

# 465 Herndon Pkwy

Herndon, VA 20170

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## OFFICE FOR LEASE

### OFFERING SUMMARY

Asking Rent:	\$19.00 / SF
Space Size:	7487-9289 SF
Lease Type:	NNN
Lease Term:	3-10 Years
Est. NNN Cost:	\$7.00 / SF

### PROPERTY HIGHLIGHTS

- 5 miles from Dulles Int Airport
- .25 Mile to route 286- Fairfax County Pkwy
- .5 mile to Route 267 -Dulles Access Road
- Walking distance to Herndon and Reston Metro stations
- Walking distance to various dining options
- located in proposed development zone
- Parking space: 50 (EST)
- Elevator access to all levels

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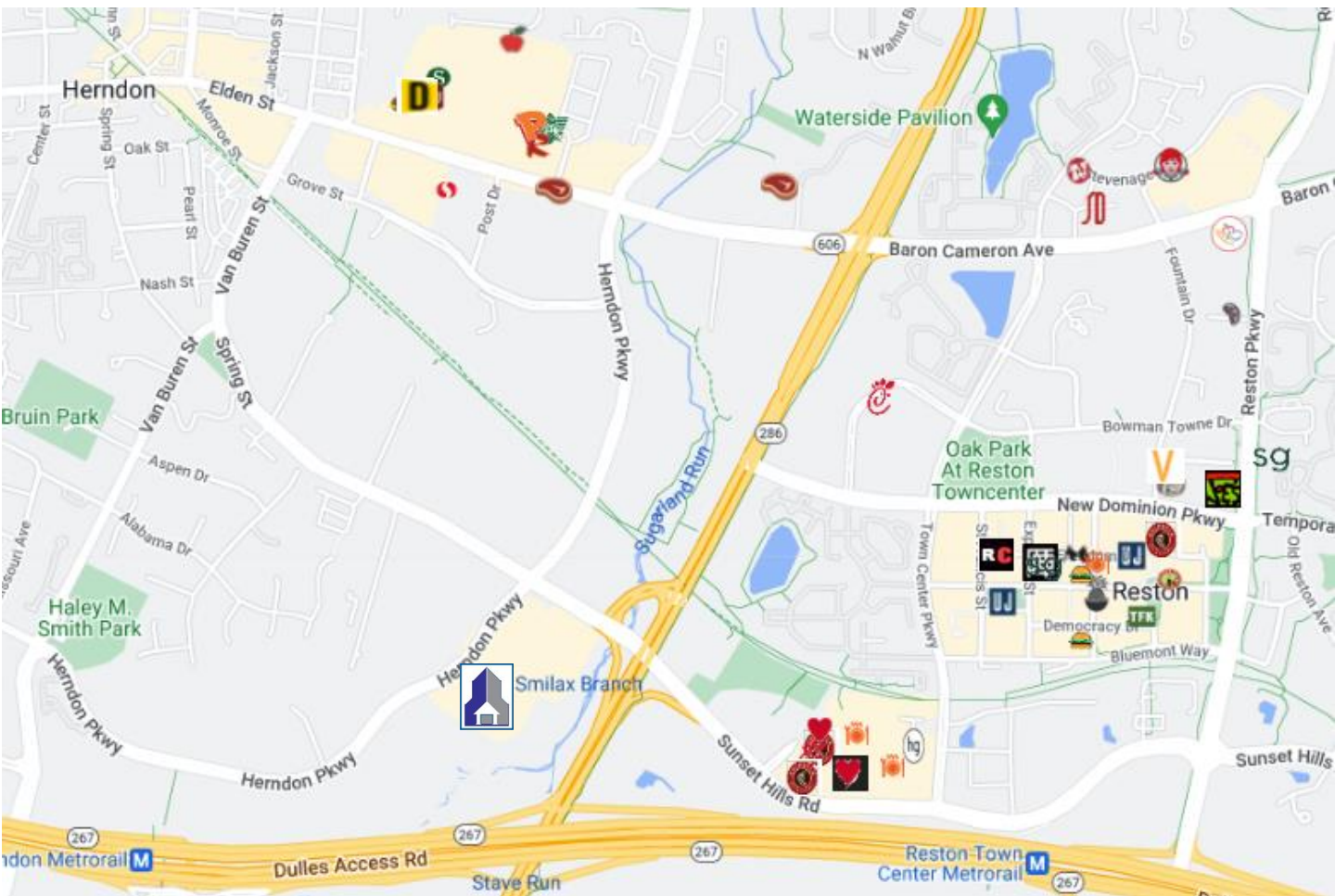
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## LOCATION OVERVIEW

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	12,656	141,295	225,875
Households	5,686	54,731	81,857
Ag. HH Income	\$157,311	\$158,721	\$169,101
Day Time Population	30,654	94,987	137,667

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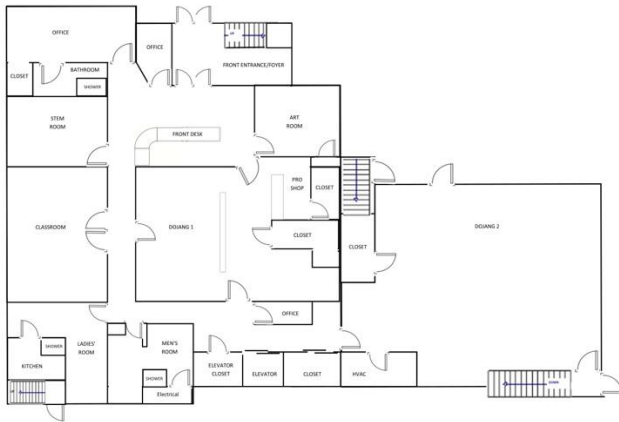


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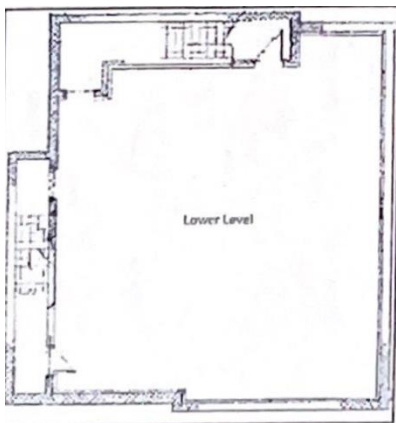
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Second Floor  
7,389 SF



First Floor  
7,487 SF



Lower Level  
1,802 SF



# Floor Plan

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Aerial Photo

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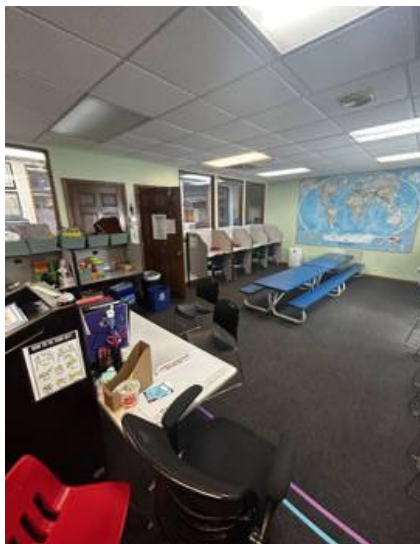
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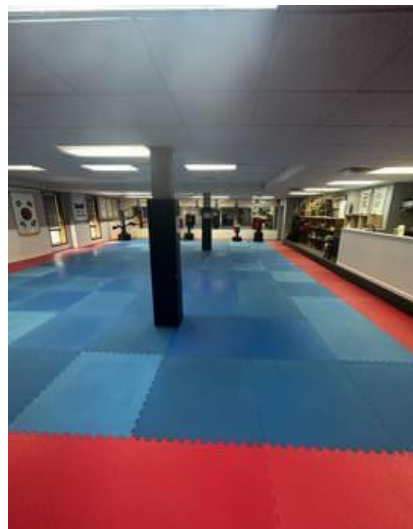
Front Entrance



Classroom



Dojang 1



Dojang 2

## PROPERTY PICTURES

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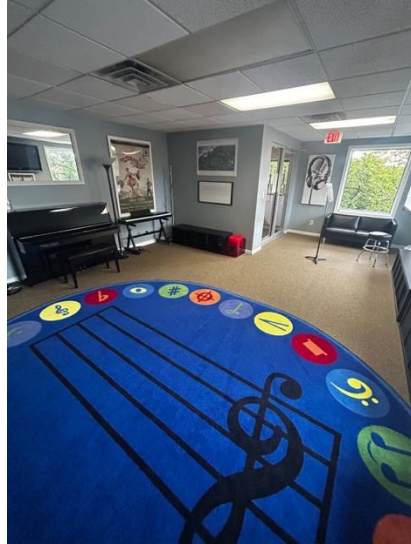


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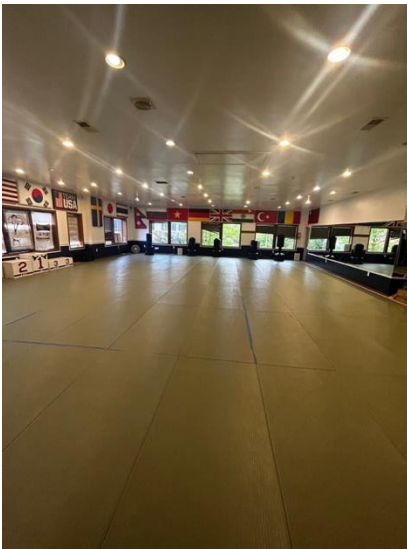
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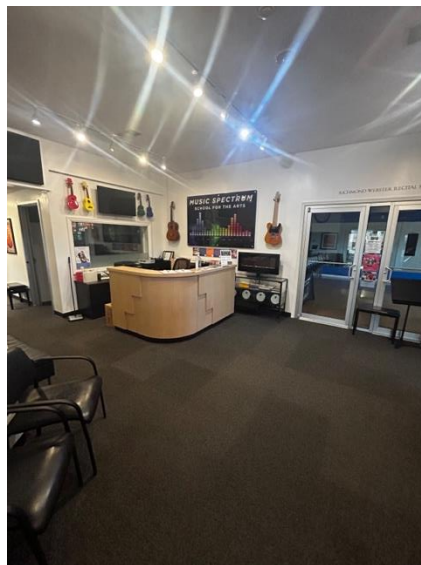
Rehearsal space



Music room 1



Dojang 3



Lobby – Music school

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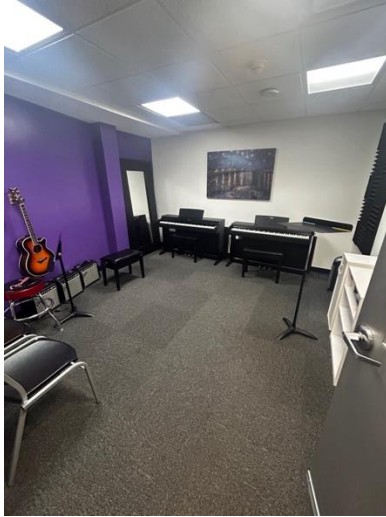
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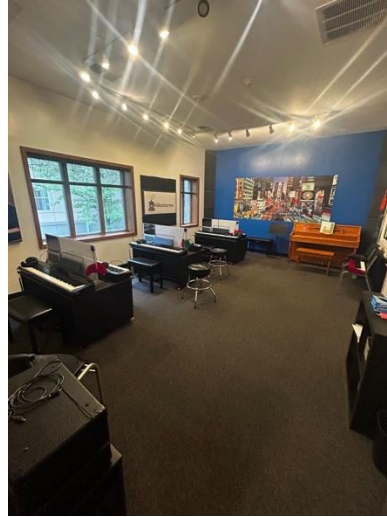


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Music room 2



Music room 3



Dojang – Lower Level



Back of building

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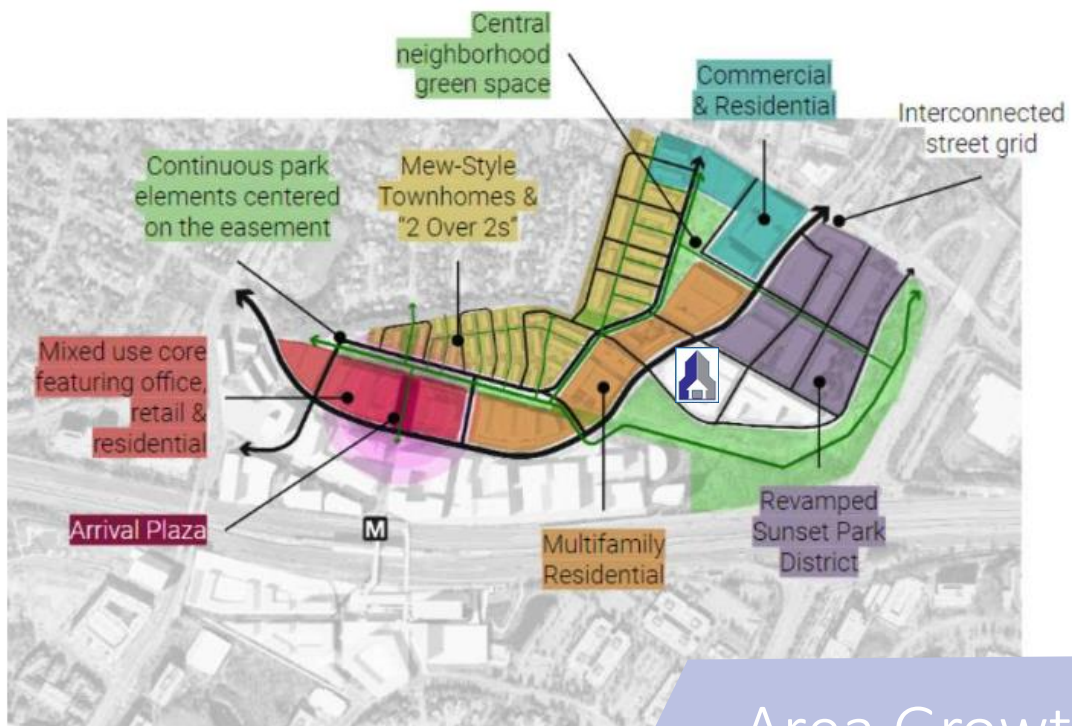
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The property is positioned for businesses seeking excellent accessibility and growth potential. Situated just minutes from the Dulles Toll Road, this area offers seamless connectivity to major commuter routes, including easy access to Washington, D.C., Dulles International Airport, and the surrounding Northern Virginia region. The nearby Herndon and Innovation Center Metro stations on the Silver Line further enhance the convenience of this location for employees and clients alike. With proposed developments in the area, such as the revitalization of Sunset Business Park, this corridor is primed for growth, making it an ideal spot for new and expanding businesses to establish a presence in a thriving community.

## Proposed Development

[Click here to learn more](#)



Area Growth

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