

# 208 ELDEN STREET

208 Elden St, Herndon VA 20170  
Fairfax County



## OFFICE & RETAIL AVAILABILITY

### OFFICE:

#### AVAILABILITY

- Suite 200: 2,760 SF
- Suite 203: 2,615 SF
- Suite 205: 1,241 SF
- Asking: \$23.00-\$26.00 PSF Full Service, Depending on lease terms and tenant improvement requirements

### RETAIL:

#### AVAILABILITY

- Small shop space in the heart of Herndon with visibility to Elden Street ( 25,374 ADT) available immediately!
- 1,180 SF of retail space available
- Rent: MARKET PSF NNN (Est. NNN \$6.97 PSF)

### PROPERTY HIGHLIGHTS

- Situated in the heart of Herndon & Reston , in a high-traffic area and at a fully signalized intersection
- Ample parking
- Exterior building and monument signage available
- One mile from Reston Hospital Center

#### OFFICE LEASING:

**Jack Regler**  
jregler@klnb.com  
703-268-2740

#### RETAIL LEASING:

**Mai Vo**  
mvo@klnb.com  
703-268-2722

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
**klnb.com**

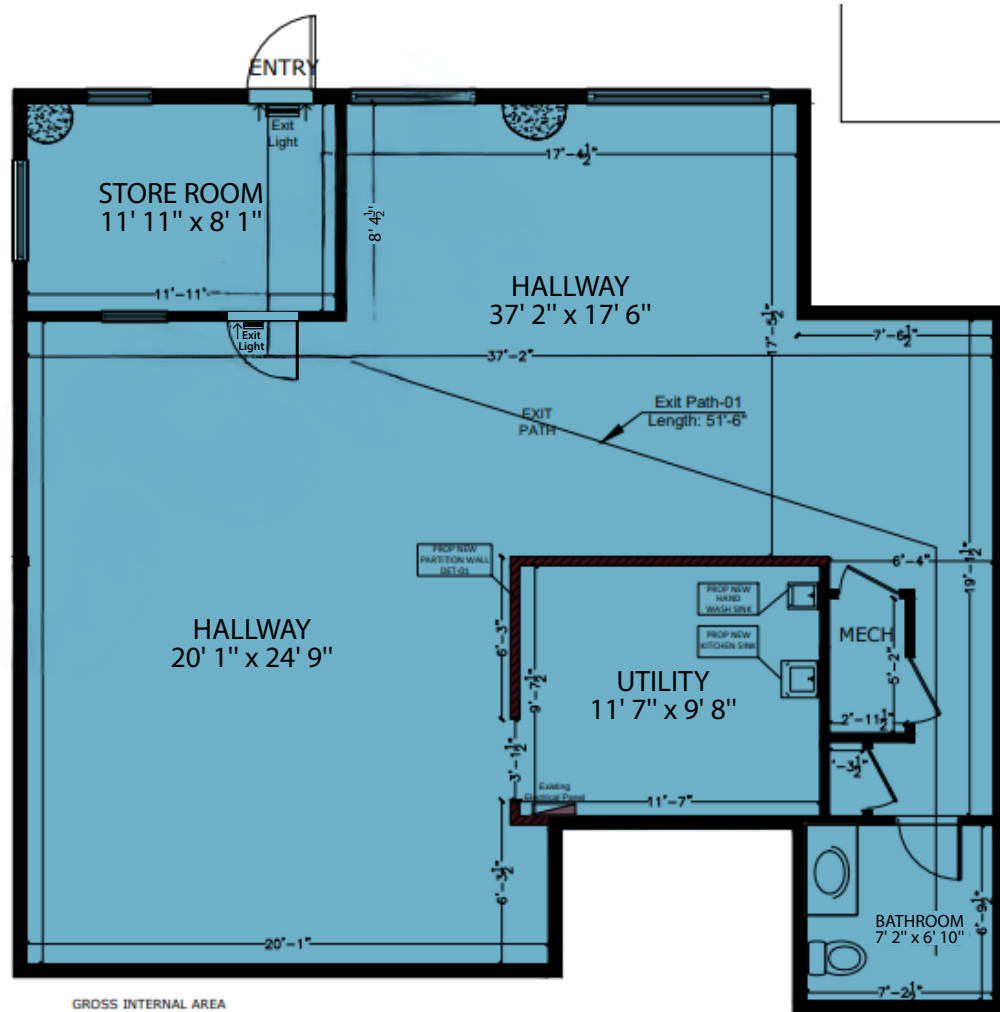


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RETAIL SPACE | 1,180 SF

1<sup>ST</sup> LEVEL RETAIL



GROSS INTERNAL AREA  
FLOOR PLAN 1,126 sq.ft.

FLOOR PLAN

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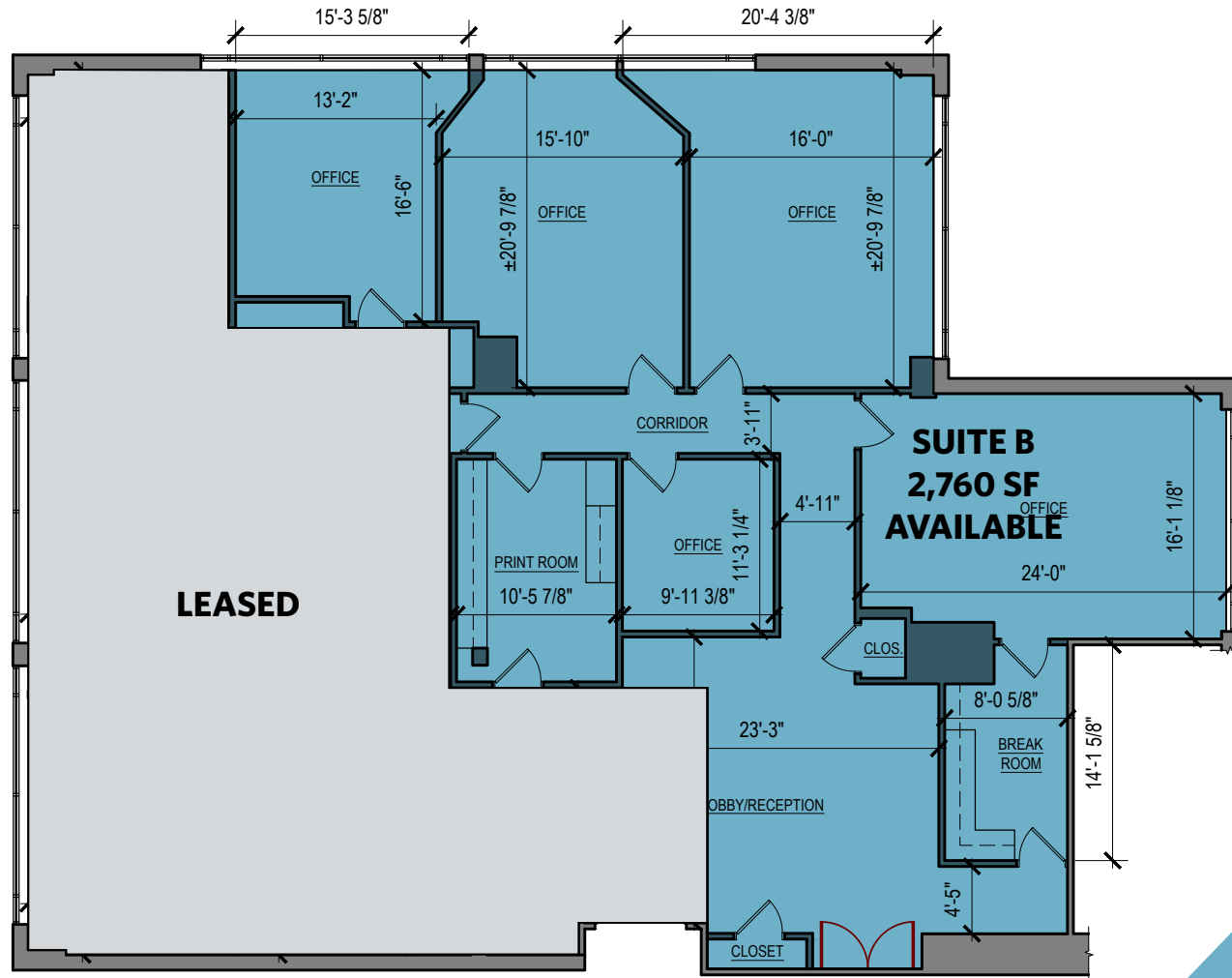


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## SUITE 200 | SUITE B - 2,760 SF

2<sup>ND</sup> LEVEL OFFICE



FLOOR PLAN

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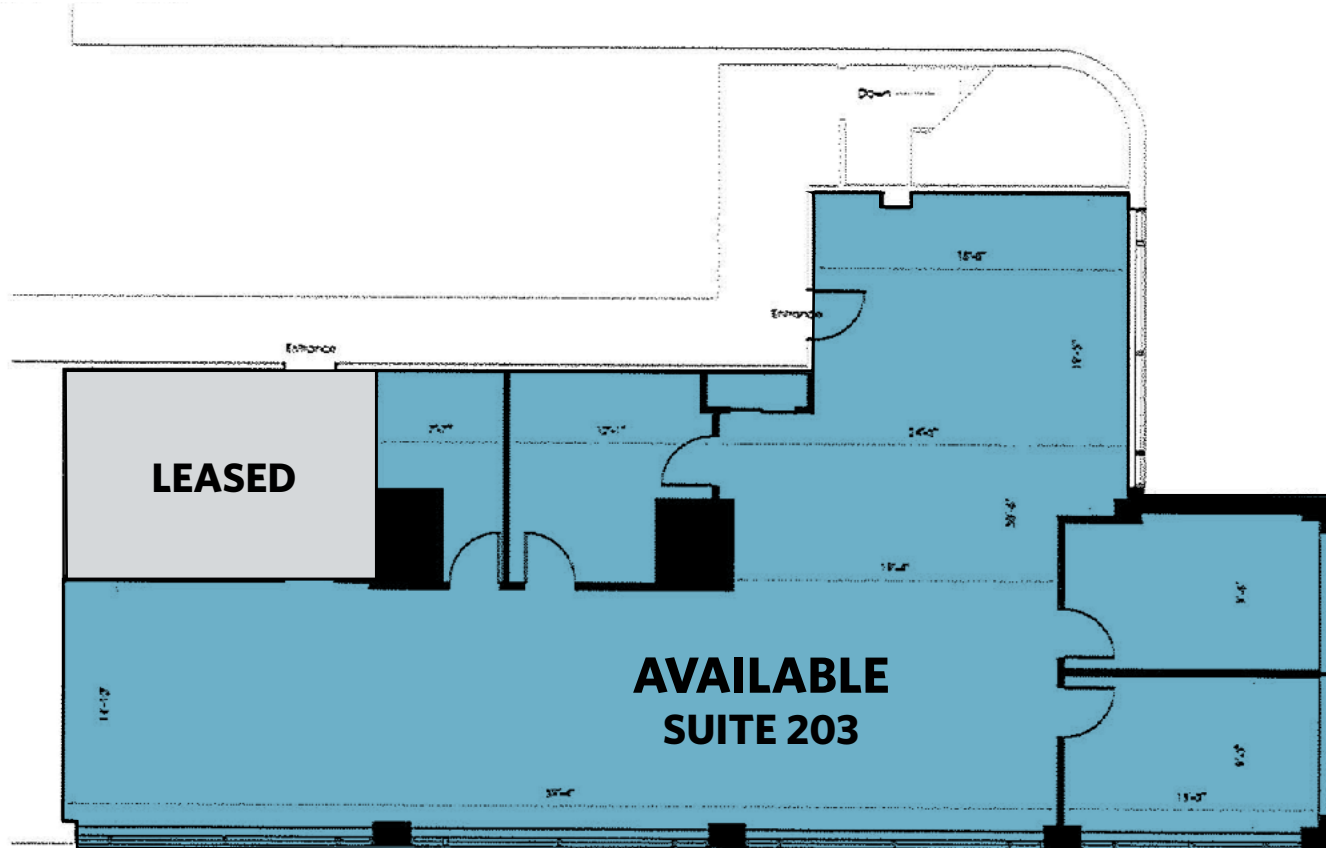


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**SUITE 203 | 2,615 SF**

2<sup>ND</sup> LEVEL OFFICE



FLOOR PLAN

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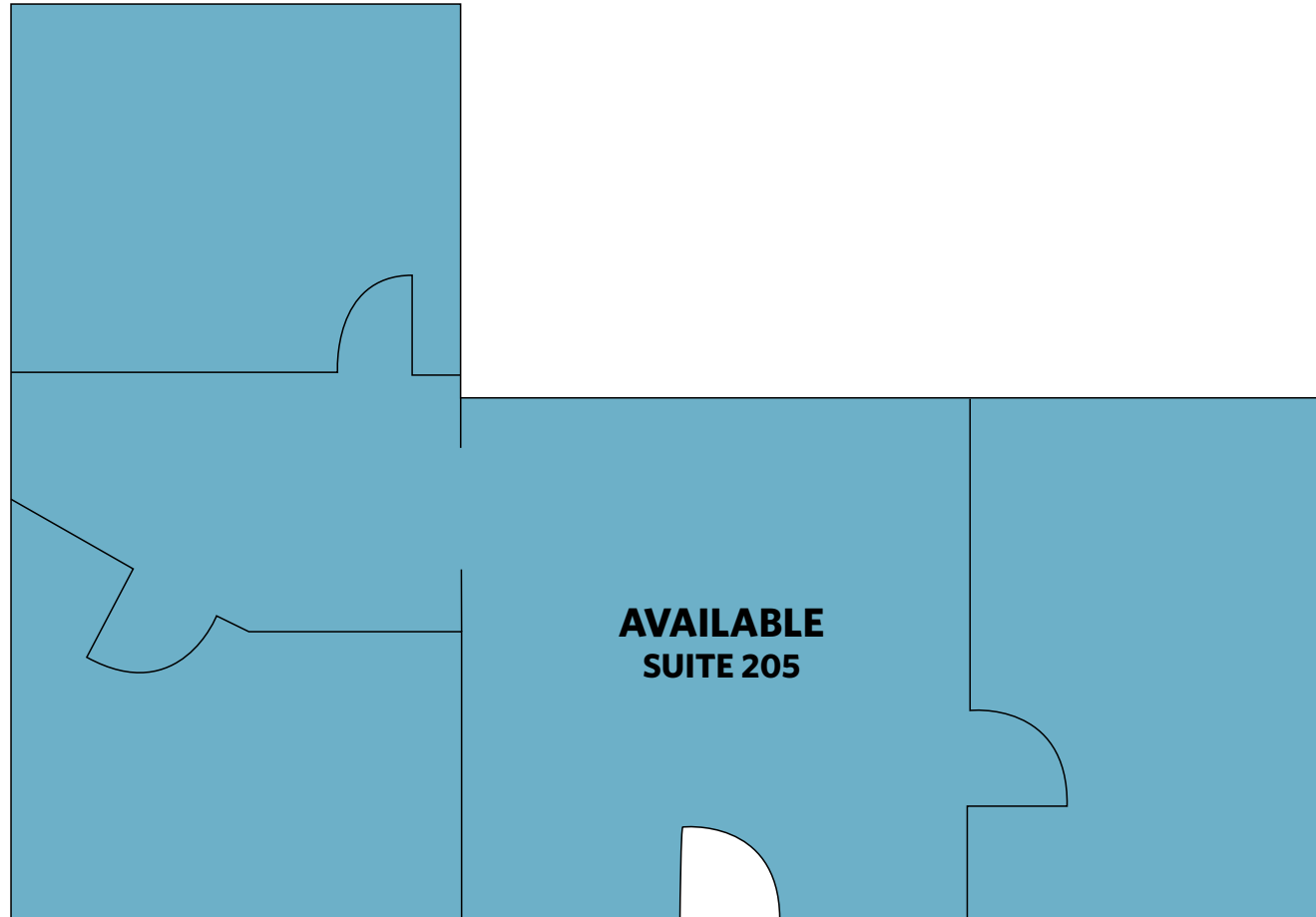


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**SUITE 205 | 1,241 SF**

2<sup>ND</sup> LEVEL OFFICE



FLOOR PLAN

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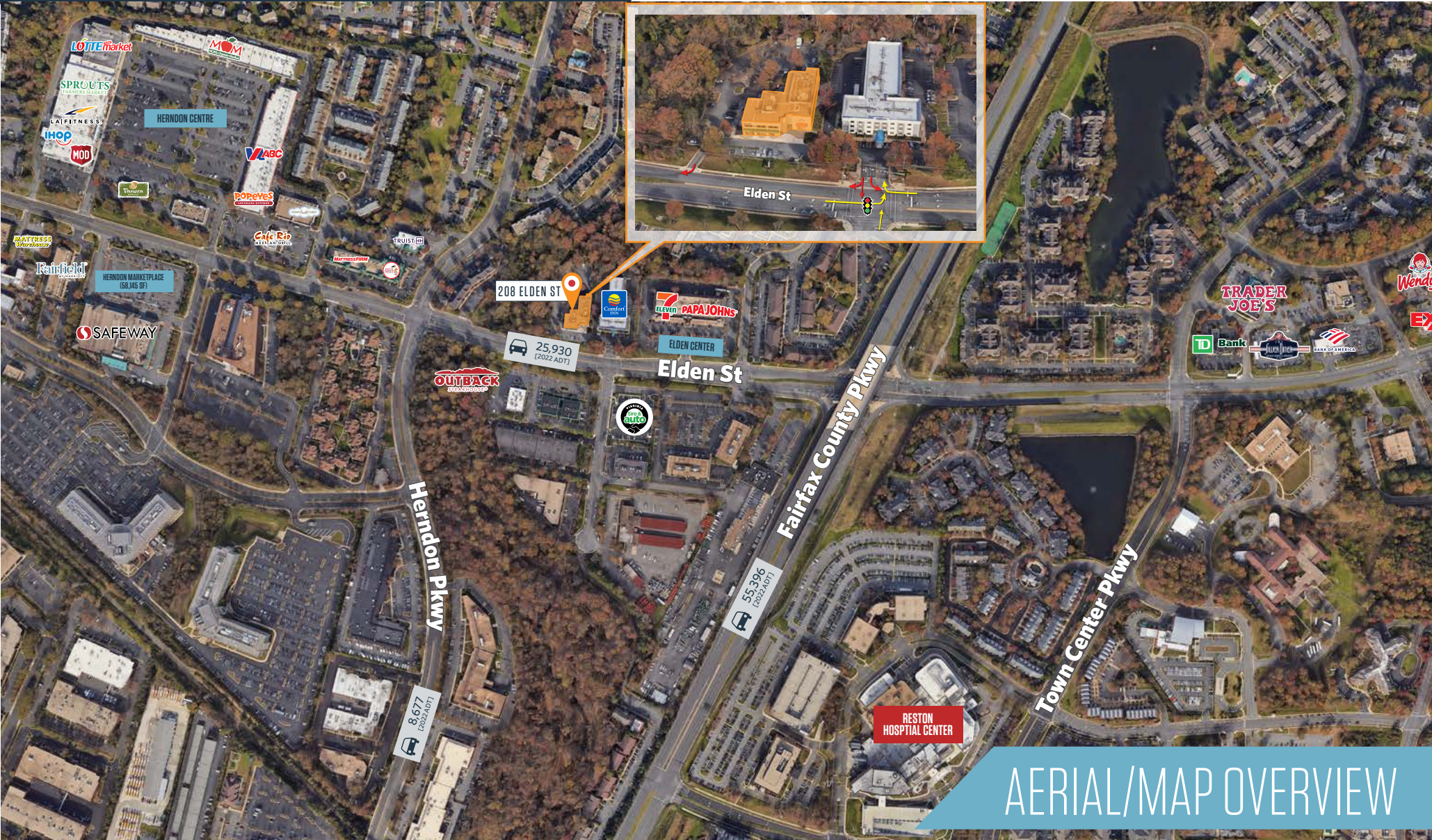
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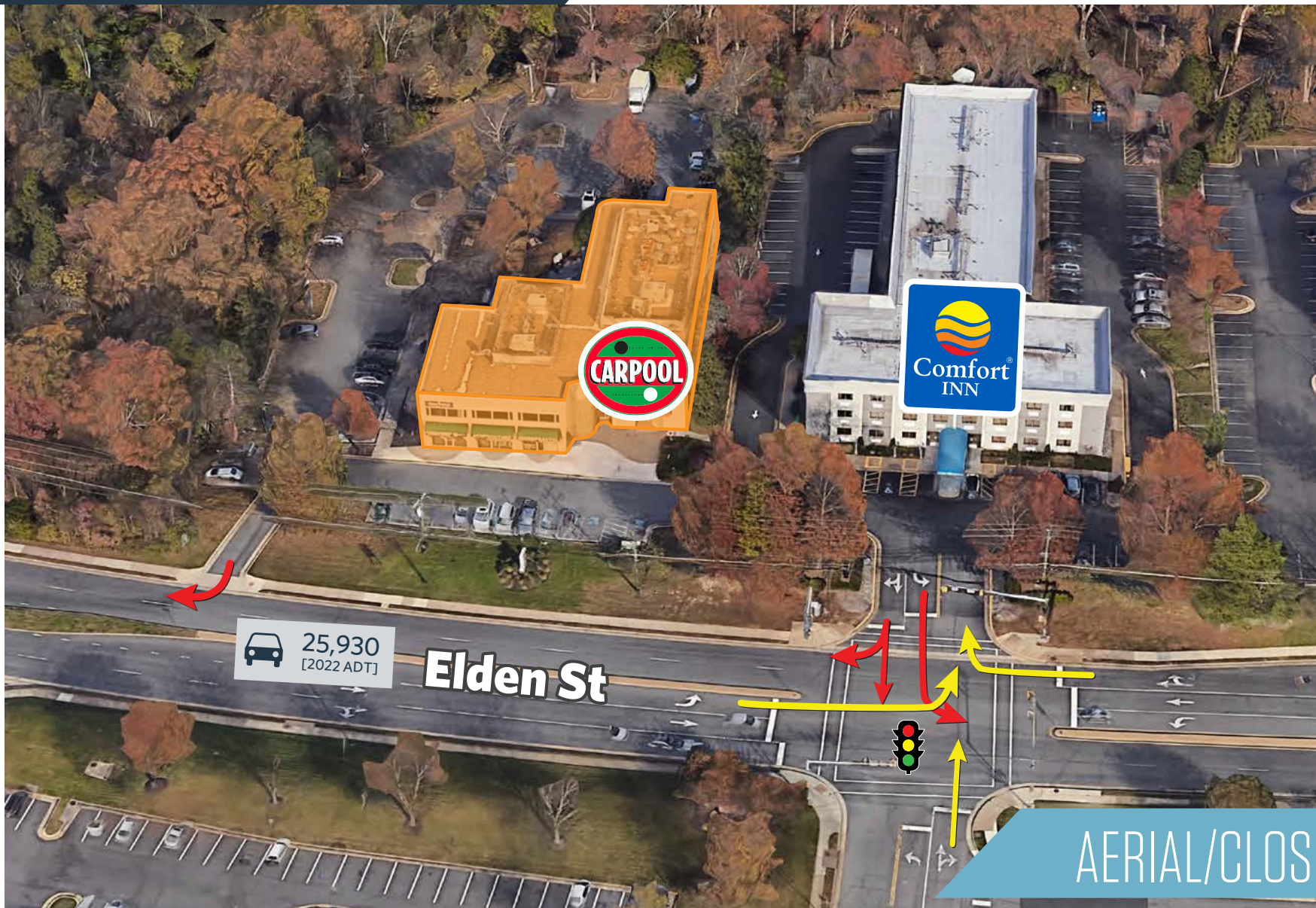
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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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