

## City of Fairfax-Commercial Space for Sale (Jan-12)

### 1 10505 Judicial Dr - Jones Street Office Bldg

Fairfax, VA 22030 Jones Street Office Bldg	Sale Price: <b>\$6,500,000</b>	RBA: <b>34,185 SF</b>
	Price/SF: <b>\$190.14</b>	% Leased: <b>70.6%</b>
	Cap Rate: <b>6.00%</b>	Land Area: <b>0.99 AC</b>
Building Type: <b>Class B Office</b>	Year Built: <b>1980</b>	
Sale Status: <b>Active</b>	Typ Floor Size: <b>12,500 SF</b>	
Days on Market: <b>53</b>	Stories: <b>4</b>	
Sale Conditions: <b>-</b>		
Sale Type: <b>Investment</b>		



Sales Contacts: **21 Century REIC / Jeannie Chang (571) 220-9023**

### 2 10800 Main St

Fairfax, VA 22030	Sale Price: <b>\$4,500,000</b>	RBA: <b>18,000 SF</b>
	Price/SF: <b>\$250.00</b>	% Leased: <b>26.2%</b>
	Cap Rate: <b>7.17%</b>	Land Area: <b>0.69 AC</b>
Building Type: <b>Class B Office</b>	Year Built: <b>1986</b>	
Sale Status: <b>Active</b>	Typ Floor Size: <b>9,000 SF</b>	
Days on Market: <b>33</b>	Stories: <b>2</b>	
Sale Conditions: <b>-</b>		
Sale Type: <b>Investment</b>		



Sales Contacts: **Trust Properties, Inc. / Greg McGillicuddy (703) 392-0002 ext. 20 / Patrick Sullivan (703) 392-0002 ext. 19 / Bo Mouloua (703) 392-0002 ext. 27**

### 3 3950 Chain Bridge Rd - The Moore-McCandlish House

Fairfax, VA 22030 The Moore-McCandlish House	Sale Price: <b>\$2,200,000</b>	RBA: <b>6,550 SF</b>
	Price/SF: <b>\$335.88</b>	% Leased: <b>100.0%</b>
	Cap Rate: <b>-</b>	Land Area: <b>1.30 AC</b>
Building Type: <b>Class B Office</b>	Year Built: <b>-</b>	
Sale Status: <b>Active</b>	Typ Floor Size: <b>2,183 SF</b>	
Days on Market: <b>698</b>	Stories: <b>3</b>	
Sale Conditions: <b>-</b>		
Sale Type: <b>Investment</b>		



Sales Contacts: **Questor Realty, Inc. / Jennifer Neel (703) 750-9200 ext. 104**

#### Investment Notes:

The Moore-McCandlish House, Fairfax City, VA - Own a piece of history! This lovely, nationally-registered historic house on the corner of Chain Bridge Road & North Street has been renovated and converted to retail & office use.

The 1st Floor is a charming cafe (Choices) with a tea room, inside & outside dining. The 2nd & 3rd Floor are lovely private offices with professional tenants (decorator, realtors, counsellors).

Excellent visibility, exterior signage, plenty surface parking in its own parking lot that has entrances from Chain Bridge Road (Rt 123) and Main Street (Rt 236). Easy access to I-66 just down Chain Bridge Rd, and I-495 from either Rt 50 or Rt 236.

New owner can be an investor-owner or owner-occupant (Suite 12 is currently vacant and available for lease). Sale subject to existing leases.

## City of Fairfax-Commercial Space for Sale (Jan-12)

### 4 11085 Lee Hwy - Next Day Blinds

Fairfax, VA 22030  
Next Day Blinds

Sale Price: <b>\$2,195,000</b>	Center Size: <b>5,300 SF</b>
Price/SF: <b>\$414.15</b>	% Leased: <b>100.0%</b>
Cap Rate: <b>7.50%</b>	Land Area: <b>1.00 AC</b>
Center Type: <b>Freestanding</b>	Year Built: <b>2000</b>
Sale Status: <b>Active</b>	Zoning: <b>C-2, Fairfax</b>
Days on Market: <b>1,166</b>	Stories: <b>1</b>
Sale Conditions: <b>-</b>	
Sale Type: <b>Investment</b>	



Sales Contacts: **New Generation Management LLC / Yogi Dumera (703) 627-3159**

#### Investment Notes:

Please contact owner before showing

There is a half acre of land in the back of the property that can be used for development.

Next Day Blinds is currently serving a 20 year lease that begun in 2000. 3% annual increases on the lease.

### 5 10640-10650 Main St - Railroad Square, Unit 304

Fairfax, VA 22030  
Railroad Square

Condo Sale Price: <b>\$1,989,000</b>	Sale Status: <b>Active</b>
Unit SF: <b>4,500 SF</b>	Days On Market: <b>518</b>
Price/SF: <b>\$442.00</b>	Floor #: <b>3</b>
Cap Rate: <b>-</b>	Unit #: <b>304</b>
Sale Conditions: <b>-</b>	
Sale Type: <b>Owner/User</b>	
Building Type: <b>Office</b>	Year Built: <b>1985</b>
RBA: <b>18,000 SF</b>	Typ Floor Size: <b>37,551 SF</b>
% Leased: <b>71.7%</b>	Stories: <b>3</b>
Land Area: <b>-</b>	



Sales Contacts: **Trust Properties, Inc. / Bo Mouloua (703) 392-0002 ext. 27 / Greg McGillicuddy (703) 392-0002 ext. 20**

### 6 3164 Campbell Dr

Fairfax, VA 22031

Sale Price: <b>\$1,600,000</b>	RBA: <b>9,000 SF</b>
Price/SF: <b>\$177.78</b>	% Leased: <b>75.4%</b>
Cap Rate: <b>-</b>	Land Area: <b>0.38 AC</b>
Building Type: <b>Service</b>	Year Built: <b>1976</b>
Sale Status: <b>Active</b>	Ceiling Height: <b>14'0"</b>
Days on Market: <b>210</b>	Drive Ins: <b>4 tot./12'0"w</b>
Zoning: <b>I-2, County</b>	Loading Docks: <b>None</b>
Sale Conditions: <b>-</b>	
Sale Type: <b>Investment OR Owner/User</b>	



Sales Contacts: **Trust Properties, Inc. / Greg McGillicuddy (703) 392-0002 ext. 20 / Doreen Houston (703) 392-0002 ext. 21 / Henry Houston (703) 392-0002 ext. 18**

#### Investment Notes:

- Free standing building
- Great investment property – can accommodate multiple tenants
- Separately metered
- Ample parking
- Many uses permitted
- Easy access to Route 50 and I-66

## City of Fairfax-Commercial Space for Sale (Jan-12)

### 7 11004-11006 Park Rd

Fairfax, VA 22030  
 Sale Price: **\$1,300,000** RBA: **5,200 SF**  
 Price/SF: **\$250.00** % Leased: **0.0%**  
 Cap Rate: - Land Area: **0.46 AC**

Building Type: **Class B Office** Year Built: **1985**  
 Sale Status: **Active** Typ Floor Size: **5,200 SF**  
 Days on Market: **1,166** Stories: **1**  
 Sale Conditions: -  
 Sale Type: **Owner/User**



Sales Contacts: **New Generation Management LLC / Yogi Dumera (703) 627-3159**

#### Investment Notes:

This property is ideal for a daycare center, church, school, or assisted living facility as well as offices.

### 8 3925 Chain Bridge Rd - Old Town Plaza Fairfax - Bldg D, Old Town Plaza Fairfax, Unit 403

Fairfax, VA 22030  
 Old Town Plaza Fairfax - Bldg D, Old Town Plaza Fairfax  
 Condo Sale Price: **\$976,745** Sale Status: **Active**  
 Unit SF: **2,537 SF** Days On Market: **1,558**  
 Price/SF: **\$385.00** Floor #: **4**  
 Cap Rate: - Unit #: **403**  
 Sale Conditions: -  
 Sale Type: **Investment OR Owner/User**

Building Type: **(Neighborhood Center)** Year Built: **2007**  
 RBA: **30,024 SF** Typ Floor Size: **8,675 SF**  
 % Leased: **80.0%** Stories: **4**  
 Land Area: **2.98 AC**



Sales Contacts: **Verity Commercial, LLC / Ken Traenkle (703) 435-4007 ext. 102 / Ellie Bechtle (703) 435-4007 ext. 107 / Barbara Bechtle (703) 435-4007**

#### Investment Notes:

[www.oldtownplazafairfax.com](http://www.oldtownplazafairfax.com)

For Sale \$385 psf.

- . Professional lobbies
- . 10' finished ceiling heights
- . Operable windows in most suites
- . Common area restrooms
- . Brick & detailed precast facade construction

### 9 10470 Armstrong St - Inns of Court, Unit 10470

Fairfax, VA 22030  
 Inns of Court  
 Condo Sale Price: **\$875,000** Sale Status: **Active**  
 Unit SF: **3,286 SF** Days On Market: **60**  
 Price/SF: **\$266.28** Floor #: -  
 Cap Rate: - Unit #: **10470**  
 Sale Conditions: -  
 Sale Type: **Investment OR Owner/User**

Building Type: **Office** Year Built: **1986**  
 RBA: **3,286 SF** Typ Floor Size: **1,095 SF**  
 % Leased: **0.0%** Stories: **3**  
 Land Area: -



Sales Contacts: **Questor Realty, Inc. / Jennifer Neel (703) 750-9200 ext. 104**

#### Investment Notes:

This unit is in VERY good condition, move-in ready.

## City of Fairfax-Commercial Space for Sale (Jan-12)

### 10 3950 University Dr - Old Town Plaza Fairfax- Bldg A/B, Old Town Plaza Fairfax, Unit 201

Fairfax, VA 22030  
Old Town Plaza Fairfax- Bldg  
A/B, Old Town Plaza Fairfax

Condo Sale Price: **\$739,970**      Sale Status: **Active**  
Unit SF: **1,922 SF**      Days On Market: **426**  
Price/SF: **\$385.00**      Floor #: **2**  
Cap Rate: -      Unit #: **201**  
Sale Conditions: -  
Sale Type: **Investment**

Building Type: **Office with street-level retail (Neighborhood Center)**  
RBA: **5,714 SF**      Typ Floor Size: **23,715 SF**  
% Leased: **77.6%**      Stories: **3**  
Land Area: -



Sales Contacts: **Verity Commercial, LLC / Barbara Bechtle (703) 435-4007 / Ellie Bechtle (703) 435-4007 ext. 107 / Ken Traenkle (703) 435-4007 ext. 102**

#### Investment Notes:

\$385 psf

### 11 3925 Chain Bridge Rd - Old Town Plaza Fairfax - Bldg D, Old Town Plaza Fairfax, Unit 304

Fairfax, VA 22030  
Old Town Plaza Fairfax - Bldg  
D, Old Town Plaza Fairfax

Condo Sale Price: **\$726,880**      Sale Status: **Active**  
Unit SF: **1,888 SF**      Days On Market: **1,558**  
Price/SF: **\$385.00**      Floor #: **3**  
Cap Rate: -      Unit #: **304**  
Sale Conditions: -  
Sale Type: **Investment OR Owner/User**

Building Type: **(Neighborhood Center)**      Year Built: **2007**  
RBA: **30,024 SF**      Typ Floor Size: **8,675 SF**  
% Leased: **80.0%**      Stories: **4**  
Land Area: **2.98 AC**



Sales Contacts: **Verity Commercial, LLC / Ken Traenkle (703) 435-4007 ext. 102 / Ellie Bechtle (703) 435-4007 ext. 107 / Barbara Bechtle (703) 435-4007**

#### Investment Notes:

[www.oldtownplazafairfax.com](http://www.oldtownplazafairfax.com)

For Sale \$385 psf.

- . Professional lobbies
- . 10' finished ceiling heights
- . Operable windows in most suites
- . Common area restrooms
- . Brick & detailed precast facade construction

The entire 3rd floor can be combined for a total of 9,477 sf

## City of Fairfax-Commercial Space for Sale (Jan-12)

### 12 3927 Old Lee Hwy - Bldg 10, Fairfax Commons Condominiums, Unit 101B/C

Fairfax, VA 22030  
Bldg 10, Fairfax Commons  
Condominiums

Condo Sale Price:	<b>\$585,000</b>	Sale Status:	<b>Active</b>
Unit SF:	<b>2,300 SF</b>	Days On Market:	<b>10</b>
Price/SF:	<b>\$254.35</b>	Floor #:	<b>1</b>
Cap Rate:	<b>6.10%</b>	Unit #:	<b>101B/C</b>
Sale Conditions:	-		
Sale Type:	<b>Investment</b>		
Building Type:	<b>Office</b>	Year Built:	<b>1989</b>
RBA:	<b>30,000 SF</b>	Typ Floor Size:	<b>10,000 SF</b>
% Leased:	<b>100.0%</b>	Stories:	<b>3</b>
Land Area:	-		



Sales Contacts: **Questor Realty, Inc. / Jennifer Neel (703) 750-9200 ext. 104**

#### Investment Notes:

This is an investment sale for \$585,000: Condo 101B/C has a recently renewed lease that will commence 1/1/2012 and rollover 12/31/2014 (2 years).

### 13 4000-4024 Williamsburg Ct - Williamsburg Square, Unit 4020

Fairfax, VA 22032  
Williamsburg Square

Condo Sale Price:	<b>\$425,520</b>	Sale Status:	<b>Active</b>
Unit SF:	<b>2,160 SF</b>	Days On Market:	<b>411</b>
Price/SF:	<b>\$197.00</b>	Floor #:	<b>-</b>
Cap Rate:	-	Unit #:	<b>4020</b>
Sale Conditions:	-		
Sale Type:	<b>Investment OR Owner/User</b>		
Building Type:	<b>Office</b>	Year Built:	<b>1979</b>
RBA:	<b>82,944 SF</b>	Typ Floor Size:	<b>6,372 SF</b>
% Leased:	<b>95.1%</b>	Stories:	<b>2</b>
Land Area:	-		



Sales Contacts: **KW Commercial / Neil Cramsey (703) 679-1756 / Denise Rodriguez (703) 679-1713**

#### Investment Notes:

Bank owned commercial townhouse condo; In process of remodeling with paint, flooring and deep cleaning. Great for attorney, medical, cpa etc. Low condo fee at \$240 per month.

### 14 4240-4250 Chain Bridge Rd - Fairfax Professional Village, Unit 4248 A

Fairfax, VA 22030  
Fairfax Professional Village

Condo Sale Price:	<b>\$380,000</b>	Sale Status:	<b>Active</b>
Unit SF:	<b>1,900 SF</b>	Days On Market:	<b>322</b>
Price/SF:	<b>\$200.00</b>	Floor #:	<b>2</b>
Cap Rate:	-	Unit #:	<b>4248 A</b>
Sale Conditions:	-		
Sale Type:	<b>Investment OR Owner/User</b>		
Building Type:	<b>Office</b>	Year Built:	<b>-</b>
RBA:	<b>16,294 SF</b>	Typ Floor Size:	<b>8,096 SF</b>
% Leased:	<b>88.3%</b>	Stories:	<b>2</b>
Land Area:	-		



Sales Contacts: **Cushman & Wakefield, Inc. / Jason Alexander (703) 847-2729**

#### Investment Notes:

Office intensive office condo features a total of nine offices, hardwood flooring in common areas and conference room. Very motivated seller.

## City of Fairfax-Commercial Space for Sale (Jan-12)

### 15 10875 Main St - Professional Center of Fairfax, Unit 108

<b>Fairfax, VA 22030</b> <b>Professional Center of Fairfax</b>	Condo Sale Price: <b>\$285,000</b>	Sale Status: <b>Active</b>
	Unit SF: <b>1,100 SF</b>	Days On Market: <b>1,054</b>
	Price/SF: <b>\$259.09</b>	Floor #: <b>2</b>
	Cap Rate: <b>-</b>	Unit #: <b>108</b>
Sale Conditions: <b>-</b>		
Sale Type: <b>Owner/User</b>		
Building Type: <b>Office</b>	Year Built: <b>1985</b>	
RBA: <b>45,000 SF</b>	Typ Floor Size: <b>25,632 SF</b>	
% Leased: <b>92.4%</b>	Stories: <b>2</b>	
Land Area: <b>-</b>		



Sales Contacts: **The Dickson Company / Robert H. Golden (703) 273-1714**

#### Investment Notes:

Owner is willing to finance. If financed, higher asking price is applied.

### 16 9685-9691 Main St - Woodson Square, Unit A

<b>Fairfax, VA 22031</b> <b>Woodson Square</b>	Condo Sale Price: <b>\$259,900</b>	Sale Status: <b>Active</b>
	Unit SF: <b>1,000 SF</b>	Days On Market: <b>53</b>
	Price/SF: <b>\$259.90</b>	Floor #: <b>1</b>
	Cap Rate: <b>-</b>	Unit #: <b>A</b>
Sale Conditions: <b>-</b>		
Sale Type: <b>Owner/User</b>		
Building Type: <b>Office</b>	Year Built: <b>-</b>	
RBA: <b>16,518 SF</b>	Typ Floor Size: <b>5,506 SF</b>	
% Leased: <b>87.9%</b>	Stories: <b>3</b>	
Land Area: <b>-</b>		



Sales Contacts: **KW Commercial / Robert Kuletz (703) 615-2626**

#### Investment Notes:

- Professional Building Presence
- Prime Building Location
  - Prime First Floor Suite Location
  - Approx. 1000 SF Condo

### 17 3613-3615 Chain Bridge Rd - Fairfax Crossroads Office Park, Unit A

<b>Fairfax, VA 22030</b> <b>Fairfax Crossroads Office Park</b>	Condo Sale Price: <b>\$249,900</b>	Sale Status: <b>Active</b>
	Unit SF: <b>1,000 SF</b>	Days On Market: <b>1,130</b>
	Price/SF: <b>\$249.90</b>	Floor #: <b>1</b>
	Cap Rate: <b>-</b>	Unit #: <b>A</b>
Sale Conditions: <b>-</b>		
Sale Type: <b>Investment OR Owner/User</b>		
Building Type: <b>Office</b>	Year Built: <b>1989</b>	
RBA: <b>9,615 SF</b>	Typ Floor Size: <b>4,807 SF</b>	
% Leased: <b>79.2%</b>	Stories: <b>2</b>	
Land Area: <b>-</b>		



Sales Contacts: **Long & Foster Real Estate, Inc. (Commercial Div.) / Francis Dillow (703) 447-4161**

#### Investment Notes:

Ideal for medical and dental office great location near I 66, Rt 29, and Rt 66 with ample parking. The unit features water in examination rooms. Ground floor space.

## City of Fairfax-Commercial Space for Sale (Jan-12)

### 18 10621-10623 Jones St - Red Maple Court, Unit 10621 A

Fairfax, VA 22030  
Red Maple Court

Condo Sale Price:	<b>\$225,000</b>	Sale Status:	<b>Active</b>
Unit SF:	<b>1,029 SF</b>	Days On Market:	<b>1,280</b>
Price/SF:	<b>\$218.66</b>	Floor #:	-
Cap Rate:	-	Unit #:	<b>10621 A</b>
Sale Conditions:	-		
Sale Type:	<b>Owner/User</b>		
Building Type:	<b>Office</b>	Year Built:	-
RBA:	<b>11,674 SF</b>	Typ Floor Size:	<b>3,891 SF</b>
% Leased:	<b>64.7%</b>	Stories:	<b>3</b>
Land Area:	-		



Sales Contacts: **Commonwealth Commercial / Neil Cramsey (703) 679-1756 / Kevin Fitzpatrick (703) 679-1700**

#### Investment Notes:

This is one of four units available at the address of 10621 -10623 Jones St. In Fairfax Va. The units, which are 1,029 sf a piece can be purchased or individually or together. The listing price is \$280 psf for sale or \$20 psf for lease.

The units are named as follows:

10621 Jones St.  
201-A  
201-B

10623 Jones St.  
201-A  
201-B

### 19 10625-10627 Jones St - Red Maple Court, Unit 101A

Fairfax, VA 22030  
Red Maple Court

Condo Sale Price:	<b>\$220,000</b>	Sale Status:	<b>Active</b>
Unit SF:	<b>1,000 SF</b>	Days On Market:	<b>838</b>
Price/SF:	<b>\$220.00</b>	Floor #:	<b>1</b>
Cap Rate:	-	Unit #:	<b>101A</b>
Sale Conditions:	-		
Sale Type:	<b>Investment OR Owner/User</b>		
Building Type:	<b>Office</b>	Year Built:	<b>1988</b>
RBA:	<b>13,096 SF</b>	Typ Floor Size:	<b>4,365 SF</b>
% Leased:	<b>100.0%</b>	Stories:	<b>3</b>
Land Area:	-		



Sales Contacts: **Palisade Realty, LLC / Fredrick Ackbari (571) 276-8452**

#### Investment Notes:

3 offices, reception, each unit is currently rented for \$1,600 per month.

## City of Fairfax-Commercial Space for Sale (Jan-12)

### 20 10875 Main St - Professional Center of Fairfax, Unit 109

**Fairfax, VA 22030**  
**Professional Center of Fairfax**  
 Condo Sale Price: **\$199,000**  
 Unit SF: **1,118 SF**  
 Price/SF: **\$178.00**  
 Cap Rate: -  
 Sale Conditions: -  
 Sale Type: **Investment OR Owner/User**  
 Building Type: **Office**  
 RBA: **45,000 SF**  
 % Leased: **92.4%**  
 Land Area: -  
 Sale Status: **Active**  
 Days On Market: **325**  
 Floor #: **1**  
 Unit #: **109**  
 Year Built: **1985**  
 Typ Floor Size: **25,632 SF**  
 Stories: **2**



Sales Contacts: **Long & Foster Real Estate, Inc. / Nancy Basham (703) 425-8000**

#### Investment Notes:

Recently renovated, corner unit, lots of windows, 5 offices, reception area, restroom, business & commuter routes, Fairfax City

### 21 10195K-10195T Main St - Fairfax Towne Office Park, Unit 1095 K

**Fairfax, VA 22031**  
**Fairfax Towne Office Park**  
 Condo Sale Price: **For Sale**  
 Unit SF: **1,089 SF**  
 Price/SF: -  
 Cap Rate: -  
 Sale Conditions: -  
 Sale Type: **Owner/User**  
 Building Type: **Office**  
 RBA: **6,448 SF**  
 % Leased: **30.7%**  
 Land Area: **1.61 AC**  
 Sale Status: **Active**  
 Days On Market: **860**  
 Floor #: **2**  
 Unit #: **1095 K**  
 Year Built: **1985**  
 Typ Floor Size: **3,000 SF**  
 Stories: **2**



Sales Contacts: **Cushman & Wakefield, Inc. / Jason Alexander (703) 847-2729**

#### Investment Notes:

Second floor end unit in great condition. Suite offers an abundance of natural light and consists of 4 windowed offices and reception area. Unit has been occupied and maintained very well by original owner. Ideal configuration for small law firm.

### 22 9990 Lee Hwy - Sherwood Plaza

**Fairfax, VA 22030**  
**Sherwood Plaza**  
 Sale Price: **For Sale**  
 Price/SF: -  
 Cap Rate: -  
 Building Type: **Class B Office**  
 Sale Status: **Active**  
 Days on Market: **13**  
 Sale Conditions: **REO Sale**  
 Sale Type: **Investment**  
 RBA: **92,922 SF**  
 % Leased: **50.0%**  
 Land Area: **5.81 AC**  
 Year Built: **1985**  
 Typ Floor Size: **18,592 SF**  
 Stories: **5**



Sales Contacts: **Avison Young Commercial Real Estate / Matthew Clinebell (202) 266-8775 / Chip Ryan (202) 266-8773 / Jim Kornick (202) 266-8774**