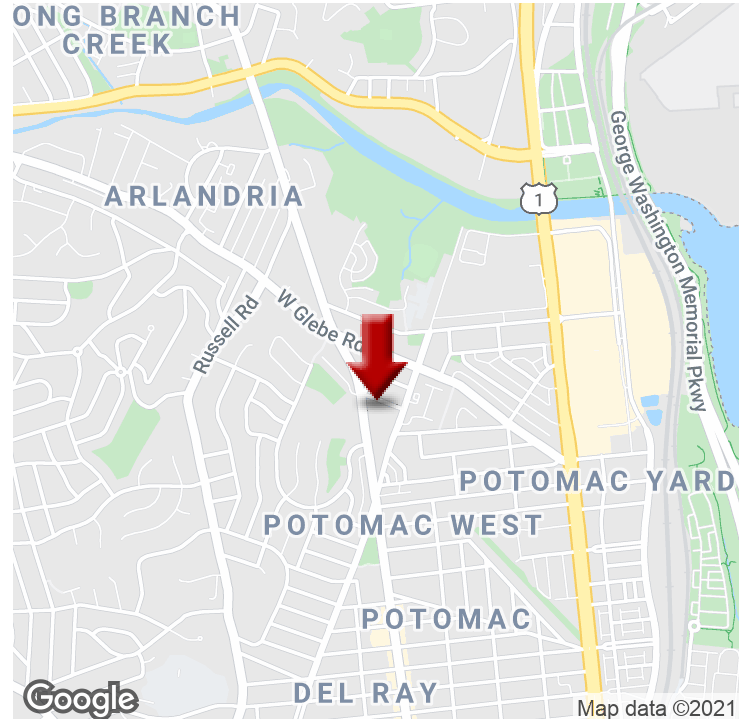


OFFICE CONDO FOR LEASE

DEL RAY - FURNISHED OFFICE CONDO

3125 Mt Vernon Ave, Alexandria, VA 22305



OFFERING SUMMARY

NUMBER OF UNITS:	2
AVAILABLE SF:	Total 2800 SF 2,100 SF - 3 LEVEL 700 SF - LL
LEASE RATE:	\$29/SF + utils
SUBMARKET:	Del Ray

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

Centrally located in Del Ray. Beautifully renovated and furnished Office Condo with many upgrades. Walk-in entry from parking to end unit townhouse layout. Total space on 4 levels or can be split with 800 SF on lower level and 2100 SF on 3 levels. Separate entrances. Ample parking. SEE VIDEO WALK THRU <https://youtu.be/TvmhoUlsEZs>

PROPERTY HIGHLIGHTS

- End Unit, Renovated and Furnished Office
- Many upgrades, high ceilings, new kitchen and bathrooms
- Townhouse layout on 3-4 floors, can be separated or combined
- Lots of surface parking
- Lease terms 3-5 yr, Tenant pays utils

KW COMMERCIAL
8133 Leesburg Pike,
Suite 800
Vienna, VA 22182

BRIDGET SCHMITZ
Managing Director
0: 703.282.2131
boschmitz@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE CONDO FOR SALE & LEASE

DEL RAY - FURNISHED OFFICE CONDO

3125 Mt Vernon Ave, Alexandria, VA 22305



KW COMMERCIAL
8133 Leesburg Pike,
Suite 800
Vienna, VA 22182

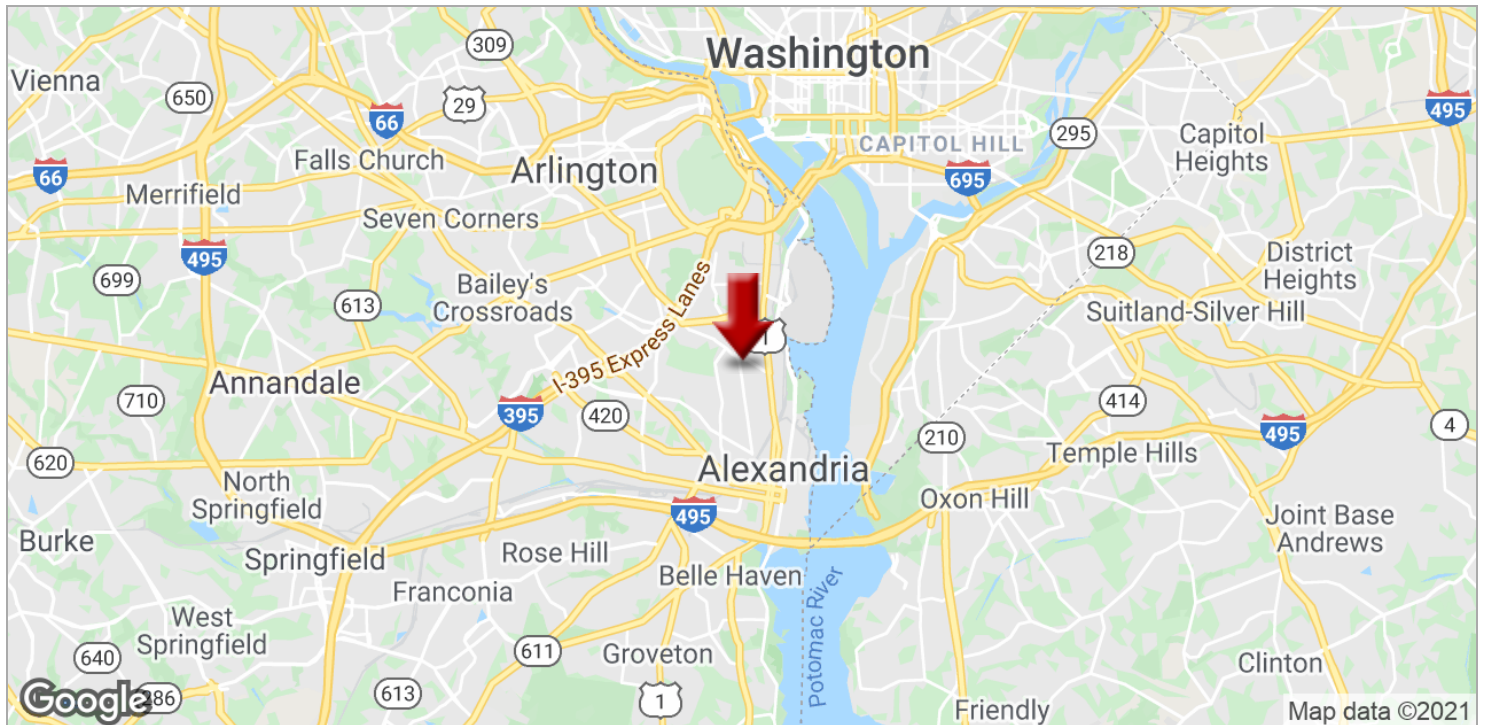
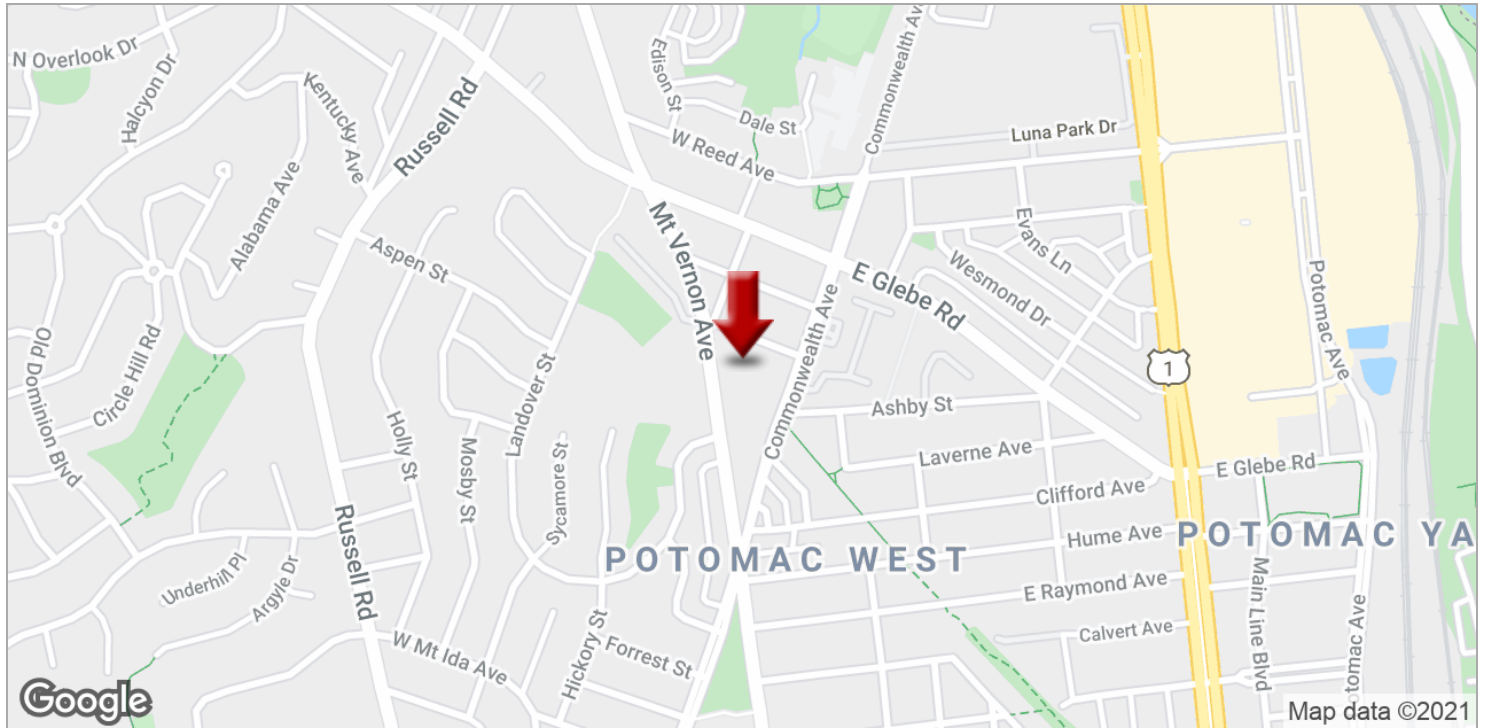
BRIDGET SCHMITZ
Managing Director
O: 703.282.2131
boschmitz@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

DEL RAY - FURNISHED OFFICE CONDO

3125 Mt Vernon Ave, Alexandria, VA 22305



KW COMMERCIAL
8133 Leesburg Pike,
Suite 800
Vienna, VA 22182

BRIDGET SCHMITZ
Managing Director
0: 703.282.2131
boschmitz@kwcommercial.com

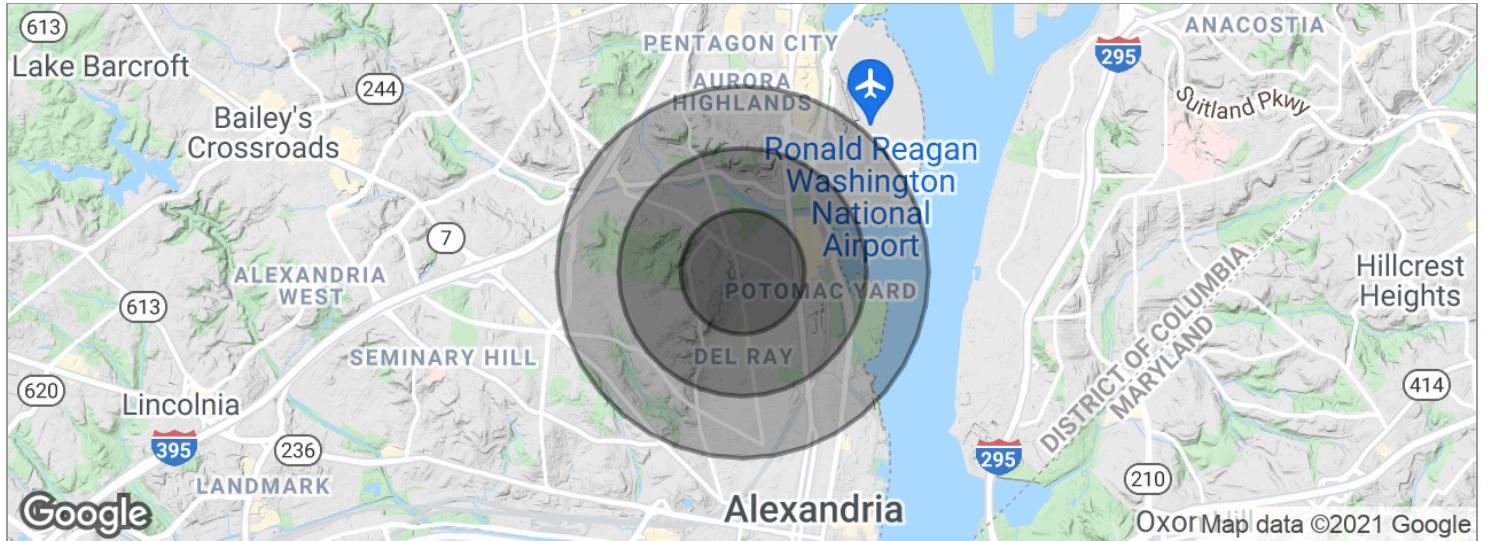
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE CONDO FOR SALE & LEASE

DEL RAY - FURNISHED OFFICE CONDO

3125 Mt Vernon Ave, Alexandria, VA 22305



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	10,504	27,989	52,904
Median age	32.5	34.8	35.9
Median age (male)	32.9	35.0	35.9
Median age (Female)	31.2	34.5	36.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	4,510	12,445	24,065
# of persons per HH	2.3	2.2	2.2
Average HH income	\$92,538	\$115,125	\$125,175
Average house value	\$463,561	\$565,822	\$598,442

* Demographic data derived from 2010 US Census

KW COMMERCIAL
8133 Leesburg Pike,
Suite 800
Vienna, VA 22182

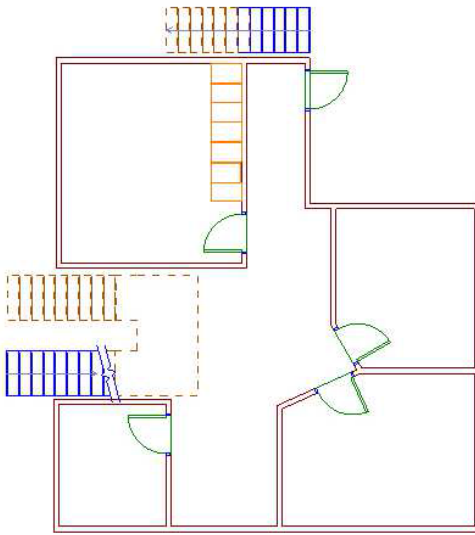
BRIDGET SCHMITZ
Managing Director
O: 703.282.2131
boschmitz@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

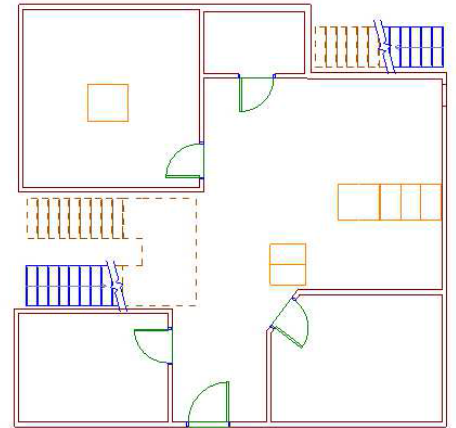
3125 MOUNT VERNON

END UNIT OFFICE TOWNHOUSE CONDOMINIUM

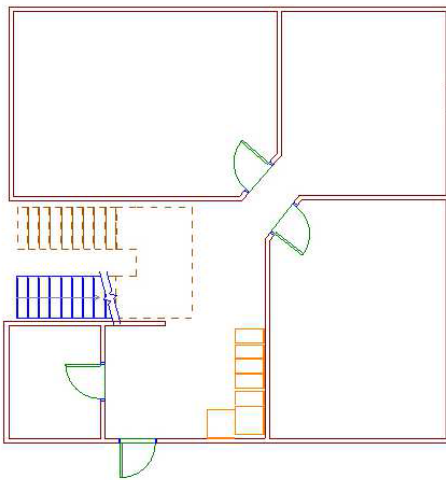


LOWER LEVEL - ENTRY
CAN BE LEASED SEPARATELY

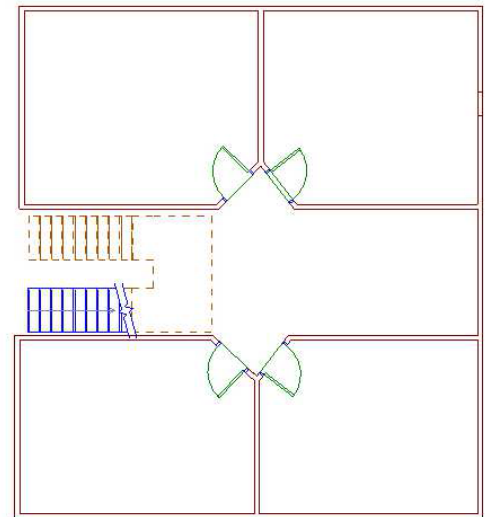
800SF



1ST LEVEL ENTRY FROM PARKING



2ND LEVEL



3RD/UPPER LEVEL