

OFFICE SPACE FOR LEASE

BEST VALUE IN HERNDON

950 Herndon Pkwy, Herndon, VA 20170

Prime office space accessible to Dulles

OPPORTUNITY

| | | |
|--------------------------|----------|---------------------|
| • Suite 210 | 3,512 SF | } Contig. 11,470 SF |
| • Suite 240 (Spec Suite) | 4,822 SF | |
| • Suite 250 (Spec Suite) | 3,136 SF | |
| • Suite 280 | 2,118 SF | |
| • Suite 320 (Spec Suite) | 2,914 SF | } Contig. 10,312 SF |
| • Suite 355 | 1,733 SF | |
| • Suite 390 | 5,625 SF | |
| • Suite 360 (Spec Suite) | 2,807 SF | |
| • Suite 430 (Spec Suite) | 2,773 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

TERM

- 3-10 years



JOHN SOMMER
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EDGARD LACAYO
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OFFICE SPACE FOR LEASE

FLEXIBLE FLOORPLANS

950 Herndon Pkwy, Herndon, VA 20170

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Suite 210: 3,512 SF

Suite 240: 4,822 SF (Spec Suite)

Suite 250: 3,136 SF (Spec Suite) - Contig. 11,470 SF

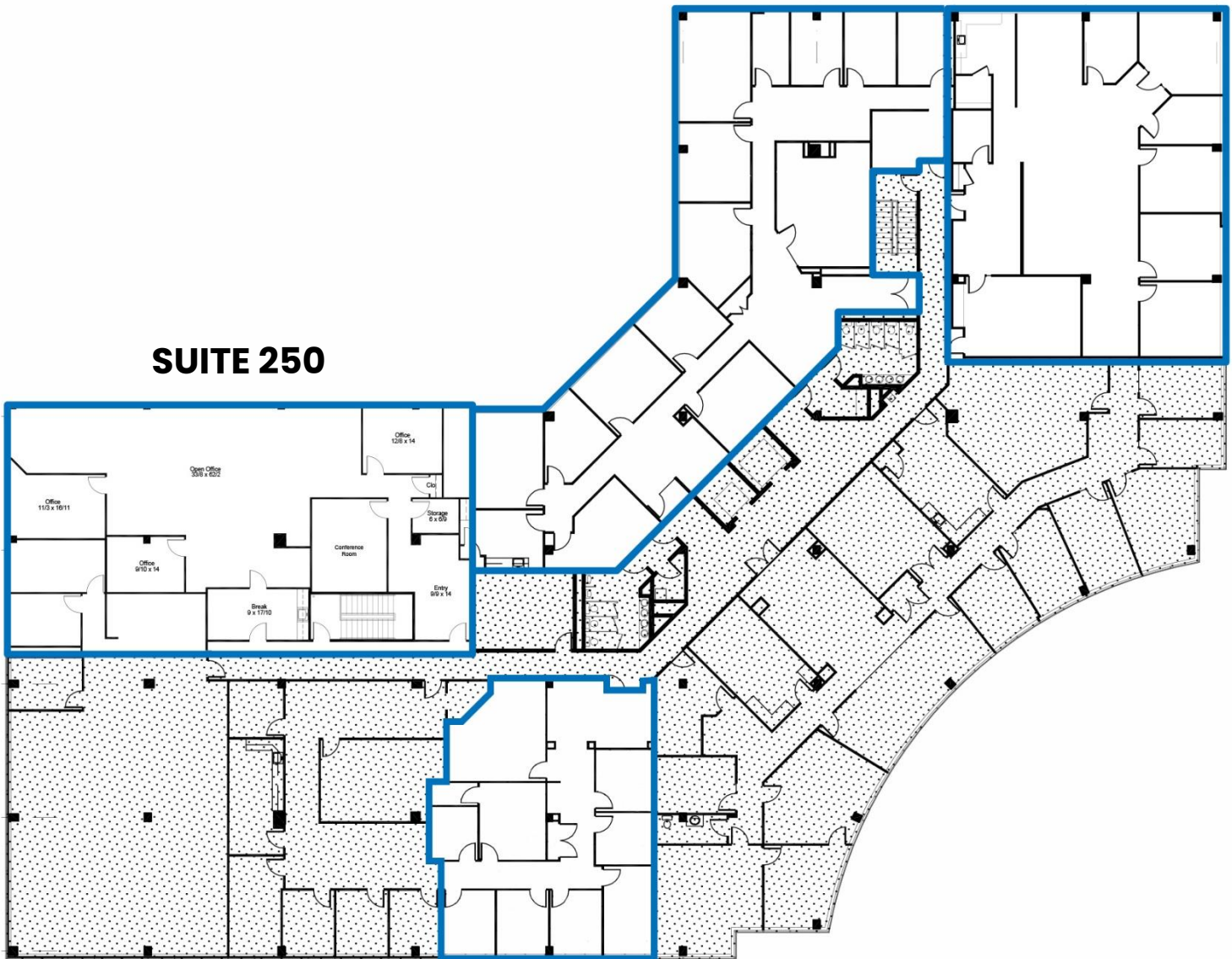
Suite 280: 2,118 SF

SECOND FLOOR

SUITE 240

SUITE 210

SUITE 250



SUITE 280



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SPEC SUITES AVAILABLE
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Suite 320: 2,914 SF (Spec Suite)

Suite 355: 1,733 SF

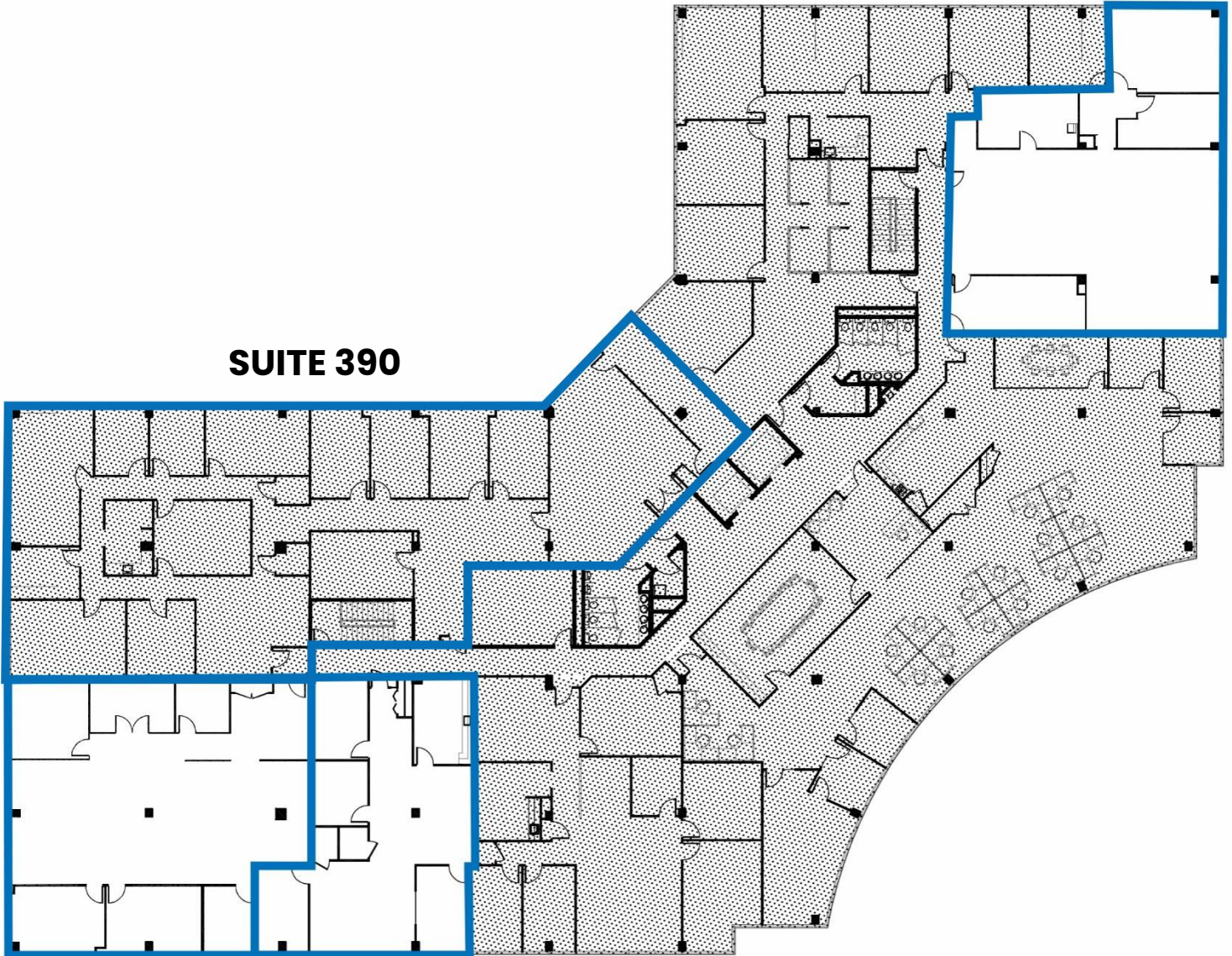
Suite 360: 2,807 SF (Spec Suite)

Suite 390: 5,625 SF - Contig. 10,312 SF

THIRD FLOOR

SUITE 360

SUITE 390



SUITE 320

SUITE 355



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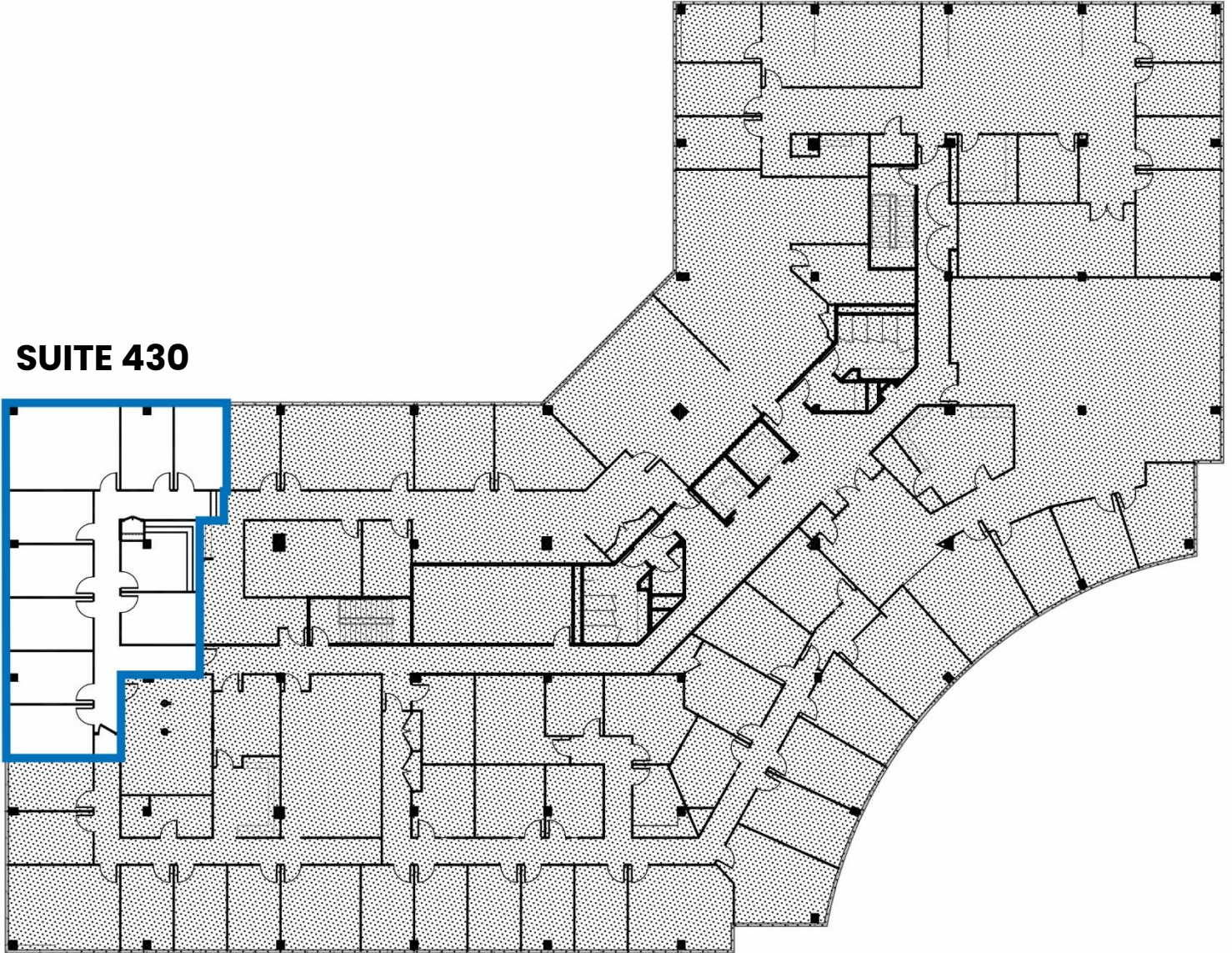
OFFICE SPACE FOR LEASE

PLUG AND PLAY SPACE AVAILABLE
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Suite 430: 2,773 SF

FOURTH FLOOR

SUITE 430



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OFFICE SPACE FOR LEASE

RESTAURANTS, SHOPPING AND HOTELS
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AMENITY MAP



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OFFICE SPACE FOR LEASE

PROFESSIONAL PRESENCE
950 Herndon Pkwy, Herndon, VA 20170
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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