

SALE

INCOME GENERATING OFFICE CONDO FOR SALE

1801 Robert Fulton Dr # 230 Reston, VA 20191



SALE PRICE

\$474,000

Deniz Senyurt, CCIM

(571) 271-6604

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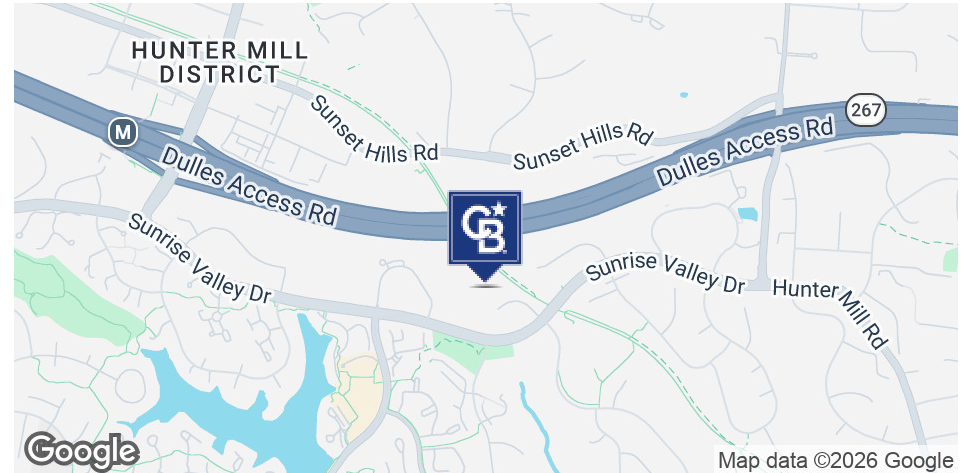


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OFFERING SUMMARY

Available SF:	1553 SF
Number of Units:	2
Year Built:	1988
Zoning:	I - 3

PROPERTY OVERVIEW

Introducing a unique Class A commercial property located on the main floor of 1801 Robert Fulton Dr in Reston, a location that boasts unparalleled convenience and accessibility. This office condo features a total of six individual offices, three of which have nice window lines, a welcoming reception area, and a functional kitchen space. The property is divided into two suites; one is currently leased to a Behavioral Health Provider at an annual income of \$26,400. The remaining suite is vacant and presents a potential income of \$18,000 per year. Electric, water, and common amenities are included in the condo fees.

This property offers an excellent opportunity for a small business owner looking to build wealth through real estate. With one suite already generating income, the owner can utilize the vacant space for their own business or lease it for additional revenue. The location and amenities make it an attractive option for a variety of commercial tenants, adding to its investment appeal.

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LOCATION DESCRIPTION

Situated at 1801 Robert Fulton Dr in Reston, this office building offers a prime location for businesses seeking both convenience and amenities. One of its standout features is its proximity to the W&OD Trail, perfect for those who appreciate a scenic route for walking or biking. Accessibility is a breeze with easy access to the Dulles Toll Road, making commutes straightforward. Additionally, the building is just minutes away from the Wiehle-Reston East Metro Station, offering excellent connectivity to the greater DC area. Nearby South Lakes Village Shopping Center and Atlantic Union Bank add to the location's appeal, providing a range of options for dining, shopping, and business services.

BULLETS HEADLINE

- Next to W&OD Trail, with biking and walking routes
- Easy access to Dulles Toll Road and Wiehle - Reston Metro Station
- Income Producing
- Great for owner-user
- Minutes away from South lakes Village Shopping Center

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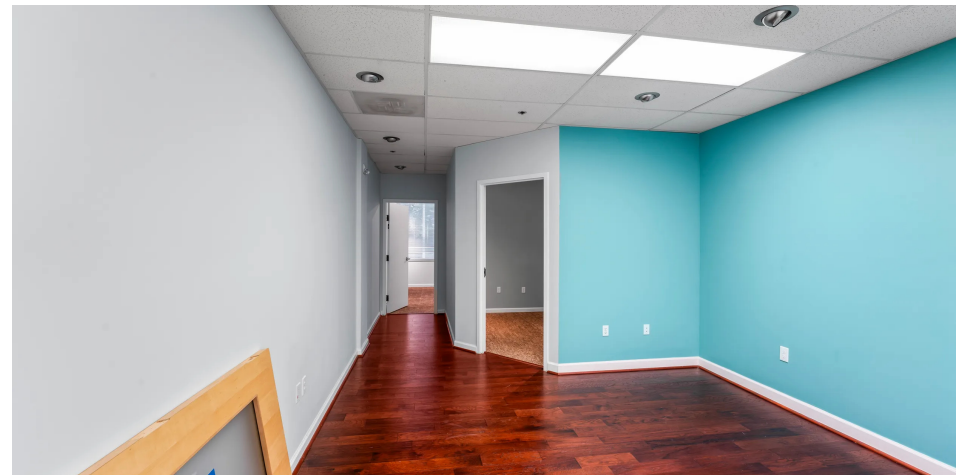


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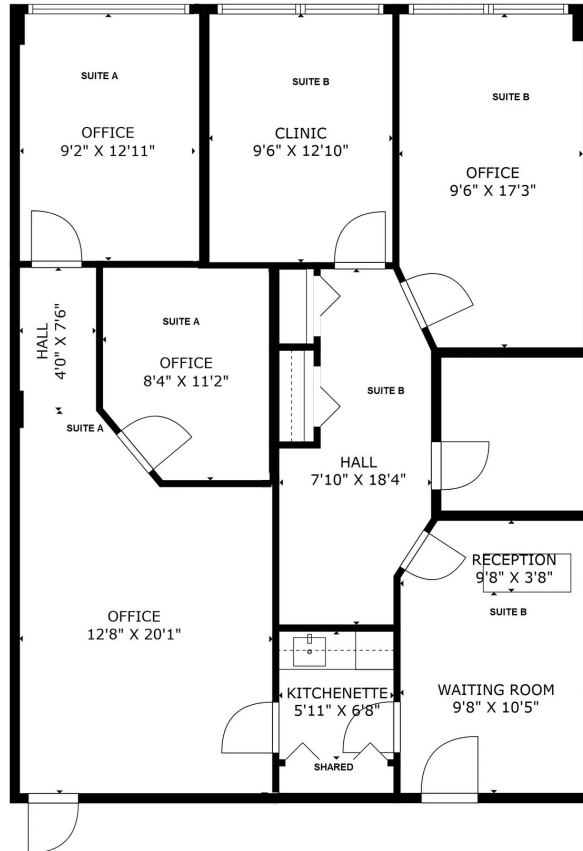
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Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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DENIZ SENYURT, CCIM

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PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, and industrial property leasing and sales. Aside from serving as a member of NVAR Board of Directors, Deniz is Treasurer of CCIM Mid Atlantic Chapter. She is the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023, 2024 & 2025 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and 2022-2025 NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021 & CCIM JWL Leadership program in 2025. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA) and Certified Commercial Investment Member (CCIM) .

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR, Past President of Mid Atlantic Real Estate Marketing Association, NVAR Member of Board of Directors

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