

COMMERCIAL REAL ESTATE

12,535 SQ FT CONDO AT COMMERCE EXECUTIVE II

11490 COMMERCE PARK DRIVE
SUITE 340A
RESTON, VA 20191

kw
COMMERCIAL



OFFICE CONDOMINIUM & BUILDING SPECS

- **List Price:** \$2,750,000
- **Tax ID:** 0174 33 0340A
- **Gross Floor Area:** 12,535 SF
- 20+ Offices, 3 Conference Rooms, 3 Kitchenettes, Server Room, Break Room, Storage, 5 Separate Entrances and more
- **Zoning:** I-3 (Indust Light Intensity)
- **Legal Description:** Executive II Office Condo Unit 340
- **2025 Estimated Taxes:** \$37,945.33
- **2013 Purchase Price:** \$4,387,250
- **Building Built/ Renovated:** 1984/ 2009
- **Building Size:** 98,864 SF
- **Building Stories:** 5
- **Building Typical Floor:** 18,000 SF
- **Parking:** Dedicated & Guest Surface Spaces
- **Condo Fees:** \$8,408.90 Monthly
- **Utilities:** Condo fee includes utilities and cleaning



12,535 SF
Office Condominium
Suite 340A

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11490 Commerce Park Dr Unit #340A, Reston, VA 20191-1557
Unincorporated
Tax ID 0174 33 0340A

Public Records
Tax History
Sale & Mortgage
Flood Report
Last Listing
Last Listing-Property History

[View Comparable Properties](#)

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Summary Information

Owner:	Ace One Realty Llc	Property Class:	Commercial
Owner Address:	11490 Commerce Park Dr 340	Condo:	Yes
Owner City State:	RESTON VA	Annual Tax:	\$37,879
Owner Zip+4:	20191-1532	Record Date:	04/25/13
Owner Occupied:	Yes	Book:	23087
Owner Carrier Rt:	R093	Page:	0304
		Tax Record Updated:	06/11/25

Geographic Information

County:	Fairfax, VA	Sub Plot Page:	174
Municipality:	Unincorporated	Legal Unit:	340
High Sch Dist:	Fairfax County Public Schools	Sub District:	1
Tax ID:	0174 33 0340A	Legal Subdivision:	EXECUTIVE II OFFICE COND
Tax Map:	42540C	Bldg/Complex Name:	EXECUTIVE II OFFICE COND
Tax ID Alt:	0174 33 0340A		
Old Tax ID:	17-4-33- -340A		

Assessment & Tax Information

Tax Year:	2025	Annual Tax:	\$37,879	Taxable Total Asmt:	\$2,632,350
County Tax:	\$29,548	Taxable Land Asmt:	\$526,470	Special Tax:	\$8,331
Asmt As Of:	2025	Taxable Bldg Asmt:	\$2,105,880		
		State/County Tax:	\$29,548		
		Exempt Class:	00		
		Class Code:	NON-EXEMPT		

TAX RECORD

Lot Characteristics

Pavement Desc:	NA	Zoning:	530
		Zoning Desc:	I-3(INDUST LIGHT INTENSITY)

Building Characteristics

Fireplace Total:	0	Elec: Property Class Code:	425	Hooked-Up:	425	Garage Type:	None
				Sewer:	Connected	Total Garage SQFT:	0

Codes & Descriptions

Land Use:	425 Condominium Office-general, Low Rise
County Legal Desc:	EXECUTIVE II OFFICE CONDO UNIT 340
Use Type:	Office-condo
Exempt Desc:	Exempt

11490 Commerce Park Dr #340A, Reston, VA 20191

Property History

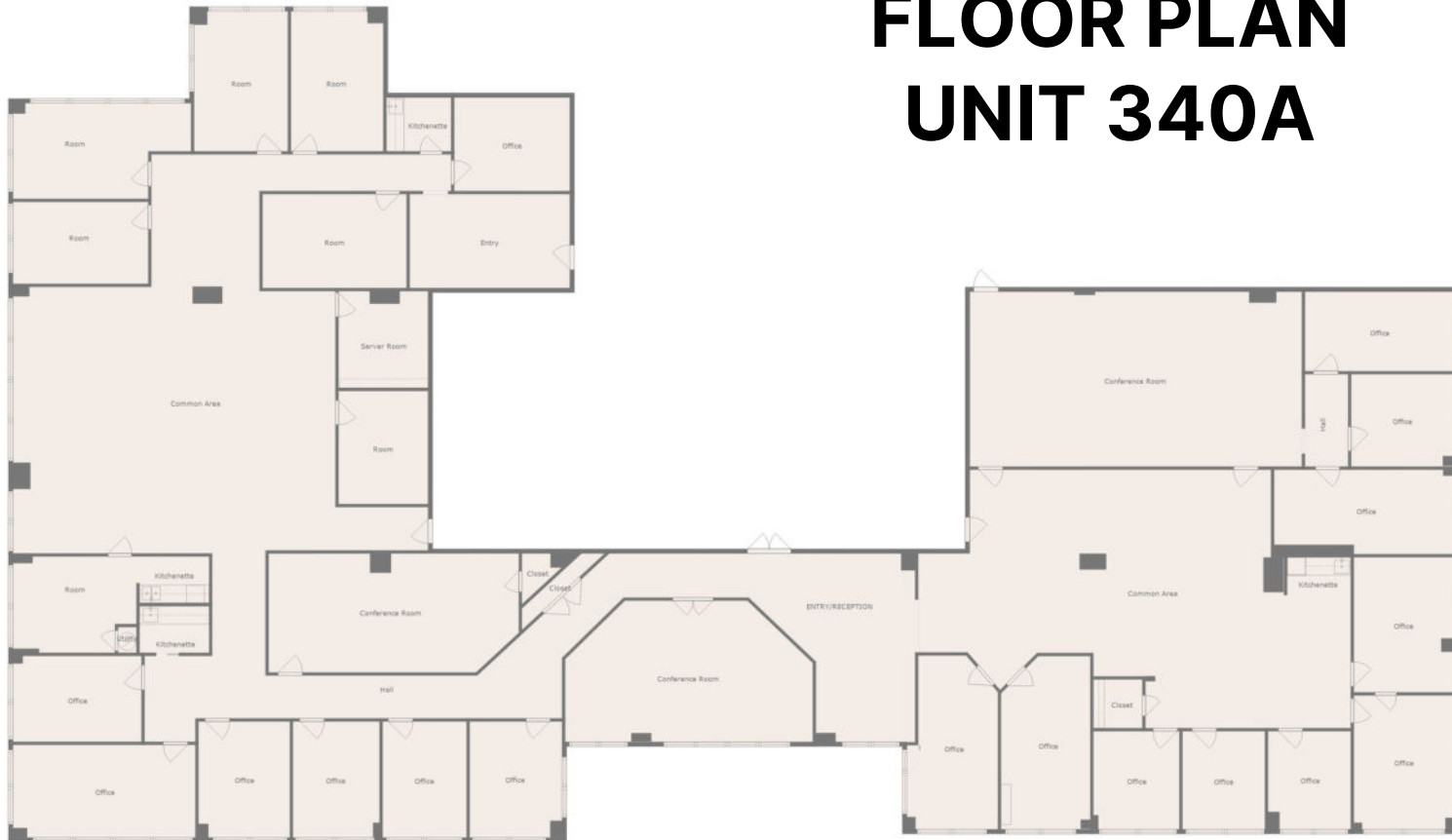
Source	Category	Status	Date	Price	Owner
Public Records		Record Date	04/25/2013	\$	Ace One Realty Llc
Public Records		Record Date	04/25/2013	\$4,387,250	ACE ONE REALTY LLC

Annual Tax Amounts				
Year	County	Municipal	School	Annual
2025	\$29,548			\$37,879
2024	\$29,614			\$37,945
2023	\$40,217			\$51,841
2022	\$40,767			\$52,392
2021	\$41,869			\$53,493
2020	\$48,723			\$62,133
2019	\$48,291			\$62,421

Annual Assessment						
Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2025	\$526,470	\$2,105,880	\$2,632,350			
2024	\$734,550	\$1,897,800	\$2,632,350			
2023	\$734,550	\$2,938,210	\$3,672,760			
2022	\$734,550	\$2,938,210	\$3,672,760			
2021	\$734,550	\$2,938,210	\$3,672,760			
2020	\$847,370	\$3,389,460	\$4,236,830			
2019	\$839,850	\$3,359,380	\$4,199,230			
2018	\$839,850	\$3,359,380	\$4,199,230			
2017	\$839,850	\$3,359,380	\$4,199,230			
2016	\$839,850	\$3,359,380	\$4,199,230			

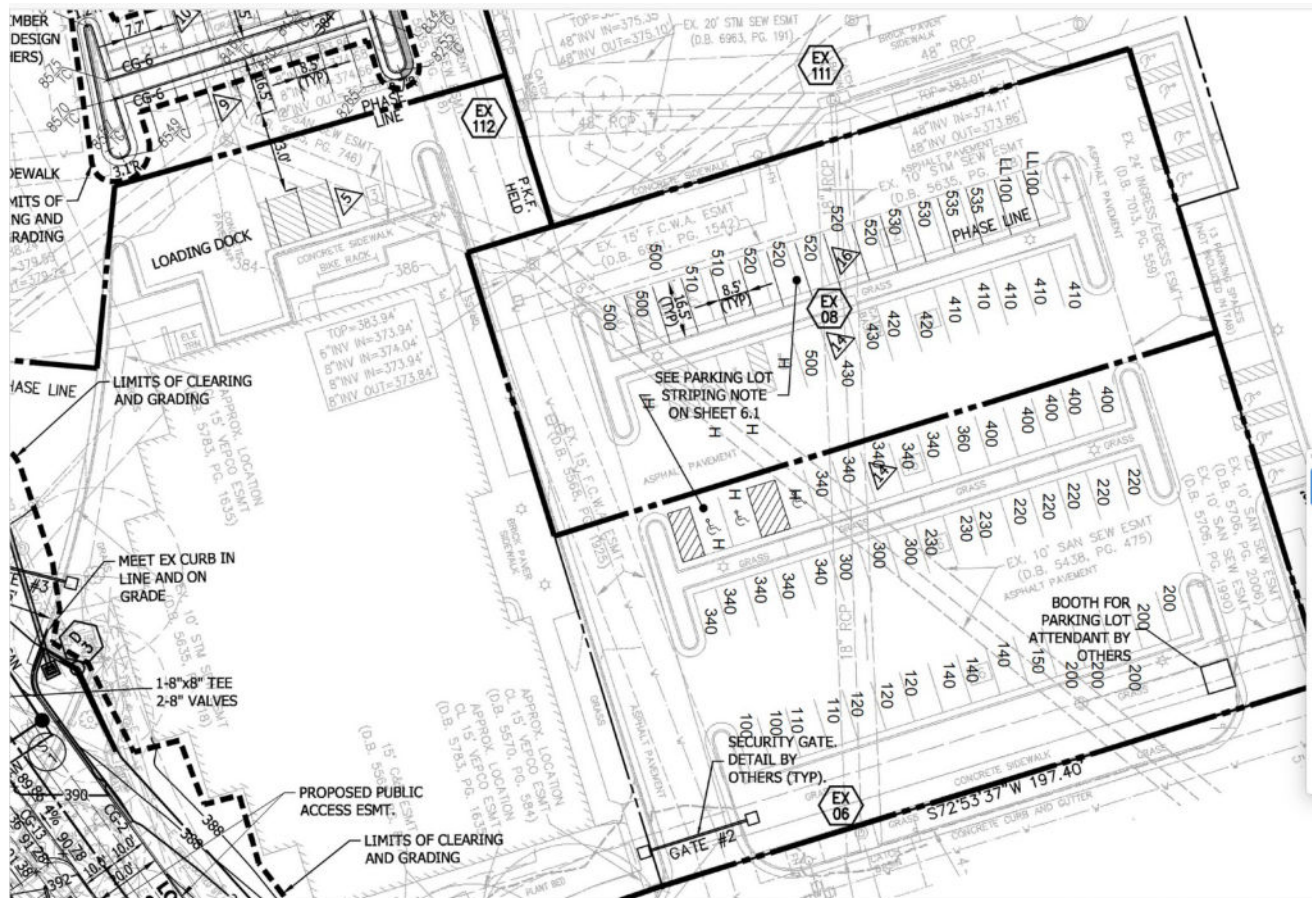
* The current tax assessment reflects a strategic appeal by ownership to reduce annual property taxes and should not be interpreted as an indicator of market value.

FLOOR PLAN UNIT 340A



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

ASSIGNED PARKING MAP



UNIT 340A 10 ASSIGNED PARKING SPACES | FRONT LOT
ADDITIONAL OPEN GUEST PARKING SPACES ONSITE

BUILDING DIRECTORY



Aesthetic Chemistry Med Spa	430
CirrusLabs/VXSpaces	400
CloudNova Technologies, LLC	230
Compass Rose Benefits Group	220
Cybermedia Technologies Inc. (CTEC)	500
Cybermedia Technologies Inc. (CTEC)	520
Dina Mackney Designs	360
Full Circle Neuropsychiatric Wellness Center	420
Colleen A. Blanchfield, M.D.	
Micheline Toussaint, MSW, LCSW, RYT, SEP	
Matthew Na, LCSWA	
Fusion Rehab and Wellness	412
Johnson Technologies Systems, Inc.	410
Law Offices of Rakesh Mehotra	300
Immigration Attorneys	
Lazar Veterinary Surgery	150
Northern VA Oral, Maxillofacial & Implant Surgery	100
Stuart Graves D.D.S.	
Amir Naimi D.D.S.	
Pedram Yaghmai D.D.S., M.D	
Adrian Patterson D.D.S.	
Akbar Dawood D.M.D.	
Reston Family Smiles	110
Steven R. Johnson D.D.S.	
The Centennial Companies	360
Tiggee	120
Tiggee	140
TSPI	200
Washington Hospitality Group LLC.....	410





**Condo Fee Includes
Utilities and Cleaning**

**Multiple Conference
Rooms**

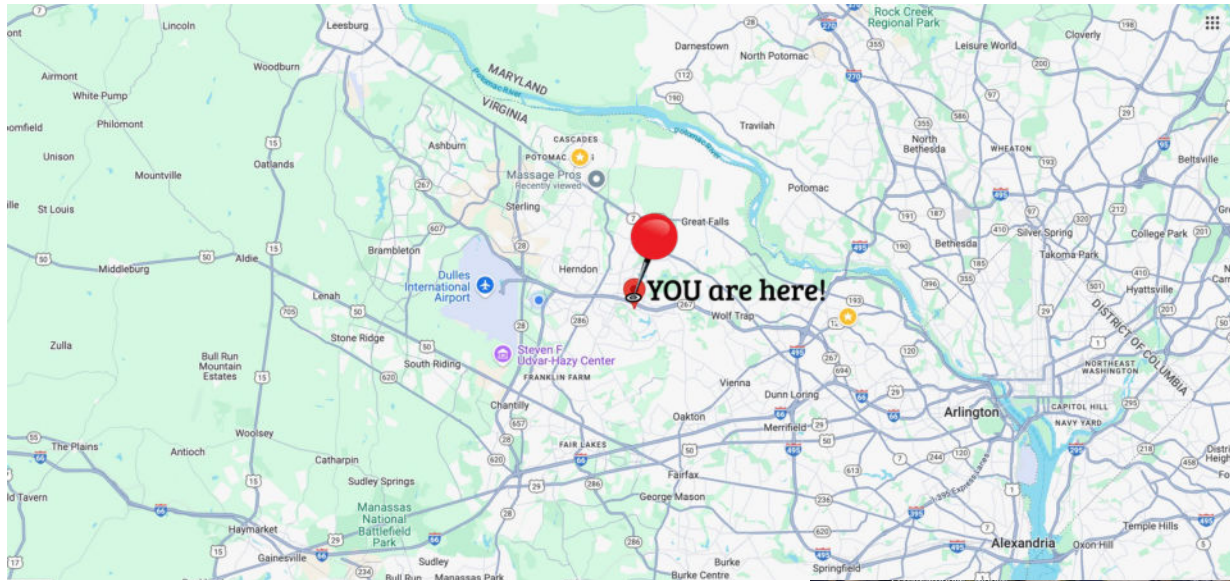


**Three Kitchen
Areas**



**Ten Dedicated
Parking Spaces**





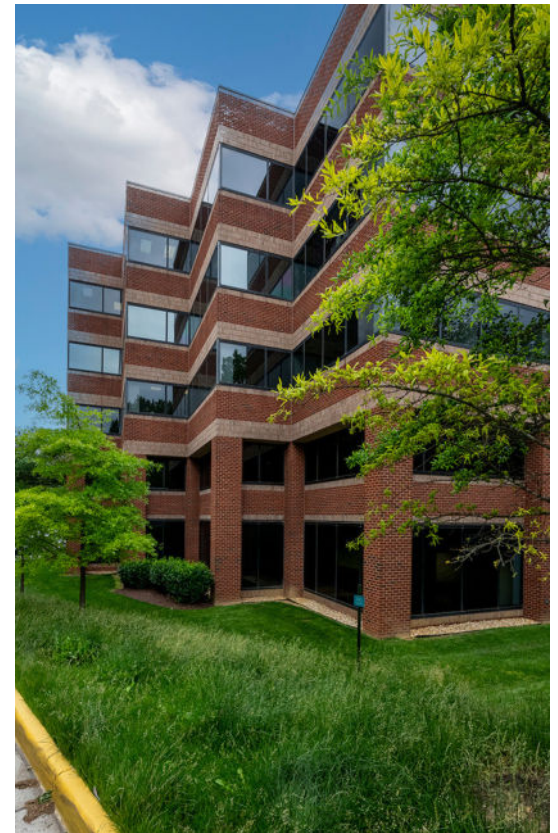
LOCATION & PROXIMITY

- **Adjacent to Wiehle-Reston East Metro Station (Silver Line)**
- **Direct access to Dulles Toll Road (267) and Sunrise Valley Drive**
- **Walkable to Reston Station's restaurants, cafés, and shopping**
- **Proximity to Reston Town Center, Plaza America, and RTC West**
- **8-minute drive to Dulles International Airport**
- **25-minute drive to Washington, D.C.**
- **28-minute drive to Reagan National Airport**
- **Surrounded by major planned developments including residential high-rises, hotel, retail, and office space**





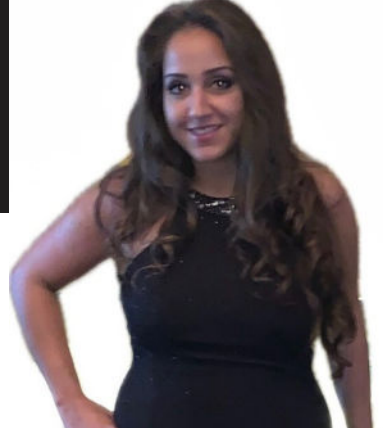
**Building architecture
allows for multiple
corner offices**



MEET OUR TEAM



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THANK YOU
