



SALE PRICE

\$850,000

OFFERING SUMMARY

Address: 10486 Armstrong St, Fairfax, VA 22030

Unit Size: 3,277 SF

Zoning: CPD, Fairfax City

Submarket: Fairfax City

Price / SF: \$259.40

PROPERTY OVERVIEW

Spectacular move-in ready office ideal for lawyers, accountants, psychologists, or other professionals

PROPERTY HIGHLIGHTS

- Turn-key office with desks, chairs, computers, and phones included in asking price
- Beautiful artwork, built-ins and hardwood floors
- Three modern bathrooms on two levels; kitchenette; storage; server room; two conference rooms; two reception areas; waiting area; seven offices
- New computer servers
- Sophisticated security system
- Great visibility from main road
- Ample parking in rear of building
- Ideal location near City Hall and courthouse

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 Michael Shor | 703.342.2250 | michael.shor@LNF.com

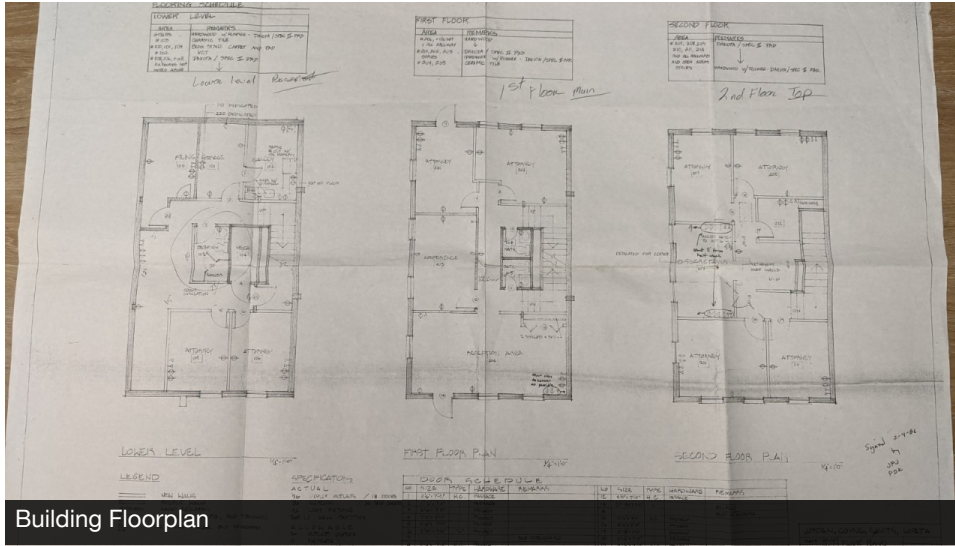


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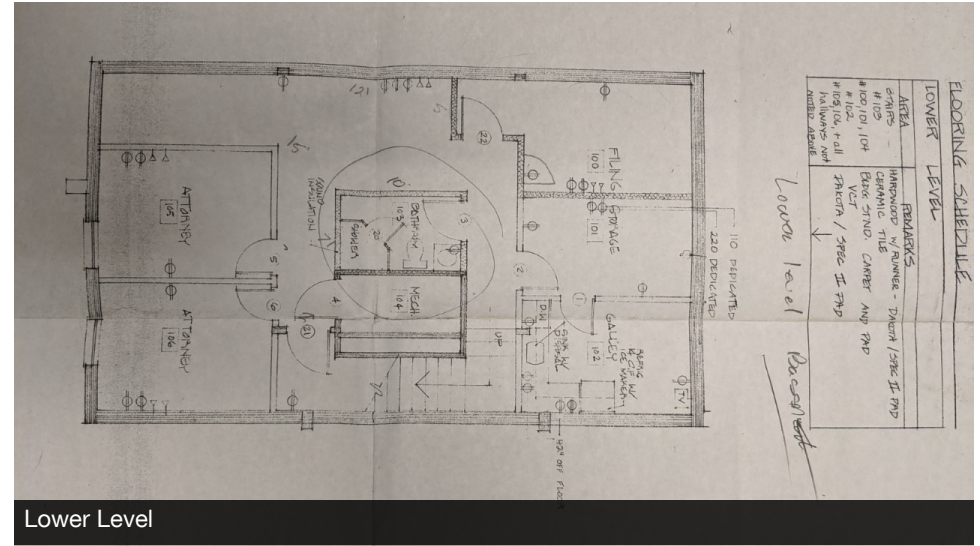
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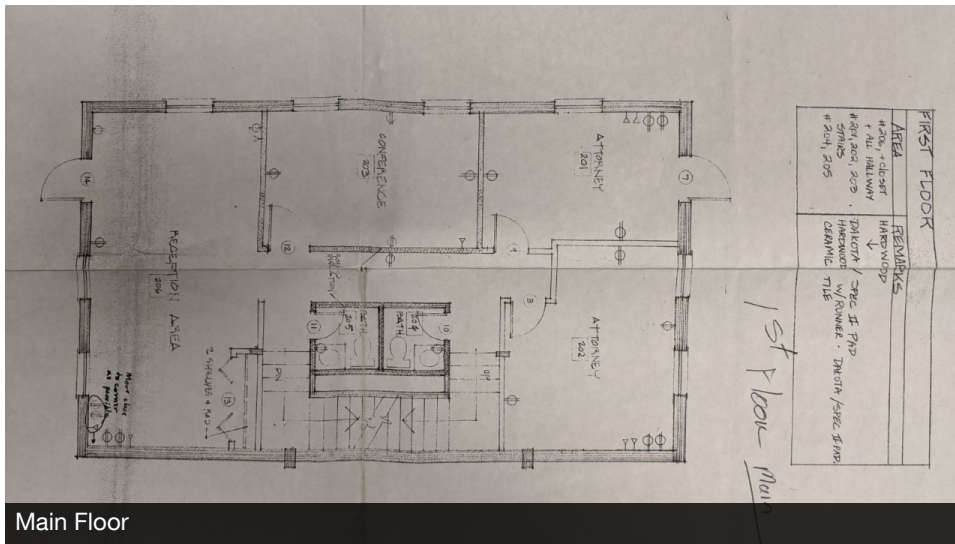




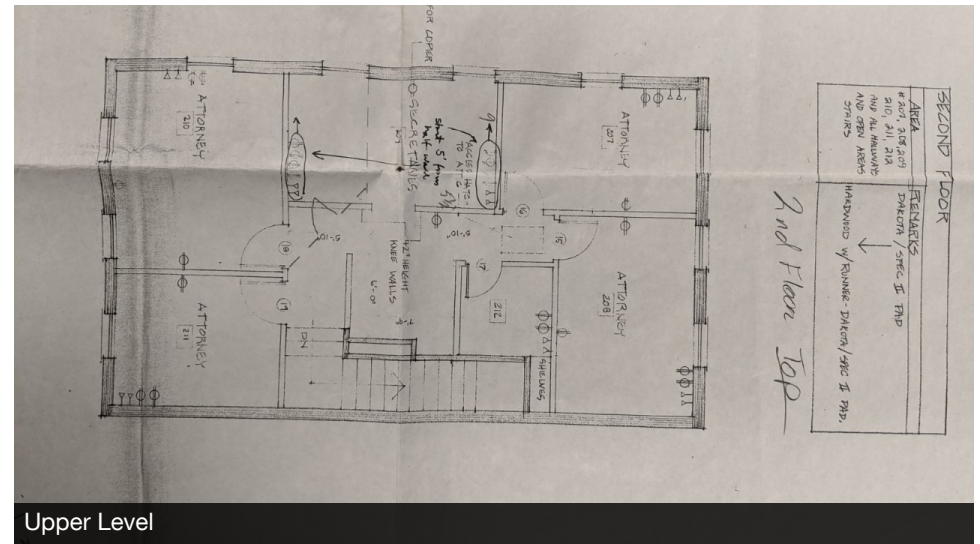
Building Floorplan



Lower Level



Main Floor

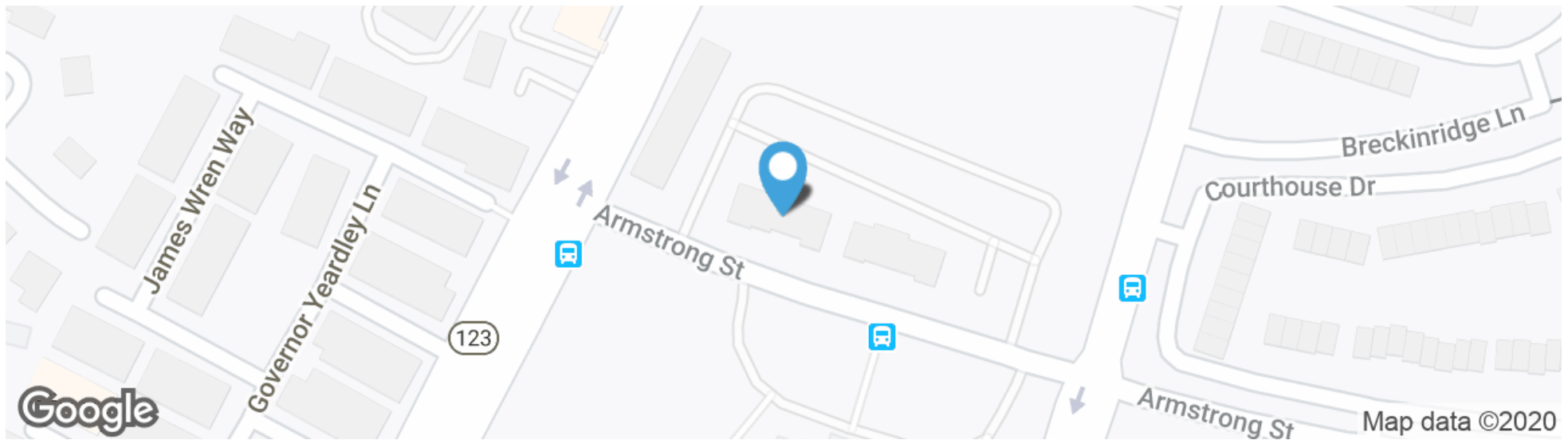


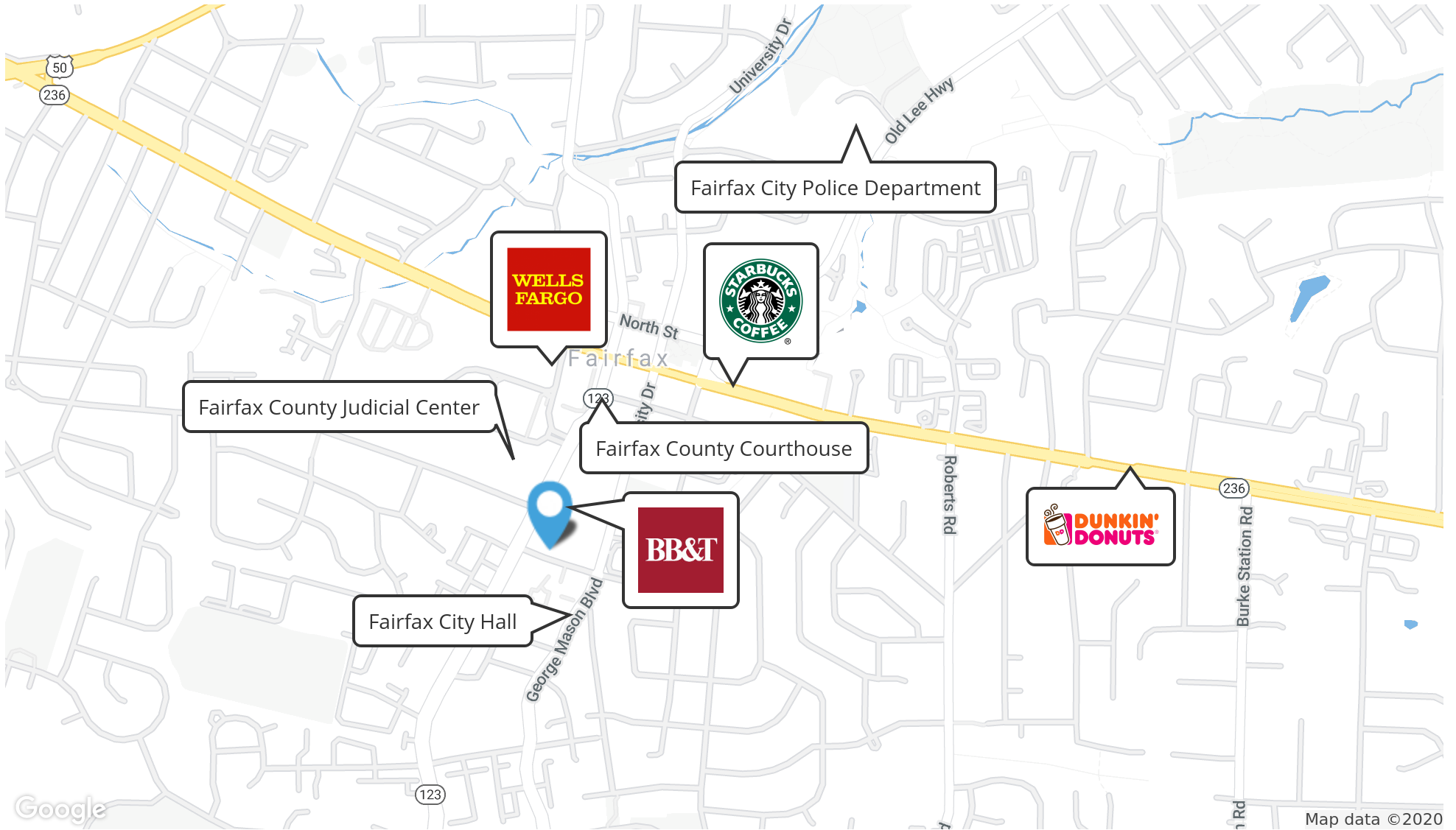
Upper Level

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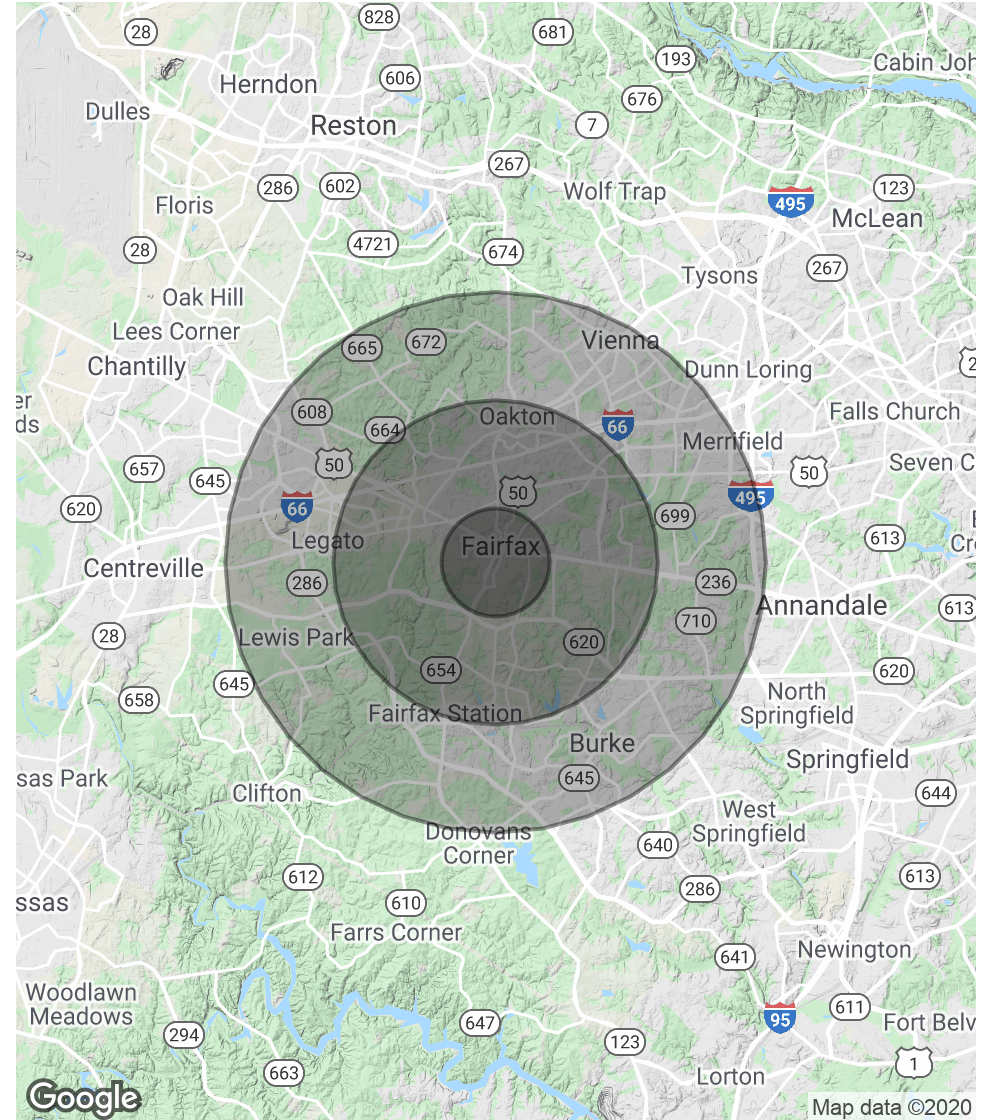
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,402	93,535	247,265
Average age	37.9	38.4	38.7
Average age (Male)	34.6	37.8	37.7
Average age (Female)	41.9	39.3	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,384	33,756	90,044
# of persons per HH	2.8	2.8	2.7
Average HH income	\$108,781	\$124,947	\$134,748
Average house value	\$505,725	\$525,798	\$584,898

* Demographic data derived from 2010 US Census





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