



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

OFFICE BUILDING FOR LEASE

Second Level End Unit Office

10520 WARWICK AVE SUITE B-5, FAIRFAX, VA 22030

EXECUTIVE SUMMARY

Second Level End Unit Office 10520 Warwick Ave Suite B-5, Fairfax, VA 22030



OFFERING SUMMARY

Available SF:	1,567 SF
Lease Rate:	\$17.75 SF/yr (MG)
Year Built:	1986
Building Size:	1,567
Zoning:	CL (Commercial Limited)
Market:	Fairfax
Submarket:	Northern Virginia

PROPERTY OVERVIEW

As the Exclusive Listing Firm, K & M Commercial Real Estate is happy to present this 1,567 SQFT second level end unit office. Newly updated with LVT flooring, paint throughout, and LED lights. Two en-suite baths with 4 window-lined private offices, reception area, and 24/7 HVAC control. Building signage with plenty of parking

PROPERTY HIGHLIGHTS

- Newly updated and below market end unit office space
- New LVT Flooring, Paint and LED lights
- Two en-suite baths
- 4 window lined private offices with reception area
- Signage with plenty of parking

KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS

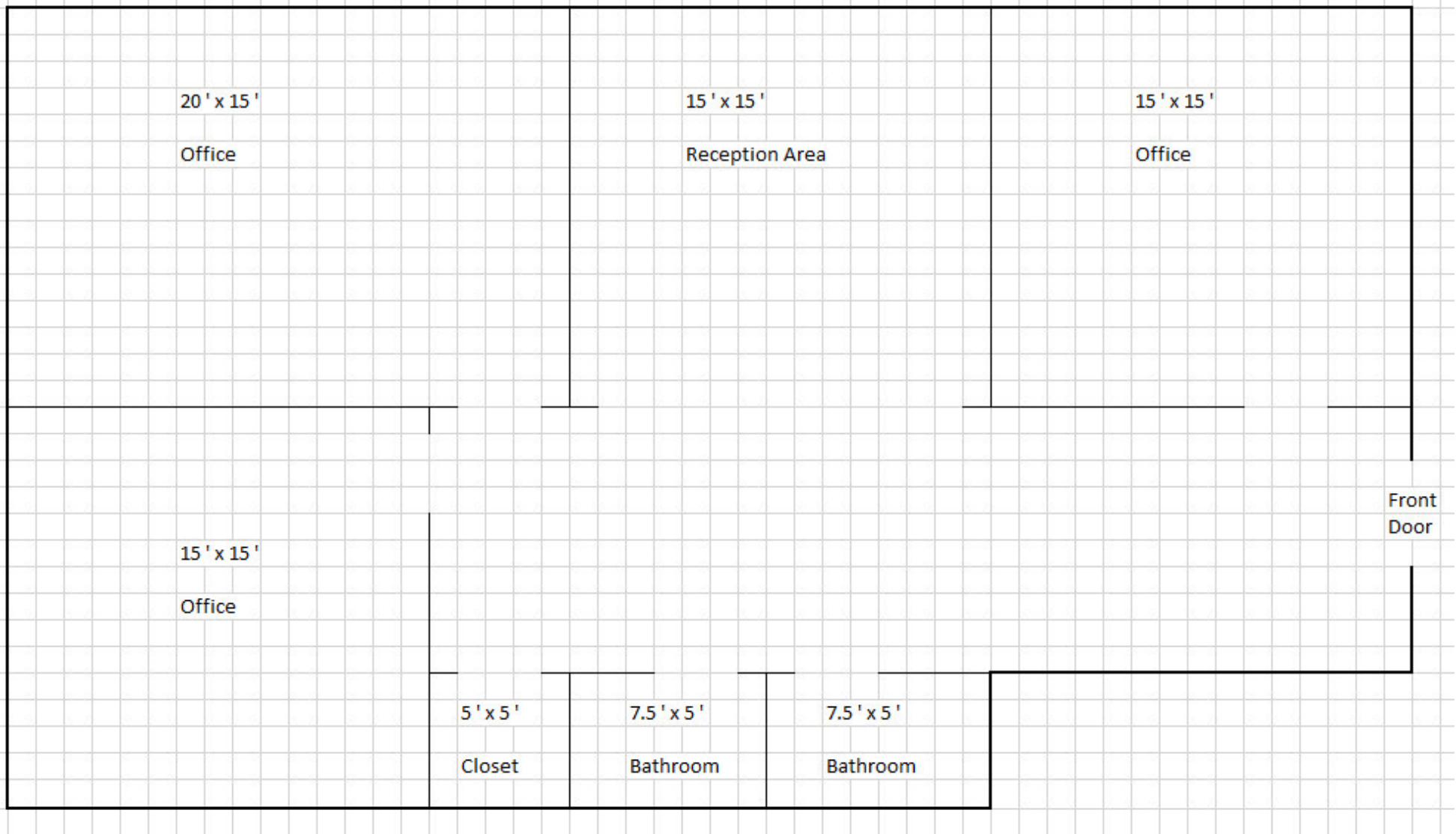
703.734.2822

matt@svndc.com

K&M Commercial Real Estate 703.734.2822
459 Herndon Pkwy #21 Herndon, VA 20170

FLOOR PLANS

Second Level End Unit Office 10520 Warwick Ave Suite B-5, Fairfax, VA 22030



KAYVAN MEHRBAKSH, CCIM, MBA **MATTHEW JENKINS**

703.734.2822

703.734.2822

kayvan@svndc.com

matt@svndc.com

K&M Commercial Real Estate 703.734.2822
459 Herndon Pkwy #21 Herndon, VA 20170

ADDITIONAL PHOTOS

Second Level End Unit Office 10520 Warwick Ave Suite B-5, Fairfax, VA 22030



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS

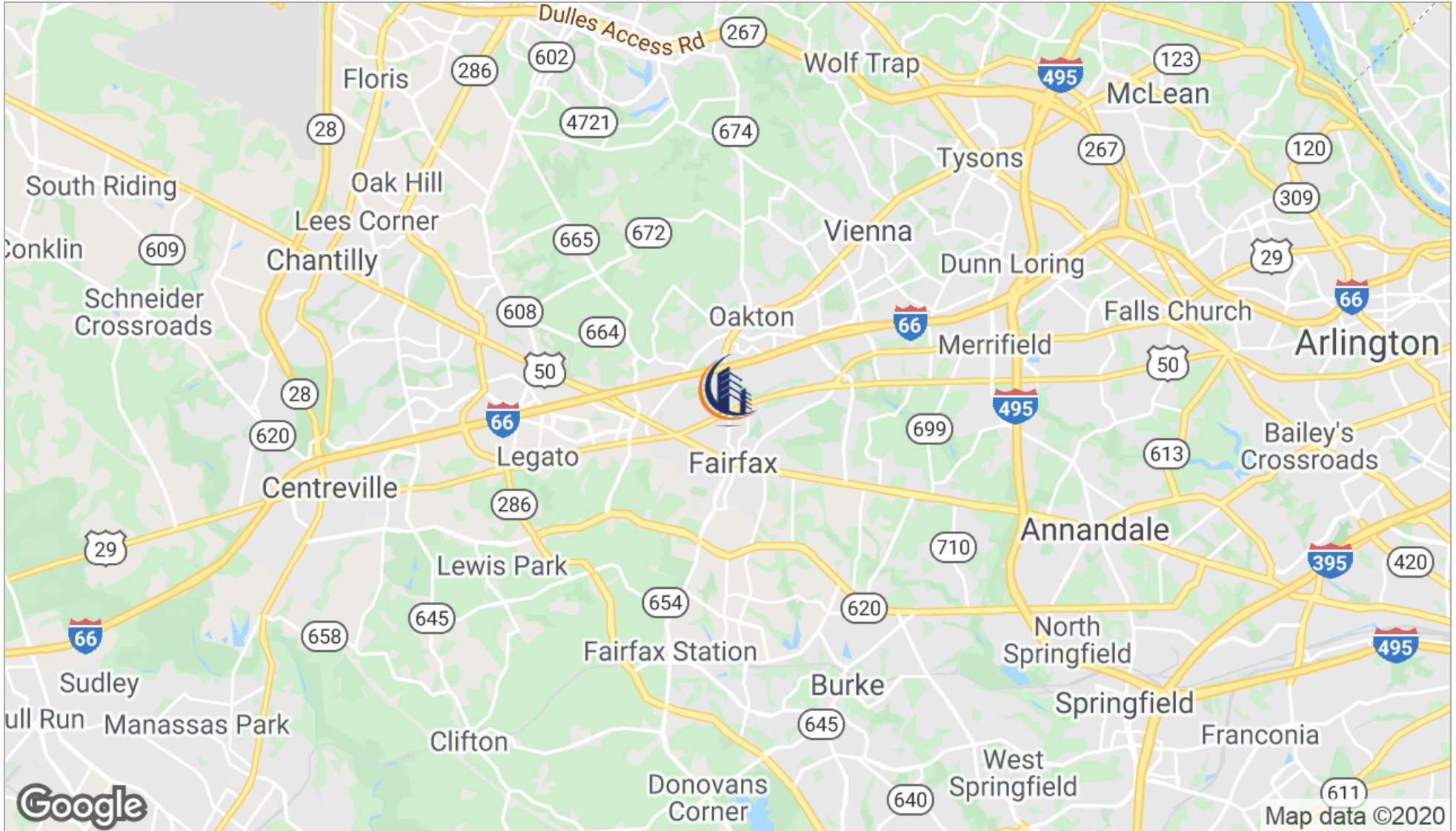
703.734.2822

matt@svndc.com

K&M Commercial Real Estate 703.734.2822
459 Herndon Pkwy #21 Herndon, VA 20170

LOCATION MAPS

Second Level End Unit Office 10520 Warwick Ave Suite B-5, Fairfax, VA 22030



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS

703.734.2822

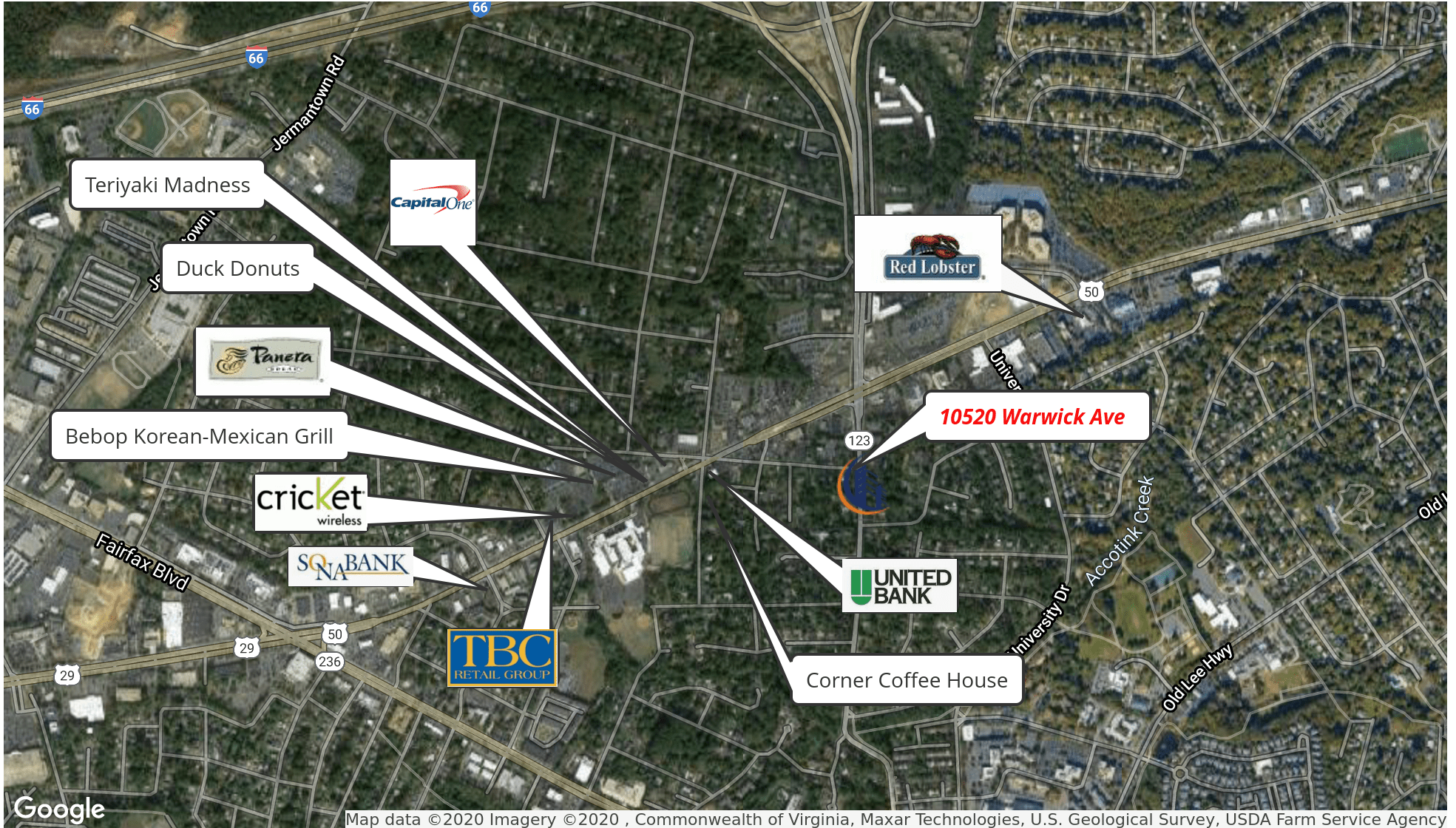
matt@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

RETAILER MAP

Second Level End Unit Office 10520 Warwick Ave Suite B-5, Fairfax, VA 22030



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS

703.734.2822

matt@svndc.com

K&M Commercial Real Estate 703.734.2822

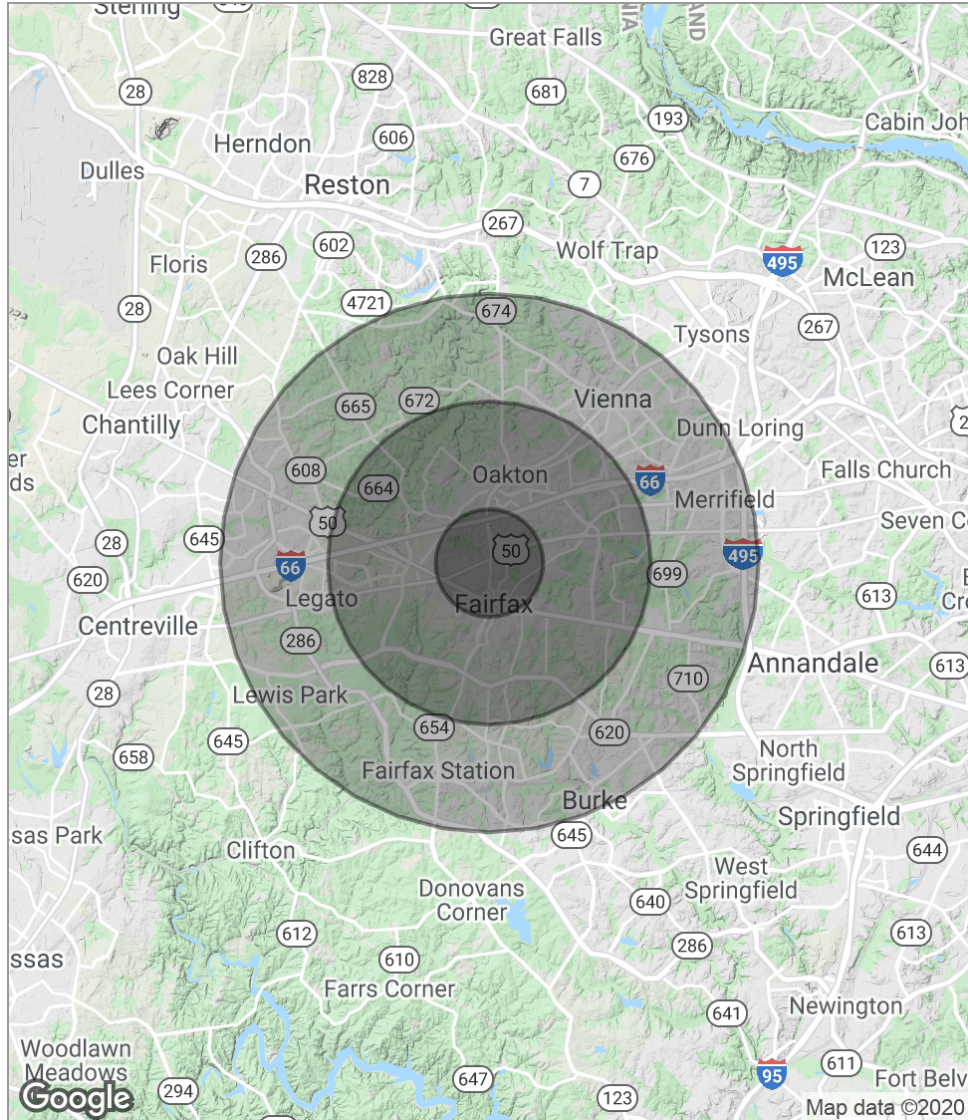
459 Herndon Pkwy #21 Herndon, VA 20170

DEMOGRAPHICS MAP

Second Level End Unit Office 10520 Warwick Ave Suite B-5, Fairfax, VA 22030



COMMERCIAL REAL ESTATE
WE GET WHAT YOU NEED™



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,779	90,003	245,149
Median age	34.8	37.9	38.7
Median age (Male)	34.3	37.3	37.8
Median age (Female)	36.5	39.1	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,751	33,465	89,802
# of persons per HH	2.7	2.7	2.7
Average HH income	\$102,137	\$130,030	\$136,347
Average house value	\$508,889	\$551,160	\$589,433

* Demographic data derived from 2010 US Census

KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS

703.734.2822

matt@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

MEET THE TEAM

Second Level End Unit Office 10520 Warwick Ave Suite B-5, Fairfax, VA 22030



KAYVAN MEHRBAKHS, CCIM, MBA

Managing Director

703.851.1070

kayvan@svndc.com



VA #0225084011 // DC #AB98375922 MD #0660396



MATTHEW JENKINS

Sr. Investment Advisor

814.244.2152

matt@svndc.com



VA #0225211354 // DC #SP98375921

KAYVAN MEHRBAKHS, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS

703.734.2822

matt@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170