

St George's Episcopal Church

915 North Oakland Street, Arlington, VA 22203

TABLE OF CONTENTS

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TABLE OF CONTENTS

INVESTMENT OVERVIEW	3
MAPS	10
AREA OVERVIEW	13
BROKER INFORMATION	16

A photograph of a stone church with a bell tower, surrounded by greenery and a modern building in the background. The church has a grey roof with three dormer windows and a central arched entrance with a white door. A paved path leads to the entrance. The background features a tall, modern brick building under a blue sky with light clouds. The foreground is a grassy lawn with a paved path leading to the church entrance.

PROPERTY OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$27.23 SF/yr (Full Service)
AVAILABLE SF:	1,322 SF
LOT SIZE:	1.01 Acres
YEAR BUILT:	1960
ZONING:	R-5

PROPERTY OVERVIEW

A 1,322 SF space within St. George's Episcopal Church is available for lease in Arlington, Virginia, situated on a 1.01-acre lot at the corner of North Oakland Street and Fairfax Drive. Additional shared space consisting of kitchen, parish hall, office and indoor space available. Additional rent to be negotiated based on usage. Built in 1960, the two-story building carries the architectural character of a mid-century institutional property and occupies a well-established residential corridor in Arlington County. The asking rent is \$27.00 per SF, positioning the space competitively for mission-aligned or community-serving tenants. Rent is \$3,000 per month.

The building consists of two floors and encompasses a layout consistent with institutional and assembly use. The 1.01-acre lot provides meaningful outdoor space relative to the building footprint, offering flexibility for drop-off, parking, or exterior programming depending on tenant needs. The property is zoned R-5, which reflects its existing institutional character within a predominantly residential zone.

The 1,322 SF of available space lends itself to a range of compatible uses, including nonprofit offices, tutoring or educational programs, counseling services, childcare or early childhood programming, or faith-based ancillary operations. Tenants seeking a community-embedded location with built-in institutional infrastructure — including assembly or meeting space — will find the configuration well suited to their operational needs. Prospective tenants should verify permitted uses with Arlington County directly.

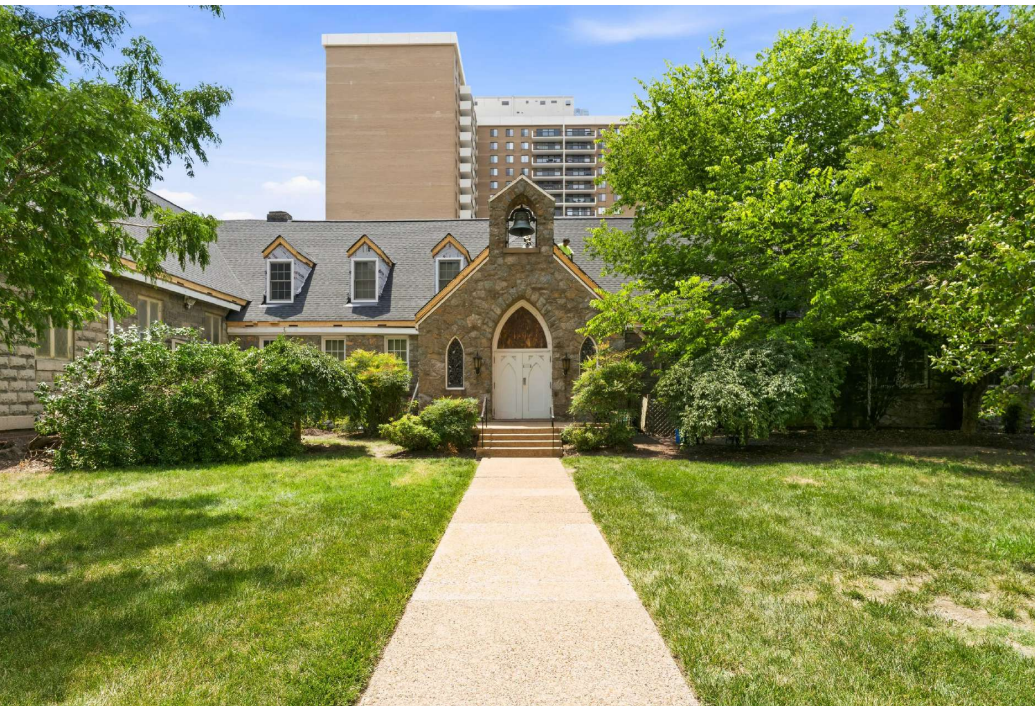
The property sits at the intersection of North Oakland Street and Fairfax Drive in the Ballston area of Arlington, one of Northern Virginia's most transit-accessible and walkable urban cores. The surrounding neighborhood is characterized by high-density residential development, proximity to major employment centers, and strong daytime population. The location offers practical accessibility for staff, clients, and program participants traveling from across the Arlington and broader Northern Virginia market.

HIGHLIGHTS

- 1,322 SF two-story special-purpose space available for lease in Arlington, VA
- Additional shared space consisting of kitchen, parish hall, office and indoor space available. Additional rent to be negotiated based on amount of usage.
- Asking rent of \$27.23 per SF on a 1.01-acre R-5 zoned site
- \$3,000 per month
- Faith-based or community-use building originally constructed in 1960
- Located at the intersection of North Oakland Street and Fairfax Drive
- Two-story layout provides functional separation of programming and support spaces
- Over one acre of land offers outdoor space uncommon for Arlington infill locations



ADDITIONAL PHOTOS



PROPERTY DETAILS

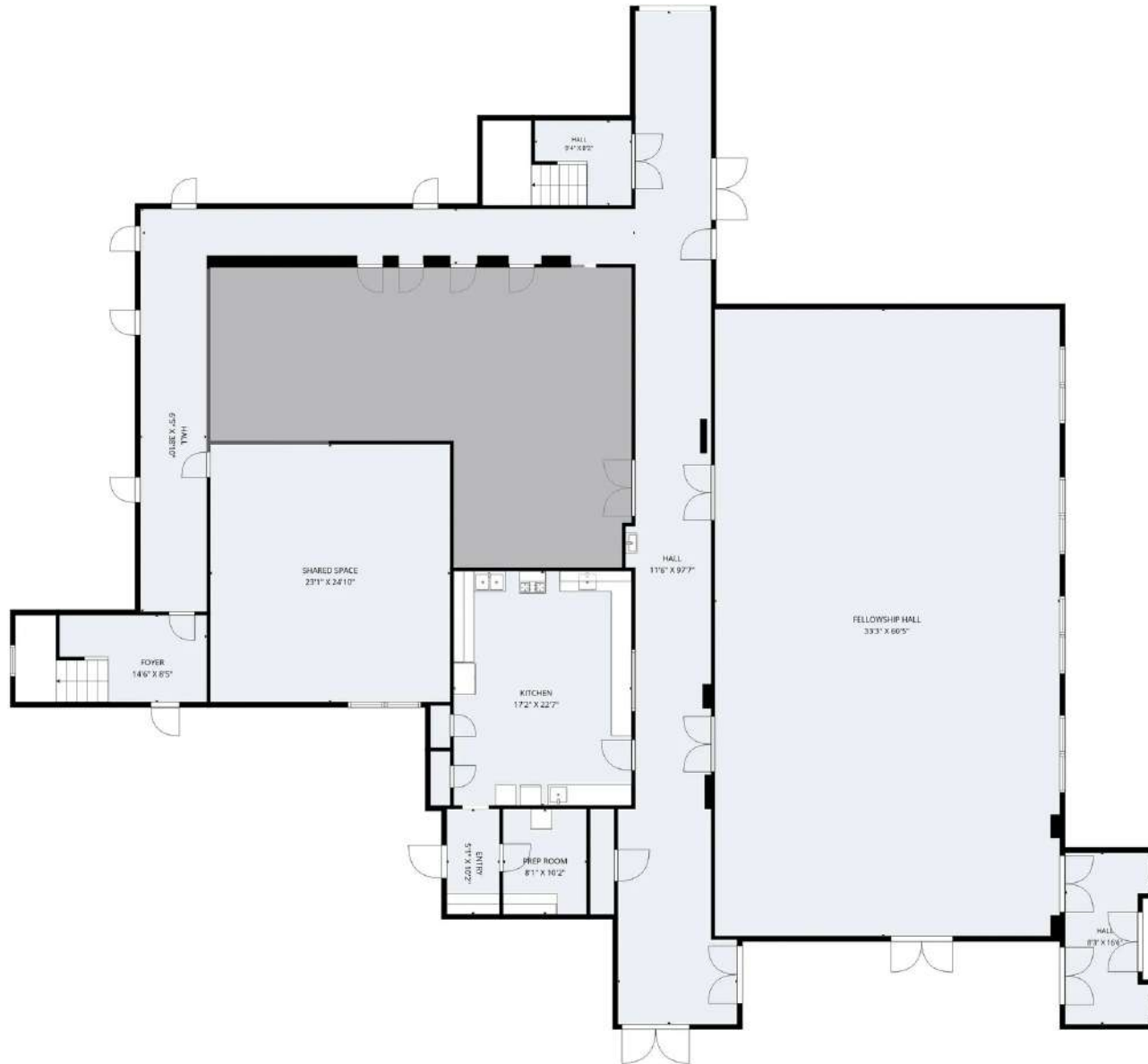
LEASE RATE	\$27.23 SF/YR
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LOCATION INFORMATION	
BUILDING NAME	St George's Episcopal Church
STREET ADDRESS	915 North Oakland Street
CITY, STATE, ZIP	Arlington, VA 22203
COUNTY	Arlington
CROSS-STREETS	N Oakland and Fairfax Drive

PROPERTY INFORMATION	
PROPERTY TYPE	Special Purpose
PROPERTY SUBTYPE	School
ZONING	R-5
LOT SIZE	1.01 Acres

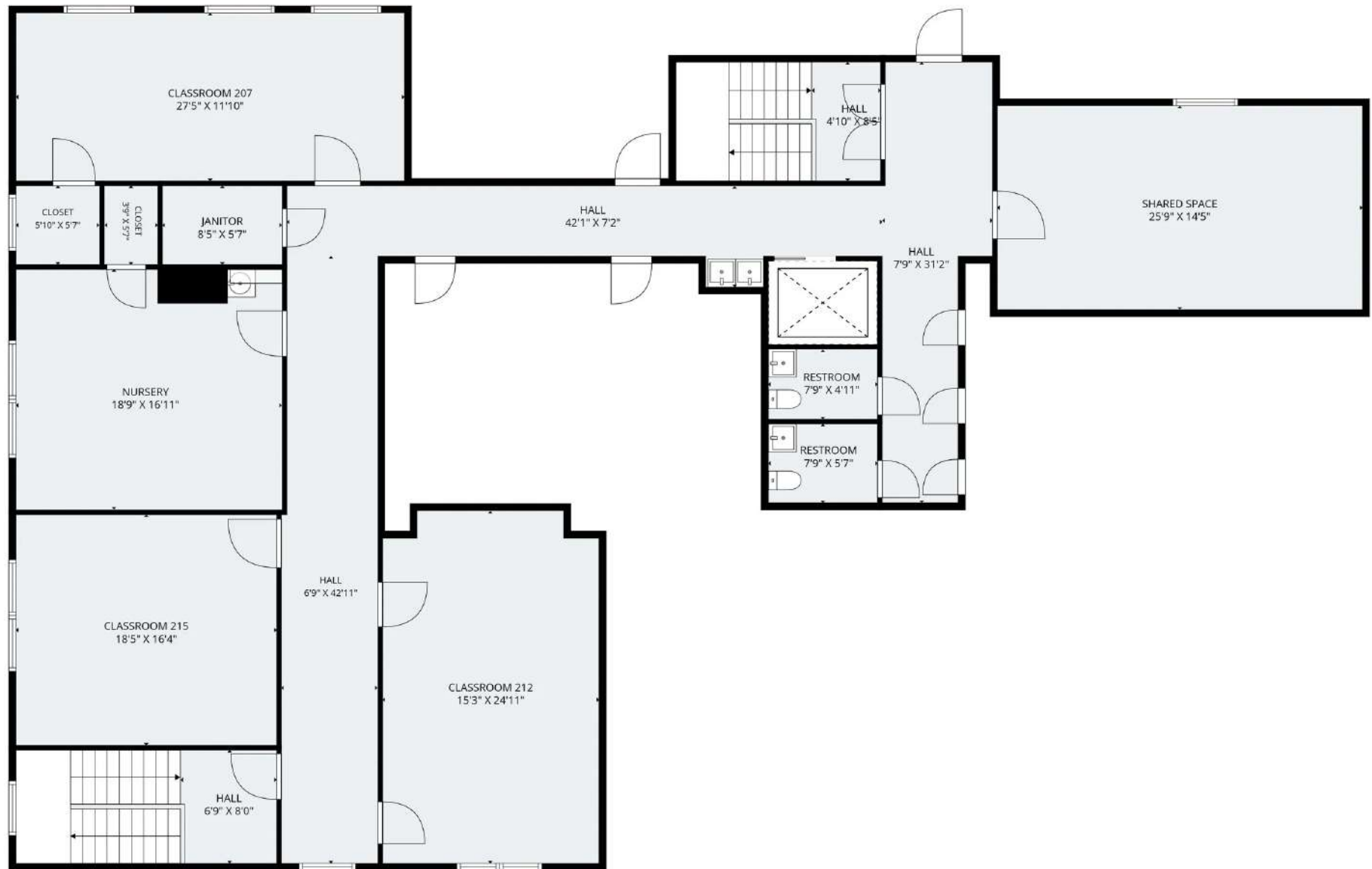
BUILDING INFORMATION	
BUILDING SIZE	0 SF
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	15,360 SF
YEAR BUILT	1960

MAIN LEVEL FLOOR PLAN



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

UPPER LEVEL FLOOR PLAN

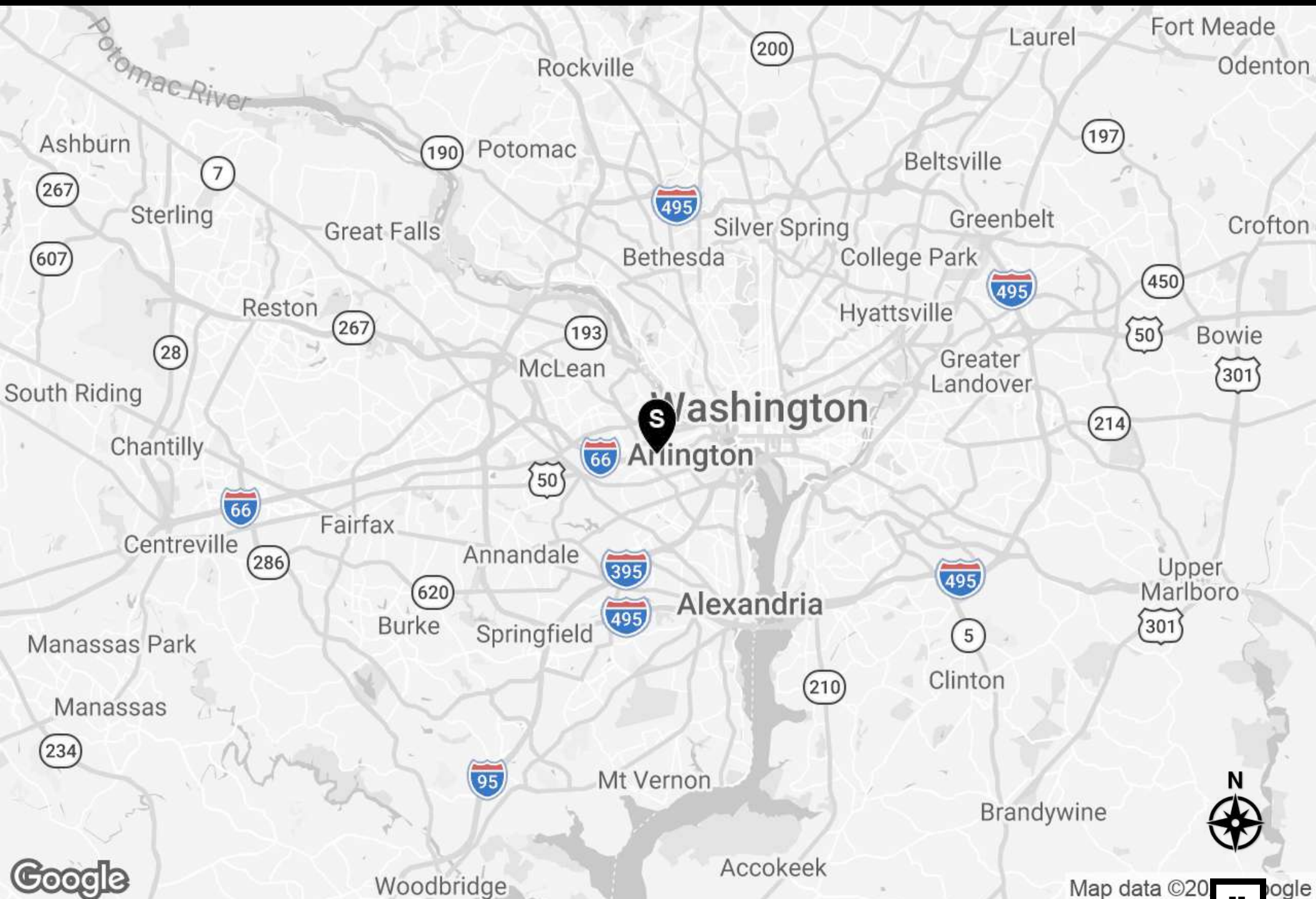


Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.



MAPS

REGIONAL MAP



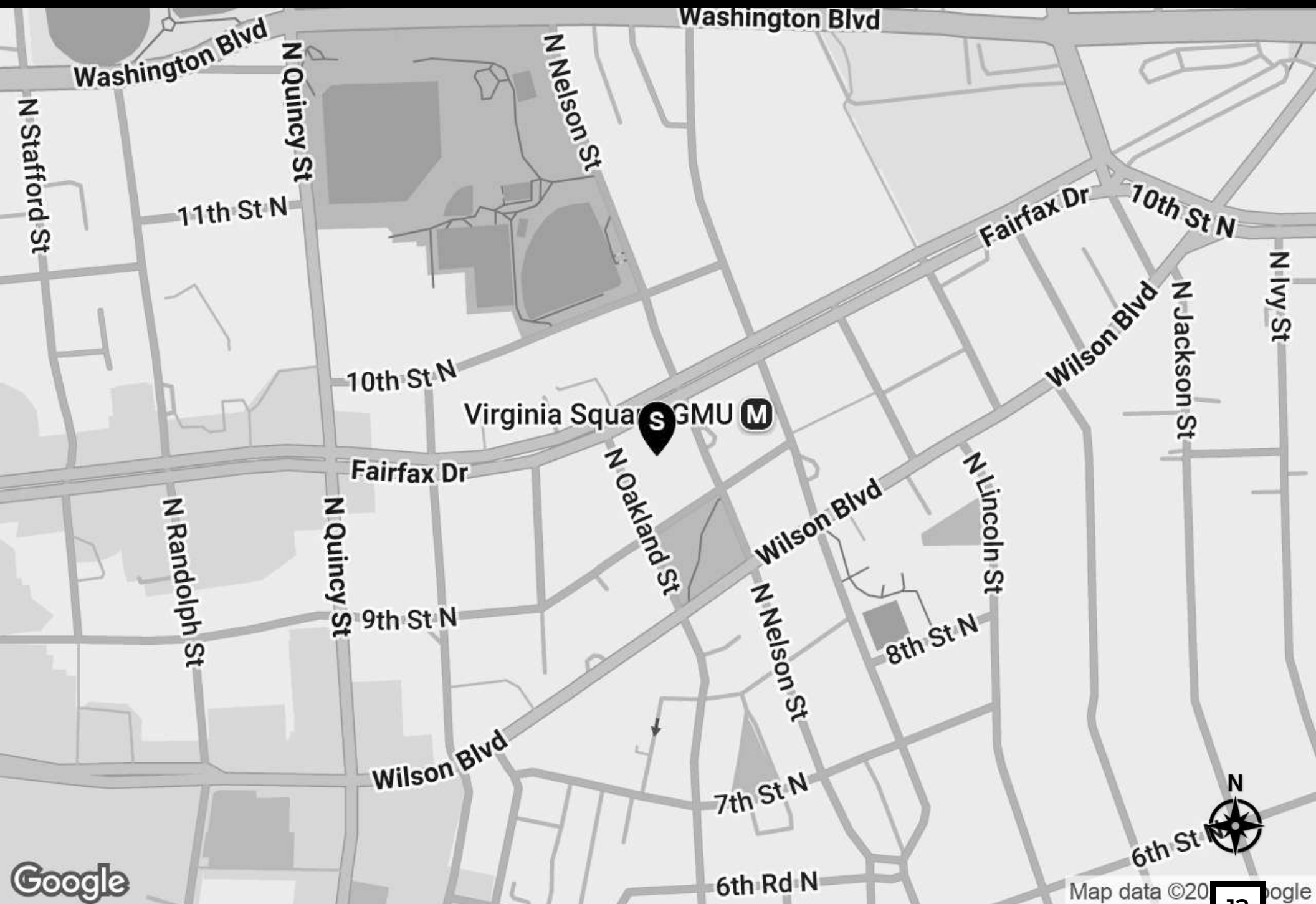
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LOCATION MAP



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A photograph of a stone church with a bell tower, surrounded by greenery, with a modern high-rise building in the background. The church has a grey roof with three dormer windows and a central arched entrance with a white door. A paved path leads to the entrance. The background features a tall, modern brick building under a blue sky with light clouds.

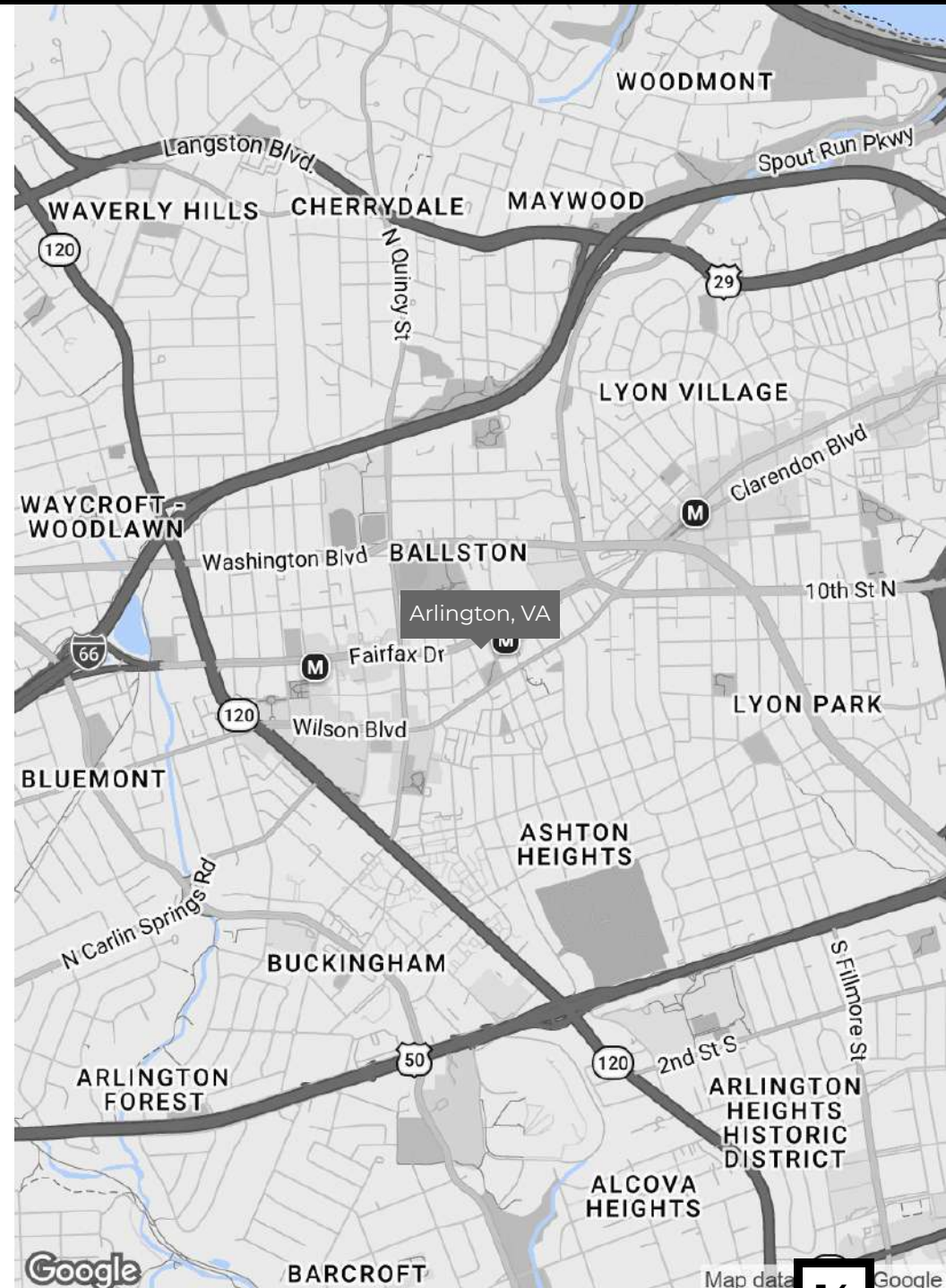
AREA OVERVIEW

CITY INFORMATION

LOCATION DESCRIPTION

The property sits at the corner of North Oakland Street and Fairfax Drive in Arlington, Virginia, within a well-established residential and civic corridor of Arlington County. Approaching the intersection, drivers encounter a two-story building set on just over one acre, offering meaningful street presence along both frontages. The surrounding streetscape is defined by mature tree canopy, neighborhood-scale institutions, and proximity to the dense urban fabric that characterizes this part of Arlington. Major arterials serving the broader area are easily accessible from this location, connecting the property to the wider Northern Virginia region.

The Ballston neighborhood lies immediately to the west, anchored by Ballston Quarter — one of the region's most active mixed-use destinations — along with a dense concentration of office, retail, and multifamily development that has transformed this corridor over the past two decades. The Ballston-MU Metro Station on the Orange and Silver lines is within walking distance, giving occupants access to the broader Washington, D.C. regional transit network. This combination of neighborhood character, walkable amenities, and transit connectivity makes the Fairfax Drive corridor one of Arlington's more accessible addresses for community-serving or institutional uses.

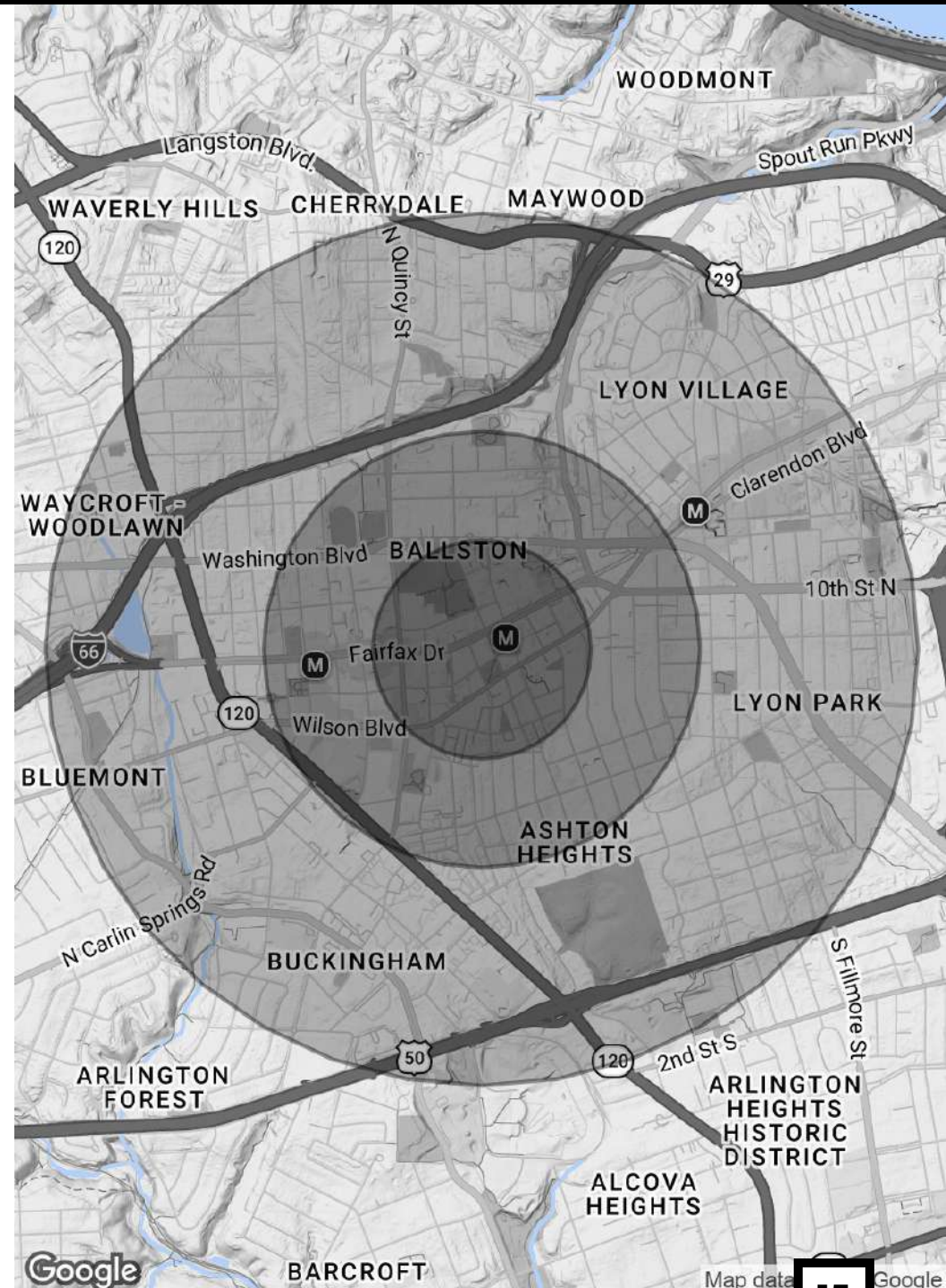


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	6,179	17,438	48,273
AVERAGE AGE	34.0	33.0	34.3
AVERAGE AGE (MALE)	34.7	34.2	34.2
AVERAGE AGE (FEMALE)	37.2	33.8	35.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	3,826	10,227	24,420
# OF PERSONS PER HH	1.6	1.7	2.0
AVERAGE HH INCOME	\$150,848	\$169,065	\$187,510
AVERAGE HOUSE VALUE	\$656,312	\$746,110	\$921,452

2023 American Community Survey (ACS)





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2022

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2023

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

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WINNER

B R O K E R

I N F O R M A T I O N

ABOUT SERAFIN REAL ESTATE



Serafin Real Estate is a boutique commercial real estate brokerage headquartered in Loudoun County, Virginia, exclusively focused on the Northern Virginia market. Founded in 2019 by Joe Serafin, the firm has closed more than \$730 million in transactions since inception, with Joe surpassing \$1 billion in career sales volume. By **intentionally concentrating on the Northern Virginia region**, the firm provides owners with hyper-local market knowledge, real-time data insight, and deep relationships with the area's most active buyers and investors. Serafin Real Estate has been recognized multiple times as a Best of Loudoun winner and is consistently regarded as one of the region's top-performing commercial brokerages.

Rather than spreading geographically, the firm has built its reputation on becoming the market expert within Northern Virginia, understanding zoning nuances, buyer demand trends, capital sources, and property-level dynamics at a granular level. Through advanced technology, proprietary databases, and a curated network of qualified local, regional, and 1031 exchange buyers, Serafin Real Estate positions each listing to **drive competition and maximize value**. Clients benefit from institutional-level strategy combined with the accountability, responsiveness, and hands-on execution of a focused, owner-led brokerage.

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PRIMARY BROKER CONTACT



PETER POKORNY

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Direct: **703.261.4809** | Cell: **703.850.9099**

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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