

OFFICE SPACE FOR LEASE

BEST VALUE IN HERNDON

950 Herndon Pkwy, Herndon, VA 20170

Prime office space accessible to Dulles

OPPORTUNITY

• Suite 120	1,397 SF
• Suite 210	3,512 SF
• Suite 245 (Spec Suite)	1,571 SF
• Suite 250 (Spec Suite)	3,136 SF
• Suite 390	5,625 SF



HIGHLIGHTS

- Great access to downtown Herndon and Reston.
- 10 min drive to Washington Dulles International Airport.
- Abundant free parking.
- Walking distance to amenities including restaurants, shopping, banks, hotels.
- Onsite PNC Bank with ATM and drive thru.
- Beautiful glass facade building.
- Spec suites and fully built out office suites available.
- Professionally owned and managed.
- Turn-key tenant improvement packages available to qualified tenants
- Ready to occupy space with abundant window line.
- 1 mile from the Herndon Metro.
- Fairfax County Connector bus stop in front of the property.

RENTAL RATE

- \$23.50 - \$26.50 Full Service
- \$25.50 - \$28.50 (Suite 120)

TERM

- 3-10 years



JOHN SOMMER

Vice President

📞 | 703.371.3769

✉ | jSommer@legatcre.com

JAMES LEGAT

Principal

📞 | 703.677.0101

✉ | jlegat@legatcre.com

EDGARD LACAYO

Vice President

📞 | 202.914.6230

✉ | elacayo@legatcre.com

OFFICE SPACE FOR LEASE

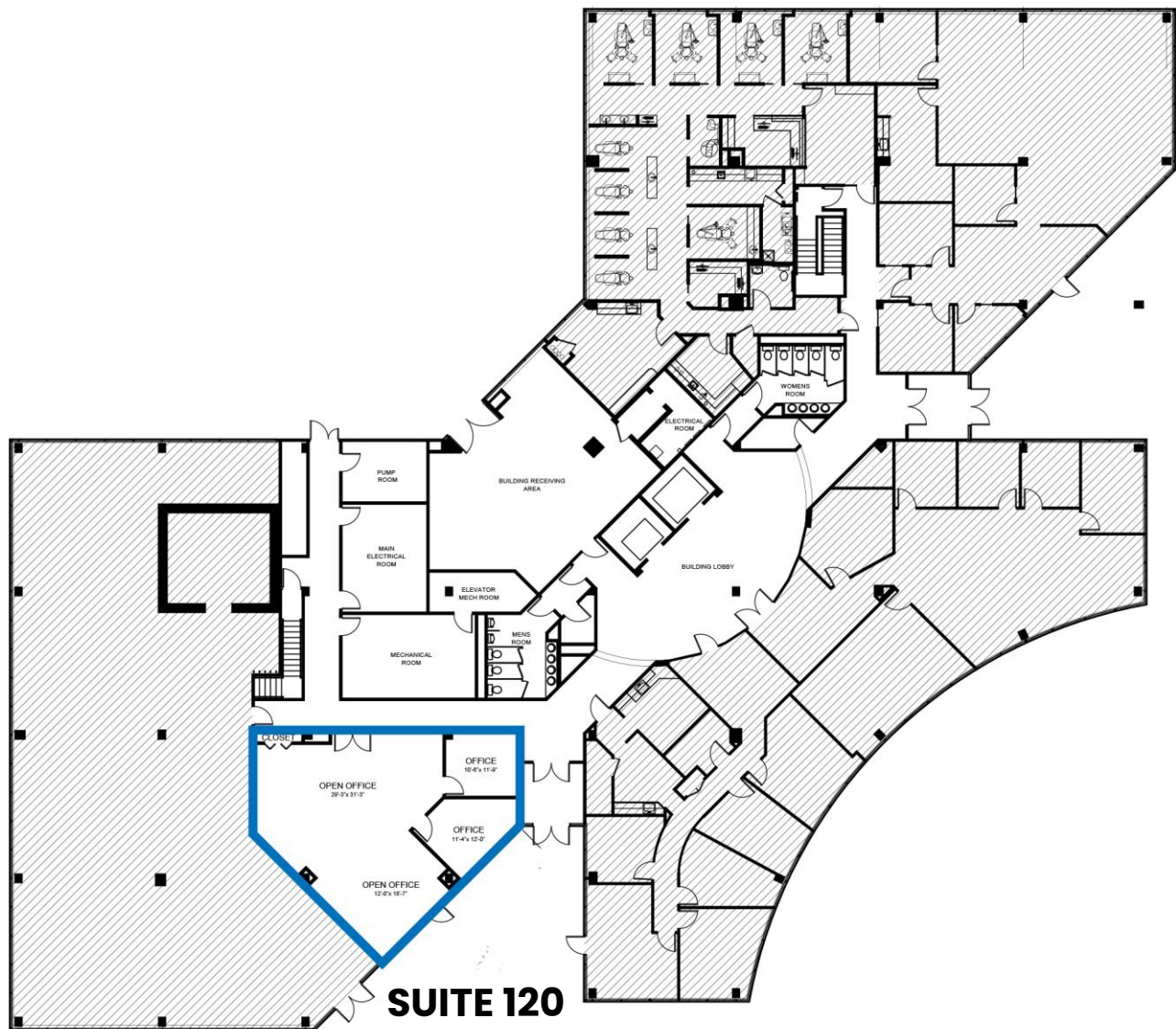
FLEXIBLE FLOORPLANS

950 Herndon Pkwy, Herndon, VA 20170

Prime office space accessible to Dulles

Suite 120: 1,397 SF

FIRST FLOOR



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

JOHN SOMMER

Vice President

☎ | 703.371.3769

✉ | jsommer@legatcre.com

EDGARD LACAYO

Vice President

☎ | 202.914.6230

✉ | elacayo@legatcre.com

OFFICE SPACE FOR LEASE

FLEXIBLE FLOORPLANS

950 Herndon Pkwy, Herndon, VA 20170

Prime office space accessible to Dulles

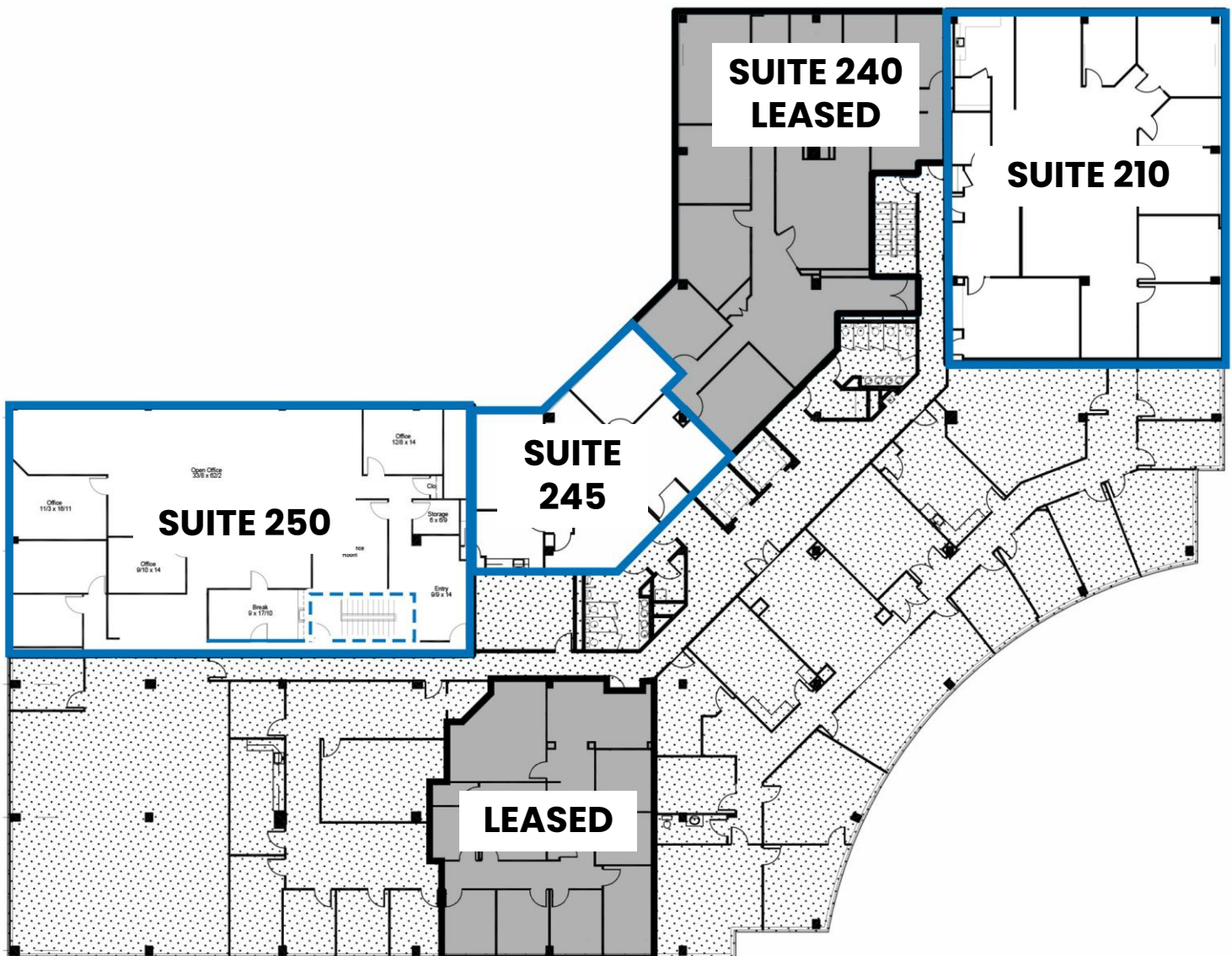
Suite 210: 3,512 SF

Suite 245:

1,571 SF (Spec Suite)

Suite 250: 3,136 SF (Spec Suite) Contig. 4,707 SF

SECOND FLOOR



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

JOHN SOMMER

Vice President

☎ | 703.371.3769

✉ | jSommer@legatcre.com

EDGARD LACAYO

Vice President

☎ | 202.914.6230

✉ | elacayo@legatcre.com

OFFICE SPACE FOR LEASE

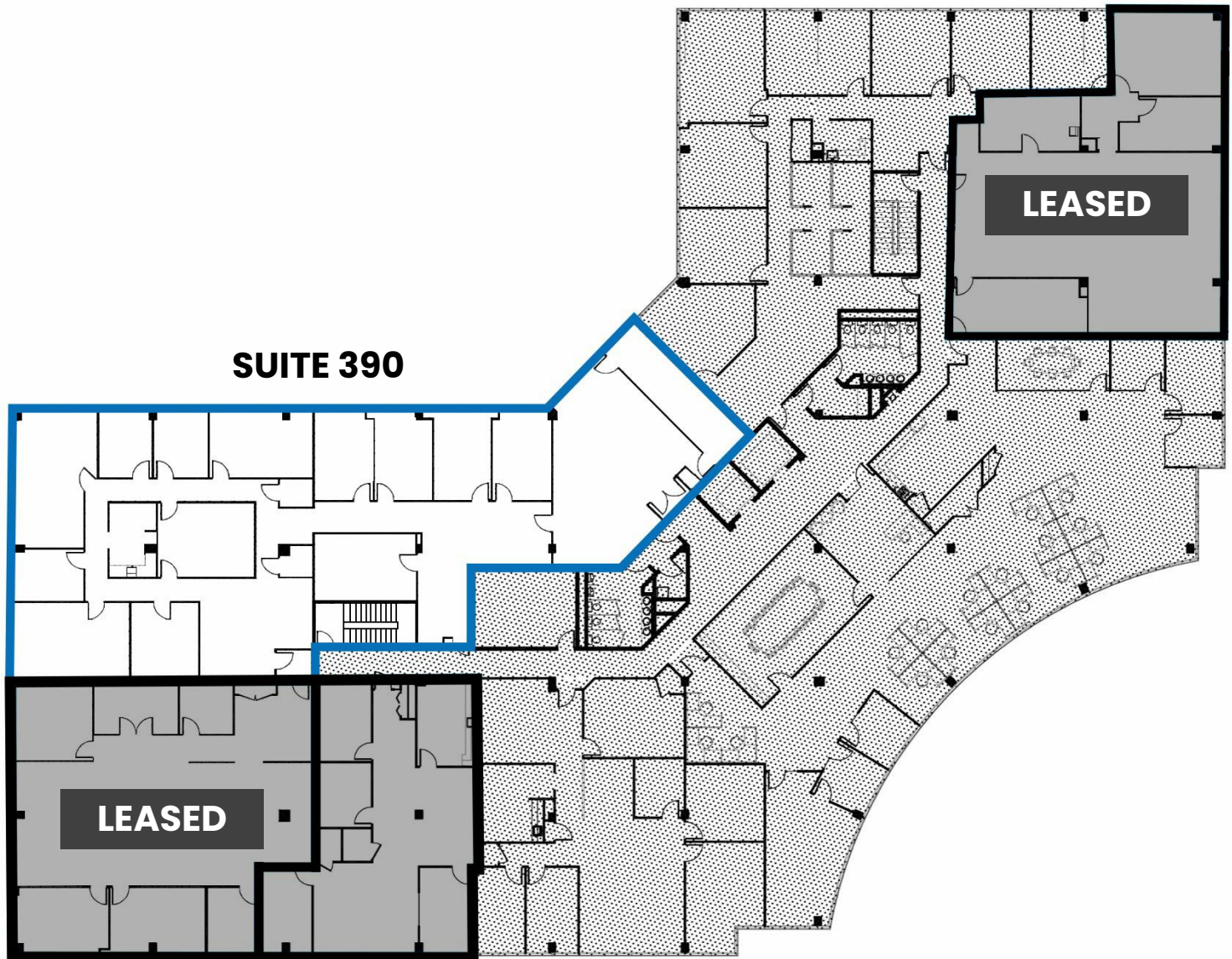
SPEC SUITES AVAILABLE
950 Herndon Pkwy, Herndon, VA 20170
Prime office space accessible to Dulles

Suite 360: 2,807 SF (Spec Suite)

Suite 390: 5,625 SF

THIRD FLOOR

SUITE 360



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

JOHN SOMMER

Vice President

☎ | 703.371.3769

✉ | jsommer@legatcre.com

EDGARD LACAYO

Vice President

☎ | 202.914.6230

✉ | elacayo@legatcre.com

OFFICE SPACE FOR LEASE

RESTAURANTS, SHOPPING AND HOTELS
950 Herndon Pkwy, Herndon, VA 20170
Prime office space accessible to Dulles

AMENITY MAP



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

📞 | 703.677.0101

✉ | jlegat@legatcre.com

JOHN SOMMER

Vice President

📞 | 703.371.3769

✉ | jsommer@legatcre.com

EDGARD LACAYO

Vice President

📞 | 202.914.6230

✉ | elacayo@legatcre.com

OFFICE SPACE FOR LEASE

PROFESSIONAL PRESENCE
950 Herndon Pkwy, Herndon, VA 20170
Prime office space accessible to Dulles

INTERIOR PHOTOS



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT
Principal

📞 | 703.677.0101

✉ | jlegat@legatcre.com

JOHN SOMMER
Vice President

📞 | 703.371.3769

✉ | jsommer@legatcre.com

EDGARD LACAYO
Vice President

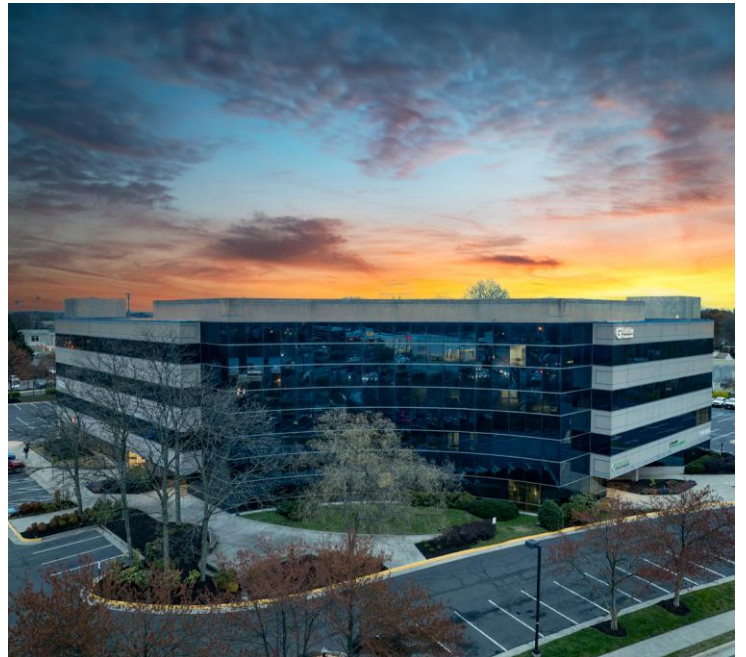
📞 | 202.914.6230

✉ | elacayo@legatcre.com

OFFICE SPACE FOR LEASE

PROFESSIONAL PRESENCE
950 Herndon Pkwy, Herndon, VA 20170
Prime office space accessible to Dulles

EXTERIOR PHOTOS



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT
Principal

📞 | 703.677.0101

✉ | jlegat@legatcre.com

JOHN SOMMER
Vice President

📞 | 703.371.3769

✉ | jsommer@legatcre.com

EDGARD LACAYO
Vice President

📞 | 202.914.6230

✉ | elacayo@legatcre.com