

465 Herndon Pkwy

Herndon, VA 20170

CAPSTAR
COMMERCIAL REALTY



PROPERTY FOR SALE

OFFERING SUMMARY

Sale Price:	\$3,980,000
Building Size:	16,678 SF
Lot Size:	0.77 AC
Sale Type:	Investment or owner occupy
Cap Rate	7% (Projected)
Zoning	CCD
Drive in Bay:	1
Parking Space:	50 (EST)

PROPERTY HIGHLIGHTS

- 5 miles from Dulles Int Airport
- .25 Mile to route 286- Fairfax County Pkwy
- .5 mile to Route 267 -Dulles Access Road
- Walking distance to Herndon and Reston metro stations
- Walking distance to various dining options
- located in proposed development zone
- Elevator access to all levels

Ben Marks

240-234-1161

bmmarks@capstarco.com

John Lin

240-644-2317

jlin@capstarco.com

438 N Frederick Ave #450

Gaithersburg MD

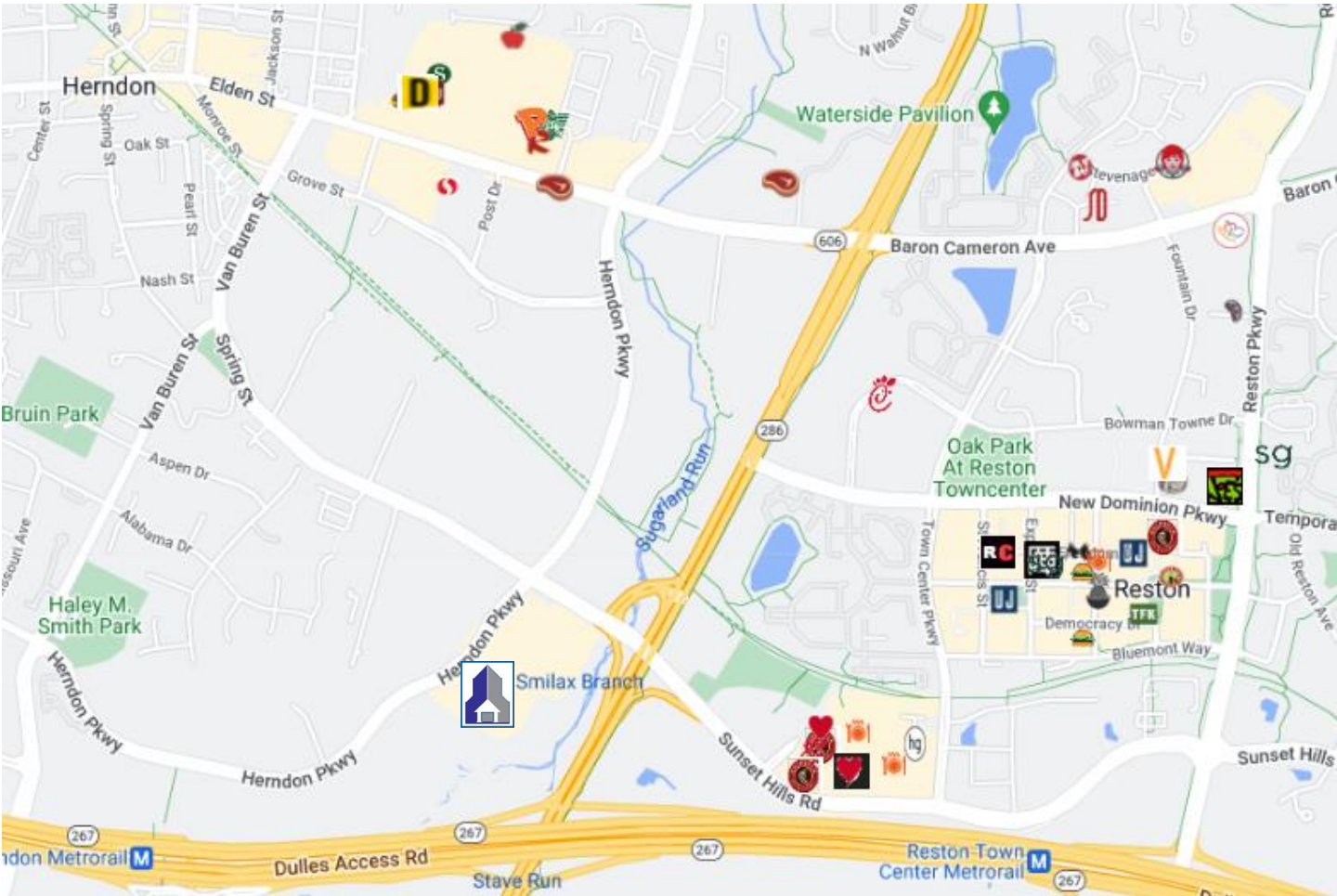
capstarco.com



465 Herndon Pkwy

Herndon, VA 20170

CAPSTAR
COMMERCIAL REALTY



LOCATION OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	12,656	141,295	225,875
Households	5,686	54,731	81,857
Ag. HH Income	\$157,311	\$158,721	\$169,101

Ben Marks
240-234-1161

bmarks@capstarco.com

John Lin
240-644-2317

jlin@capstarco.com

438 N Frederick Ave #450
Gaithersburg MD
capstarco.com

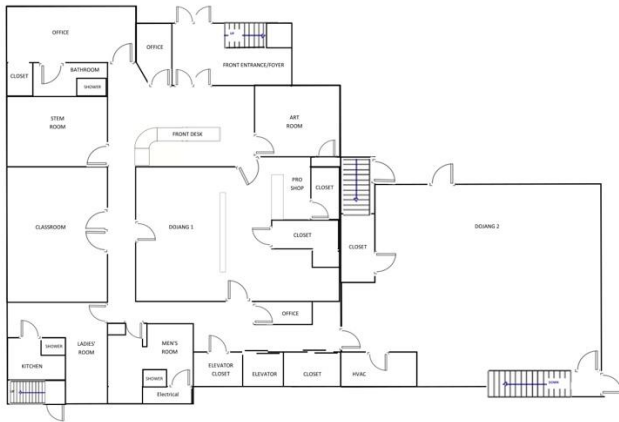


465 Herndon Pkwy
Herndon, VA 20170

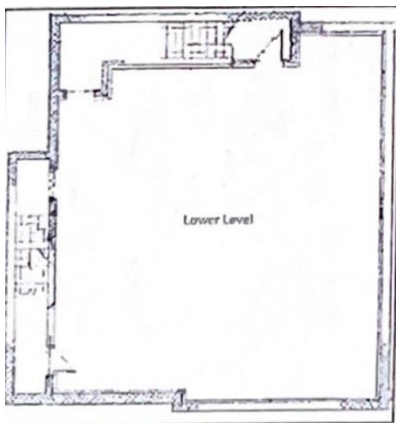
CAPSTAR
COMMERCIAL REALTY



Second Floor
7,389 SF



First Floor
7,487 SF



Lower Level
1,802 SF



Floor Plan

Ben Marks
240-234-1161
bmarks@capstarco.com

John Lin
240-644-2317
jlin@capstarco.com

438 N Frederick Ave #450
Gaithersburg MD
capstarco.com



465 Herndon Pkwy
Herndon, VA 20170

CAPSTAR
COMMERCIAL REALTY



Aerial Photo

Ben Marks
240-234-1161
bmarks@capstarco.com

John Lin
240-644-2317
jlin@capstarco.com

438 N Frederick Ave #450
Gaithersburg MD
capstarco.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced and are not necessarily to scale. All information should be verified prior to purchase or lease.

465 Herndon Pkwy

Herndon, VA 20170

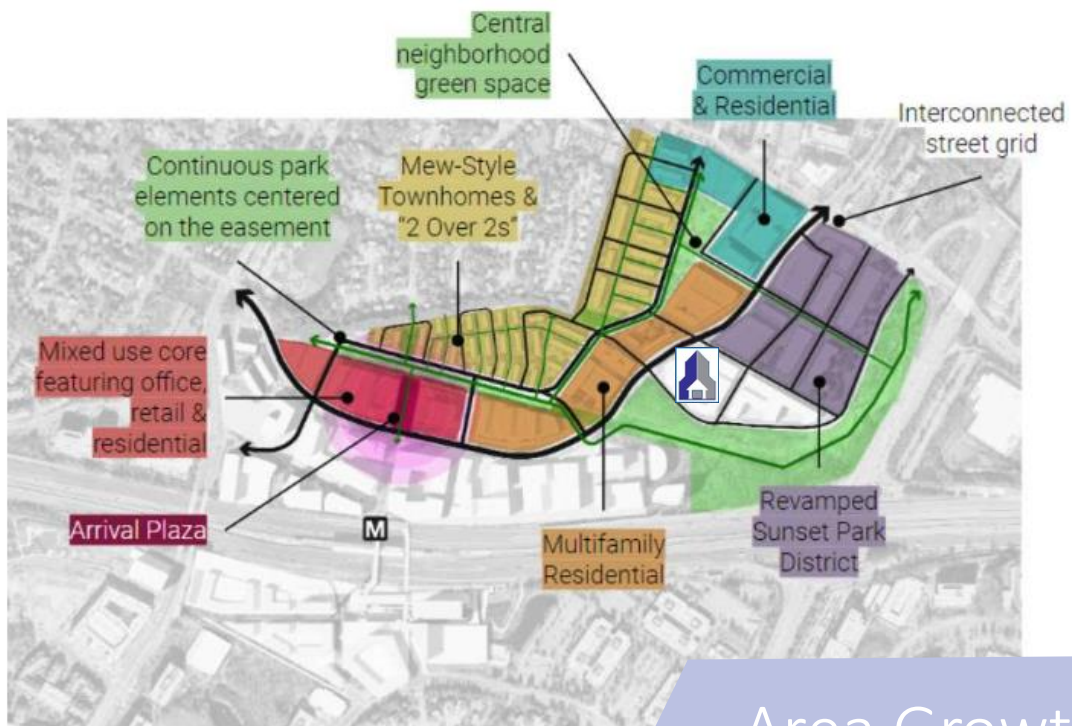
CAPSTAR
COMMERCIAL REALTY



The property is positioned for businesses seeking excellent accessibility and growth potential. Situated just minutes from the Dulles Toll Road, this area offers seamless connectivity to major commuter routes, including easy access to Washington, D.C., Dulles International Airport, and the surrounding Northern Virginia region. The nearby Herndon and Innovation Center Metro stations on the Silver Line further enhance the convenience of this location for employees and clients alike. With proposed developments in the area, such as the revitalization of Sunset Business Park, this corridor is primed for growth, making it an ideal spot for new and expanding businesses to establish a presence in a thriving community.

Proposed Development

[Click here to learn more](#)



Area Growth

Ben Marks
240-234-1161

bmarks@capstarco.com

John Lin
240-644-2317

jlin@capstarco.com

438 N Frederick Ave #450
Gaithersburg MD
capstarco.com

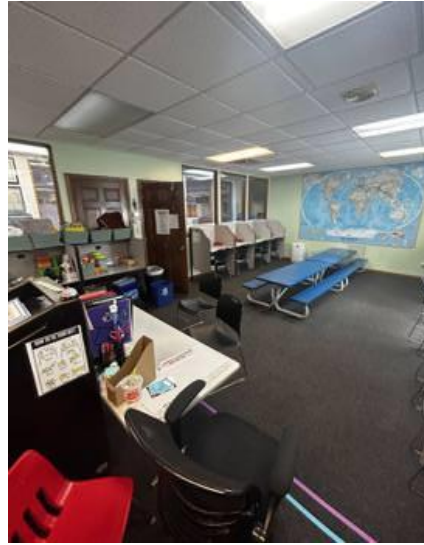


465 Herndon Pkwy
Herndon, VA 20170

CAPSTAR
COMMERCIAL REALTY



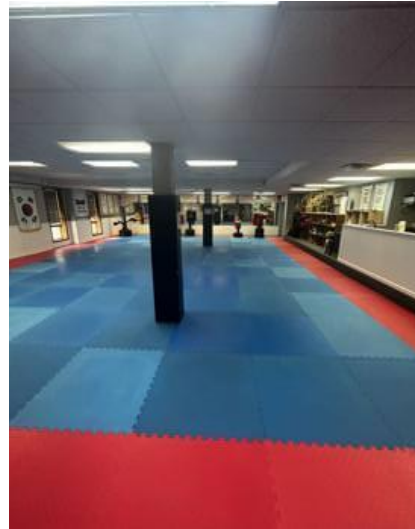
Front Entrance



Classroom



Dojang 1



Dojang 2

PROPERTY PICTURES

Ben Marks
240-234-1161
bmarks@capstarco.com

John Lin
240-644-2317
jlin@capstarco.com

438 N Frederick Ave #450
Gaithersburg MD
capstarco.com

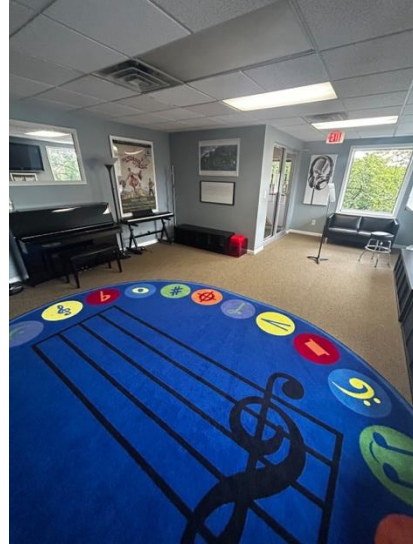


465 Herndon Pkwy
Herndon, VA 20170

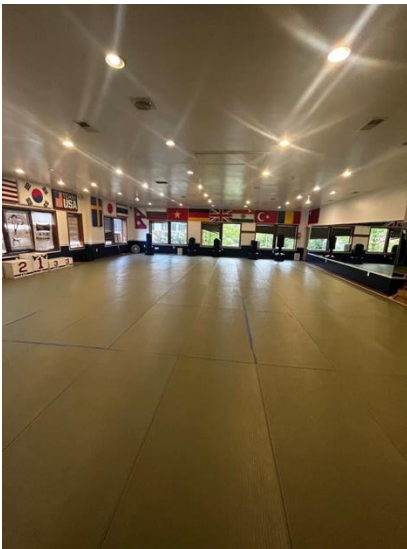
CAPSTAR
COMMERCIAL REALTY



Rehearsal space



Music room 1



Dojang 3



Lobby – Music school

PROPERTY PICTURES

Ben Marks
240-234-1161
bmarks@capstarco.com

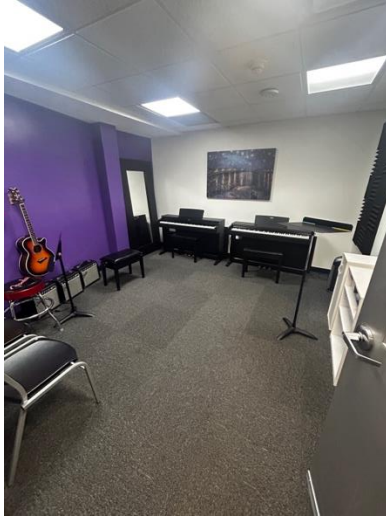
John Lin
240-644-2317
jlin@capstarco.com

438 N Frederick Ave #450
Gaithersburg MD
capstarco.com

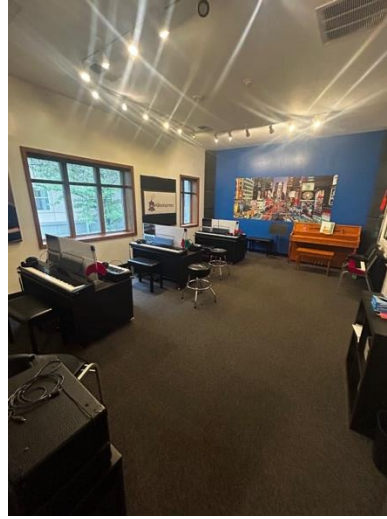


465 Herndon Pkwy
Herndon, VA 20170

CAPSTAR
COMMERCIAL REALTY



Music room 2



Music room 3



Dojang – Lower Level



Back of building

PROPERTY PICTURES

Ben Marks
240-234-1161
bmarks@capstarco.com

John Lin
240-644-2317
jlin@capstarco.com

438 N Frederick Ave #450
Gaithersburg MD
capstarco.com



465 Herndon Pkwy

Herndon, VA 20170

CAPSTAR
COMMERCIAL REALTY



For More Information, Please Contact:

Ben Marks

240-234-1161

bmarks@capstarco.com

John Lin

240-644-2317

jlin@capstarco.com

438 N Frederick Ave, Ste 450
Gaithersburg, MD 20877

(301)-738-7777

CapStarCo.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced and are not necessarily to scale. All information should be verified prior to purchase or lease.

CAPSTAR
COMMERCIAL REALTY

