



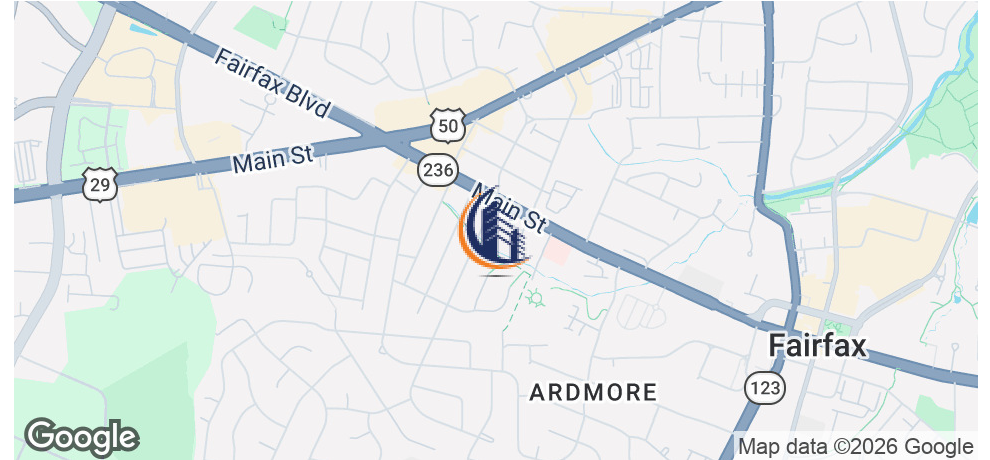
OFFICE BUILDING FOR LEASE

Fairfax Professional Center Office And Medical Condo

10875 MAIN STREET STE. 109, FAIRFAX, VA 22030

EXECUTIVE SUMMARY

Fairfax Professional Center Office And Medical Condo 10875 Main Street Ste. 109, Fairfax, VA 22030



OFFERING SUMMARY

Available SF:	1,118 SF
Lease Rate:	\$26.25 SF/yr (MG)
Building Size:	1,118
Zoning:	CR
Taxes:	\$2,998.00
Condo Fee:	\$557

PROPERTY OVERVIEW

Ideal commercial office space for medical, wellness, or professional use, featuring multiple exam rooms, a welcoming reception area, and a dedicated bathroom. The space is currently configured and operating as a health and healing spa, offering a layout well suited for a variety of medical and healthcare-related uses. Conveniently designed for patient-facing operations, this property provides an excellent opportunity for a medical practitioner, wellness provider, or similar professional to establish or expand their practice. K & M Commercial is the exclusive brokerage firm.

PROPERTY HIGHLIGHTS

- Medical-Ready Layout: Multiple exam rooms designed for patient care and healthcare operations.
- Welcoming Reception Area: Functional reception and waiting space ideal for patient-facing businesses.
- Flexible Use Potential: Well suited for medical, wellness, healthcare, or professional office users.
- Established Spa Configuration: Currently operating as a health and healing spa, providing a turnkey layout for a new occupant.

KAYVAN MEHRBAKSH, CCIM, MBA

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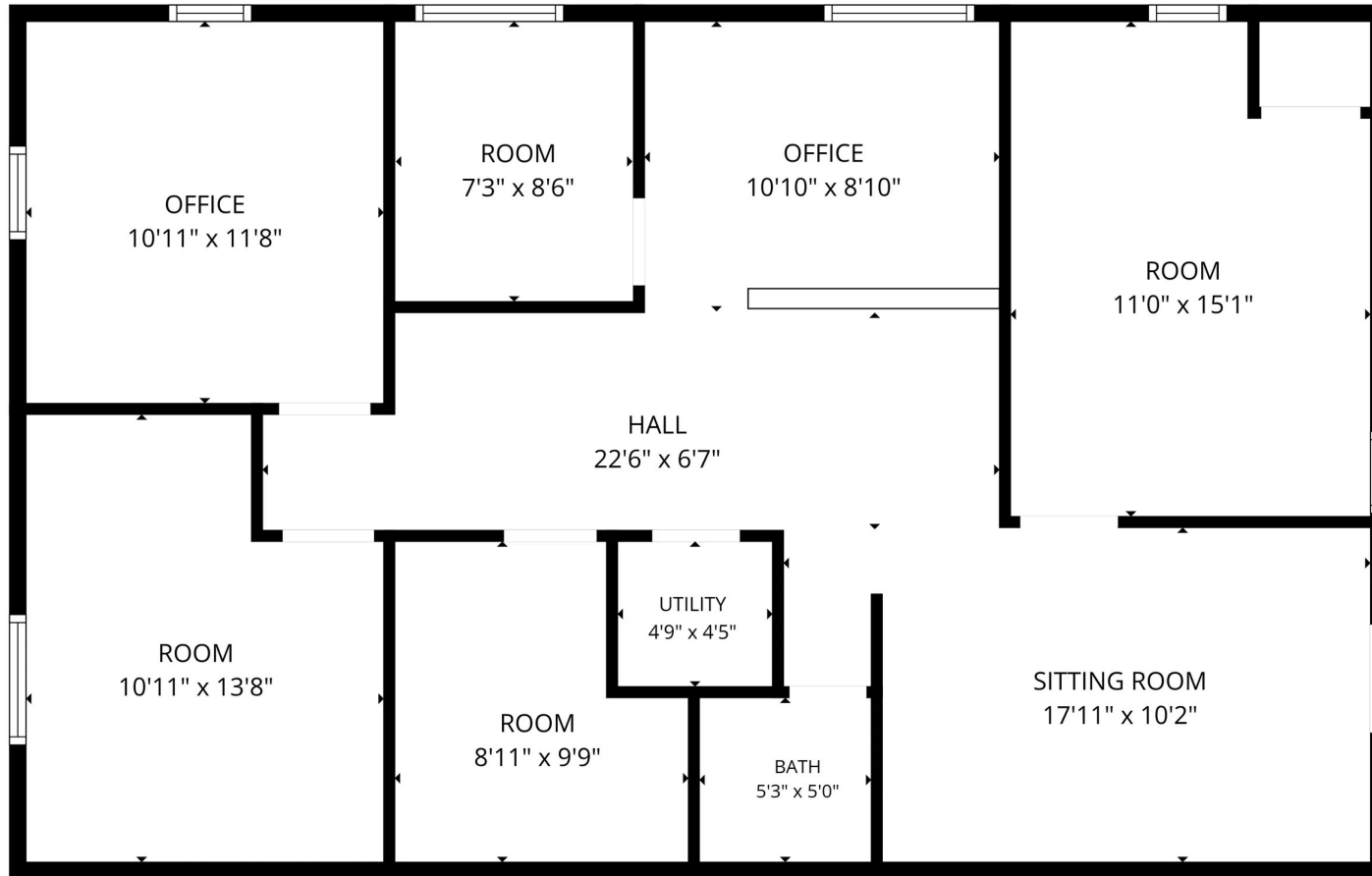
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10530 Warwick Avenue Fairfax, VA 22030

FLOOR PLANS

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Estimated net sqft 1065. Gross sqft slightly higher.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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ADDITIONAL PHOTOS

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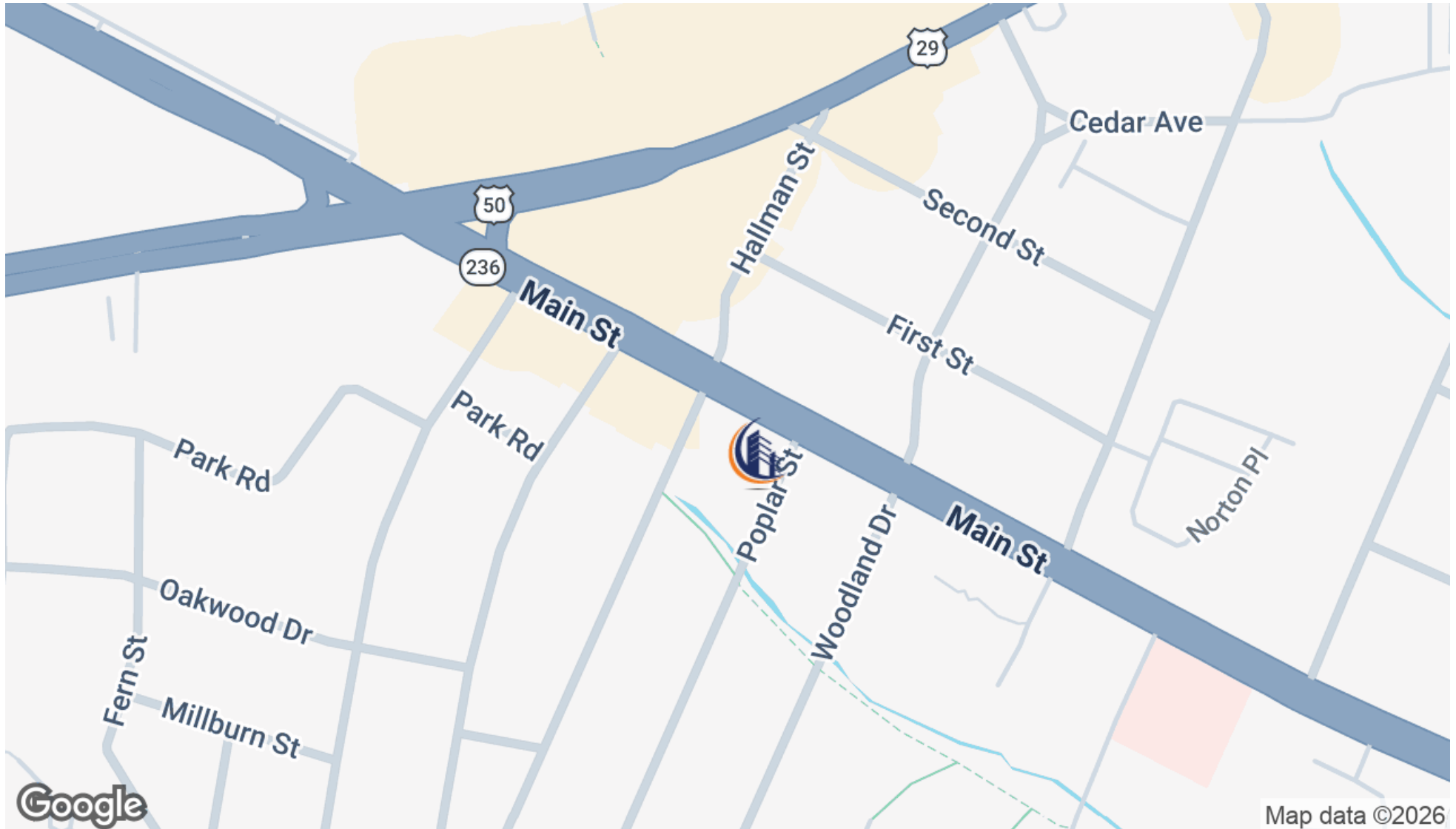
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LOCATION MAP

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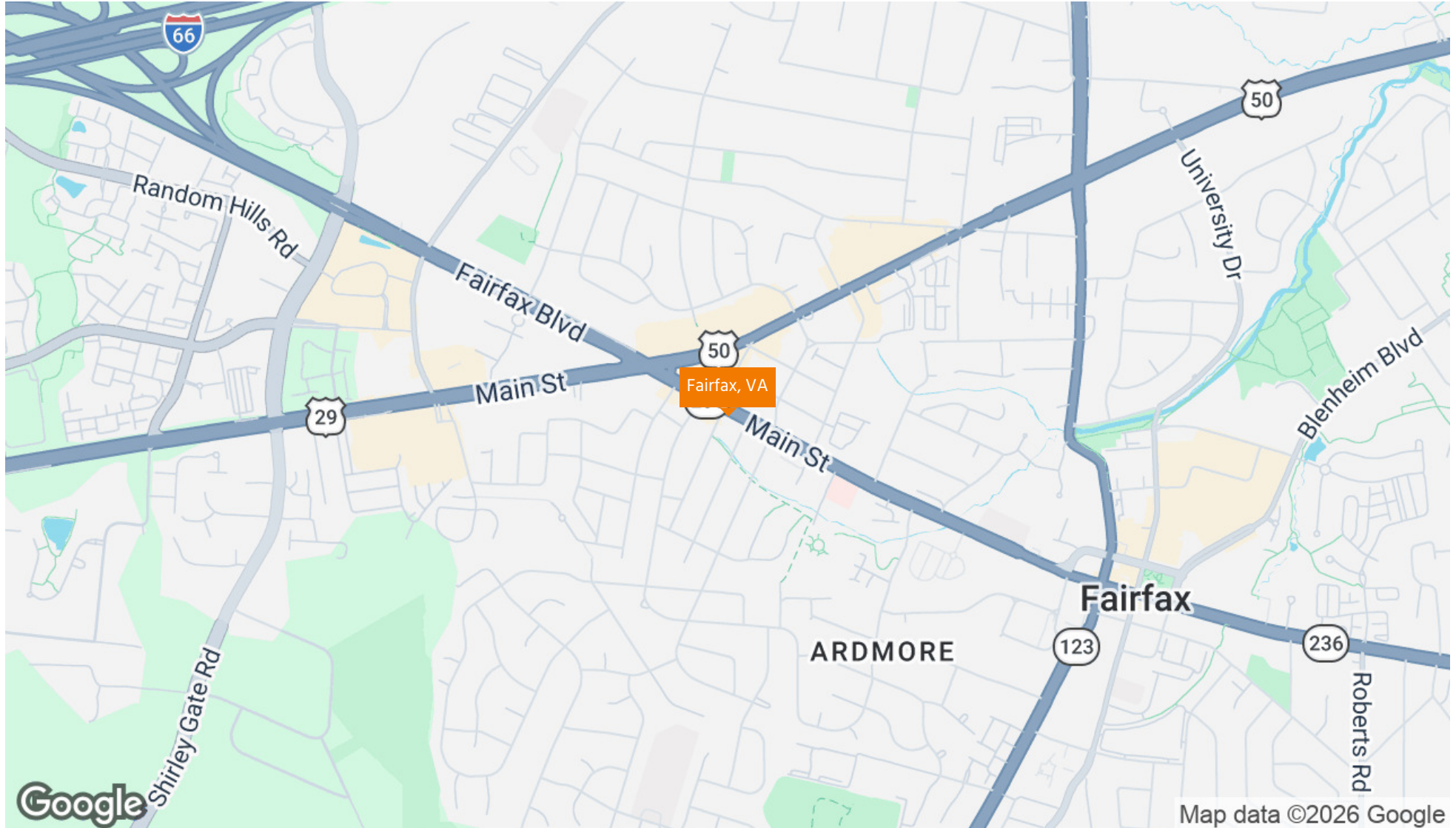
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REGIONAL MAP

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DEMOGRAPHICS MAP & REPORT

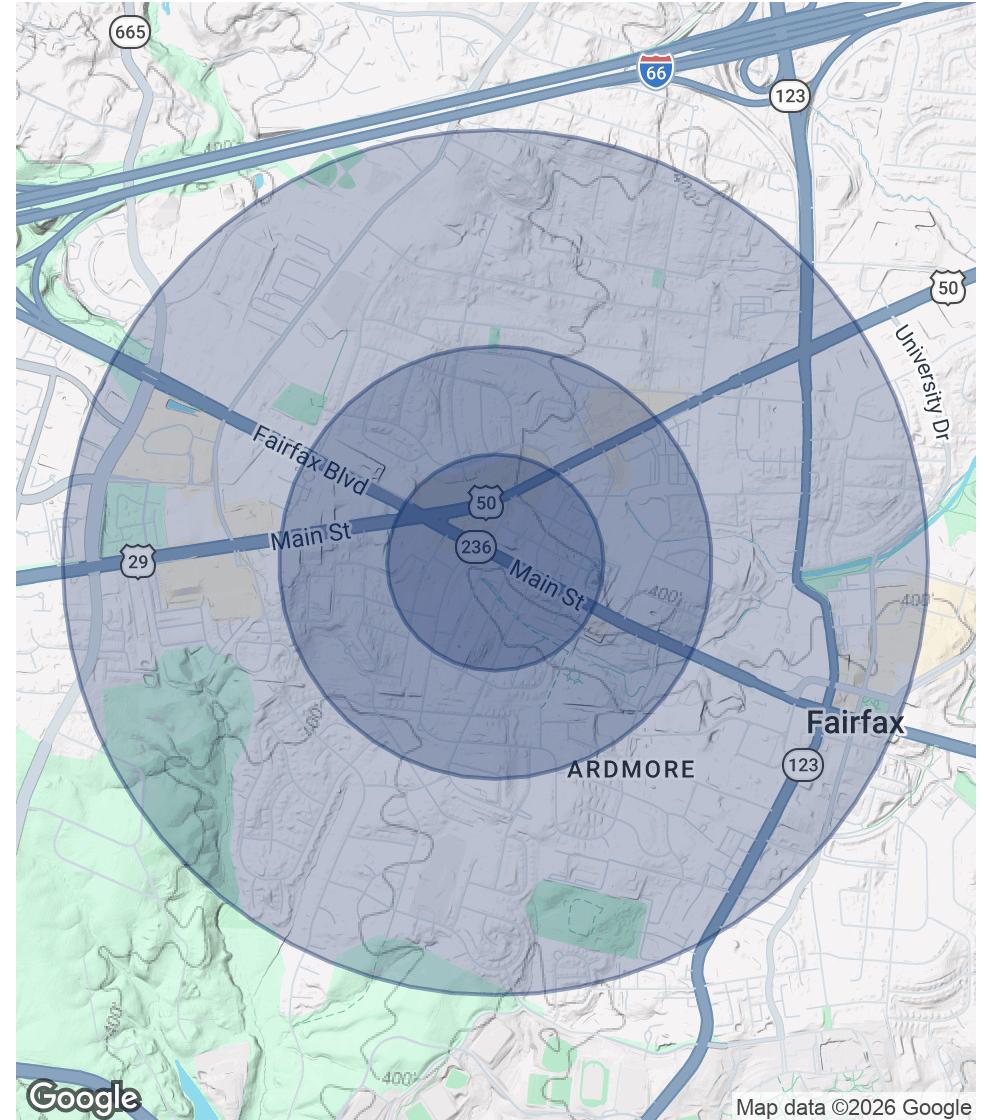
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	779	3,383	13,437
Average Age	38.3	36.2	36.0
Average Age (Male)	42.1	37.9	35.7
Average Age (Female)	37.3	36.7	36.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	300	1,216	4,687
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$148,434	\$148,895	\$155,242
Average House Value	\$628,890	\$637,287	\$661,579

2023 American Community Survey (ACS)



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ADVISOR BIO 1

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, is the managing director of the K&M Commercial Real Estate Office in Fairfax, Virginia. He specializes in selling and leasing medical and government properties and office facilities outfitted with high-tech networking systems in Northern Virginia.

With over 2 decades of experience, Kayvan has closed more than \$940 million transactions successfully. He meticulously tracks market conditions to provide clients with expert advice, ensuring they receive fair market rates for leases, property investments, and sales.

Before joining K&M Commercial Real Estate, Kayvan was an associate commercial broker at Fairfax Realty, Inc., providing expert advice and serving as a broker for financial institutions, corporate landowners, and other investors. He also has experience as a Senior Project Manager at MCI Telecommunications, overseeing land acquisition transactions, building design and construction, and migrating data centers in the United States and Europe.

Kayvan is a Northern Virginia Association of Realtors member, serving as Chairman of the Association Commercial Alliance. He was president of the Mid-Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues to serve on its board. Additionally, he holds memberships in 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.

Kayvan has earned the prestigious Certified Commercial Investment Member (CCIM) designation and sits on the Washington DC-Maryland chapter board.

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