

OFFICE BUILDING FOR LEASE

John Marshall Hwy. Office Building

14540 JOHN MARSHALL HWY., GAINESVILLE, VA 20155

EXECUTIVE SUMMARY

John Marshall Hwy. Office Building 14540 John Marshall Hwy., Gainesville, VA 20155



OFFERING SUMMARY

Available SF:	430 SF
Lease Rate:	\$22.00 SF/yr (Full Service)
Lot Size:	2.0 Acres
Year Built:	1968
Building Size:	17,500
Renovated:	2014
Zoning:	B-2
Market:	Washington DC
Submarket:	Route 29 / I-66 Corridor

PROPERTY OVERVIEW

K & M Commercial Real Estate, as the exclusive listing agent, is happy to present this newly rezoned Office Center for LEASE. World class headquarters facility (former Disney Headquarters) with Executive Offices and Conference rooms, could also accommodate Retail, Electronics, Optical Services, Pharmaceuticals, Printing or Research labs. It is just off I-66. The building is a surveillance-proof structure, with a circular blacktop driveway with HEATED sidewalk and front steps. There is also a large Foyer and Receptionist area.

PROPERTY HIGHLIGHTS

- Currently Zoned M-2
- Fully Built Out Office Spaces
- 63 Parking Spaces
- Signage Available
- Terrific Visibility in Haymarket Area

KAYVAN MEHRBAKSH	MATTHEW JENKINS
703.734.2822	703.734.2822
kayvan@svndc.com	matt@svndc.com

K&M Commercial Real Estate 703.734.2822
459 Herndon Pkwy #21 Herndon, VA 20170

ADDITIONAL PHOTOS

John Marshall Hwy. Office Building 14540 John Marshall Hwy., Gainesville, VA 20155



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kayvan@svndc.com

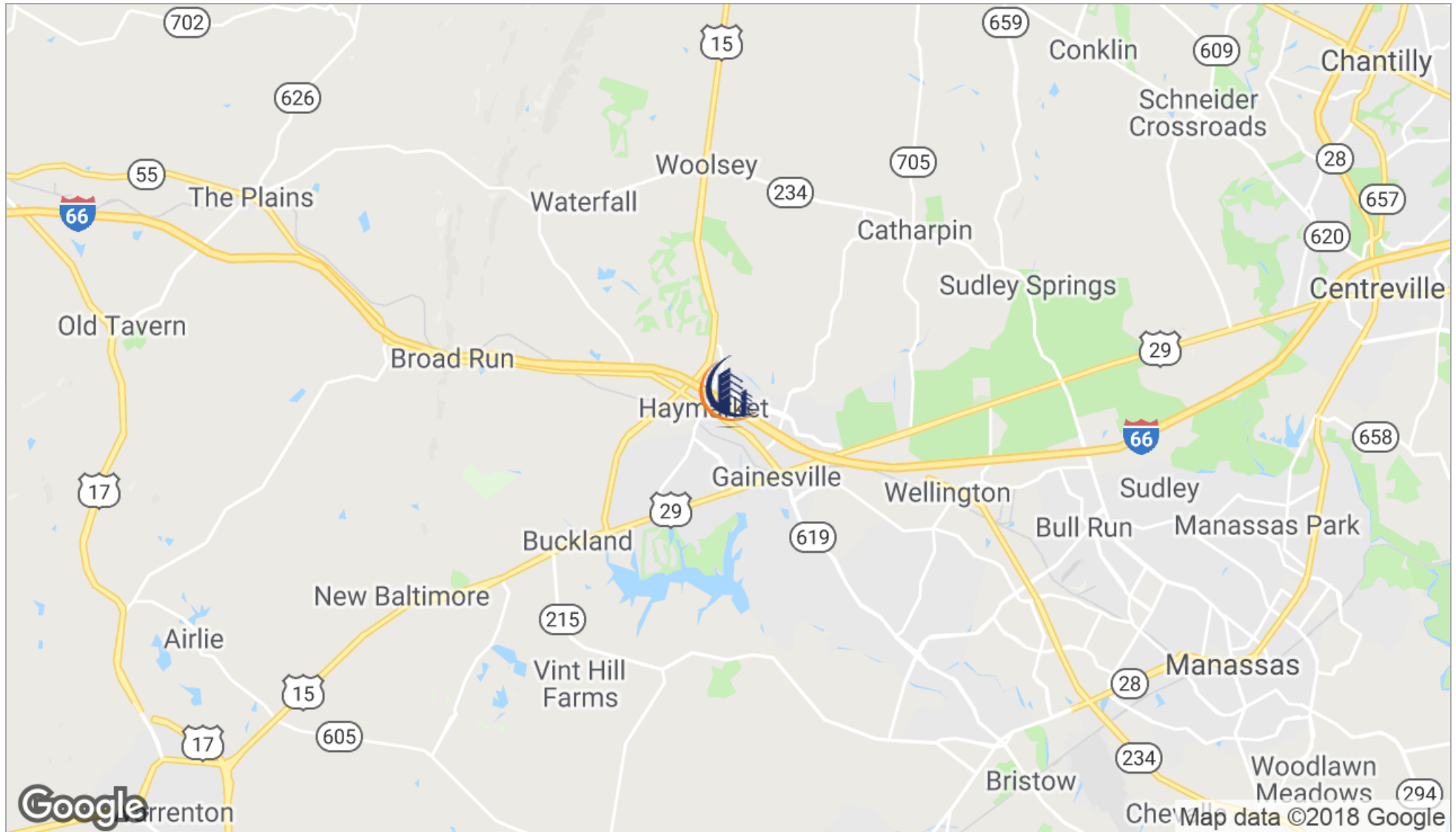
matt@svndc.com

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LOCATION MAPS

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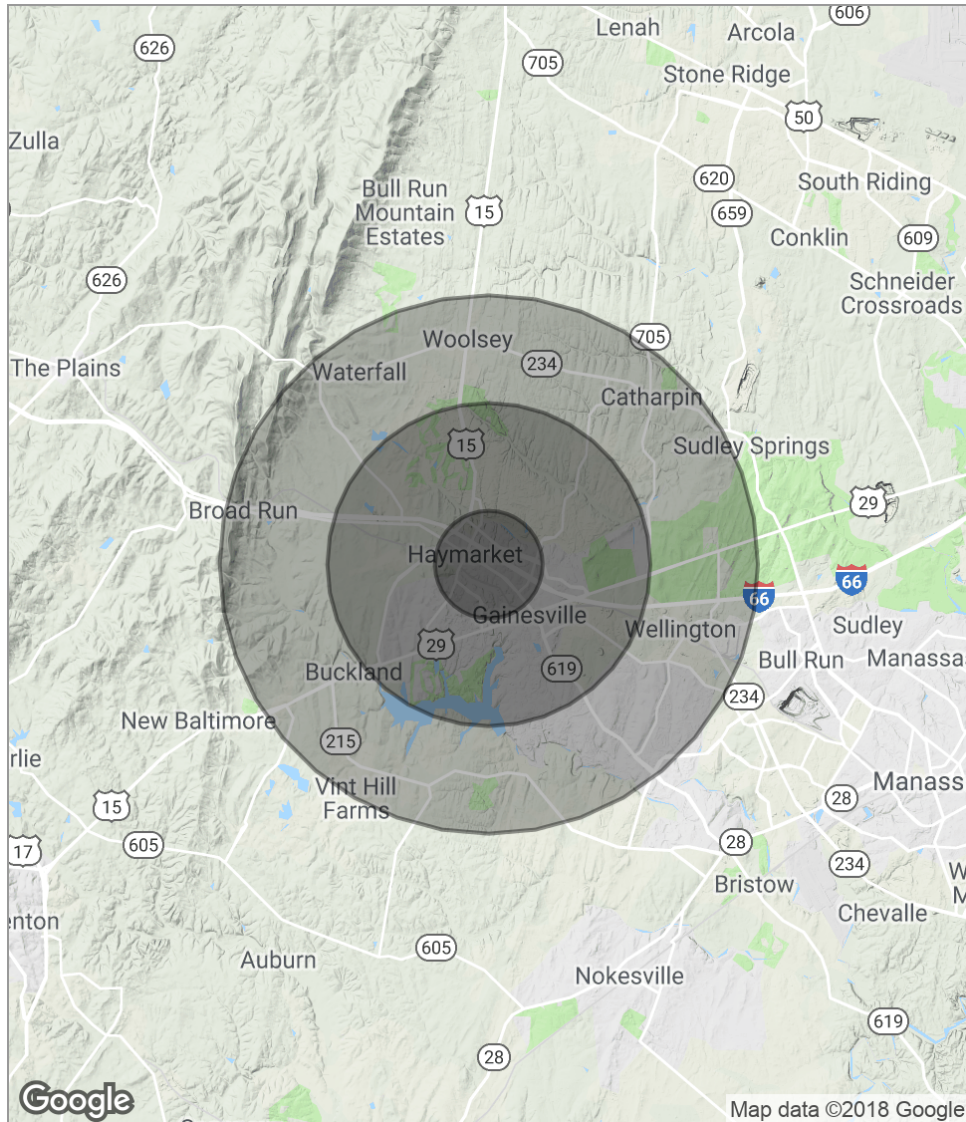
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DEMOGRAPHICS MAP

John Marshall Hwy. Office Building 14540 John Marshall Hwy., Gainesville, VA 20155



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,135	39,137	71,730
Median age	32.1	36.0	36.4
Median age (Male)	32.9	36.5	36.6
Median age (Female)	30.4	35.2	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,847	12,599	23,252
# of persons per HH	3.2	3.1	3.1
Average HH income	\$112,138	\$133,092	\$131,253
Average house value	\$407,979	\$547,040	\$537,183

** Demographic data derived from 2010 US Census*

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KAYVAN MEHRBAKHS

Managing Director



459 Herndon Pkwy #21
Herndon, VA 20170
T 703.734.2822
C 703.851.1070
kayvan@svndc.com
VA #0225084011

PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM served as Managing Director for the SVN K&M Commercial Real Estate Office in Herndon, Virginia. They have rebranded their name to K&M Commercial Real Estate. 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.

Over the duration of 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 SVN, 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 Council of 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, North Carolina, Washington D.C. and Maryland.

EDUCATION

MBA - American University
BBA - Radford University

MEMBERSHIPS & AFFILIATIONS

CCIM - Certified Commercial Investment Member

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MATTHEW JENKINS

John Marshall Hwy. Office Building 14540 John Marshall Hwy., Gainesville, VA 20155



MATTHEW JENKINS

Sr. Investment Advisor



459 Herndon Pkwy #21
Herndon, VA 20170
T 703.734.2822
C 814.244.2152
matt@svndc.com
VA #0225211354

PROFESSIONAL BACKGROUND

Matt has over 5+ years of experience in commercial real estate, specifically in commercial brokerage. As a listing and tenant representative for SVN 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 over \$75MM of real estate transactions and has worked with the following Owners and/or Tenants: CIII Asset Management, McDonalds, Titlemax, Orr Partners, John Deere, International Association of Fire Chiefs, Metro Star Systems, Cricket Wireless, Burke and Herbert Bank, Nationwide IT Services, Northpoint, Saadeh Partners, Edward Jones Financial, Cornu Bakery, and several medical and dental clients.

Prior to joining SVN Matt had honed his skills by working in banking and lending, investment advising, and financial and operation 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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