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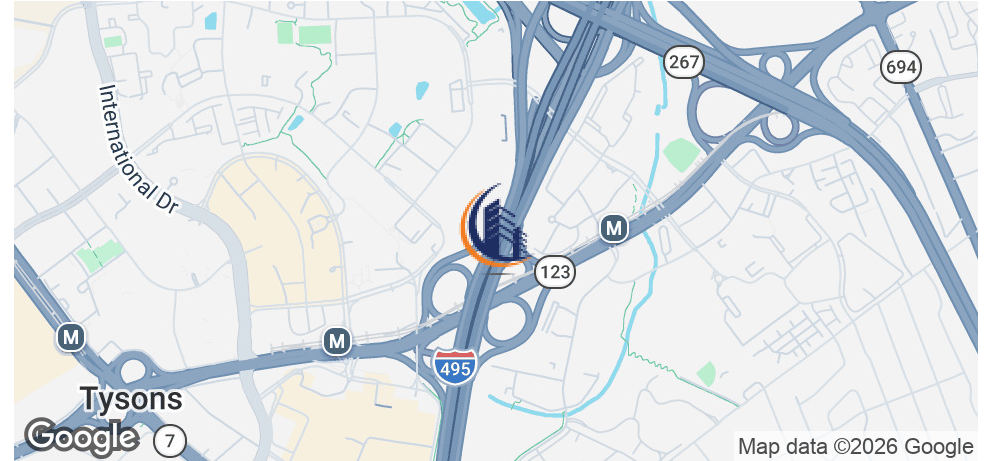
OFFICE BUILDING FOR LEASE

# McLean Hilton Office Center

7918 JONES BRANCH DRIVE, MCLEAN, VA 22102

# EXECUTIVE SUMMARY

**McLean Hilton Office Center** 7918 Jones Branch Drive, McLean, VA 22102



## OFFERING SUMMARY

Available SF:	910 - 16,925 SF
Lease Rate:	\$28.75 SF/yr (Full Service)
Building Size:	119,699
Market:	Washington D.C.
Submarket:	Tysons Corner

## PROPERTY OVERVIEW

K & M Commercial as the exclusive leasing from is please to present this impressive eight-story office building in McLean, VA offering exceptional accessibility just under one minute from I-495 and moments from the premier retail and dining destinations of Tysons Corner. The property features multiple elevators, a well-appointed lobby, and professional office suites suited for a range of businesses, including limited medical use. Ideal for tenants seeking a prestigious location with outstanding regional connectivity and nearby amenities.

## PROPERTY HIGHLIGHTS

- Eight-story professional office building in prestigious McLean, VA
- Exceptional access less than one minute from I-495 (Capital Beltway)
- Minutes from the premier retail, dining, and amenities of Tysons Corner
- Flexible lease options
- Ideal for professional office users with limited medical use permitted

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## LEASE SPACES

McLean Hilton Office Center 7918 Jones Branch Drive, McLean, VA 22102



It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the [Media Tab](#))

### LEASE INFORMATION

Lease Type: Full Service

Lease Term: Negotiable

Total Space: 910 - 16,925 SF

Lease Rate: \$28.75 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	6,517 SF	Full Service	\$28.75 SF/yr	-
Suite 205	Available	910 SF	Full Service	\$28.75 SF/yr	-
Suite 210	Available	2,363 SF	Full Service	\$28.75 SF/yr	-
Suite 225	Available	2,239 SF	Full Service	\$28.75 SF/yr	-
Suite 300	Available	16,925 SF	Full Service	\$28.75 SF/yr	-

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 310	Available	4,954 SF	Full Service	\$28.75 SF/yr	-
Suite 320	Available	1,774 SF	Full Service	\$28.75 SF/yr	-
Suite 330	Available	3,777 SF	Full Service	\$28.75 SF/yr	-
Suite 350	Available	6,336 SF	Full Service	\$28.75 SF/yr	-
Suite 620	Available	6,676 SF	Full Service	\$28.75 SF/yr	-

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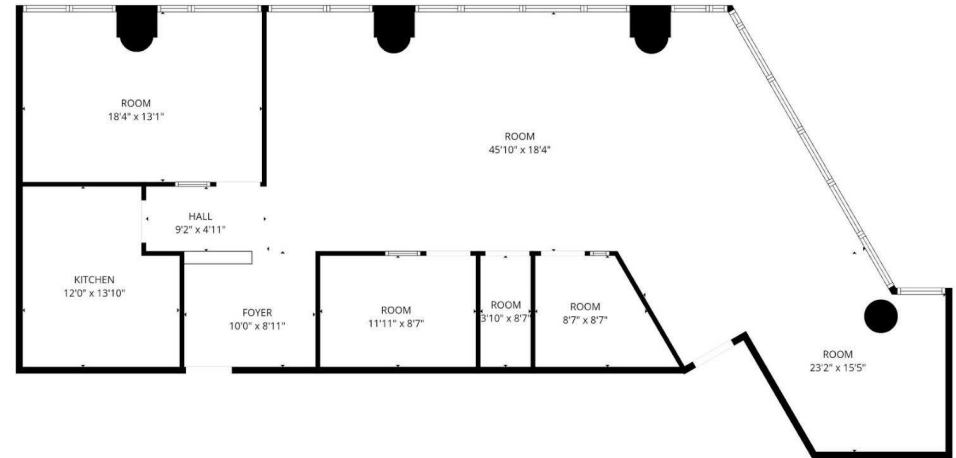
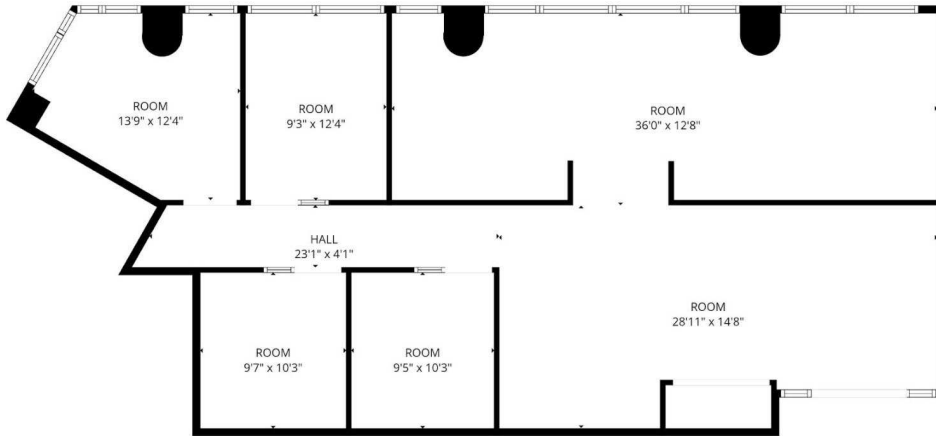
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# FLOOR PLANS SUITE 210 AND 225

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# FLOOR PLANS SUITE 600

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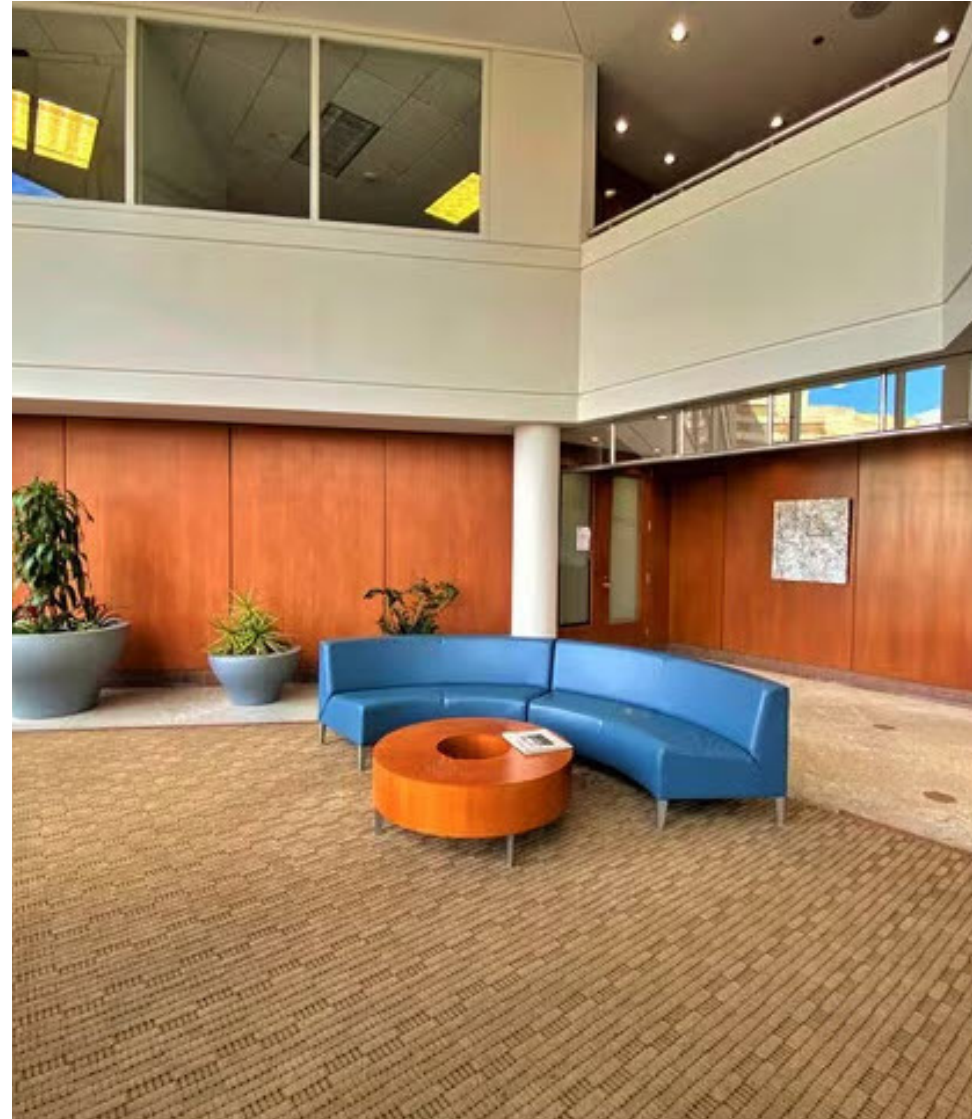
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## ADDITIONAL PHOTOS

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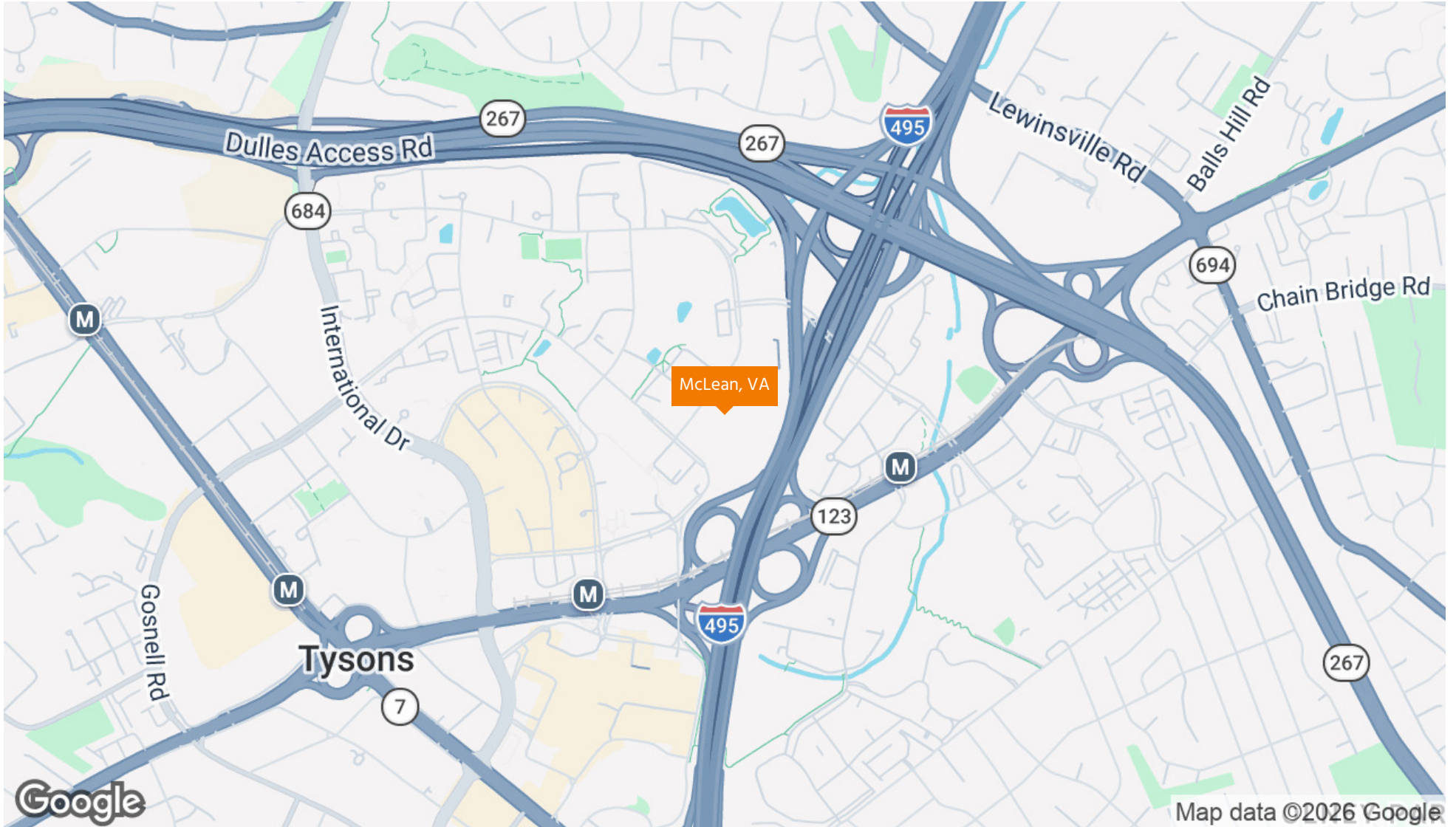
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# REGIONAL MAP

McLean Hilton Office Center 7918 Jones Branch Drive, McLean, VA 22102



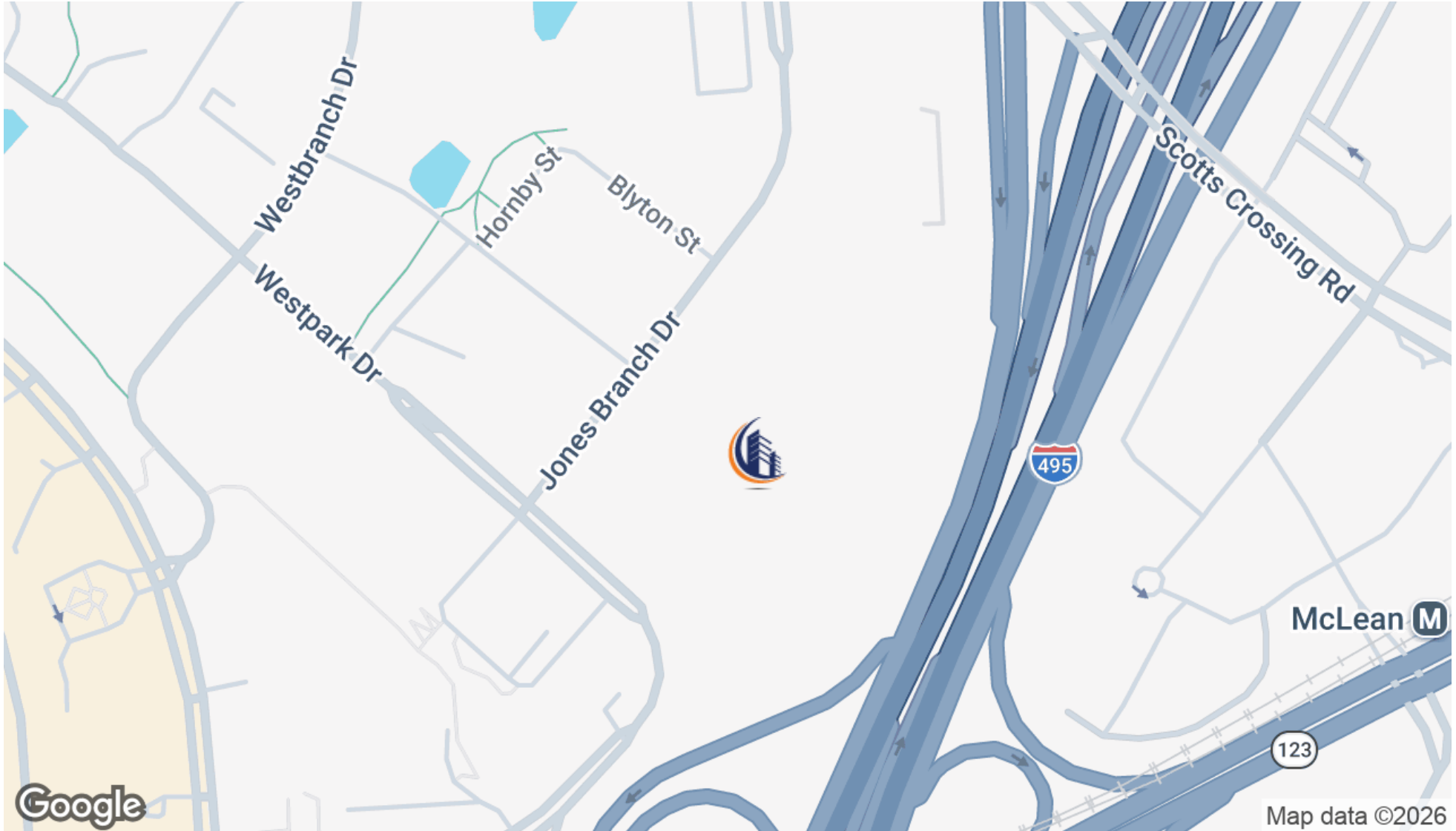
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## LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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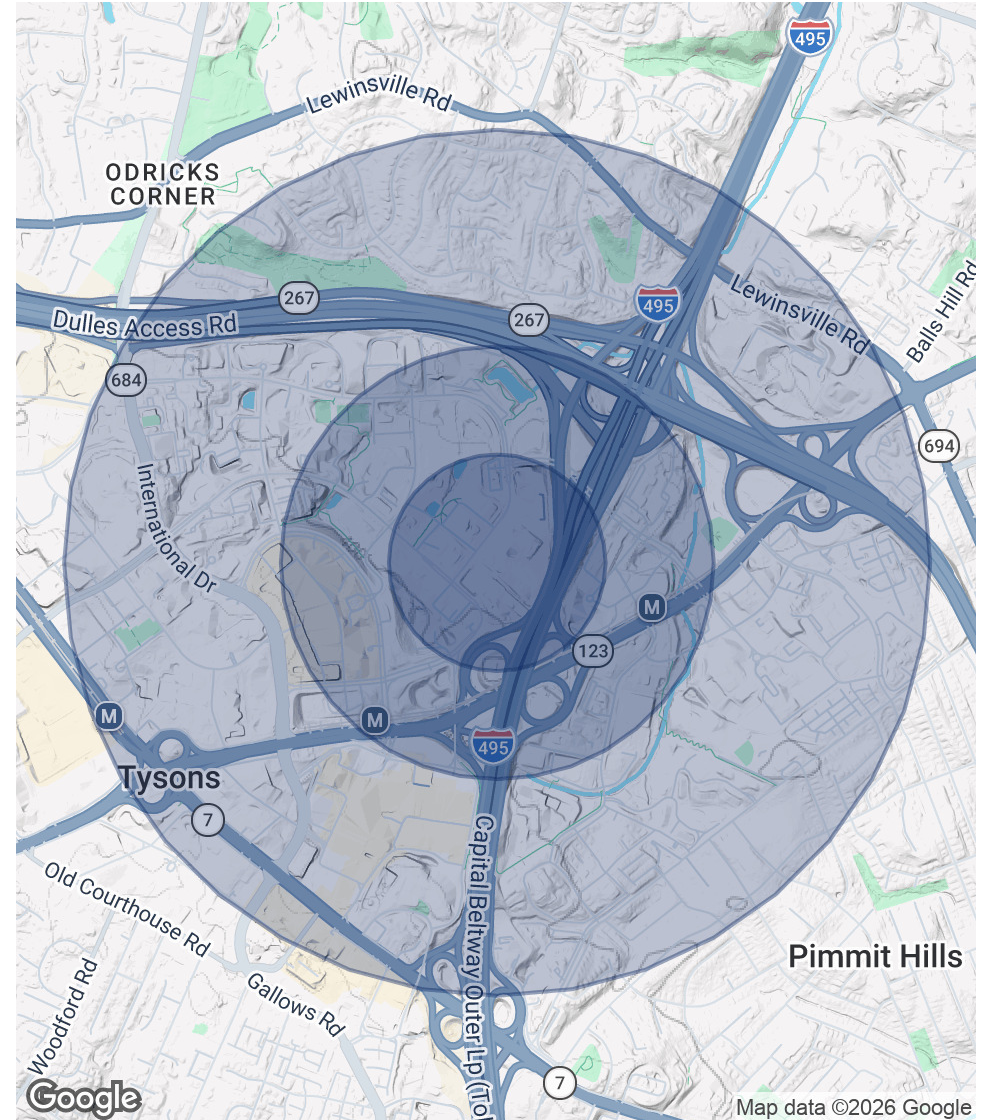


POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	507	2,831	20,062
Average Age	31.7	39.8	37.6
Average Age (Male)	29.6	33.8	35.0
Average Age (Female)	32.1	41.1	39.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	267	1,673	10,223
# of Persons per HH	1.9	1.7	2.0
Average HH Income	\$149,690	\$154,913	\$174,437
Average House Value	\$594,374	\$549,718	\$704,391

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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### 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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