



Office space in Herndon with excellent access

- Suites ranging from 1,782 sf to 14,000 sf
- Spectacular sky lighted atrium lobby that has been renovated with modern finishes
- Several services on site, including locker and showers for tenant use, wooded picnic areas, recessed loading dock and ample free surface parking
- 100 yards from Monroe Metro Station; proximate to Worldgate Shopping Centre & Town of Herndon



Multiple suites available ranging in size



Lockers and showers available on site



Easy access to major roadways



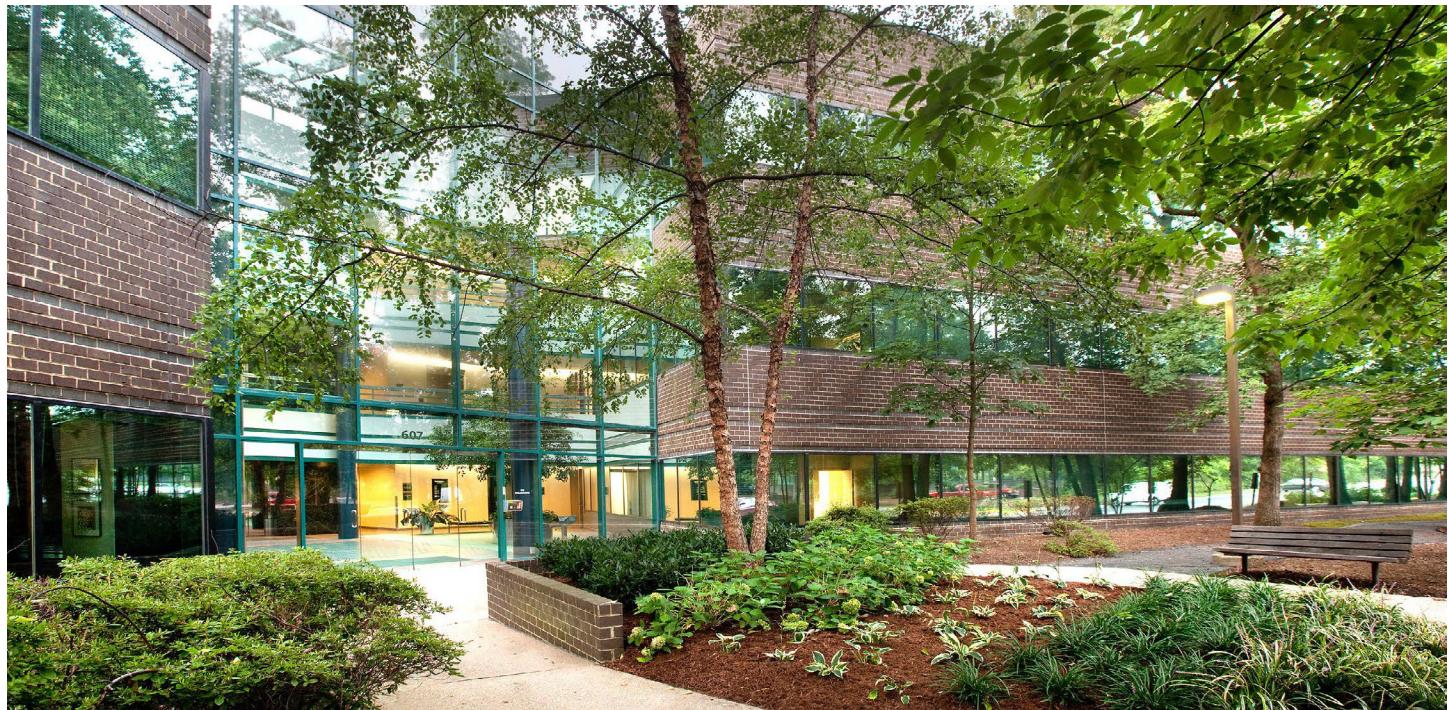
Several dining & retail amenities nearby

Get more information

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Leasing Details

RBA	78,250 sf
Stories	3
Floor Size	26,083
Available Floors	1st & 3rd floor
Available Space	From 1,782 to 14,000 RSF
Asking Rent	\$26.50 fs
Submarket	Herndon
Parking	200 free spaces available
Nearest Metro	Future Herndon Metro Station (silver line)



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1st Floor, Suite 108: 6,751 sf

1st Floor, Suite 110: 7,230 sf



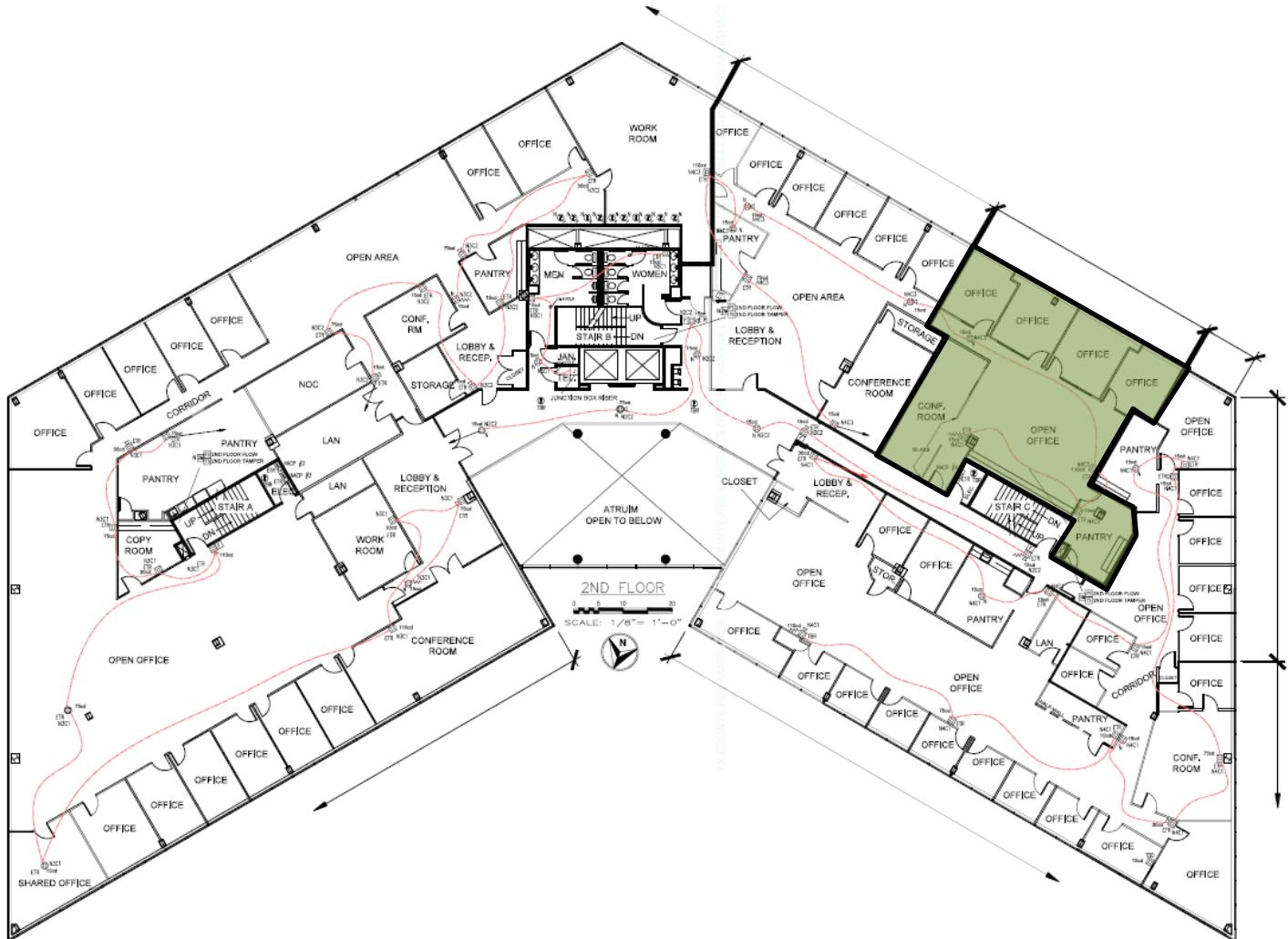
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2nd Floor, Suite 250: 2,343 sf



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3rd Floor, Suite 302: 8,050 sf

3rd Floor, Suite 306: 1,782 sf



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Location

- Conveniently located at the intersection of Herndon Parkway and Van Buren Street, providing excellent accessibility to major thoroughfares
- Ideal location provides easy access to the Dulles Toll Road, Washington Dulles International Airport and I-495
- Located within two miles to the future Herndon Metro Station
- Multiple dining and retail options available at both Worldgate Centre (3-minute drive) and Reston Town Center (7-minute drive), both within short driving distance
- Washington and Old Dominion Trail located within one mile of the building



3-minute walk to Fairfax Connector stop, Route 952



Close proximity to the future Herndon Metro Station



Close proximity to Dulles Toll Road, with easy access



16-minute drive to Washington Dulles International Airport



30-minute drive to Downtown Washington DC



Several retail and dining amenities nearby

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