



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED

OFFICE BUILDING FOR SALE

First Level Medical Condo At Northern Gate

46400 BENEDICT DR. UNIT 7, STERLING, VA 20164

EXECUTIVE SUMMARY

First Level Medical Condo At Northern Gate 46400 Benedict Dr. Unit 7, Sterling, VA 20164



OFFERING SUMMARY

Sale Price:	\$260,000
Lot Size:	0 Acres
Year Built:	1990
Building Size:	1,000
Zoning:	PDOP
Taxes:	\$2,307.00
Market:	Washington D.C.
Submarket:	Route 28 Corridor
Price / SF:	\$260.00
Condo Fee:	\$310

PROPERTY OVERVIEW

K & M Commercial, as the exclusive brokerage firm, is happy to present this first-floor medical office condo for SALE! Space is 1,000 SF with a first-floor storefront entrance as well as exterior building signage and access from Route 7 Adjacent from Potomac Plaza and NOVA Community College. Three exam rooms with sinks, reception area, kitchenette, en-suite bath, and signage.

PROPERTY HIGHLIGHTS

- First Floor Medical Condo with Storefront Entrance
- Exterior Signage with access from Route 7
- Adjacent from Potomac Plaza and NOVA Community College
- Three exam rooms w/ sinks
- Reception area
- Kitchenette
- En-suite bathroom

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MATTHEW JENKINS

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ADDITIONAL PHOTOS

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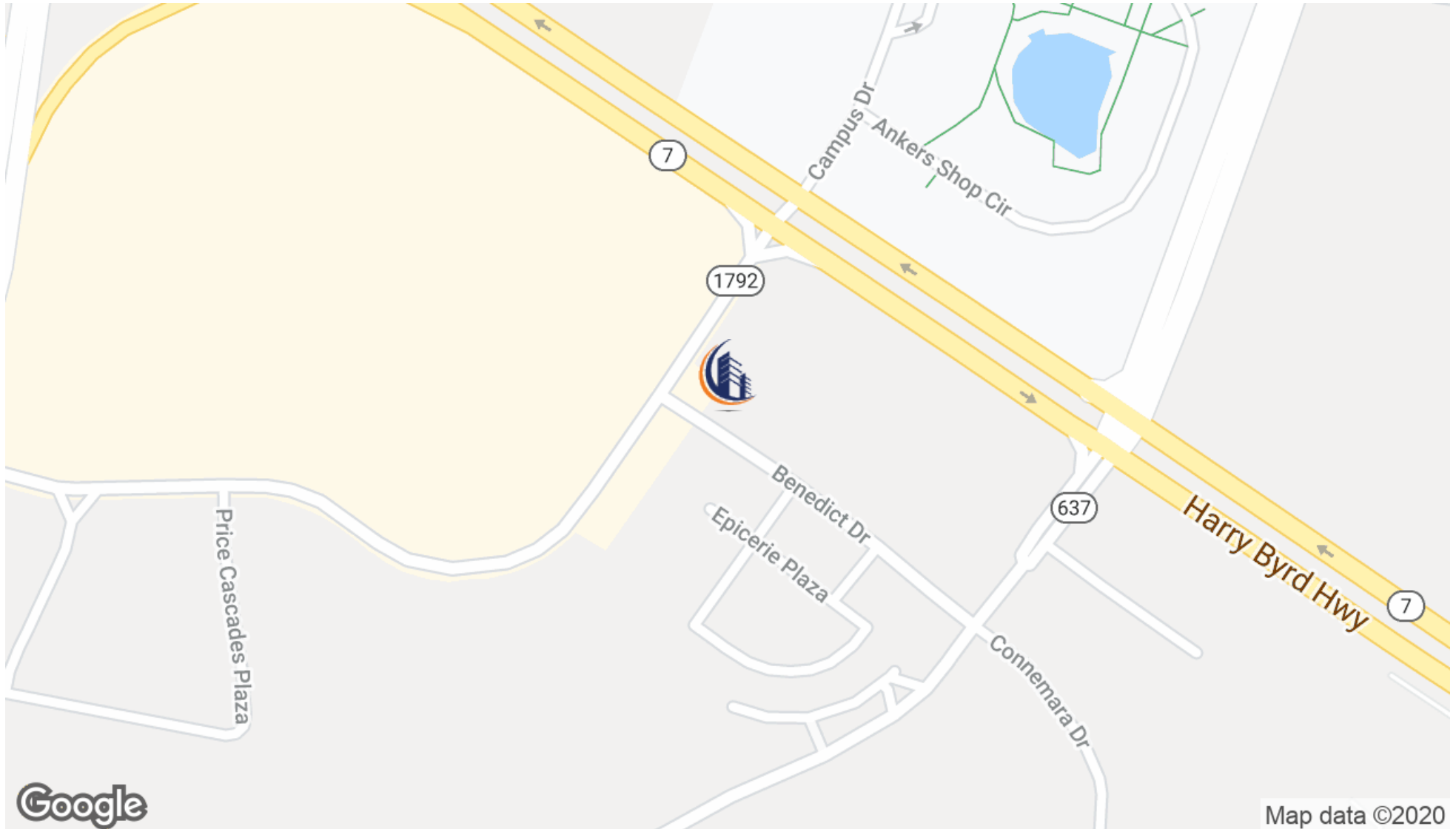
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LOCATION MAPS

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DEMOGRAPHICS MAP & REPORT

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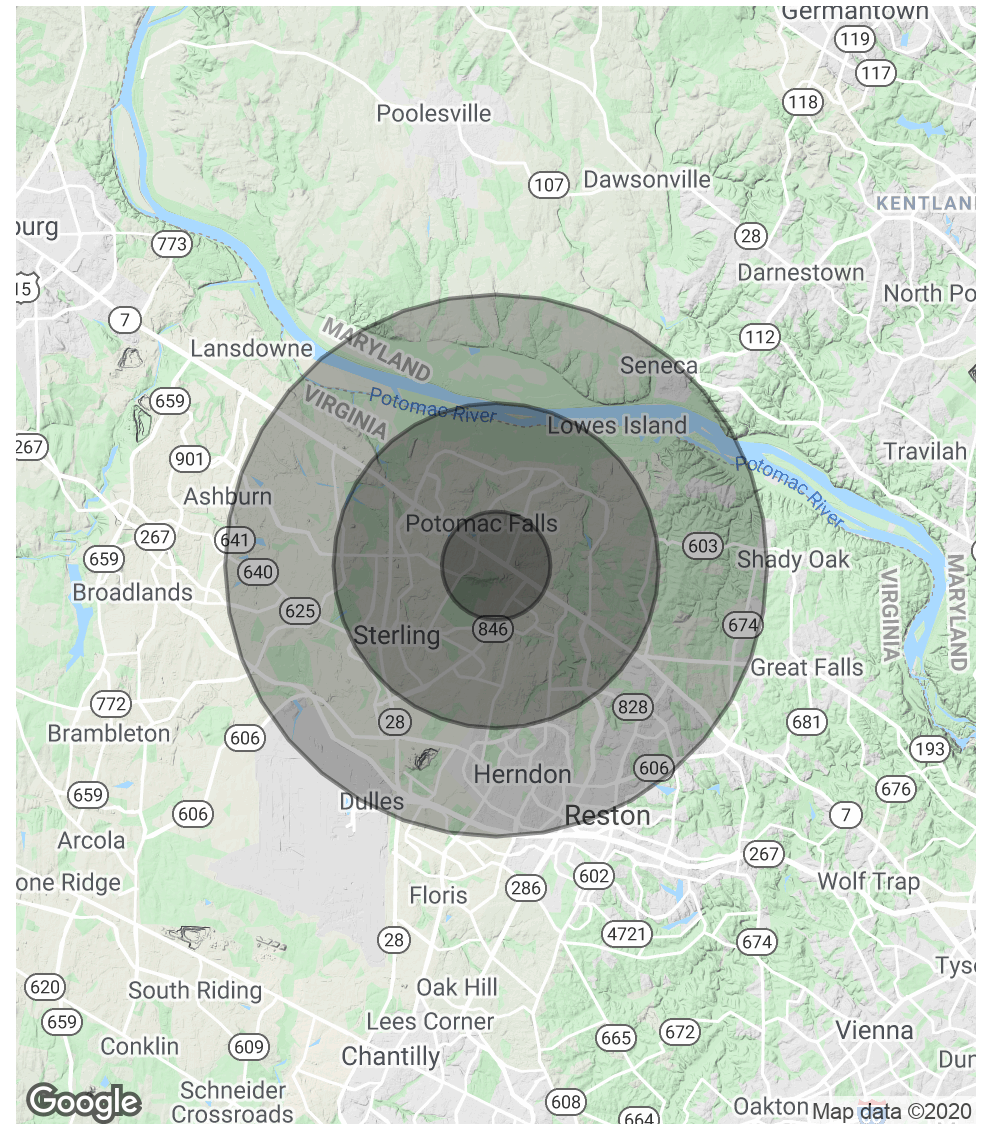
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,574	92,850	186,655
Average age	33.8	34.9	35.3
Average age (Male)	32.5	33.8	34.7
Average age (Female)	34.8	36.0	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,362	30,682	64,795
# of persons per HH	2.8	3.0	2.9
Average HH income	\$112,029	\$120,717	\$124,761
Average house value	\$486,560	\$526,878	\$542,733

* Demographic data derived from 2010 US Census



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ADVISOR BIO 1

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KAYVAN MEHRBAKSH, CCIM, MBA

Managing Director

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VA #0225084011 // DC #AB98375922 MD #0660396

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 19 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 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: 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

Sr. Investment Advisor

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PROFESSIONAL BACKGROUND

Matt has over 5+ years of experience in commercial real estate, specifically in commercial brokerage. As a listing and tenant representative for K&M Commercial Real Estate 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 over \$75MM of real estate transactions and has worked with the following Owners and/or Tenants: CIII Asset Management, McDonalds, Titlemax, Orr Partners, John Deere, International Association of Fire Chiefs, Metro Star Systems, Cricket Wireless, Burke and Herbert Bank, Nationwide IT Services, Northpoint, Saadeh Partners, Edward Jones Financial, Cornu Bakery, and several medical and dental clients.

Before joining K&M Commercial Real Estate, Matt had honed his skills by working in banking and lending, investment advising, and financial and operation management. Matt earned his MBA degree from Seton Hill University and held a Business Administration/Marketing degree from the California University of PA.

Matt is currently licensed in Virginia and Washington DC.

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