



COMMERCIAL REAL ESTATE

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OFFICE BUILDING FOR LEASE

# Flint Hill Office Centre

3050 CHAIN BRIDGE ROAD, FAIRFAX, VA 22030

# EXECUTIVE SUMMARY

Flint Hill Office Centre 3050 Chain Bridge Road, Fairfax, VA 22030



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## OFFERING SUMMARY

Available SF:	4,435 - 7,642 SF
Lease Rate:	\$28.75 SF/yr (Full Service)
Lot Size:	3.53 Acres
Building Size:	84,869
Zoning:	C-3
Market:	Washington DC
Submarket:	Oakton

## PROPERTY OVERVIEW

A distinguished six-story office building in Oakton, VA, featuring elegant interior architectural design and thoughtfully updated spaces with flexible configurations. The property offers three elevators, abundant parking including a covered garage, and prominent building and monument signage opportunities. Ideally suited for a range of professional users. Less than 1 mile from Route 66. K & M Commercial is the exclusive brokerage firm for this exceptional opportunity.

## PROPERTY HIGHLIGHTS

- Six-story office building in Oakton, VA with elegant interior architectural design
- Thoughtfully updated suites with flexible configurations for a variety of users
- Three elevators providing convenient access throughout the building
- Abundant parking including a covered garage for tenants and visitors
- Building and monument signage opportunities

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## LEASE SPACES

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### LEASE INFORMATION

Lease Type:	Full Service
Total Space:	4,435 - 7,642 SF

Lease Term:	Negotiable
Lease Rate:	\$28.75 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	7,642 SF	Full Service	\$28.75 SF/yr	-
Suite 310	Available	4,818 SF	Full Service	\$28.75 SF/yr	-
Suite 420	Available	4,435 SF	Full Service	\$28.75 SF/yr	-

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# FLOOR PLANS SUITE 200

Flint Hill Office Centre 3050 Chain Bridge Road, Fairfax, VA 22030



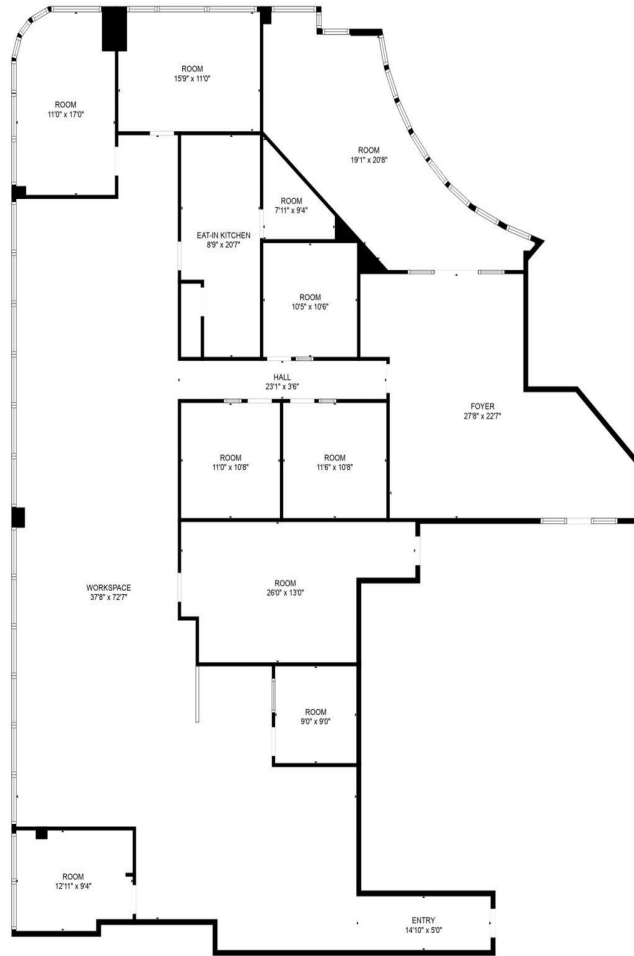
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# FLOOR PLANS SUITE 310

Flint Hill Office Centre 3050 Chain Bridge Road, Fairfax, VA 22030



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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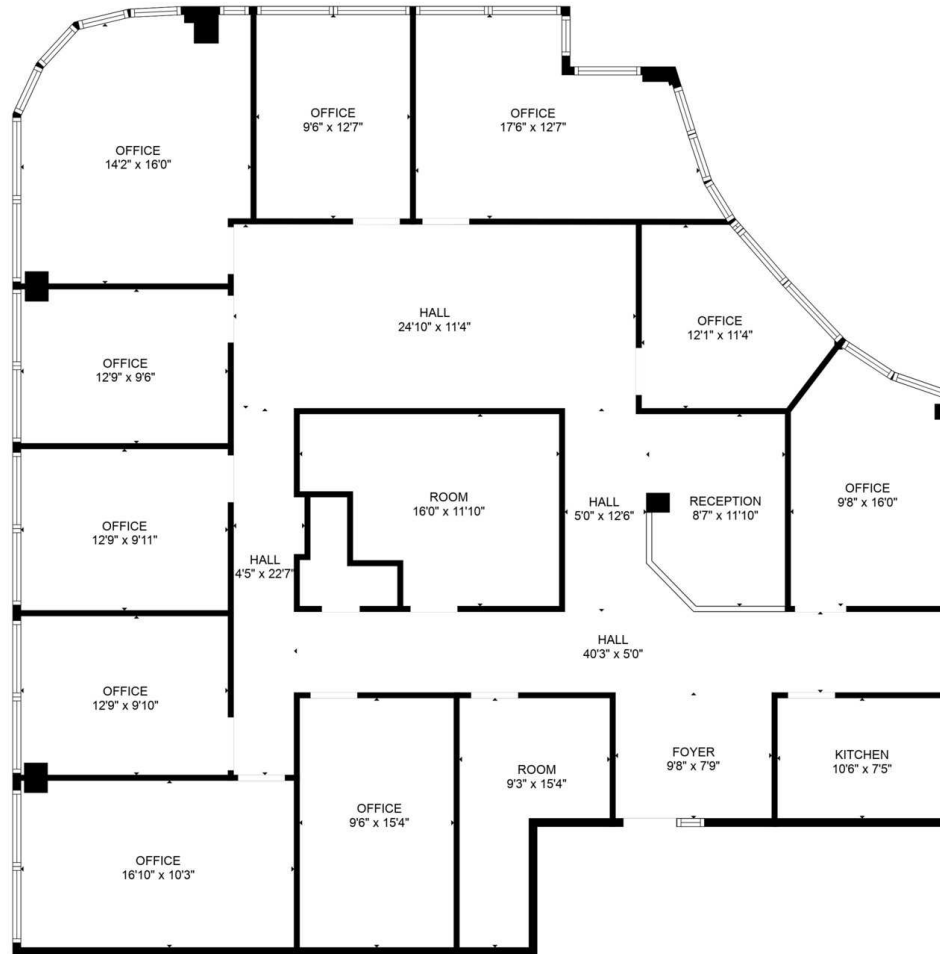
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# FLOOR PLANS SUITE 420

Flint Hill Office Centre 3050 Chain Bridge Road, Fairfax, VA 22030



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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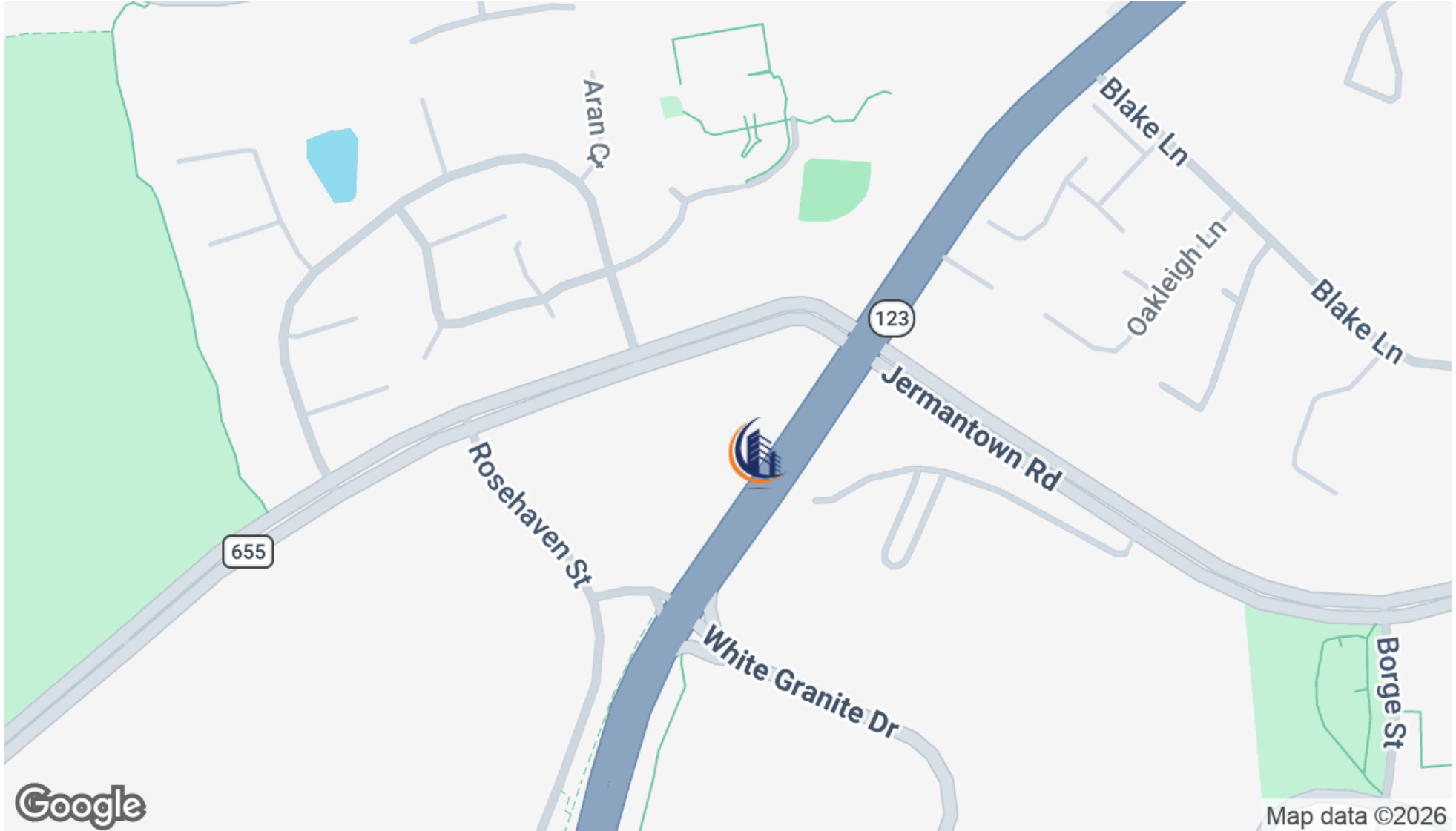
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## LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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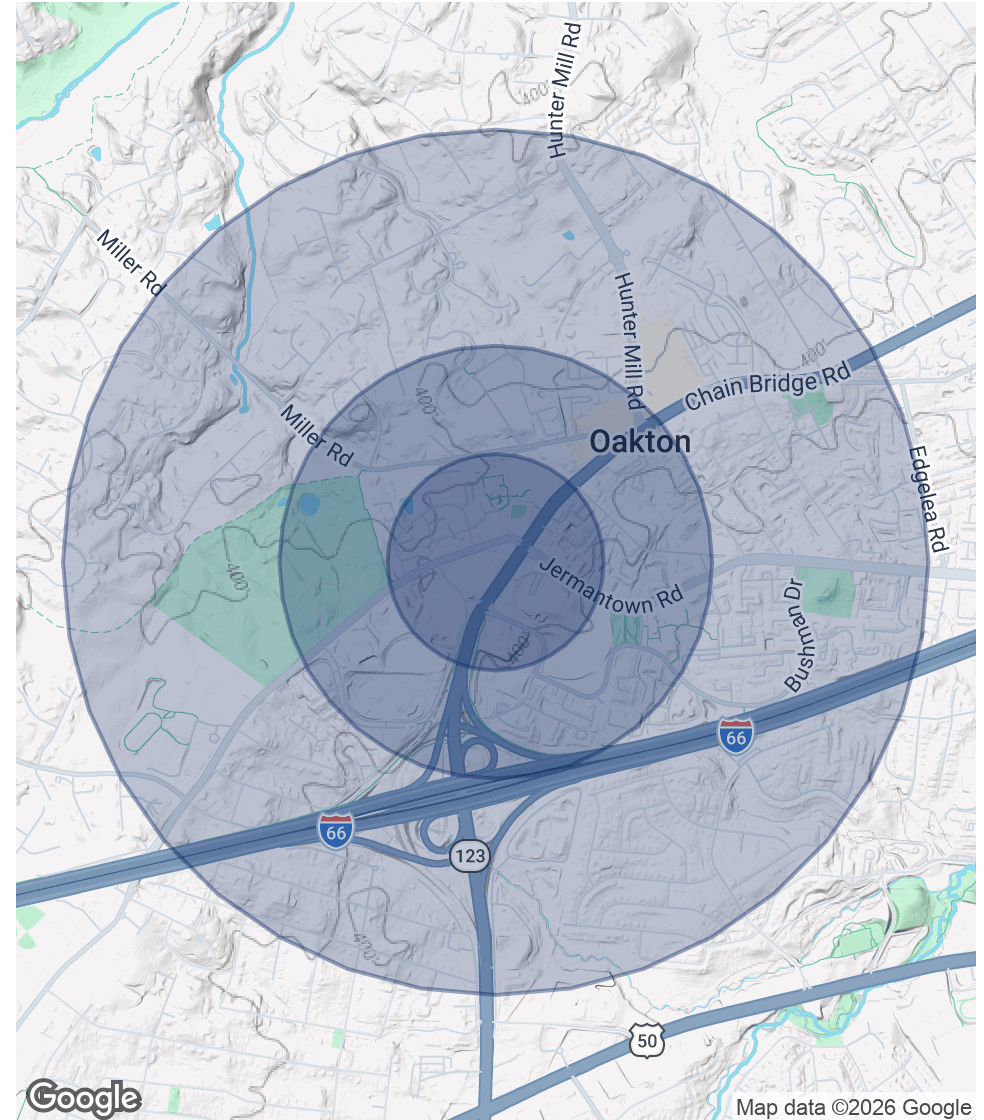
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,179	4,082	13,477
Average Age	39.1	38.4	38.5
Average Age (Male)	38.3	37.9	38.2
Average Age (Female)	41.8	40.2	37.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	533	1,812	5,268
# of Persons per HH	2.2	2.3	2.6
Average HH Income	\$153,383	\$167,679	\$181,503
Average House Value	\$589,072	\$634,120	\$753,094

2023 American Community Survey (ACS)



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## ADVISOR BIO 1

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**KAYVAN MEHRBAKHS, CCIM, MBA**

Managing Director

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VA #0225084011 // DC #AB98375922 / MD #0660396

### PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, is the managing director of the K&M Commercial Real Estate Office in Fairfax, Virginia. He specializes in selling and leasing medical and government properties and office facilities outfitted with high-tech networking systems in Northern Virginia.

With over 2 decades of experience, Kayvan has closed more than \$940 million transactions successfully. He meticulously tracks market conditions to provide clients with expert advice, ensuring they receive fair market rates for leases, property investments, and sales.

Before joining K&M Commercial Real Estate, Kayvan was an associate commercial broker at Fairfax Realty, Inc., providing expert advice and serving as a broker for financial institutions, corporate landowners, and other investors. He also has experience as a Senior Project Manager at MCI Telecommunications, overseeing land acquisition transactions, building design and construction, and migrating data centers in the United States and Europe.

Kayvan is a Northern Virginia Association of Realtors member, serving as Chairman of the Association Commercial Alliance. He was president of the Mid-Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues to serve on its board. Additionally, he holds memberships in 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.

Kayvan has earned the prestigious Certified Commercial Investment Member (CCIM) designation and sits on the Washington DC-Maryland chapter board.

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## ADVISOR BIO 2

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### MATTHEW JENKINS, CCIM MBA

Vice President

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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.

Before 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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