



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

OFFICE BUILDING FOR SALE

Premier Plaza II Medical/Office Condo

6126 BRANDON AVE., SPRINGFIELD, VA 22150

EXECUTIVE SUMMARY

Premier Plaza II Medical/Office Condo 6126 Brandon Ave., Springfield, VA 22150



OFFERING SUMMARY

Sale Price:	\$895,000
Year Built:	1967
Building Size:	3,245
Renovated:	2013
Zoning:	C-6
Taxes:	\$10,560
Assessed Value:	\$837,210
Market:	Washington D.C.
Submarket:	Springfield/Bruke
Price / SF:	\$275.81
Condo Fee:	\$2,130

PROPERTY OVERVIEW

K & M Commercial is happy to present this ground level with direct access medical office condo for SALE. 3,245 sq/ft entirely built out medical space with 6+ exam rooms that include plumbing, multiple offices, multiple bathrooms, lab area, and large reception area. Building signage with plenty of parking. Walking distance to all the major retail shops and restaurants. Under two minutes from I-95 and I-495 and less than 5 minutes to Springfield/Franconia Metro.

PROPERTY HIGHLIGHTS

- Ground Level and Direct Access Medical/Office Condo
- Renovated in 2013, includes:
- 6+ exam rooms with plumbing, multiple offices, and baths, lab, reception area
- Building Signage
- Walking access to shops and restaurants

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ADDITIONAL PHOTOS

Premier Plaza II Medical/Office Condo 6126 Brandon Ave., Springfield, VA 22150



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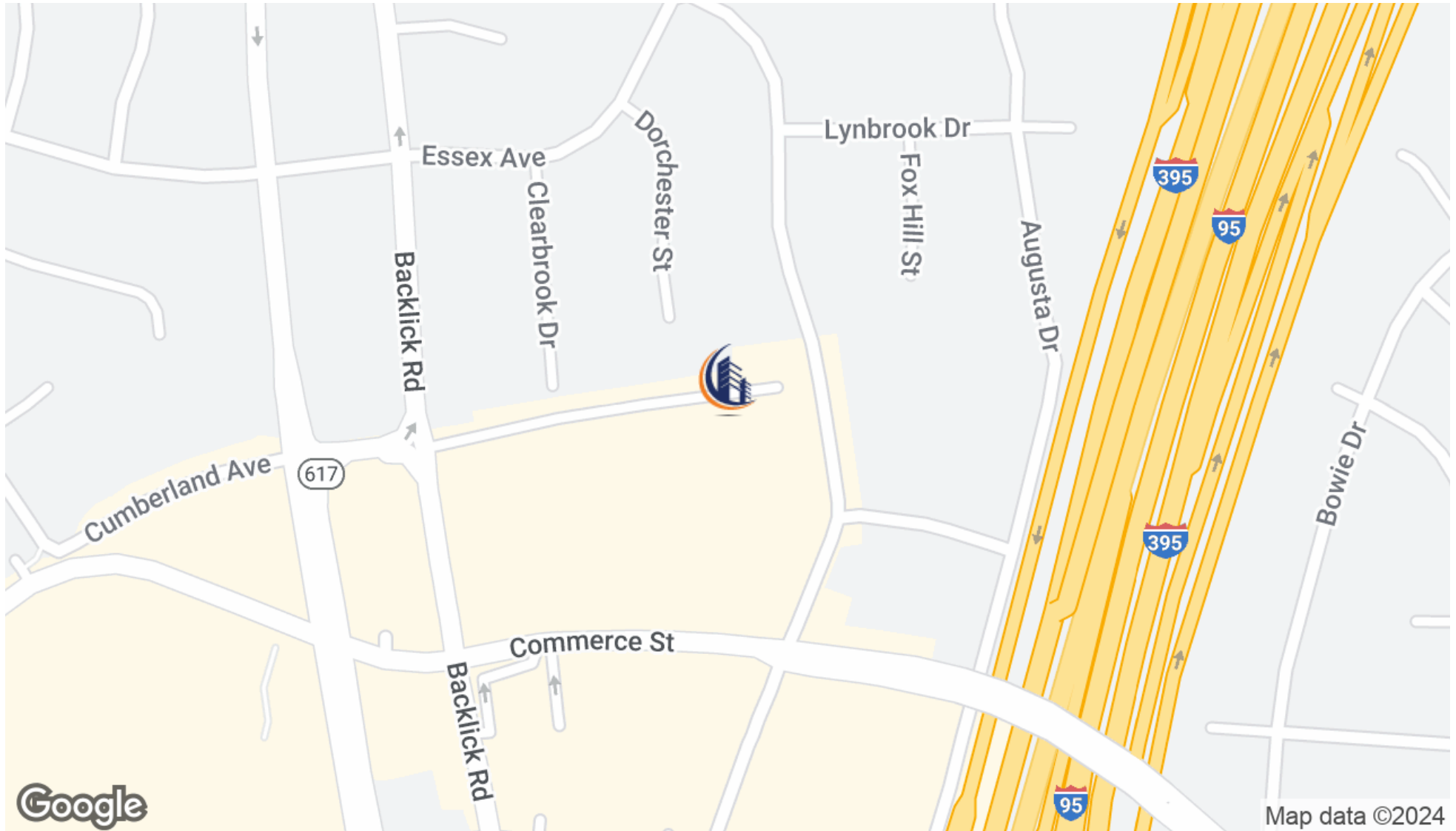
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LOCATION MAPS

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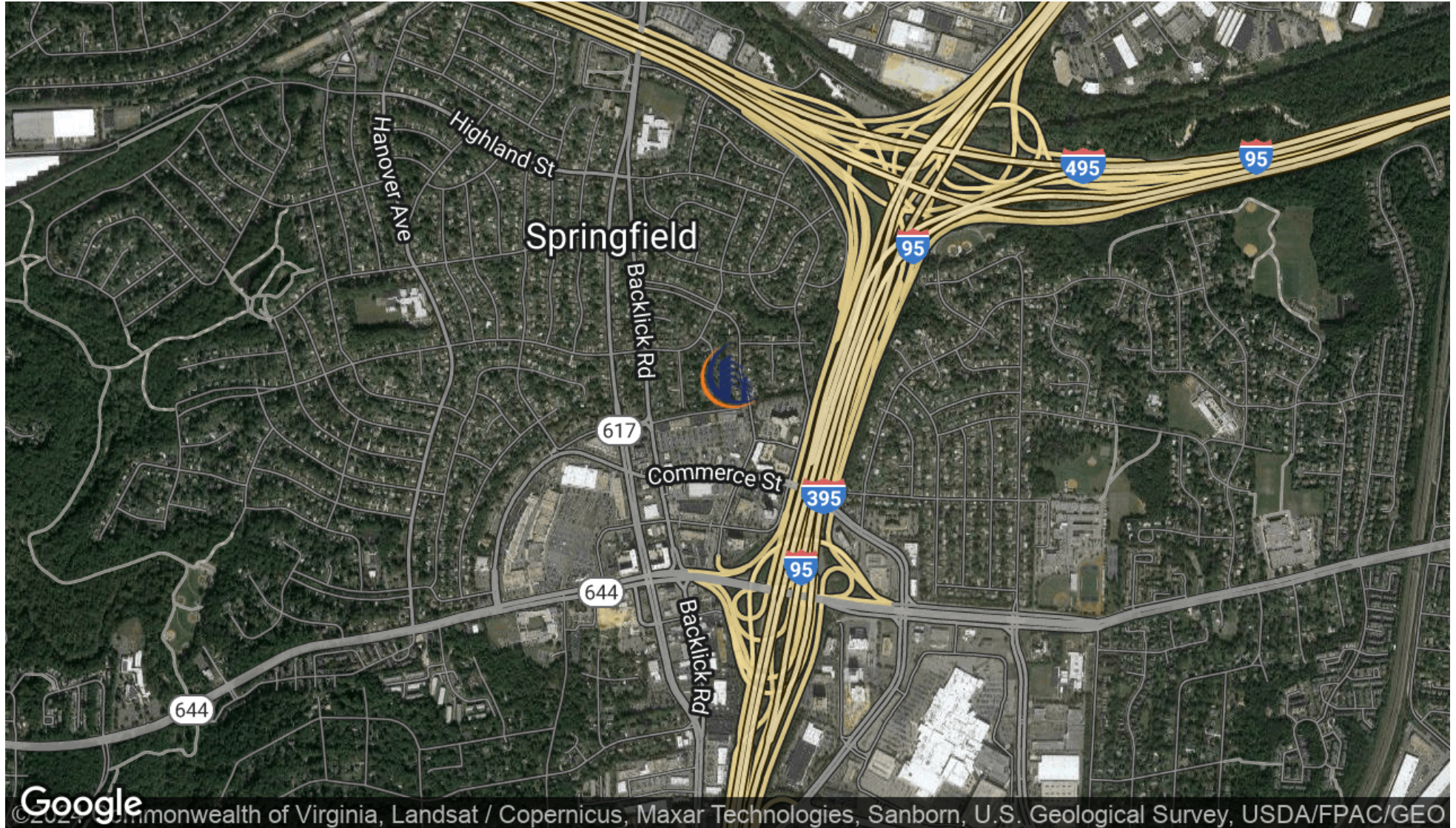
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AERIAL MAPS

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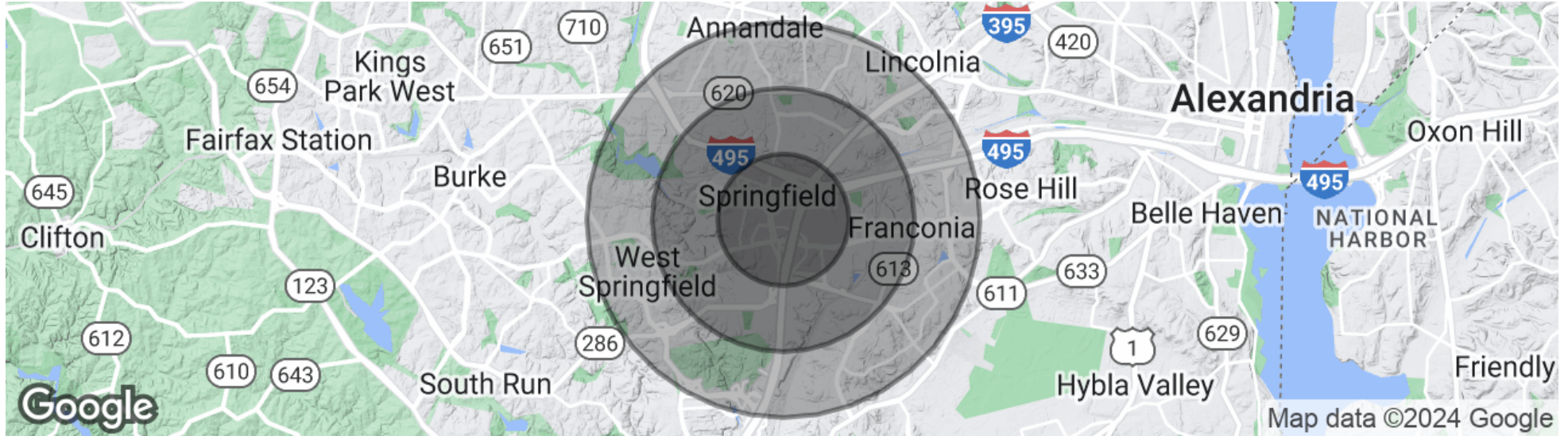
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	15,299	48,671	109,994
Median age	34.0	37.4	38.2
Median age (Male)	32.2	36.1	37.6
Median age (Female)	35.6	38.5	38.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	4,422	16,673	39,977
# of persons per HH	3.5	2.9	2.8
Average HH income	\$99,750	\$105,655	\$110,177
Average house value	\$464,468	\$466,872	\$474,684

* Demographic data derived from 2020 ACS - US Census

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RETAILER MAP

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ADVISOR BIO 1

Premier Plaza II Medical/Office Condo 6126 Brandon Ave., Springfield, VA 22150



KAYVAN MEHRBAKHSH, CCIM, MBA

Managing Director

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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 Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure 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 a 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 Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: 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.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

Mr. Mehrbakhsh received his Master of Business Administration from American University and holds a Bachelor of Science in Information Systems from Radford University. Mr. Mehrbakhsh holds licenses in Virginia, Washington D.C., and Maryland.

EDUCATION

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ADVISOR BIO 2

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MATTHEW JENKINS

Vice President

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PROFESSIONAL BACKGROUND

Matt has 9+ years of experience in commercial real estate, specifically in commercial brokerage and management. As a listing and tenant/buyer representative for K & M Commercial 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 \$350MM+ of real estate transactions, currently manages 270,000 sq/ft of property, and has worked with the following Owners and/or Tenants: CIII Asset Management, McDonald's, Titlemax, Orr Partners, John Deere, International Association of Fire Chiefs, Metro Star Systems, Stewart Title, Cricket Wireless, Burke and Herbert Bank, Nationwide IT Services, Northpoint, Saadeh Partners, Edward Jones Financial, Ameriprise, Cornu Bakery, Somerset Trust Co. and several medical and dental clients.

Prior to partnering with K & M Commercial Matt honed his skills by working in banking and lending, investment advising, and financial and operational management. Matt earned his MBA degree from Seton Hill University and holds a Business Administration/Marketing degree from California University of PA.

Matt is currently licensed in Virginia and Washington DC.

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