

Prime Retail & Commercial Space for Lease

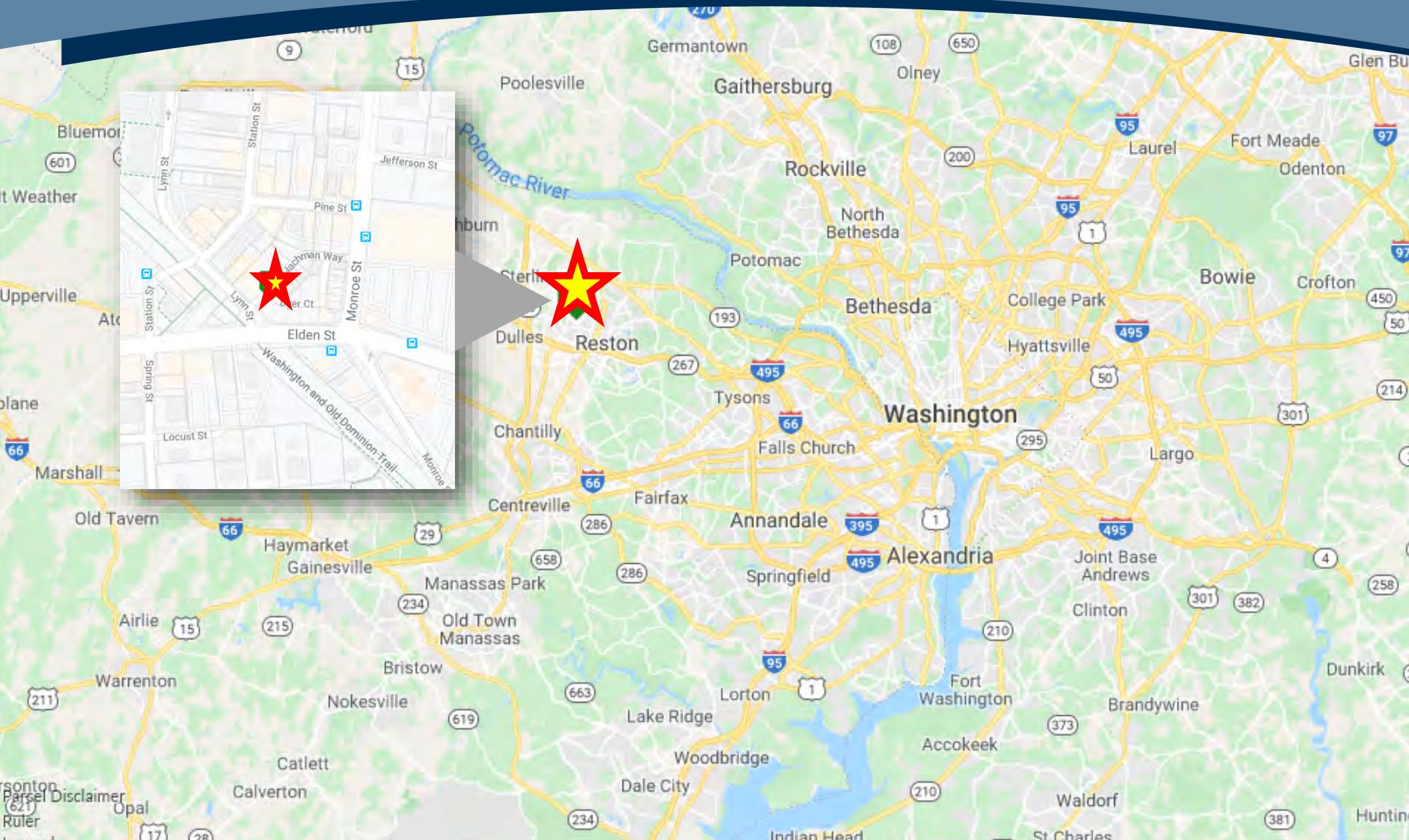
Junction Square
700-A & 700-C Lynn St.
Herndon, VA 20170



Regional and Local Map

Junction Square

700-A & 700-C Lynn St.
Herndon, VA 20170



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703-536-2100

1st and 3rd Floors Available For Lease

FOR LEASE

700-A & 700-C Lynn St.
Herndon, VA 20170

- New Construction—Design Your Own Space
- Highly Visible Location at Herndon Town Square
- Signage Opportunity
- Free Parking at Town Garage and on Street
- Zoning Allows Retail or Office Uses

Property Detail

Retail (Unit 700-A)	1,273 SF*
Retail or Office (Unit 700-C).....	1,069 SF*
Delivery Condition.....	Shell
Zoning.....	PDTD—Planned Dev. Traditional Downtown
Lease Rate—Retail:	Negotiable
Lease Rate—3rd Floor:	\$25/SF NNN
Lease Term, Retail:.....	10 Years + Options
Lease Term, 3rd Floor	5-10 Years + Options
Market:	Washington, DC
Sub-Market:	Herndon/Reston
Cross Street	Elden St.
Year Built.....	2018
Utilities.....	Public W/S; Gas
Vehicles Per Day (Elden St.).....	19,000
Tenant Improvement Allowance	Negotiable
* Rentable Square Feet	

In the Heart of Herndon

Join numerous other retailers and businesses in the area when you open up your store, restaurant, shop or office at Junction Square in Herndon. This is a very visible location at the intersection of Lynn St. and Elden St. (Herndon's primary retail corridor). 1,273 SF of retail space is available at 700-A, and 1,069 SF of commercial or office space is available on third floor (700-C). Both units have expansive window lines looking out on the historic Town Square with great views of the iconic W&OD Trail, just steps away. Parking is available on the street or free in the town parking garage nearby.

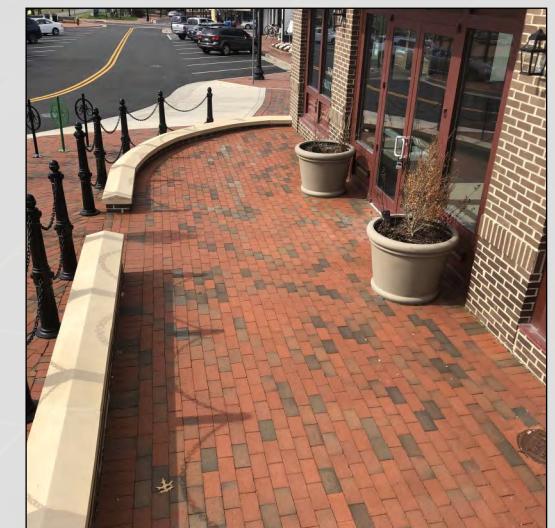


The 3rd floor space allows a variety of business uses. It also features a wraparound deck—perfect for coffee and lunch breaks for employees or customers. Access to third floor is via a separate entrance on Elden St., by elevator or staircase.

The historic district is a frequent stop for bikers, walkers and joggers along the W&OD Trail breaking for food and drinks, generating additional traffic for this stellar location.

Aerial & Street Views

FOR LEASE
700-A & 700-C Lynn St.
Herndon, VA 20170



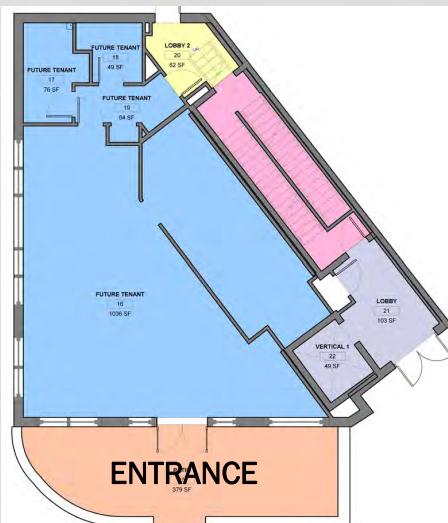
Outdoor Seating Area

Outstanding Retail Exposure

700-A Lynn St.
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19,000 VPD (Vehicles Per Day) on Elden St., with additional exposure to W&OD Trail users.



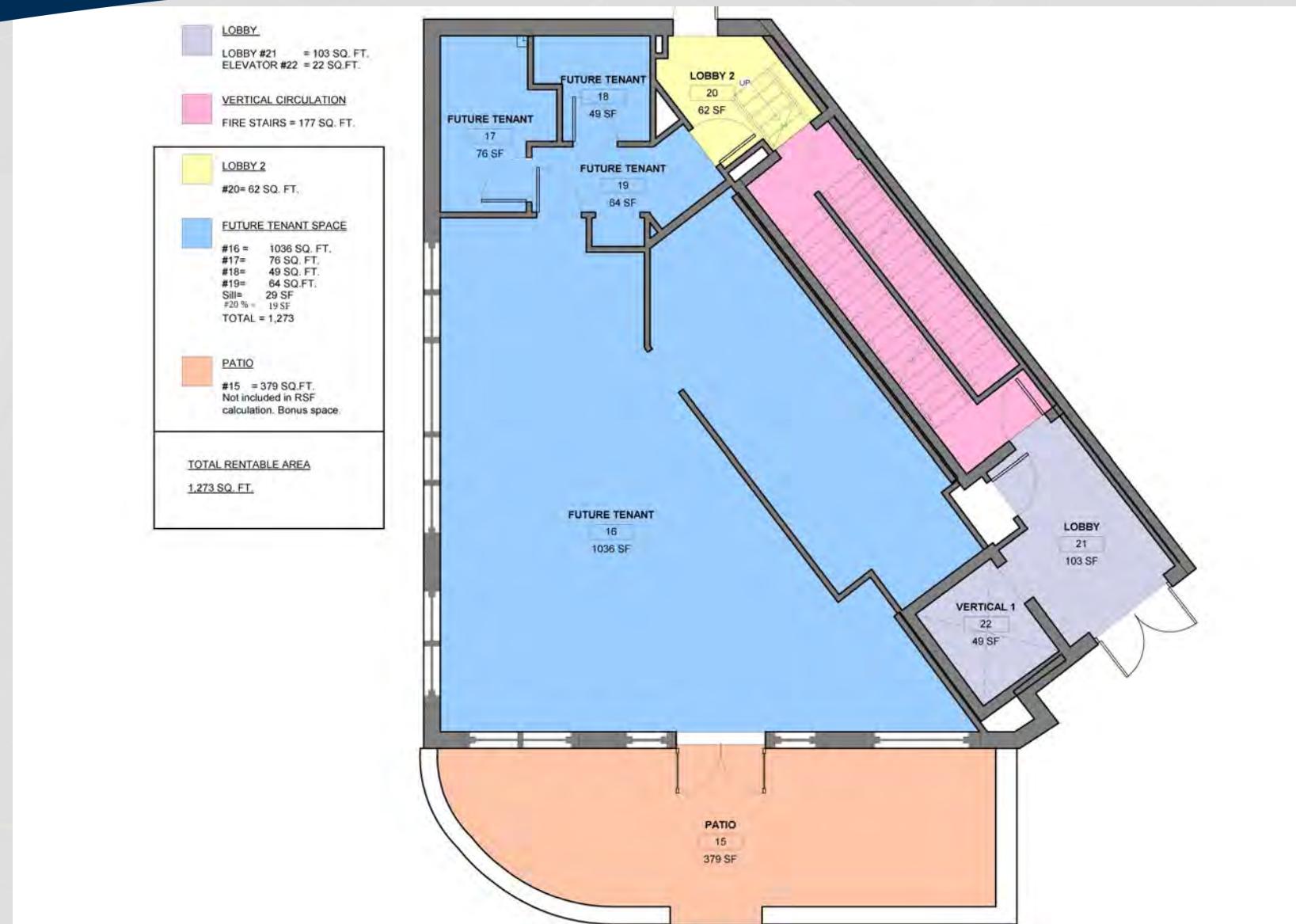
Retail footprint.



Two window lines flood the interior with natural light.

Ground Floor Plan: 1,300 SF, Plus Patio

700-A Lynn St.
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Faces Elden St., Herndon's Retail Corridor

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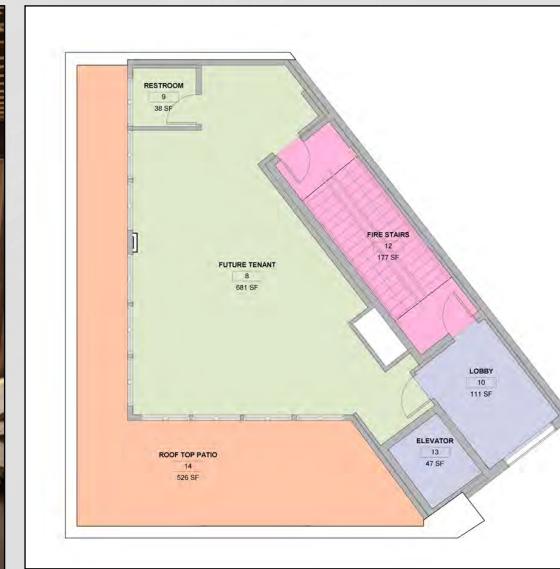
Looking towards outside seating area from retail entrance (note: panoramic photo—some distortion.)



Another view of retail interior.

3rd Floor: Retail, Commercial or Office Allowed

700-C Lynn St.
Herndon, VA 20170



Note expansive window line on both sides, plus access to deck, overlooking Elden St. and the W&OD Trail. Access at Elden St. entrance via elevator or staircase. (See enlarged floor plan on next page.)

3rd Floor Ready for Your Build-Out

700-C Lynn St.
Herndon, VA 20170

WINDOW SILL

1.24 SQ. FT. x 10 = 12.4 SQ. FT.



VERTICAL CIRCULATION

FIRE STAIRS = 177 SQ. FT.

FUTURE TENANT SPACE	
#8	= 681 SQ. FT.
#9	= 38 SQ. FT.
SILL	= 12.4 SQ. FT.
TOTAL = 731.4 SQ.FT.	
ROOF TOP PATIO	
#14	= 526 SQ.FT.
LOBBY	
LOBBY	= 111 SQ. FT.
ELEVATOR	= 47 SQ. FT.
SILL	= 2.04 SQ. FT.
TOTAL = 160.04 SQ.FT.	
TOTAL RENTABLE AREA	
1417.44 SQ. FT.	



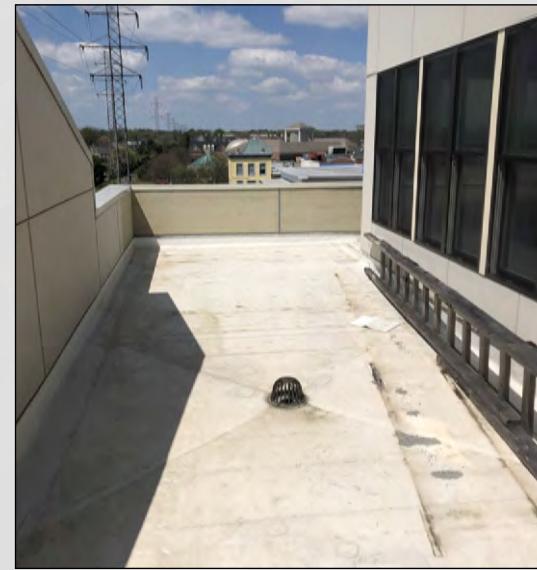
Capital Realty
A D V I S O R S

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3rd Floor View Overlooking Town Square

700-C Lynn St.
Herndon, VA 20170



Unique 3rd floor office space has wraparound deck overlooking W&OD Trail (top and near left). Entrance to third floor is on Elden St. via elevator or staircase (far left).

High Visibility. Prominent Location.

FOR LEASE

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700 Lynn St. building in background.

Why You Should Be in Herndon

"The Town of Herndon is a vibrant community that is primed for smart, innovative development. Herndon is at the heart of the Dulles Technology Corridor and is just two miles from Dulles International Airport, a straight line into DC via the Dulles Toll Rd., and home to a stop on Metrorail's Silver Line, slated to open this year. More than 20,000 vehicles per day pass through downtown Herndon, an optimal location for retail, restaurants and other commercial ventures."

—Courtesy Town of Herndon Economic Dev. Office

Wide Variety of Uses in PD-TD Zoning*

Eating Establishments

Restaurant

Entertainment, Indoor

Commercial Recreation/Entertainment, Indoor

Offices

All Office Uses, including Medical

Artist's Studio or Gallery

Dry-Cleaning/Laundry, Laundromats

Financial Institution

Health Care Facility

Personal Services and Retail Sales

Mailing and Packing Service

Personal Services, General

Pharmacy

Product Repair and Services

Retail Sales

School of Special Instruction

Other Personal Services and Retail Sales Uses

Education

Childcare Center, Daycare Center or Preschool

Post-Secondary Education and Career Schools

Government Facilities

Government Buildings, Facilities and Uses not Otherwise Categorized

Institutional and Community Service Uses

Library

Museum, Fine Arts Center

Senior Center, Community Centers

Alcohol Production Facilities, Small

Craft Breweries, Micro-Distilleries, Micro-Cideries, Micro wineries (without on-site vineyard), Brewpubs (eating establishment where food is prepared and served; also to produce alcoholic beverages on a small scale.)

* Consult with Town of Herndon offices for specific approvals.

Demographic Highlights

FOR LEASE

700-A & 700-C Lynn St.
Herndon, VA 20170



1-Mile Median Household Income
\$110,769



3-Mile Population
140,937



3-Mile Daytime Employees
85,165



1-Mile Consumer Spending for
Food Away from Home
\$23,615,000

Population	1 Mile	2 Mile	3 Mile
2019 Total Population: 19,567	70,384	140,937	
2024 Population: 19,894	71,423	145,580	
Pop Growth 2019-2024: 1.67%	1.48%	3.29%	
Average Age: 35.20	36.00	36.20	
Households			
2019 Total Households: 6,280	26,413	52,335	
HH Growth 2019-2024: 1.78%	1.47%	3.07%	
Median Household Inc: \$110,769	\$120,160	\$112,608	
Avg Household Size: 3.10	2.60	2.70	
2019 Avg HH Vehicles: 2.00	2.00	2.00	
Housing			
Median Home Value: \$463,714	\$465,475	\$457,203	
Median Year Built: 1982	1992	1989	

Icons courtesy of flaticon.com

Retail in Historic Herndon

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Nachman Retail Center on Lynn St.



Station St. Retail Shops



Dairy Queen on Lynn St.



Mainstreet Bank on Elden St.

A Popular Waystation Alongside the W&OD

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Old Train Depot

Washington & Old Dominion Railroad Caboose off Trail



W&OD Trail. Note 700 Lynn St. in center-left background.



Herndon's Old Town Hall

Aerial Map with Nearby Retailers

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NEARBY RETAILERS

Anita's Mexican Food
AutoZone
BB&T
Burger King
Dairy Queen
Dollar Tree
Domino's
Exxon
Herndon Shopping Center
Jiffy Lube
Jimmy's Old Town Tavern
Mainstreet Bank
7-Eleven
Sherwin Williams Paint
Safeway
Subway
Sunoco
Panera Bread
Pines Shopping Center
Popeyes
Walgreens



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Broker Profile: Capital Realty Advisors

Geoffrey G. Lindsay is the president and principal broker of Capital Realty Advisors, LLC, specialists in commercial and investment properties. He has had listings from under \$1 million to \$70 million, and is licensed in DC, MD and VA.

Lindsay previously served as an advisor with a national commercial real estate firm, where he was its first salesperson hired in Northern Virginia as the company pursued its expansion strategy. Prior to that, he was in on the ground floor of the creation of the commercial division of a residential brokerage, then the largest privately held real estate company in the U.S.

In addition to his real estate background, Lindsay has over 20 years prior experience as a business owner, including a national publishing operation, East-West Communications, as well as eBusiness World Expo, which was the largest local trade show in the Washington, DC area on business use of the Internet. He also served as president of Lindsay & Co., a business mergers and acquisitions company.

His background as a business owner gives him a special insight into the business side of investment and commercial real estate.

This experience has enabled him to advise corporations and individuals on ways to maximize value as they pursue exit strategies, especially in situations where a business owner is ready to sell both the business and business real estate.



If you're ready to lease, sell or buy investment or commercial real estate, Capital Realty Advisors is ready to help. Whatever the property, our objective is the same: to get you the best possible price in the shortest amount of time.

For your next transaction, contact Capital Realty Advisors. A Capital Idea!