

COMFORT KEEPERS

D DOMINION INVESTMENT CORP.

OFFICE BUILDING FOR LEASE

First Floor Office Condo With Direct Access

459 HERNDON PARKWAY SUITE 5, HERNDON, VA 20170

EXECUTIVE SUMMARY

First Floor Office Condo With Direct Access 459 Herndon Parkway Suite 5, Herndon, VA 20170



COMMERCIAL REAL ESTATE
WE GET WHAT YOU NEED™



OFFERING SUMMARY

| | |
|----------------|--------------------|
| Available SF: | 1,583 SF |
| Lease Rate: | \$22.00 SF/yr (MG) |
| Lot Size: | 2.46 Acres |
| Year Built: | 2005 |
| Building Size: | 1,583 |
| Renovated: | 2014 |
| Zoning: | O & LI |
| Market: | Washington D.C. |
| Submarket: | Town of Herndon |

PROPERTY OVERVIEW

As the exclusive brokerage firm, K & M Commercial is happy to present this first-floor office condo for lease! The condo is 1,568 RSF with a first-floor storefront entrance and exterior building signage visible from Herndon Pkwy. Within one mile of the Reston and Herndon Metro stops. Three offices, large conference room, reception area, kitchenette, and en-suite bath.

PROPERTY HIGHLIGHTS

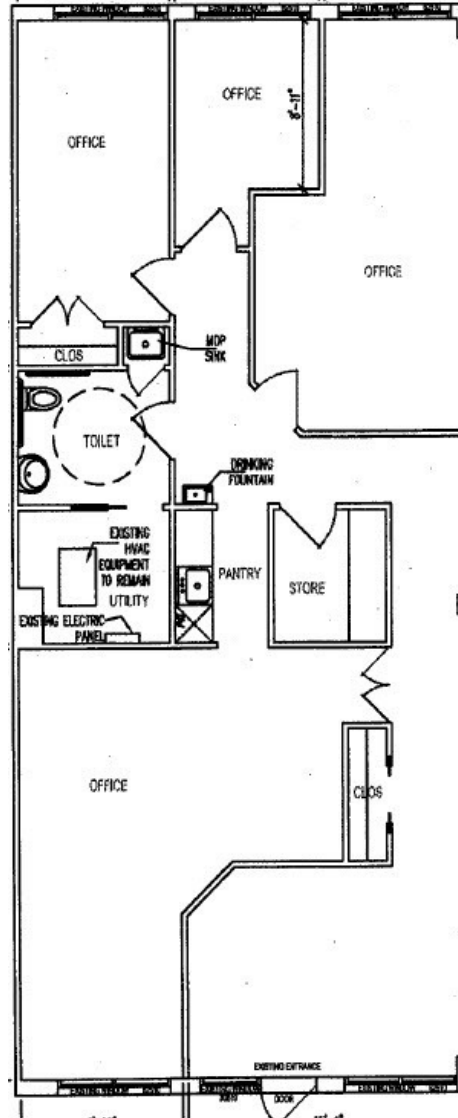
- First Floor Condo with Storefront Entrance
- Exterior Signage with Visibility from Herndon Pkwy.
- One Mile from Reston and Herndon Metro Stops
- Multiples Offices, Conf. Room, Kitchenette, Recep. Area and En-Suite Bath.
- Asking Below Market Rent of \$22 RSF, MG

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FLOOR PLANS

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ADDITIONAL PHOTOS

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LOCATION MAPS

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REGIONAL MAP

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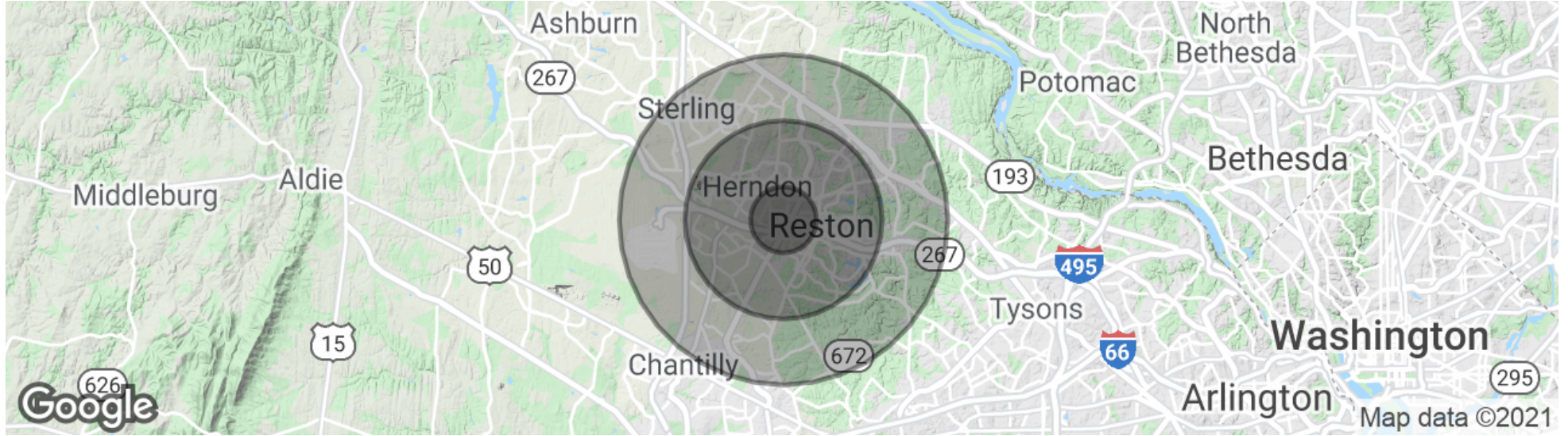
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DEMOGRAPHICS MAP & REPORT

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 12,936 | 129,377 | 238,762 |
| Median age | 37.2 | 36.4 | 36.8 |
| Median age (Male) | 37.3 | 36.2 | 36.3 |
| Median age (Female) | 37.5 | 36.8 | 37.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 5,174 | 51,242 | 88,746 |
| # of persons per HH | 2.5 | 2.5 | 2.7 |
| Average HH income | \$118,358 | \$121,057 | \$132,809 |
| Average house value | \$399,671 | \$498,108 | \$577,469 |

* Demographic data derived from 2010 US Census

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ADVISOR BIO 1

First Floor Office Condo With Direct Access 459 Herndon Parkway Suite 5, Herndon, VA 20170



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.

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ADVISOR BIO 2

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MATTHEW JENKINS

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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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