



OFFICE BUILDING FOR LEASE

Marbrook Centre Office Condo

14325 WILLARD RD, CHANTILLY, VA 20151

EXECUTIVE SUMMARY

Marbrook Centre Office Condo 14325 Willard Rd, Chantilly, VA 20151



OFFERING SUMMARY

Available SF:	1,100 SF
Lease Rate:	\$20.00 SF/yr (MG)
Lot Size:	4.44 Acres
Year Built:	1987
Building Size:	1,099
Renovated:	2016
Zoning:	I-5
Market:	Washington DC
Submarket:	Route 28 Corridor South

PROPERTY OVERVIEW

As the exclusive agent, K&M Commercial Real Estate is pleased to present this Office Condo for LEASE! Charming five office units in the Marbrook Centre Condominium. The suite entrance is located off the main lobby, which features a TWO story glass Atrium, elevator, AND common area tenant signage. The suite has five offices, 4 of which have LARGE windows providing plenty of sunlight. There is wood-style laminate flooring throughout.

PROPERTY HIGHLIGHTS

- Small Office Condo Leasing Opportunity, 1099 SF
- Perfect for start-up including medical
- 5 window offices with 2 story glass Atrium
- LVT Flooring
- Common Area Signage
- Comes with two separate storage units

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ADDITIONAL PHOTOS

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LOCATION MAPS

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DEMOGRAPHICS MAP & REPORT

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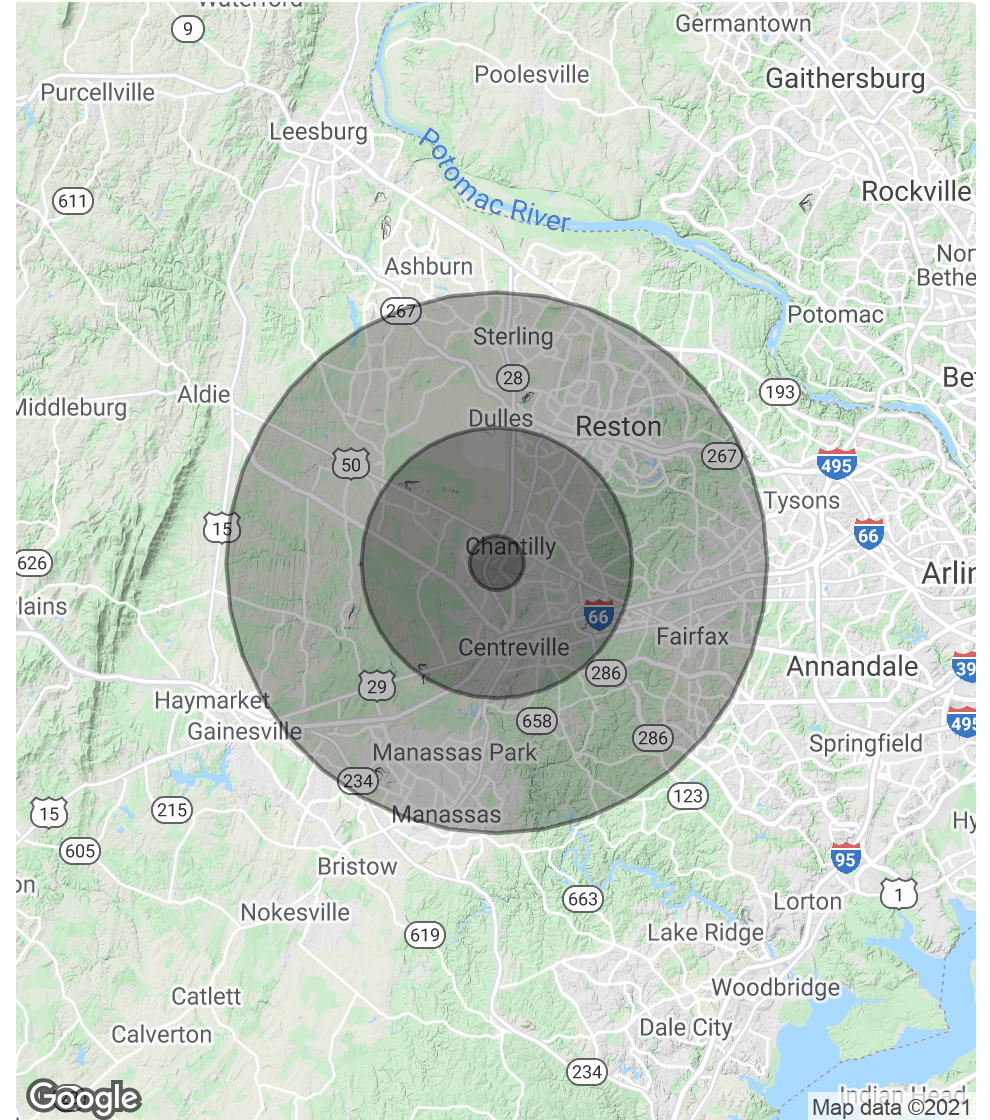


COMMERCIAL REAL ESTATE
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,436	208,406	649,041
Average age	31.6	34.8	35.1
Average age (Male)	31.6	34.5	34.7
Average age (Female)	32.6	35.3	35.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,073	70,803	229,756
# of persons per HH	3.1	2.9	2.8
Average HH income	\$103,218	\$134,229	\$124,747
Average house value	\$421,684	\$538,280	\$543,088

* Demographic data derived from 2010 US Census

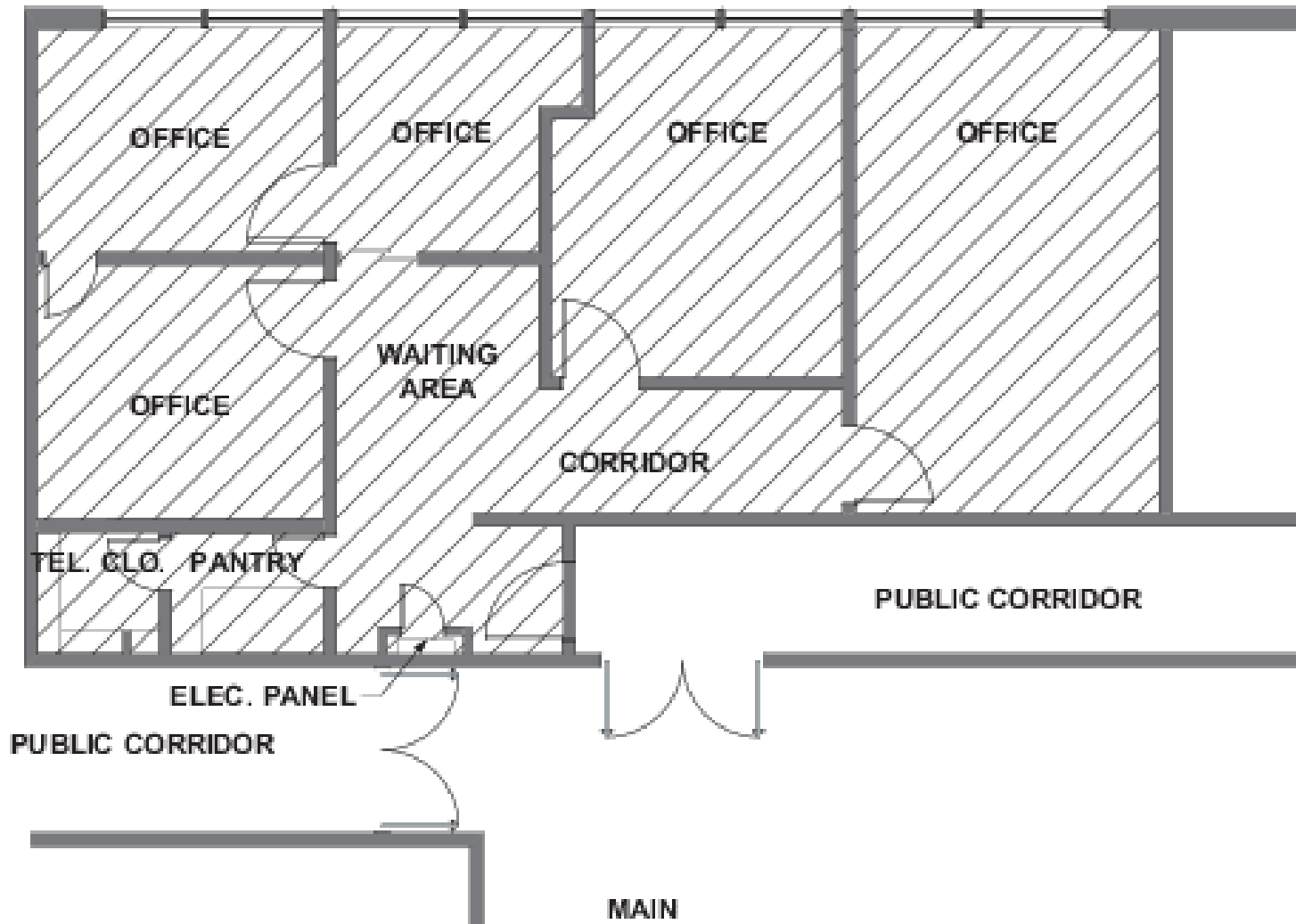


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FLOOR PLANS

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ADVISOR BIO 1

Marbrook Centre Office Condo 14325 Willard Rd, Chantilly, VA 20151



KAYVAN MEHRBAKHS

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 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 chapter.

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

KAYVAN MEHRBAKHS **MATTHEW JENKINS**

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ADVISOR BIO 2

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MATTHEW JENKINS

Sr. Investment Advisor

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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.

EDUCATION

BS - California University of PA - Marketing

MBA - Seton Hill University

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