Drive benefits from immediate access to Route 50 and proximity to I-66 and I-495, placing it in a highly accessible and amenity-rich corridor. Surrounded by strong demographics, retail, and employment hubs, the property is well-positioned for both users and investors seeking stability in a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



# DEMOGRAPHICS MAP & REPORT

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

2023 American Community Survey (ACS)



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# B R O K E R

# I N F O R M A T I O N

# PRIMARY BROKER CONTACT

■ Direct: | Cell: