



WEBER
RECTOR

COMMERCIAL REAL
ESTATE SERVICES

OFFICE CONDOMINIUM

FOR SALE

OFFICE CONDOMINIUM

12940 Harbor Drive

Woodbridge, VA



HIGHLIGHTS

- 1,858 Square Feet Office Space
- Leased Through 7/31/2018 – Tenant in Place Since 7/1/2012!
- 6 Private Offices, 2 Baths, Kitchenette with Sink & Large Open Work Area
- Well Maintained Attractive Unit
- New Roof & Siding - 2012
- AC Replaced in 2009
- Beautifully Landscaped Setting!
- Zoned B-1, General Business

SALE PRICE:
\$279,000.00

WWW.WEBER-RECTOR.COM

GEORGE CHARLTON
(703) 732-2133

GEORGE@WEBER-RECTOR.COM

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Weber Rector Commercial Real Estate Services, Inc. 9401 Battle Street, Manassas, VA 20110



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SUMMARY OF LEASE AGREEMENT AND INCOME AND EXPENSES

Tenant: Volunteers of America - - - a faith-based, non-profit organization whose mission is to inspire self-reliance, dignity and hope through health and human services.

Tenant Since: July 2012

Term Ends: July 31, 2018

Lease Rate: \$2,620/month through 07.31.2017
\$2,700/month through 07.31.2018

Tenant Pays: Utilities, routine maintenance of air conditioning, an air conditioning service contract, and repairs costing less than \$250. Tenant provides own interior cleaning.

Landlord Pays: Real Estate Taxes, POA condominium fees, and repairs costing more than \$250.

Condominium Fees: Includes grounds and parking lot maintenance and repair, trash removal, exterior lighting, roofing, siding, windows and structural elements, building insurance.

Option to Extend: None.

Projected Net Operating Income

<u>Projected Gross Rent</u>	\$32,400
Real Estate Taxes (1)	\$2,800
Condo Fees (2)	\$10,000
<u>Total Expenses</u>	<u>\$12,900</u>
<u>Net Operating Income</u>	<u>\$19,600</u>

(1) Real Estate Taxes were approximately \$2,776 in 2016

(2) Condo Fees were approximately \$9,780 in 2016

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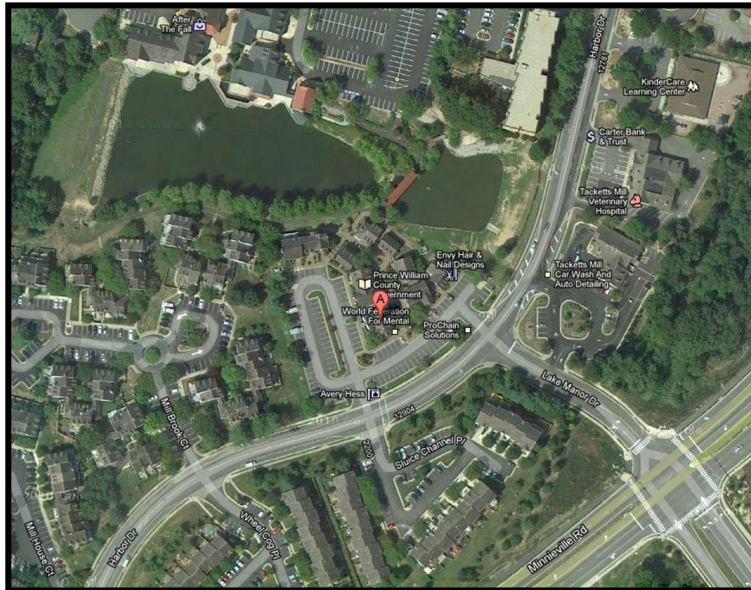
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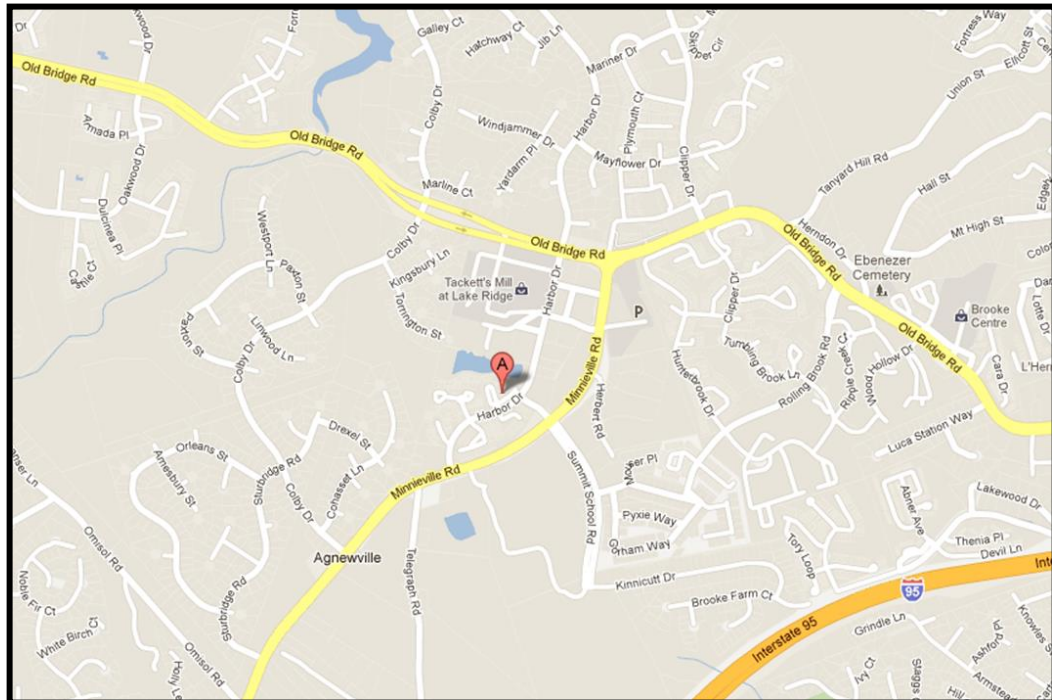
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DEMOGRAPHICS

2016			
	1 MILE	3 MILES	5 MILES
POPULATION	15,042	86,127	210,648
# HOUSEHOLDS	5,457	29,847	69,849
AVG. HOUSEHOLD INCOME	\$100,498	\$104,081	\$115,333
2021 (ESTIMATE)			
	1 MILE	3 MILES	5 MILES
POPULATION	16,213	91,885	225,741
# HOUSEHOLDS	5,862	31,679	74,512
AVG. HOUSEHOLD INCOME	\$108,892	\$112,253	\$124,446



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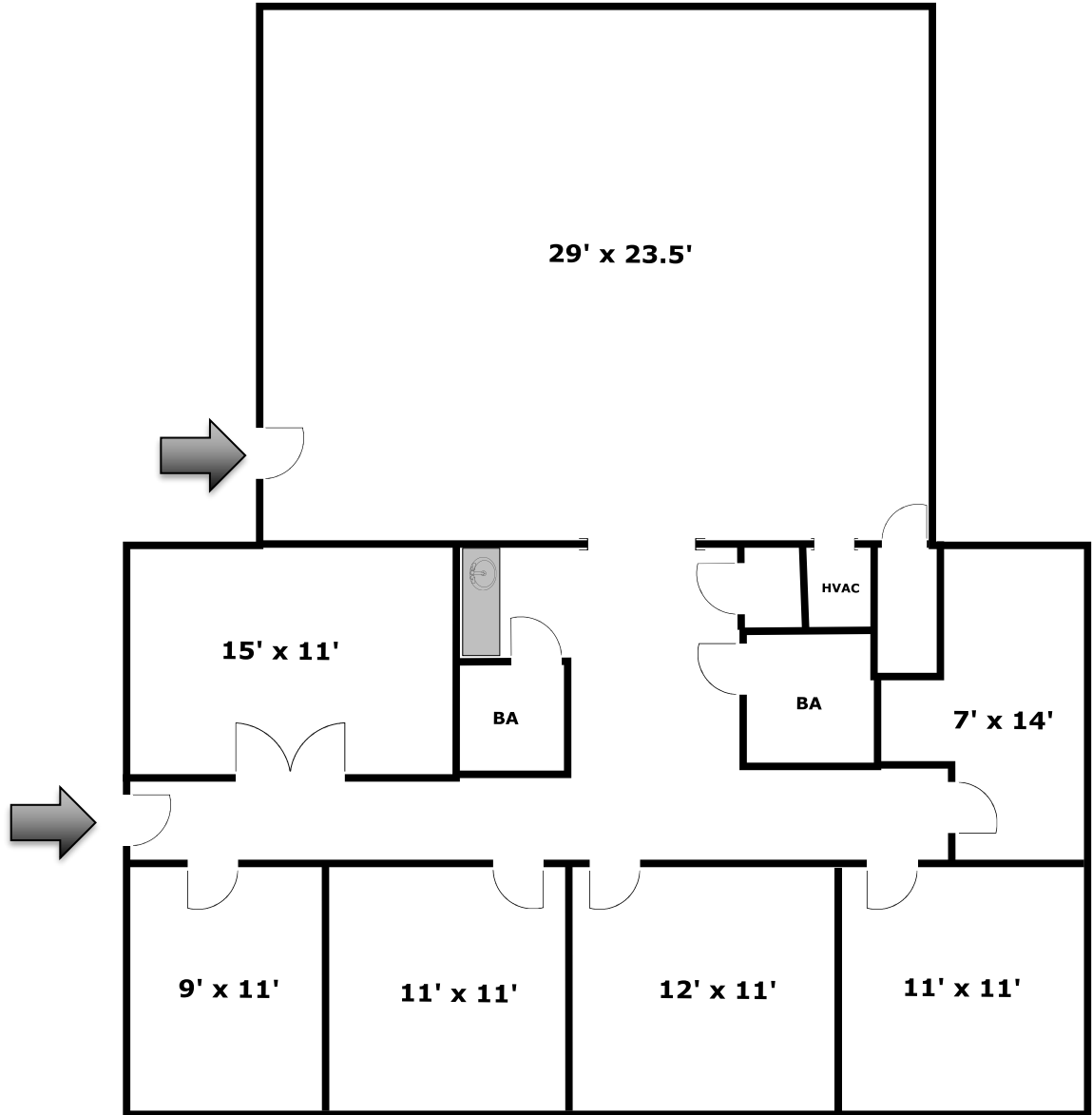
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FLOOR PLAN



*Drawing not to scale.
Measurements
approximate.

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ZONING

Sec. 32-401.11 By Right Uses: B-1	
Adult day-care facility.	Alarm systems operations, office.
Ambulance service (commercial).	Assisted living facility.
Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).	Business school.
Cafeteria/lunchroom/snack bar/automat.	Catering--Commercial (off premises).
Catering--Commercial (on or off premises).	Child-care facility.
Civic club.	College, university or seminary.
Commercial artist or photographer's studio.	Commercial bus station.
Computer and network services.	Cultural arts center.
Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with restaurant).	Dry cleaning/garment processing facility, retail, less than 3,000 square feet.
Dry cleaning pick-up facility.	Event center/meeting hall.
Financial institution.	Garden center.
Greenhouse or nursery.	Hospital.
Hotel or motel.	Household equipment and appliance service.
Institute for special education and training.	Interior design and decorating shop.
Laundromat.	Lawn mower service.
Locksmith.	Medical or dental laboratory.
Medical or dental office and clinic.	Mortuary, funeral or wedding chapel (except in shopping centers or shopping malls).
Motor vehicle parts, retail.	Nursing or convalescent care facility.
Office.	Office equipment sales, lease and service.
Optical and eye care facility.	Package, telecommunications and courier service.
Pet store, in accordance with section 32-400.24	Photographic processing laboratory.
Place of religious worship or assembly.	Private school (no boarding).
Quick service food store.	Radio or TV broadcasting station.
Recording studio.	Recreation facility, commercial (indoor).
Recycling collection points, subject to the standards in section 32-250.84.	Religious institution.
Restaurant.	Restaurant, carry-out.
Retail store, less than 80,000 square feet.	School of special instruction.
Shoe repair.	Shopping center A, B, C or D (See Part 100).
Tailor, seamstress shop.	Theater (drive-in).
Theater (indoor).	Tool and equipment rental (minor).
Trade, conference or convention center.	Trade, technical and vocational school.
Travel agency.	Veterinary hospital.
Wedding chapel (except in shopping centers or shopping malls).	

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