

NNN INVESTMENT OFFERING

Heartland Dental (Medical Office)

Herndon, Virginia



Offering Summary

| | |
|-----------------|--|
| Project: | Crossroads of Dulles Office Condominium |
| Address: | 1020 Elden Street, Herndon, VA 20170 Units 104, 105 and 106 |
| Bldg Type: | Medical Office Condominium (Dental Office) |
| Occupancy: | 100% Leased to Heartland Dental |
| Square Footage: | Approximately 3,000 SF |
| Zoning: | Commercial Office District "CO", Town of Herndon |
| Tax Account ID: | Map# 0161 22 0004G; 0161 22 0005G; 0161 22 0006G Fairfax County, VA |
| Year Built: | 1989; Renovated 2009 |
| Price: | \$1,175,000. |
| NOI: | \$79,710 - Initial \$82,317 - Average Over Lease Term |

Offering Highlights

These three contiguous 1st floor units, leased and occupied by Heartland Dental, enjoy one of the most desirable locations within Crossroads of Dulles Office Condominium, and feature a prominent "corner" storefront/courtyard entrance with exposure to the lighted intersection of Elden Street and Sterling Road, and immediate adjacency to two ample free-surface parking fields. These units have been leased and continually occupied by the same dental practice for more than 15 years.

The Crossroads of Dulles Office Condominium consists of 78 office condominium units and a free-standing restaurant, located just minutes from the Dulles Toll Road (1.0 mile), Silver Line Metro Station (less than 2 miles), and Dulles International Airport (3.5 miles). Each unit is approximately 1,000 square feet with its own individual suite entry, restroom and HVAC system allowing for 24/7 access and control. Adjacent to Dulles Park Shopping Center which includes retailers Fresh World, CVS, and Banfield Pet Hospital.

Exclusively Offered By:  **PROMARK PARTNERS**

GREG KLEIN | Office: 301.795.1450 • GKlein@PromarkPartners.com

451 Hungerford Drive · Suite 700 · Rockville, MD 20850 • 301.795.1400 • PromarkPartners.com

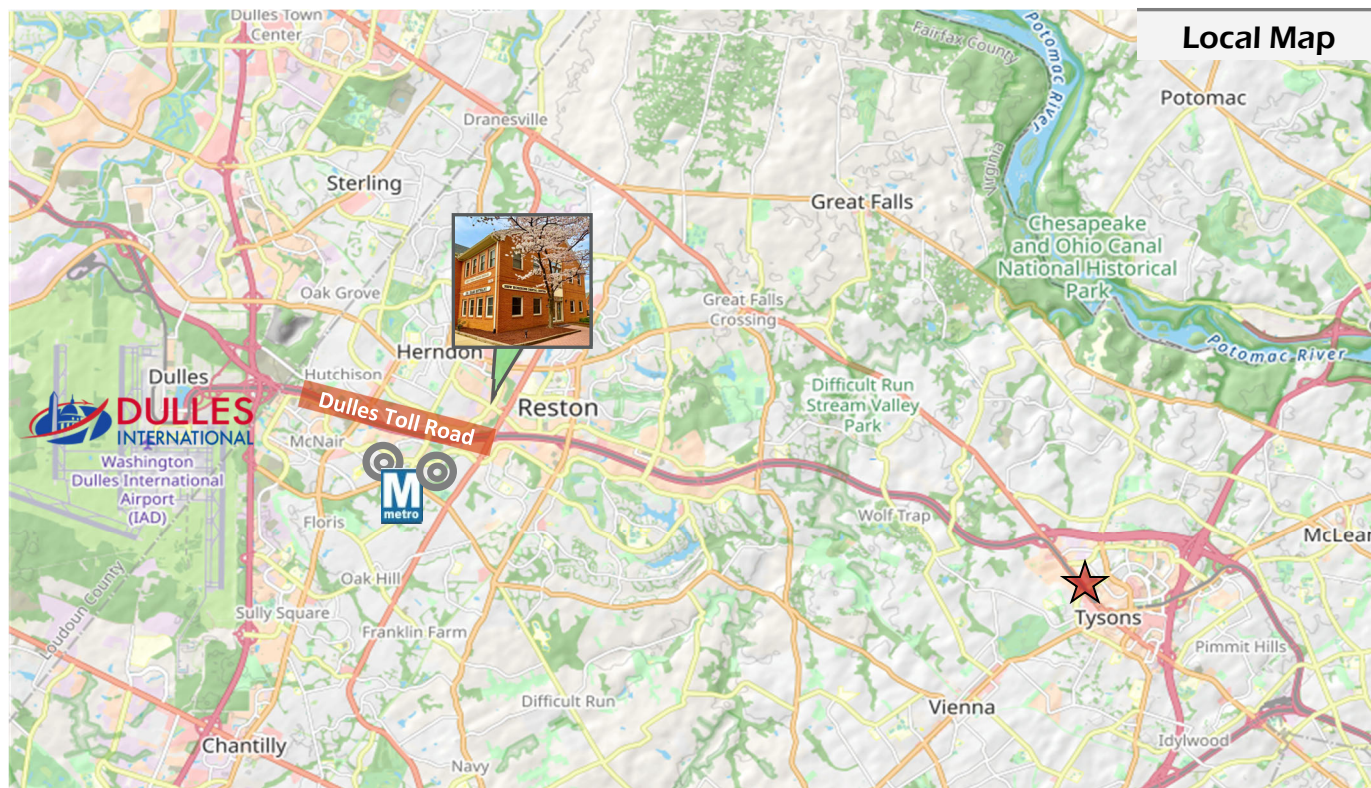
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INVESTMENT OFFERING

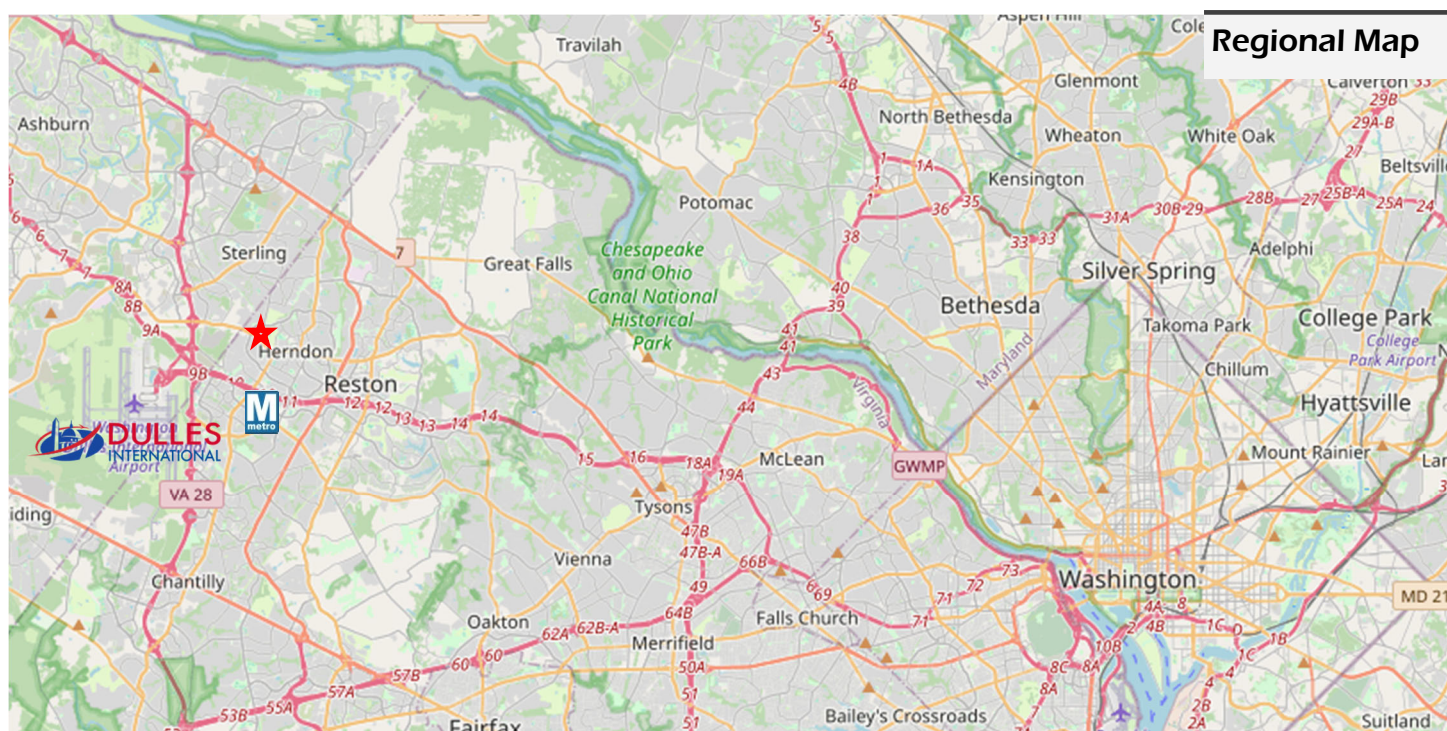
1020 Elden Street, Dulles, Herndon, Virginia 20170

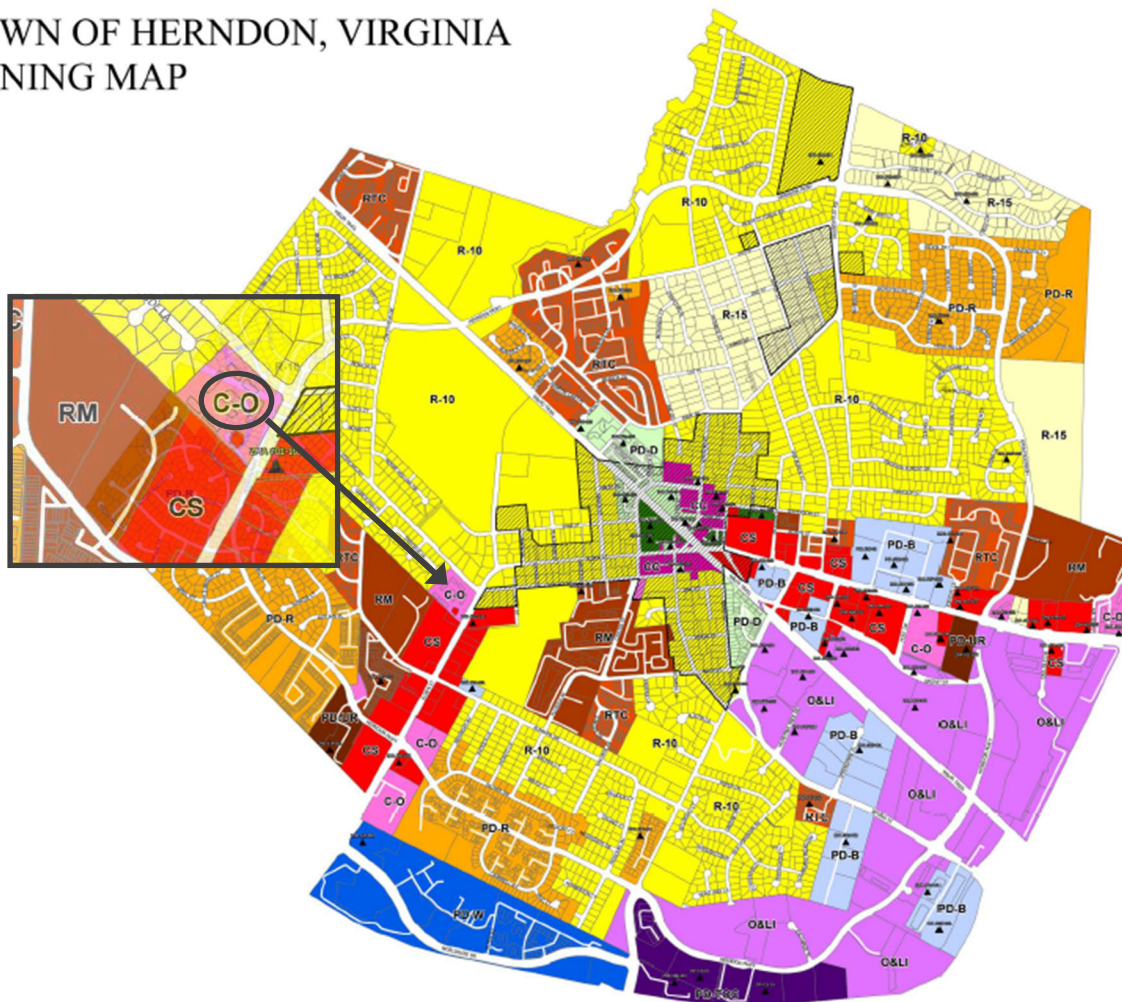
Images, Exterior





☉ Silver Line Metro Stations; 2.1 and 2.4 miles from Crossroads of Dulles



TOWN OF HERNDON, VIRGINIA
ZONING MAPTOWN OF
Herndon
VIRGINIA

Legend

- Historic District Overlay
 - C-O
 - CC
 - CS
 - O&LI
 - PD-B
 - PD-D
 - PD-R
 - PD-TD
 - PD-TOC
 - PD-JR
 - PD-W
 - R-10
 - R-15
 - RM
 - RTC
- ▲ Properties subject to specific zoning regulations from one or more Zoning Map Amendments (ZMA), Proffer Condition Amendments (PCA), or Development Plans (DP). Consult the Department of Community Development for more information on the zoning of these properties. The land use, dimensional standards, and other zoning requirements for Planned Development "PD" districts, in particular, vary and depend on the details of the applicable ZMA.

[Signature]
Zoning Administrator
Last amended on 8/1/2024

This map was prepared by the Town of Herndon GIS August 1, 2024.
PDF versions of this map may not print to indicated scale.
Please contact the appropriate Town department for source information for the features represented on this map.
For reference purposes only.

Source:
- Attribution: Town of Herndon Community Development
- Base map: Fairfax County GIS

0 500 1,000 2,000 Feet

Copyright 2024 Town of Herndon, Virginia, USA

★ "CO" Zoning - Commercial Office district
Town Of Herndon

INVESTMENT OFFERING

1020 Elden Street, Dulles, Herndon, Virginia 20170

Aerials



The information above is provided subject to errors, omissions, and change without notice. Any potential purchaser shall perform their own independent review of property--related information (to include existing lease documents) without reliance upon the information above.



COUNTY OF FAIRFAX

002330 0013 0015

Web Control Number: 124578436



REAL ESTATE TAX BILL

000000058

4110111270000023788400000000000000000000

CWC CROSSROADS LLC
C/O PROMARK PARTNERS
451 HUNGERFORD DR STE 700
ROCKVILLE MD 20850-5121

JANUARY 1 VALUE

308,240

2024 District Rate per \$100 of Value

| | |
|------------------------|--------|
| REAL ESTATE | 1.1250 |
| INFESTATION PREVENTION | 0.0010 |
| TRANSPORTATION TAX | 0.1250 |
| STORMWATER TAX | 0.0325 |
| TOWN OF HERNDON RE TAX | 0.2600 |
| TOTAL TAX RATE | 1.5435 |

If you are making monthly payments for your real estate taxes to a mortgage company, please forward this bill to them. DO NOT WRITE ON YOUR BILL OR SEND CORRESPONDENCE WITH YOUR PAYMENT. Please refer to the enclosed flyer for instructions on correspondence. Taxes not paid by the due date are charged a 10% late payment penalty plus interest and may be subject to collection actions and additional administrative collection fees. A \$50 fee is charged for returned checks. Contact DTA for customer service via our web page at www.fairfaxcounty.gov/taxes or, call 703-222-8234, TTY 711. Para informacion llame al 703-222-8234.

Return this portion of your bill with payment

4110111270000023788400000000000000000000

CWC CROSSROADS LLC
C/O PROMARK PARTNERS
451 HUNGERFORD DR STE 700
ROCKVILLE MD 20850-5121

1st Installment Tax Period Jan - June 2024
2nd Installment Tax Period July - December 2024

Map Reference Number 0161 22 0004G
Stub Number 411011127
Deed Book/Page 25509 / 1806

1020 ELDEN ST STE 4G
CROSSROADS OF DULLES OFFICE CONDO
UNIT 4G PHASE 1

| | |
|------------------------|-----------|
| REAL ESTATE TAX | 3,467.70 |
| INFEST. PREVENT. TAX | 3.08 |
| TRANSPORTATION TAX | 385.30 |
| STORMWATER TAX | 100.18 |
| TOWN OF HERNDON RE TAX | 801.42 |
| 2024 FULL YEAR TOTAL | 4,757.68 |
| 2024 NET TOTAL | 4,757.68 |
| PYMTS AS OF 10/16/2024 | -2,378.84 |

2024 BALANCE

\$2,378.84

Total Balance Due \$2,378.84
Payment Due Date 12/05/2024

Credit / Debit Card Payments

Scan the QR Code above to pay with your smart phone. Pay online at www.fairfaxcounty.gov/taxes, in person, or call the number below. Service charges will apply. You will need the Stub Number and Map Reference Number - both noted below. For questions call 703-222-8234.

Credit/Debit Card Payment Telephone Number 703-222-6740

Map Reference Number 0161 22 0004G

Stub Number 411011127

Balance Due 12/05/2024 \$2,378.84

Include this number on your check:

0161 22 0004G

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200



002330 0014 0015

Web Control Number: 124578438



REAL ESTATE TAX BILL

00000059

4110111290000024036800000000000000000007

CWC CROSSROADS LLC
C/O PROMARK PARTNERS
451 HUNGERFORD DR STE 700
ROCKVILLE MD 20850-5121

JANUARY 1 VALUE 311.460

2024 District Rate per \$100 of Value

| | |
|------------------------|--------|
| REAL ESTATE | 1.1250 |
| INFESTATION PREVENTION | 0.0010 |
| TRANSPORTATION TAX | 0.1250 |
| STORMWATER TAX | 0.0325 |
| TOWN OF HERNDON RE TAX | 0.2600 |
| TOTAL TAX RATE | 1.5435 |

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Return this portion of your bill with payment

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CWC CROSSROADS LLC
C/O PROMARK PARTNERS
451 HUNGERFORD DR STE 700
ROCKVILLE MD 20850-5121

1st Installment Tax Period Jan - June 2024
2nd Installment Tax Period July - December 2024

Map Reference Number 0161 22 0005G
Stub Number 411011129
Deed Book/Page 25509 / 1806

1020 ELDEN ST STE 5G
CROSSROADS OF DULLES OFFICE CONDO
UNIT 5G PHASE 1

| | |
|------------------------|-----------|
| REAL ESTATE TAX | 3,503.93 |
| INFEST. PREVENT. TAX | 3.11 |
| TRANSPORTATION TAX | 389.33 |
| STORMWATER TAX | 101.22 |
| TOWN OF HERNDON RE TAX | 809.80 |
| 2024 FULL YEAR TOTAL | 4,807.39 |
| 2024 NET TOTAL | 4,807.39 |
| PYMTS AS OF 10/16/2024 | -2,403.71 |

| | |
|---------------------|-------------------|
| 2024 BALANCE | \$2,403.68 |
|---------------------|-------------------|

| | |
|--------------------------|-------------------|
| Total Balance Due | \$2,403.68 |
| Payment Due Date | 12/05/2024 |

Credit / Debit Card Payments

Scan the QR Code above to pay with your smart phone.
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For questions call 703-222-8234.

| | |
|---|--------------|
| Credit/Debit Card Payment Telephone Number | 703-222-6740 |
|---|--------------|

| | |
|-----------------------------|----------------------|
| Map Reference Number | 0161 22 0005G |
|-----------------------------|----------------------|

| | |
|--------------------|------------------|
| Stub Number | 411011129 |
|--------------------|------------------|

| | |
|-------------------------------|-------------------|
| Balance Due 12/05/2024 | \$2,403.68 |
|-------------------------------|-------------------|

0161 22 0005G

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200

1020 Elden Street, Dulles, Herndon, Virginia 20170

Tax Bill, Unit 106



002330 0015 0015

Web Control Number: 124578440



REAL ESTATE TAX BILL

00000060

411011131000002378840000000000000000000000

**CWC CROSSROADS LLC
C/O PROMARK PARTNERS
451 HUNGERFORD DR STE 700
ROCKVILLE MD 20850-5121**

JANUARY 1 VALUE 308,240

2024 District Rate per \$100 of Value

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CWC CROSSROADS LLC
C/O PROMARK PARTNERS
451 HUNGERFORD DR STE 700
ROCKVILLE MD 20850-5121

1st Installment Tax Period Jan - June 2024
2nd Installment Tax Period July - December 2024

Map Reference Number 0161 22 0006G
Stub Number 411011131
Deed Book/Page 25509 / 1806

1020 ELDEN ST STE 6G
CROSSROADS OF DULLES OFFICE CONDO
UNIT 6G PHASE 1

| | |
|------------------------|-----------|
| REAL ESTATE TAX | 3,467.70 |
| INFEST. PREVENT. TAX | 3.08 |
| TRANSPORTATION TAX | 385.30 |
| STORMWATER TAX | 100.18 |
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|--------------------------|-------------------|
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| Telephone Number | |

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|----------------------|---------------|
| Map Reference Number | 0161 22 0006G |
|----------------------|---------------|

| | |
|-------------|-----------|
| Stub Number | 411011131 |
|-------------|-----------|

| | |
|-------------------------------|-------------------|
| Balance Due 12/05/2024 | \$2,378.84 |
|-------------------------------|-------------------|

Include this number on your check:

0161 22 0006G

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200

Fairfax County (officially the “County of Fairfax”) is a county in the Commonwealth of Virginia. With a population of 1,150,309 as of the 2020 census, it is the most populous county in Virginia, the most populous jurisdiction in the Washington metropolitan area, and the most populous location in the Washington–Baltimore combined statistical area. The county seat is Fairfax; however, because it is an independent city under Virginia law, the city of Fairfax is not part of the county.

The county is part of the Northern Virginia region and forms part of the suburban ring of Washington, D.C., the nation’s capital. The county is predominantly suburban with some urban and rural pockets. It borders Montgomery County, Maryland to its north, Falls Church, Alexandria, Arlington County, and Prince George’s County, Maryland to its east, Charles County, Maryland to its southeast, Prince William County to its southwest, and Loudoun County to its northwest.

The county is home to the offices of the director of national intelligence in McLean and the headquarters of four U.S. intelligence agencies: the Central Intelligence Agency at the George Bush Center for Intelligence in Langley, the National Geospatial-Intelligence Agency in Springfield, the National Reconnaissance Office in Chantilly, and the National Counterterrorism Center in McLean.

In academia, the county is home to the flagship campus of George Mason University in Fairfax, CIA University in Chantilly, Sherman Kent School for Intelligence Analysis in Reston, and several Northern Virginia Community College campuses. In the private sector, ten of the Fortune 500 companies are headquartered in the county as of 2023.

Demographic Information:

| Estimate/Forecast | 2023 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Households | 422,864 | 429,500 | 446,142 | 461,826 | 476,652 | 491,772 | 506,823 |
| Housing Units | 432,550 | 439,458 | 456,803 | 473,140 | 488,583 | 504,337 | 520,016 |
| Population | 1,185,980 | 1,200,858 | 1,241,327 | 1,277,458 | 1,311,563 | 1,345,563 | 1,379,986 |

CONTACT:

GREG KLEIN

301-795-1450 • GKlein@PromarkPartners.com



451 Hungerford Drive • Suite 700 • Rockville, MD 20850 • 301.795.1400 • PromarkPartners.com

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The Property is being offered in "as-is, where-is" condition with all faults. Promark assumes no obligation or responsibility, and shall have absolutely no liability, arising out of any receiving party's use of, or reliance on, the information contained herein.