



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

OFFICE BUILDING FOR SALE

NNN Investment - Sterling Crossroad Office Condo

22648 GLENN DR, SUITE 301, STERLING, VA 20164



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All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. K&M Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. K&M Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

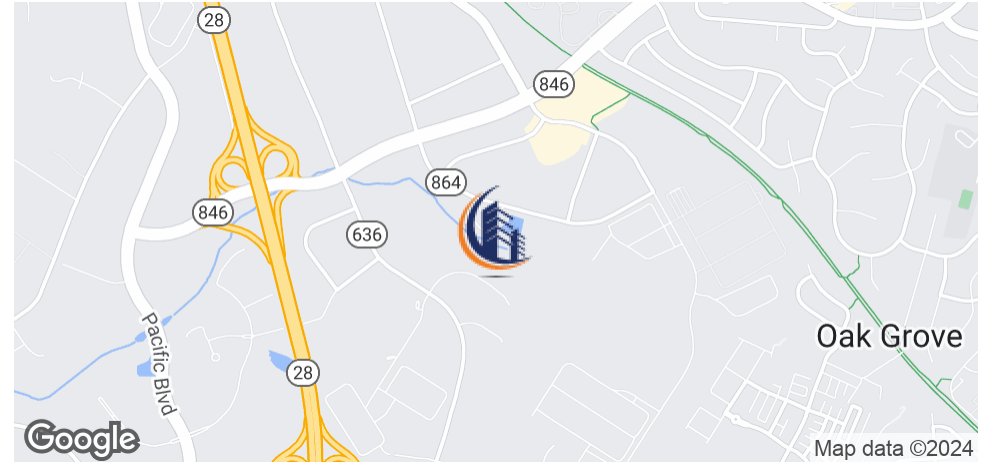
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by K&M Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



Section 1

PROPERTY INFORMATION

KAYVAN MEHRBAKHS, CCIM, MBA	MATTHEW JENKINS
703.734.2822	703.734.2822
kayvan@svndc.com	matt@svndc.com



OFFERING SUMMARY

Sale Price:	\$225,000
Cap Rate:	7.0%
NOI:	\$15,750
Lot Size:	0.02 Acres
Year Built:	1998
Building Size:	1,000
Renovated:	2009
Zoning:	PDIP
Taxes:	\$2,153.56
Assessed Value:	\$175,800
Market:	Washington DC
Submarket:	Route 28 Corridor N
Price / SF:	\$225.00
Condo Fee:	\$350

PROPERTY OVERVIEW

K&M Commercial Real Estate, as the Exclusive Brokerage Firm, is happy to present this NNN investment condo for SALE. Located at Sterling Crossroads, four offices, a large conference room, kitchenette, reception area, en-suite bath, and a secured room. NOI for \$15,750 annually with 3% escalations

PROPERTY HIGHLIGHTS

- 1000 SF Office Condo located on the 3rd Floor
- Brand New 3 Year NNN Lease
- NOI: \$15,750
- 3% Escalations
- Four Offices with One Secure Room, Conference Room, Kitchenette, Bath in the suite.

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	NNN Investment - Sterling Crossroad Office Condo
Street Address	22648 Glenn Dr, Suite 301
City, State, Zip	Sterling, VA 20164
County	Loudoun
Market	Washington DC
Sub-Market	Route 28 Corridor N
Township	Sterling
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	Route 29
Nearest Airport	Dulles Airport

BUILDING INFORMATION

NOI	\$15,750.00
Cap Rate	7.0
Building Class	B
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	10 ft
Minimum Ceiling Height	10 ft
Number Of Floors	3
Average Floor Size	1,000 SF

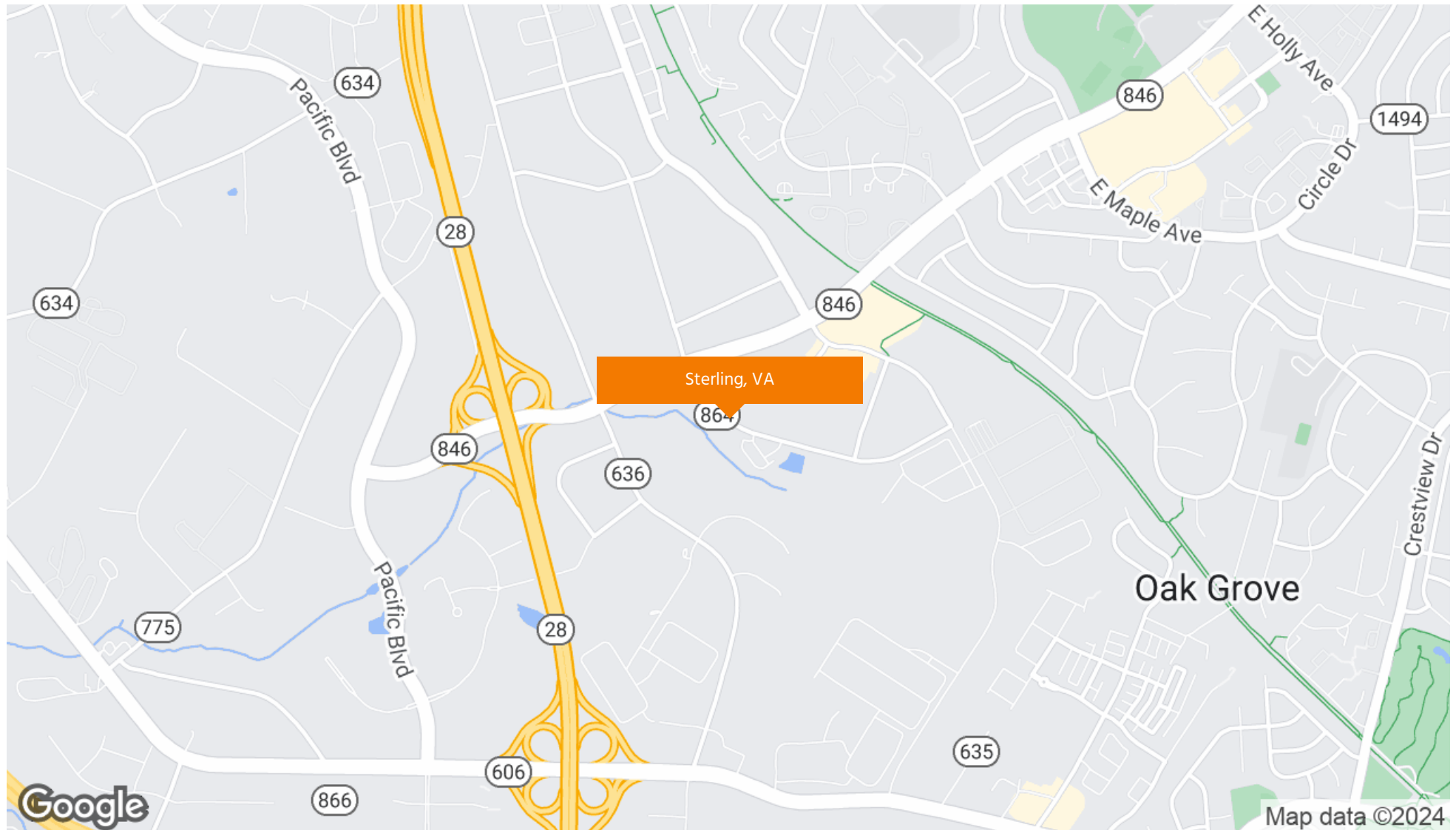


Section 2

LOCATION INFORMATION

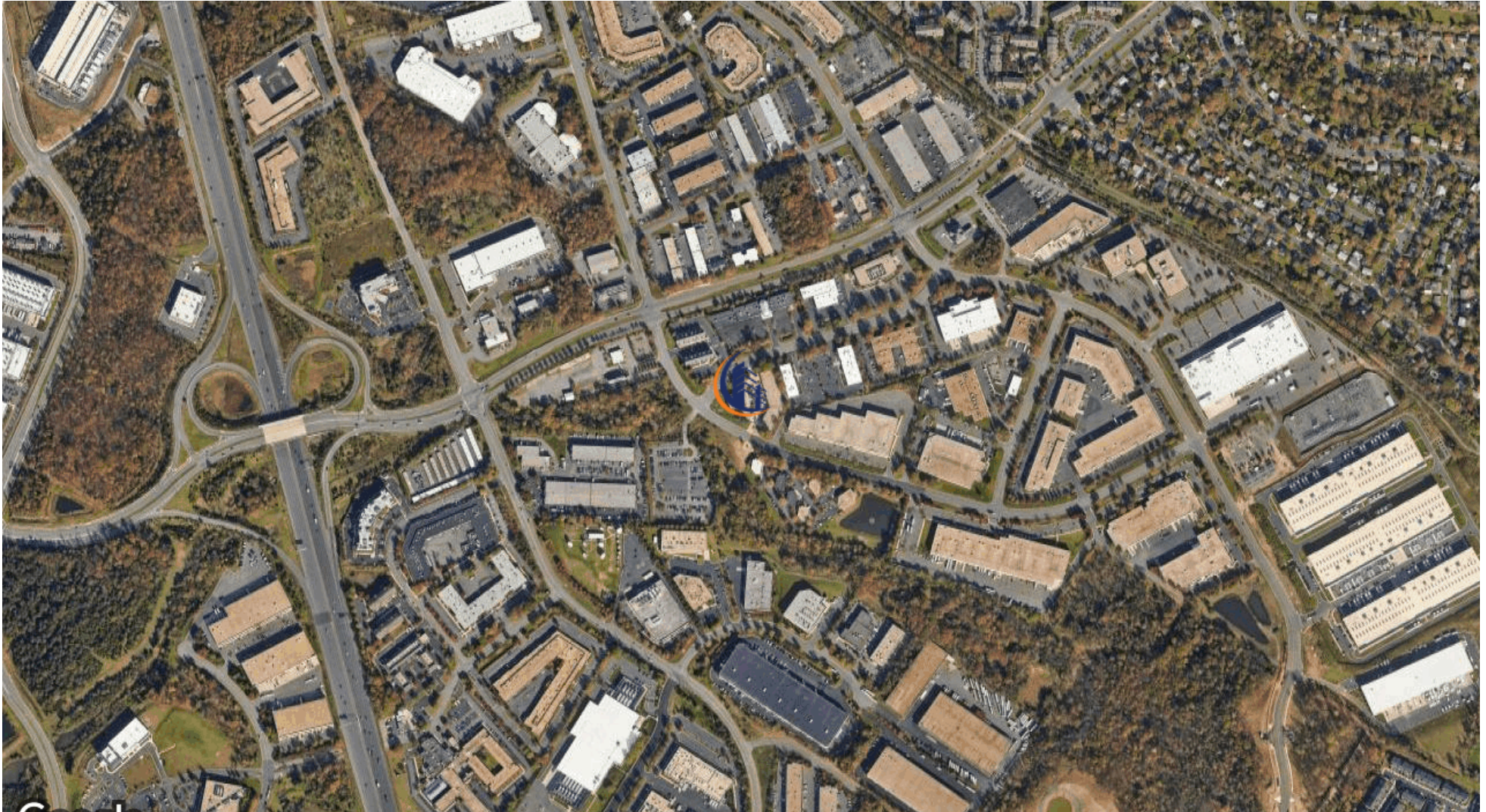
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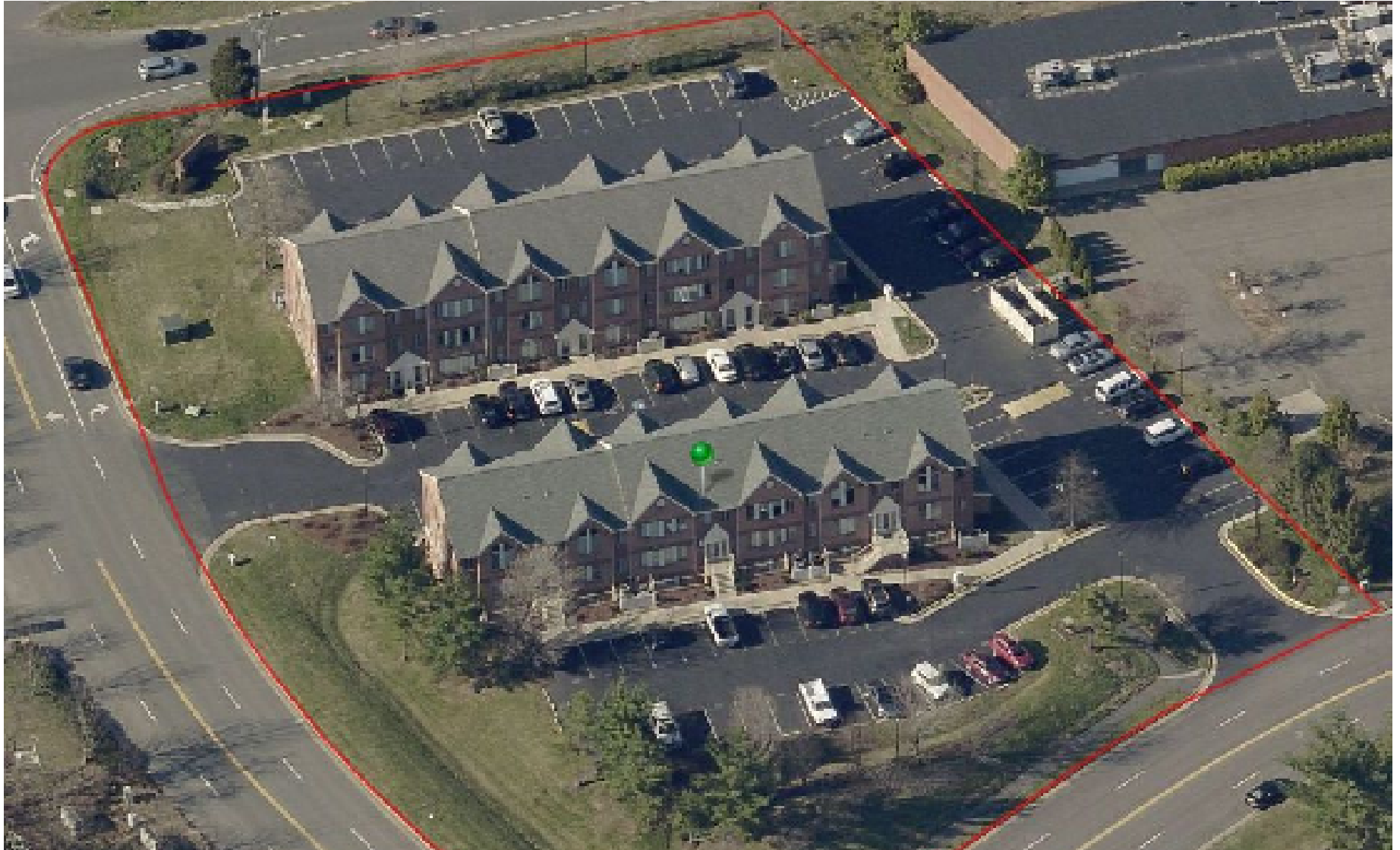






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Section 3

FINANCIAL ANALYSIS

KAYVAN MEHRBAKHS, CCIM, MBA	MATTHEW JENKINS
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INCOME & EXPENSES



INCOME SUMMARY

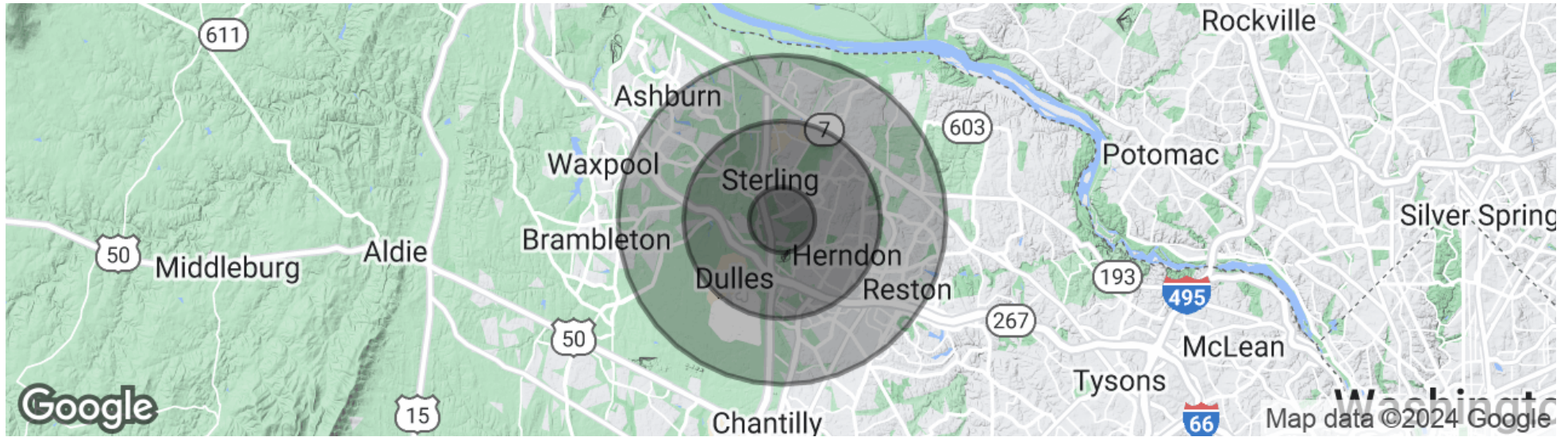
PER SF

Advantage Home Health Care	\$15,750	\$15.75
Gross Income	\$15,750	\$15.75
Net Operating Income	\$15,750	\$15.75

RENT ROLL



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Advantage Home Health Care		1,000	Close of Sale	3 Years from Close of Sale	\$15,750	100.0	\$15.75
Totals/Averages		1,000			\$15,750		\$15.75



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,260	70,080	197,055
Median age	32.9	33.5	34.5
Median age (Male)	32.3	33.0	34.2
Median age (Female)	33.5	34.0	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,859	23,896	68,929
# of persons per HH	2.9	2.9	2.9
Average HH income	\$100,846	\$105,556	\$122,219
Average house value		\$425,260	\$516,307

* Demographic data derived from 2020 ACS - US Census

A photograph of an office space. In the foreground, a dark wooden desk holds a large computer monitor, a mouse on a red mousepad, and some papers. Two wooden chairs with dark upholstery are positioned behind the desk. To the right, a window with white blinds is partially open, showing a view of a building outside. A small potted plant sits on the windowsill. In the background, a white door is open, revealing another room with a desk and framed certificates on the wall. The walls are a light blue-grey color, and the ceiling has a white crown molding.

Section 4

ADVISOR BIOS

KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS

703.734.2822

matt@svndc.com



KAYVAN MEHRBAKHSH, CCIM, MBA

Managing Director

kayvan@svndc.com

Direct: 703.734.2822 | **Cell:** 703.851.1070

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 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



MATTHEW JENKINS

Vice President

matt@svndc.com

Direct: 703.734.2822 | **Cell:** 814.244.2152

VA #0225211354 // DC #SP98375921

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.

K&M COMMERCIAL REAL ESTATE

459 Herndon Pkwy #21
Herndon, VA 20170
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