

FOR SALE

# COLVIN RUN CENTER

10135 Colvin Run Road  
Great Falls, VA 22066  
Fairfax County

INVESTMENT OPPORTUNITY - RARE GREAT FALLS  
MEDICAL / PROFESSIONAL OFFICE BUILDING FOR SALE

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## THE OFFERING

KLNB is pleased to present FOR SALE - 10135 Colvin Run Rd, a 2 Story, 18,186 SF Medical/ Professional office building located in prestigious Great Falls, VA. The asset is 92% leased to 5 Tenants, and has been fully renovated within the past 5 years. There is One (1) small 1,537 SF suite that an Owner can occupy, or lease out for additional rental income.



# SUMMARY

| Property Summary    |                                       |
|---------------------|---------------------------------------|
| Gross Building Area | 18,186 RSF                            |
| Year Built          | 2001                                  |
| Stories             | 2 (over a lower level parking garage) |
| Lot Size            | 40,712 SF (0.935 acres)               |
| Parking Spaces      | 72 Total (22 covered, 50 surface)     |
| Parking Ratio       | 4.0/1,000 SF                          |
| # of Tenants        | 5                                     |
| Vacant Suites       | 1 (1,537 SF on 2nd floor)             |
| Current Occupancy   | 92%                                   |
| Elevators           | (1) - 2,500 LB Hydraulic Elevator     |
| Zoning              | C-8 (Highway Commercial - Fairfax Co) |
| RE Taxes (2025)     | \$51,130 (\$2.82 psf)                 |
| Est NOI             | <b>\$402,377</b>                      |

| Construction         |  |
|----------------------|--|
| Foundation/Structure | Concrete slab over garage  |
| Windows              | Double pane fixed units  |
| Facade               | Brick veneer   |
| Floors               | 1st Floor - 14' height / 2nd Floor - 13' height                    |
| Roof                 | TPO 60 Mil (Thermoplastic Polyolefin) - Replaced in 2023           |
| HVAC                 | 3 RTU's - replaced in 2020. Sensors for VAV boxes Replaced in 2023 |
| Restrooms            | 2 per floor - men's & women's                                      |



# RECENT CAPITAL IMPROVEMENTS



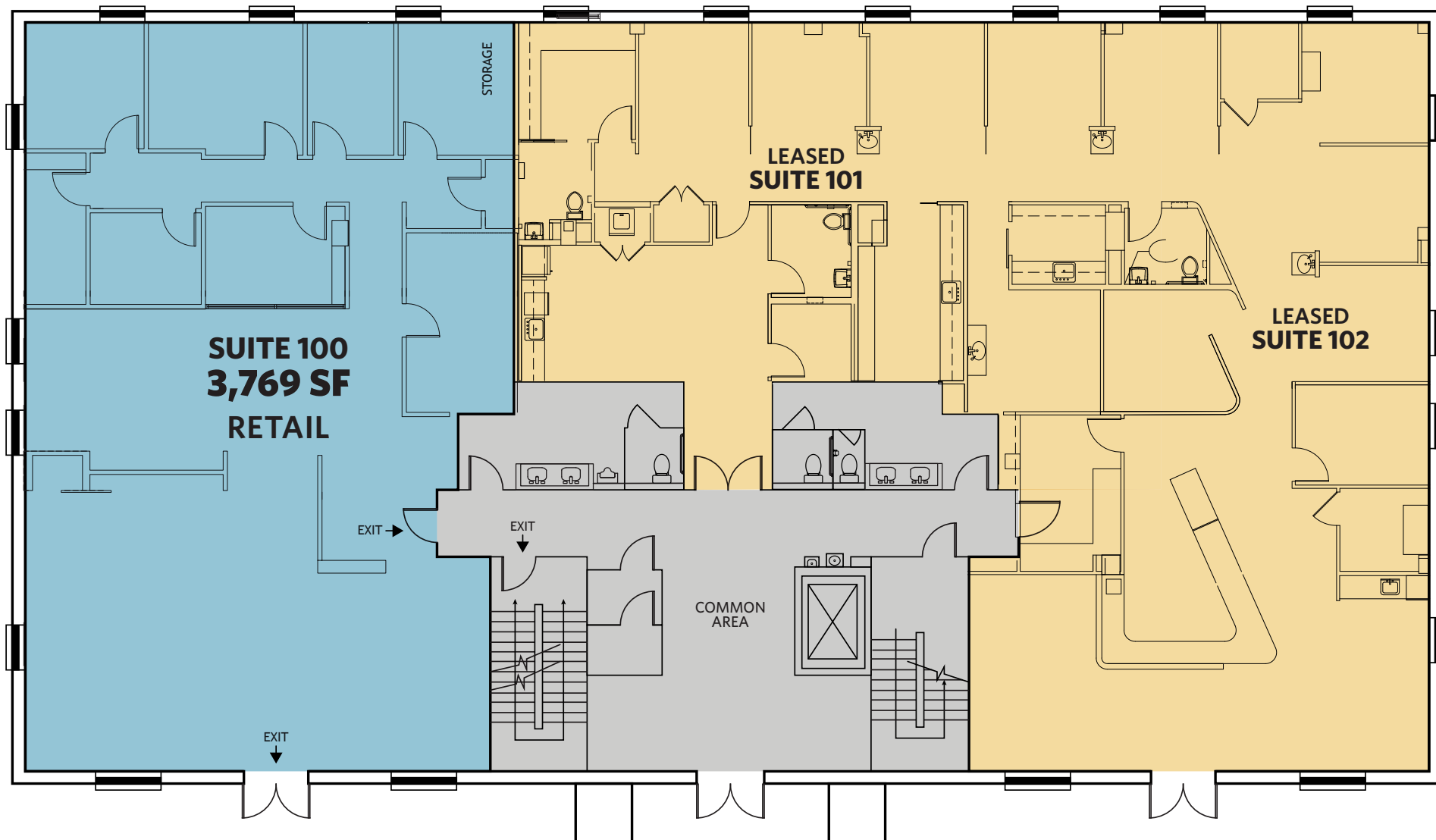
| Year                                      | Work Completed   | Est. Cost           |
|---|--|---------------------|
| 2020                                      | HVAC (3 Roof Top Units) replaced   | \$72,027.00         |
| 2021                                      | Major Building Renovations (Lobby, Common area hallways, restrooms Lighting, etc...) | \$153,467.00        |
| 2021                                      | New Landscaping  | \$13,000.00         |
| 2023                                      | Roof Replacement (New TPO 60 Mil Roof)   | \$73,500.00         |
| 2023-2025                                 | Major Elevator Upgrades (valves, arms, Hydraulics etc..)                             | \$25,293.00         |
| 2024                                      | Fire Alarm System replacement (new panel, Strobe lights, etc..)                      | \$37,009.00         |
| 2025                                      | Parking lot sealed & striped   | \$5,112.00          |
| <b>Total Recent Capital Improvements:</b> |  | <b>\$379,409.30</b> |



# THE MARKET

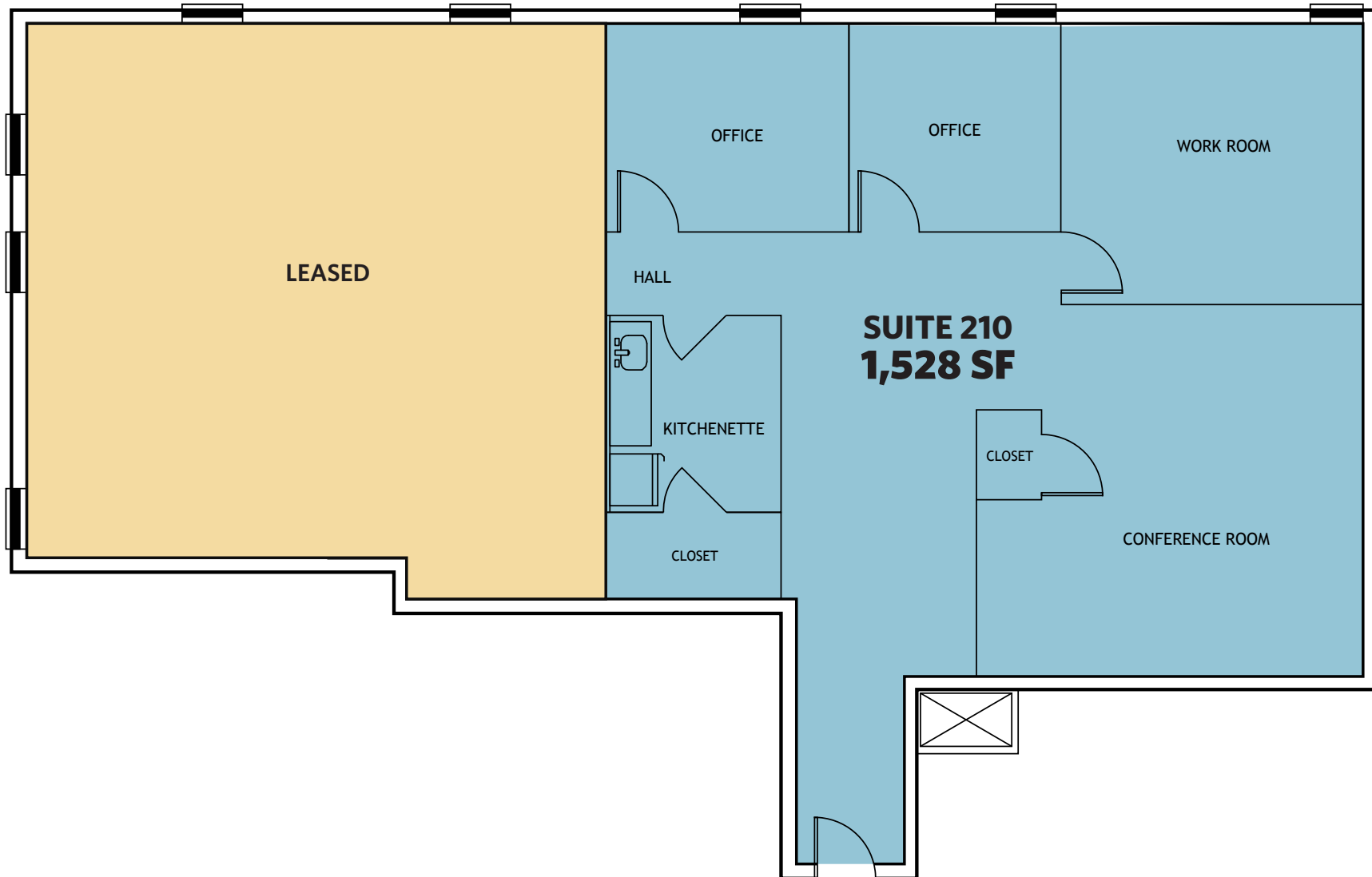


# 1ST FLOOR PLAN



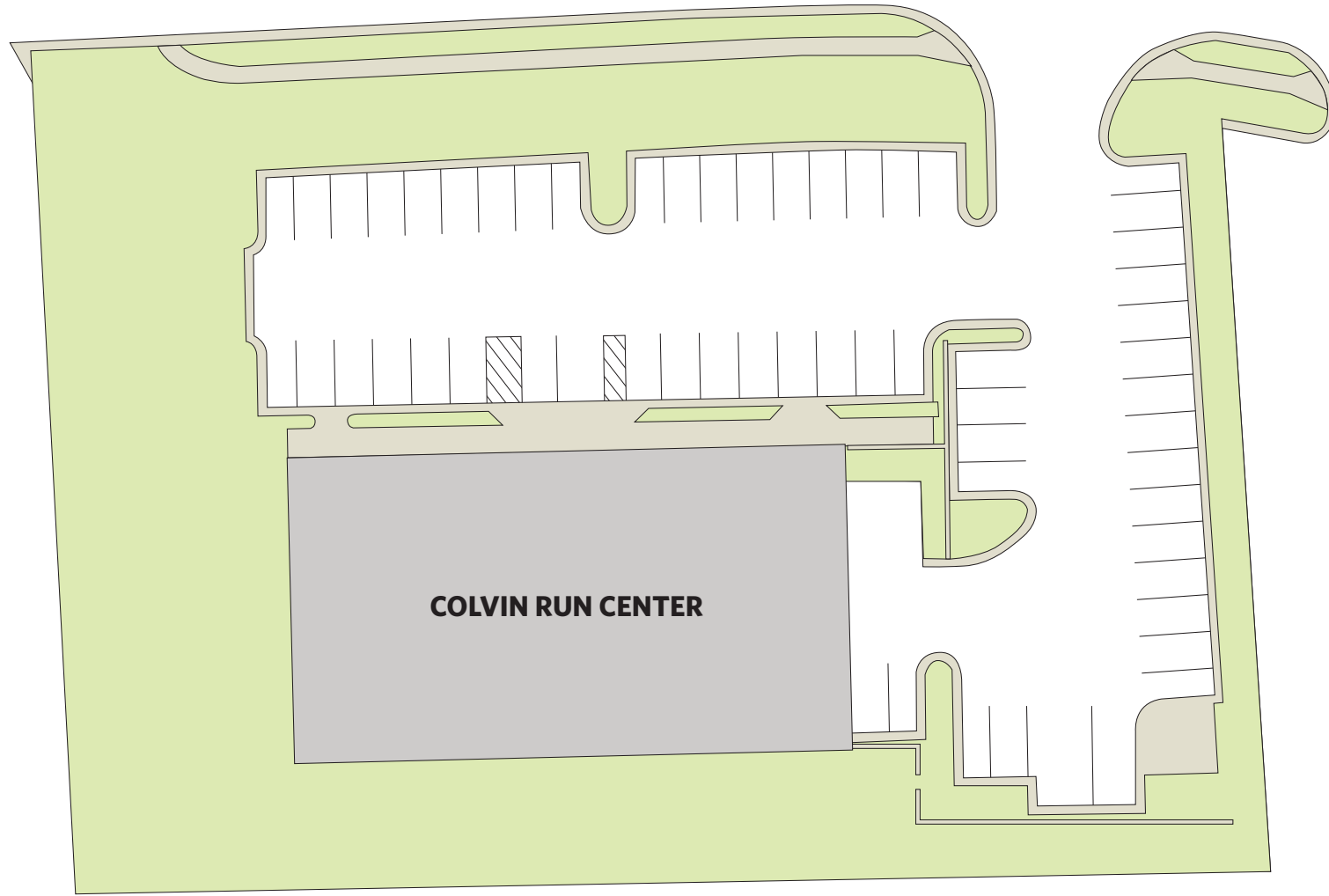
# 2ND FLOOR PLAN

STE 210 - CURRENTLY VACANT FOR LEASE-UP OR OWNER OCCUPANT



# SITE PLAN

COLVIN RUN RD



COLVIN RUN CENTER

# STACKING PLAN

## LEASE ENDING DATES



ROOF ANTENNA LEASE - LEX 7/31/29

**JAMES MCDONALD ARCHITECHS**  
(STE 200) 3,066 RSF  
LEX - 1/31/30

**VACANT**  
(STE 210) 1,528 RSF

**MDVIP (MEDICAL)**  
(STE 220) 2,345 RSF  
LEX - 1/31/28

**EXPRESSIONS  
MUSIC ACADEMY**  
(STE 230) 2,050 RSF  
LEX - 1/31/33

**GREAT FALLS MOVEMENT CENTER**  
(STE 100) 3,769 RSF  
LEX - 10/31/32

**COSTA DENTISTRY**  
(STE 101 & 102) 5,428 RSF  
LEX - 5/31/30

# LOBBY & COMMON AREAS



# TENANT BIOS



## COSTA DENTISTRY

### DR. COSTA 1ST FLOOR – STE 101 & 102

General Dentistry, with offices here in Great Falls, and Ashburn. When you visit our office, you will receive dental treatment from our award-winning, friendly dentists and highly trained team. In addition to providing comprehensive dental care tailored to your individual needs, we offer various amenities through our comfort menu to help you feel comfortable and relaxed during your visit. We pride ourselves on going above and beyond for you every time you come to our office.

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

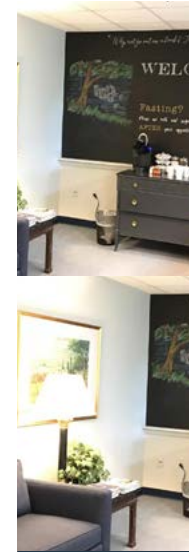


## GREAT FALLS MOVEMENT CENTER

### 1ST FLOOR – STE 100

Located in Great Falls, the Movement Center brings together physical therapy, Pilates, and specialized movement programs in a welcoming, supportive environment. Here, we believe that movement itself is medicine, and that when guided by experienced professionals, it has the power to restore, strengthen, and transform.

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

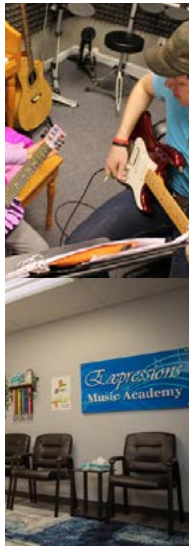


## MDVIP

### DR. CYNTHIA BURNS, MD 2ND FLOOR – STE 220

My internal medicine practice is in Great Falls, Virginia, and serves the surrounding communities of Reston, McLean, Vienna, Tysons, Herndon and Sterling. My MDVIP-affiliated practice offers services, including comprehensive, advanced health screenings and diagnostic tests, that go far beyond those found in concierge medicine practices. I also offer conveniences like same- or next-day appointments with minimal waiting.

[www.mdvip.com/doctors/cynthiaburnsmd](http://www.mdvip.com/doctors/cynthiaburnsmd)



## Expressions Music Academy

### 2ND FLOOR – STE 230

Expressions Music Academy offers comprehensive music education tailored to each student's needs and goals. Our passionate team of highly skilled instructors provides a nurturing and supportive learning environment in our state-of-the-art facilities. Our diverse range of music lessons for all ages and skill levels includes instruction in piano and keyboard, guitar and ukulele, voice, drums, strings, woodwinds, and brass instruments. Expressions has 16 locations (10 locations in the DC METRO area, and 6 in Michigan)

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



## JMA ARCHITECTS

### 2ND FLOOR – STE 200

James has been designing award-winning and best-selling homes and remodeling projects for nearly 20 years. He has provided a range of services to clients throughout Washington, DC, Virginia and Maryland, as well as in New York, New Jersey, Delaware, West Virginia, Pennsylvania and North Carolina. The custom homes James has designed range in size, scope and style. Some of the smaller homes are highly detailed jewel boxes full of light, space, detail and charm. The larger homes range from grand manor homes to homes of understated elegance.

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

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