

OFFICE BUILDING FOR LEASE

Sunrise Professional Center Condo

12359 SUNRISE VALLEY DR. STE. 130, RESTON, VA 20191

EXECUTIVE SUMMARY

Sunrise Professional Center Condo 12359 Sunrise Valley Dr. Ste. 130, Reston, VA 20191



OFFERING SUMMARY

Available SF:	5,143 SF
Lease Rate:	\$19.50 SF/yr (Full Service)
Year Built:	2003
Building Size:	5,143
Renovated:	2018
Zoning:	I4
Market:	Washington D.C.
Submarket:	Reston

PROPERTY OVERVIEW

K & M Commercial, the exclusive brokerage firm, is happy to present this first-level office condo in Sunrise Professional Park. This 1st story office features outstanding window lines with a large reception area, a 15+ person conference room, an event/presentation style room, ample bullpen space, and a great and updated kitchenette. Access is a direct site line off of the elevator. Minutes from the Reston Town Center and newly opened Herndon and Reston Metro Stations. Allows for medical use.

PROPERTY HIGHLIGHTS

- Below Market short term office space for Lease in Reston
- Will consider Leases under three years
- Outstanding window-lined 1st story office condo
- 15+ person glassed conference room
- Minutes from the Reston Town Center

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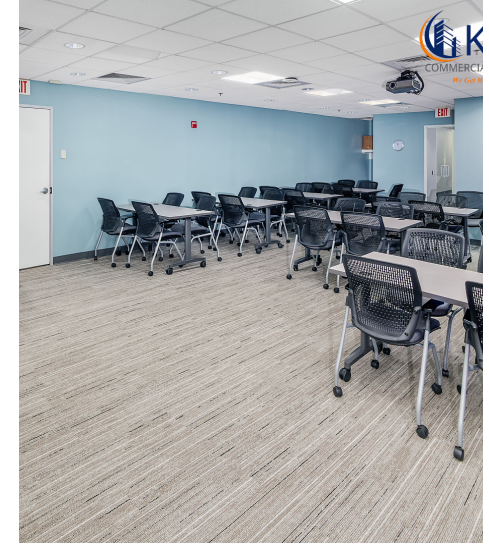
matt@svndc.com

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459 Herndon Pkwy #21 Herndon, VA 20170

ADDITIONAL PHOTOS

Sunrise Professional Center Condo 12359 Sunrise Valley Dr. Ste. 130, Reston, VA 20191



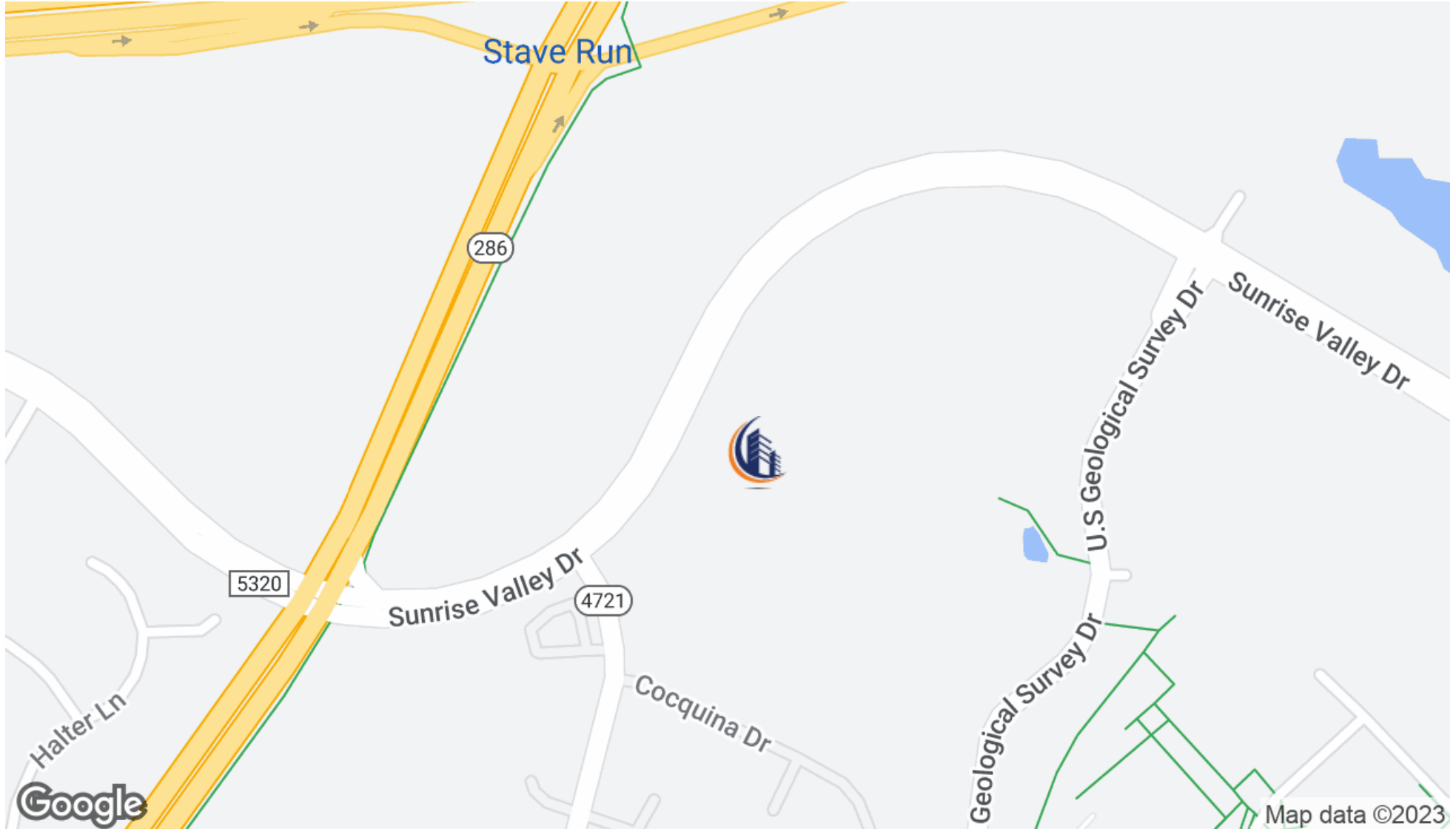
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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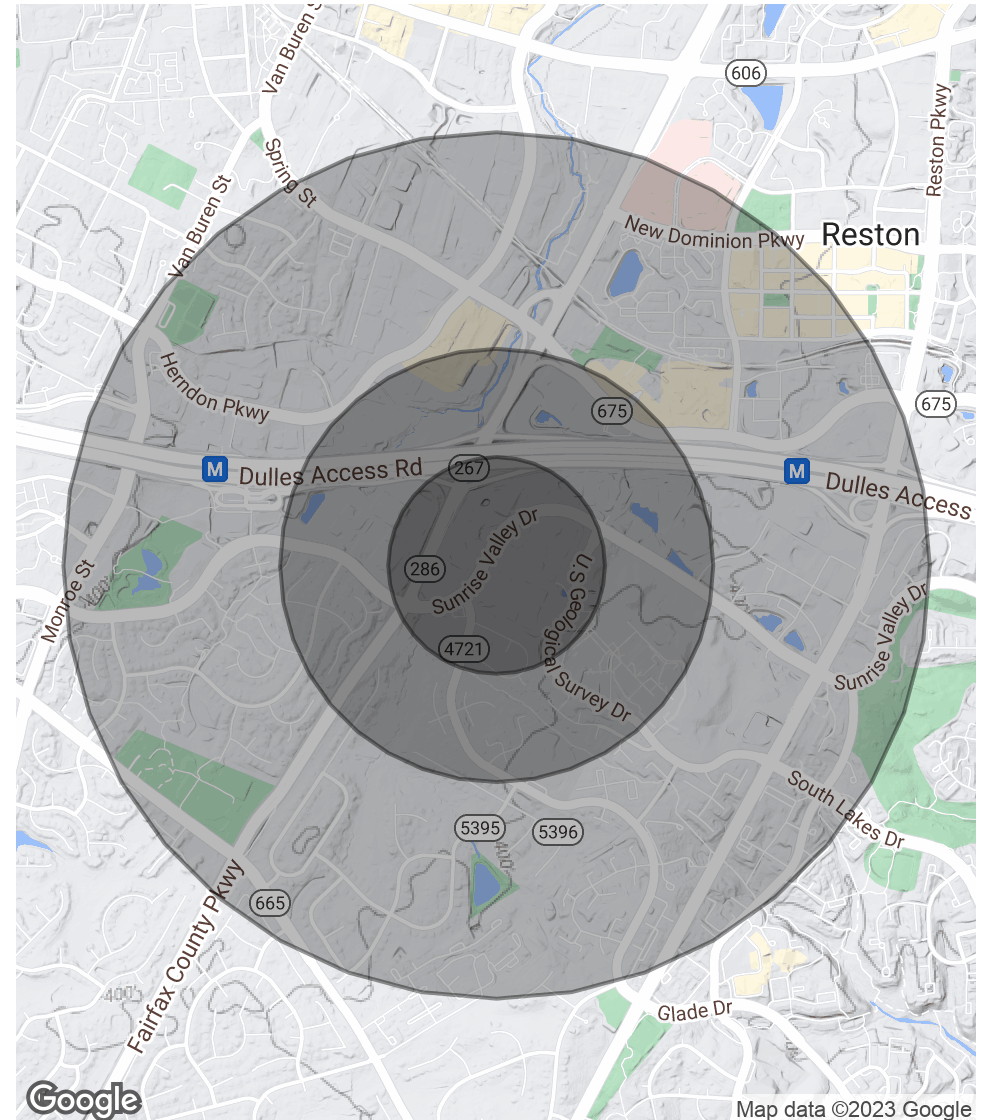
COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	689	2,491	13,571
Average Age	28.3	31.5	37.0
Average Age (Male)	27.5	29.9	35.5
Average Age (Female)	32.5	35.4	38.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	222	825	5,575
# of Persons per HH	3.1	3.0	2.4
Average HH Income	\$88,948	\$117,707	\$130,233
Average House Value	\$406,727	\$453,326	\$446,034

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1

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KAYVAN MEHRBAKHSH, CCIM, MBA

Managing Director

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of both Medical properties and Government properties, as well as similar transactions for office facilities outfitted with high-tech networking systems, in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He continues to diligently monitor market conditions to adequately advise clients and ensure that they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A member of the Northern Virginia Association of Realtors, Mr. Mehrbakhsh, sits as Chairman of the Associations Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues his service as a board member of that organization. He also maintains membership in the following organizations: 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. Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on the board of their Washington DC-Maryland

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ADVISOR BIO 2

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MATTHEW JENKINS

Vice President

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PROFESSIONAL BACKGROUND

Matt has 9+ years of experience in commercial real estate, specifically in commercial brokerage and management. As a listing and tenant/buyer representative for K & M Commercial in the Northern VA and Washington D.C. market, Matt has worked with a multitude of clients including but not limited to project developers, investment companies, national service firms, and medical-related owners/companies. Matt assists clients with achieving desired real estate objectives, financial analysis, future market strategies, and priorities, and his experience encompasses sales and leasing expertise in office, industrial, retail and international business projects.

In addition to his expertise in the Washington D.C. Metro area Matt has produced \$350MM+ of real estate transactions, currently manages 270,000 sq/ft of property, and has worked with the following Owners and/or Tenants: CIII Asset Management, McDonald's, Titlemax, Orr Partners, John Deere, International Association of Fire Chiefs, Metro Star Systems, Stewart Title, Cricket Wireless, Burke and Herbert Bank, Nationwide IT Services, Northpoint, Saadeh Partners, Edward Jones Financial, Ameriprise, Cornu Bakery, Somerset Trust Co. and several medical and dental clients.

Prior to partnering with K & M Commercial Matt honed his skills by working in banking and lending, investment advising, and financial and operational management. Matt earned his MBA degree from Seton Hill University and holds a Business Administration/Marketing degree from California University of PA.

Matt is currently licensed in Virginia and Washington DC.

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