



COMMERCIAL REAL ESTATE

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OFFICE BUILDING FOR SALE

Pine Crest Office Park

4609 PINECREST OFFICE PARK DRIVE, SUITE C&D, ALEXANDRIA, VA 22312

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Section 1

PROPERTY INFORMATION

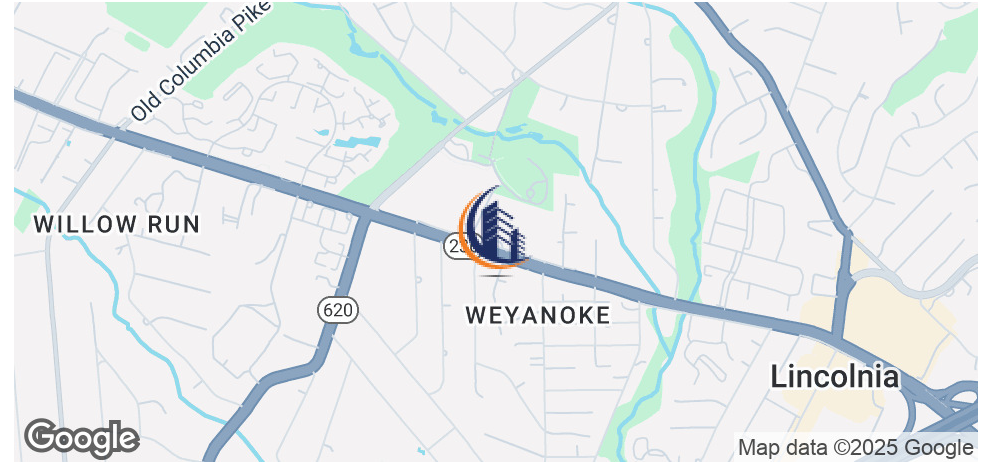
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OFFERING SUMMARY

Cap Rate:	7.71%
Price:	\$785,000.00
NOI:	\$60,519
Year Built:	1986
Building Size:	2,408
Renovated:	2000
Zoning:	C-2 (Limited Office)
Taxes:	\$7,672.00 annual, paid by Tenant
Market:	Northern Virginia
Submarket:	Annandale
Price / SF:	\$326.00
Condo Fee:	\$790 mo. paid by Tenant

PROPERTY OVERVIEW

K & M Commercial, as the exclusive brokerage firm, is happy to present this NNN medical investment property with/ a 7.7% cap rate. Occupied by Nuvia Dental Implants and Lab. Newly built out medical and dental office located on the first level at Pinecrest Office Park. 7-year term w/ 4+plus years remaining on the lease term. Annual 3% escalation with/ all responsibilities on Tenant. One, 3-year option in place.

PROPERTY HIGHLIGHTS

- NNN Dental Lab Lease located on first floor at Pinecrest Office Park
- 7.7% cap rate based on April 1, 2026 rent
- Newly built out in 2023 and occupied by Nuvia Dental Implants and Lab
- 4+ years remaining on lease w/ 3% annual escalation's.
- One, 3 year option



Section 2

LOCATION INFORMATION

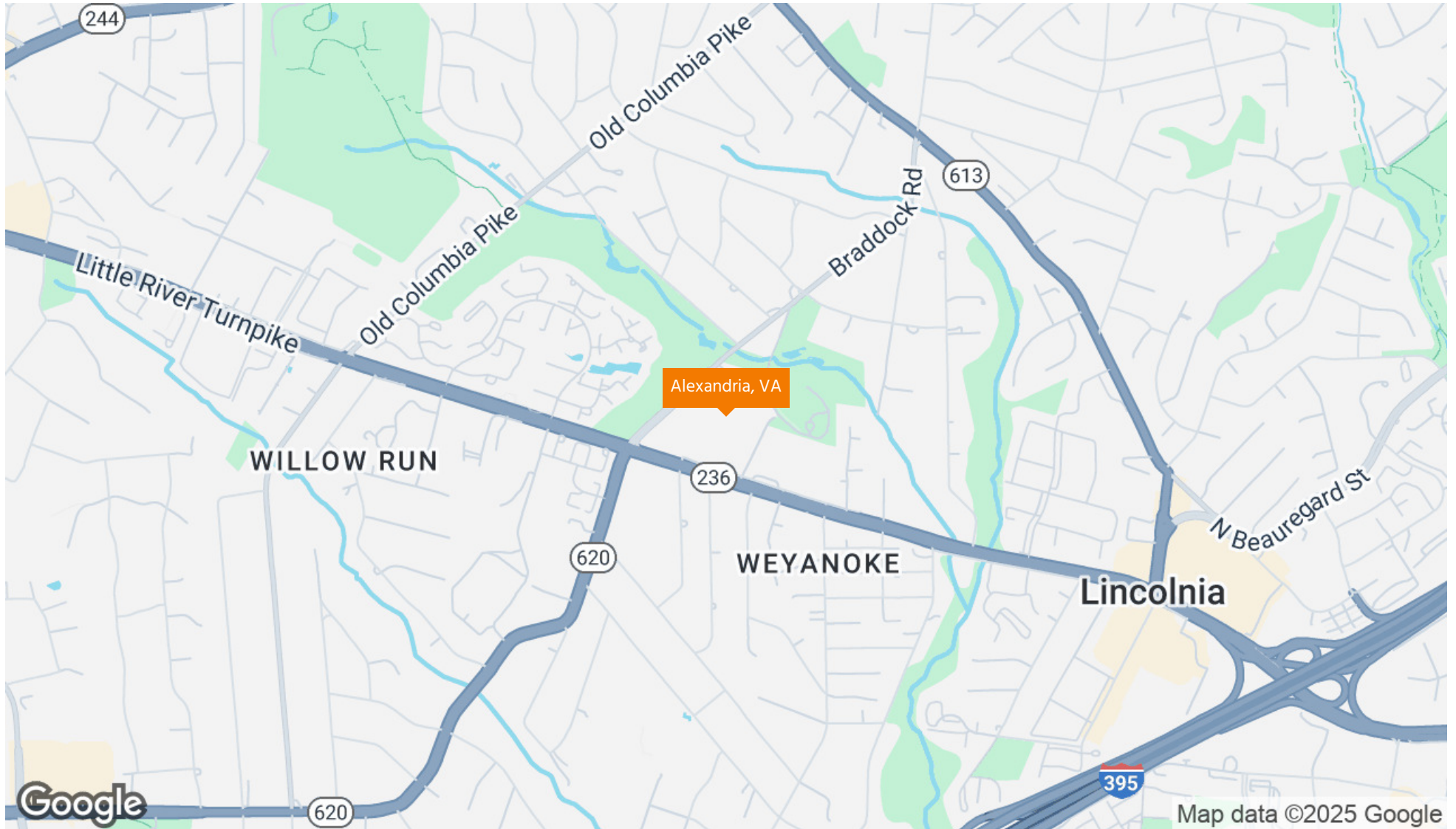
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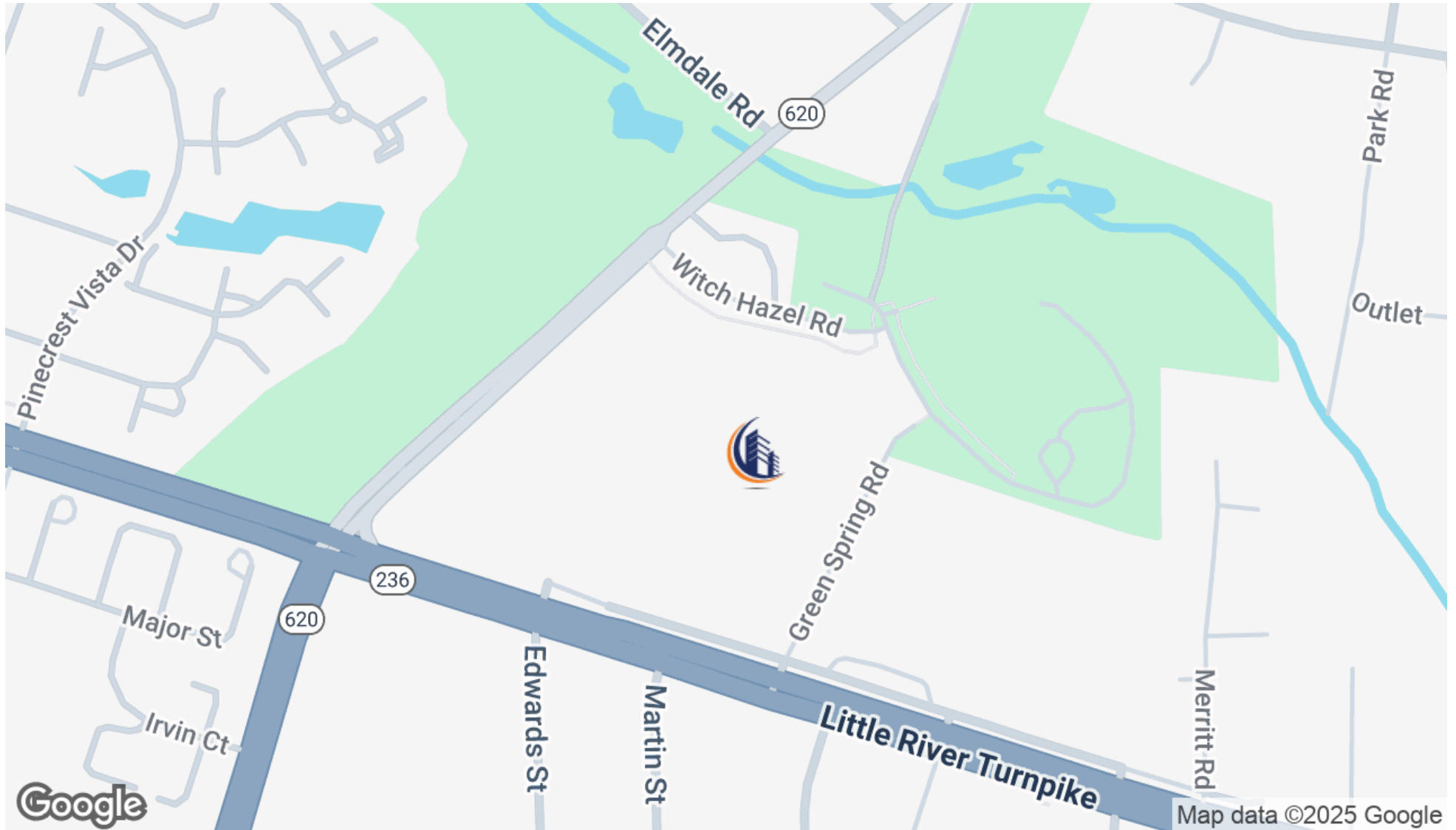
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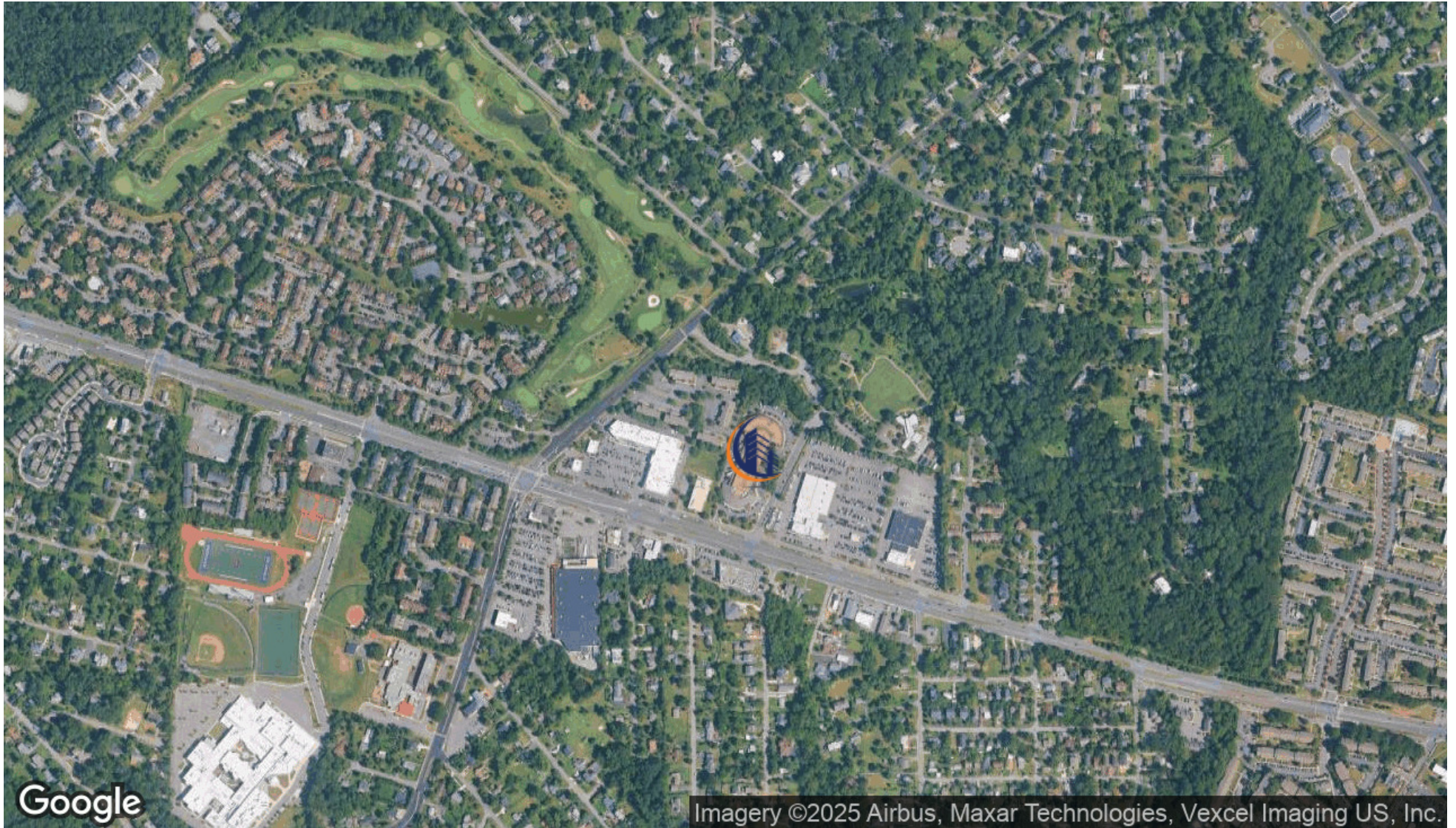




Google

Map data ©2025 Google

AERIAL MAP





Section 3

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY



INVESTMENT OVERVIEW

NUVIA DENTAL NNN LEASE

Price	\$785,000
Price per SF	\$326
Price per Unit	\$392,500
GRM	12.97
CAP Rate	7.71%
Cash-on-Cash Return (yr 1)	7.71%
Total Return (yr 1)	\$60,520

OPERATING DATA

NUVIA DENTAL NNN LEASE

Gross Scheduled Income	\$60,520
Other Income	\$17,900
Total Scheduled Income	\$78,419
Gross Income	\$78,419
Operating Expenses	\$17,900
Net Operating Income	\$60,520
Pre-Tax Cash Flow	\$60,520

FINANCING DATA

NUVIA DENTAL NNN LEASE

Down Payment	\$785,000
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INCOME SUMMARY

NUVIA DENTAL NNN LEASE

Vacancy Cost \$0

GROSS INCOME \$78,419

EXPENSES SUMMARY

NUVIA DENTAL NNN LEASE

Property Tax \$7,672

Insurance \$748

Condo Dues \$9,480

OPERATING EXPENSES \$17,900

NET OPERATING INCOME \$60,520

RENT ROLL



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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
C & D	Nuvia Dental	2,408 SF	100%	\$25.13	-	-	\$60,513	04/01/2023	08/31/2030
TOTALS		2,408 SF	100%	\$25.13	\$0	\$0.00	\$60,513		
AVERAGES		2,408 SF	100%	\$25.13			\$60,513		





Section 4

DEMOGRAPHICS

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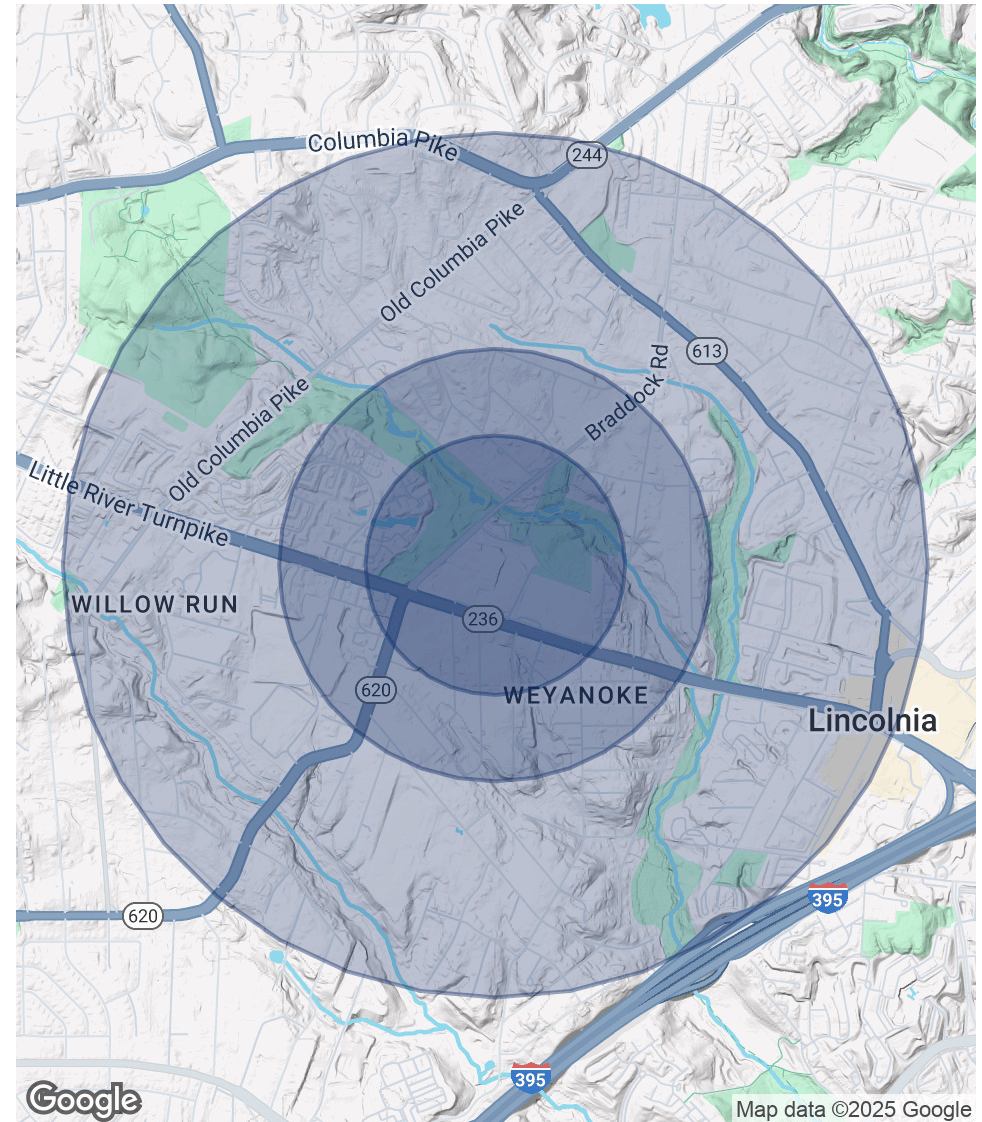


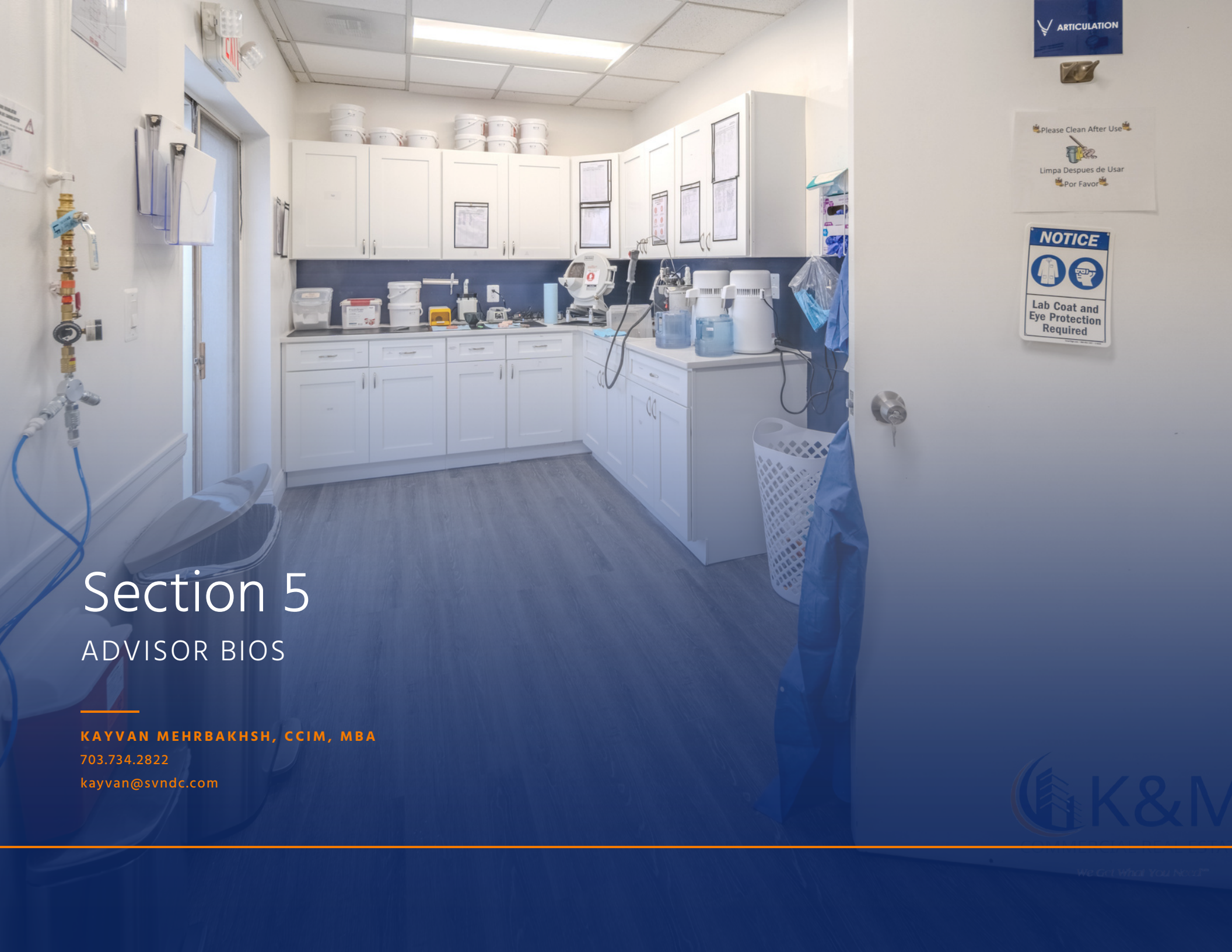


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	304	3,026	15,562
Average Age	42	42	39
Average Age (Male)	40	40	38
Average Age (Female)	43	43	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	109	1,095	5,255
# of Persons per HH	2.8	2.8	3
Average HH Income	\$170,380	\$169,011	\$146,402
Average House Value	\$830,468	\$784,053	\$752,959

Demographics data derived from AlphaMap





Section 5

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-Maryland chapter board.

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