



McNEARNEY
COMMERCIAL

UPSCALE OFFICE SPACE FOR SALE OR LEASE
UNITS 3B1 - 3B2

171 ELDEN STREET, HERNDON, VA 20170

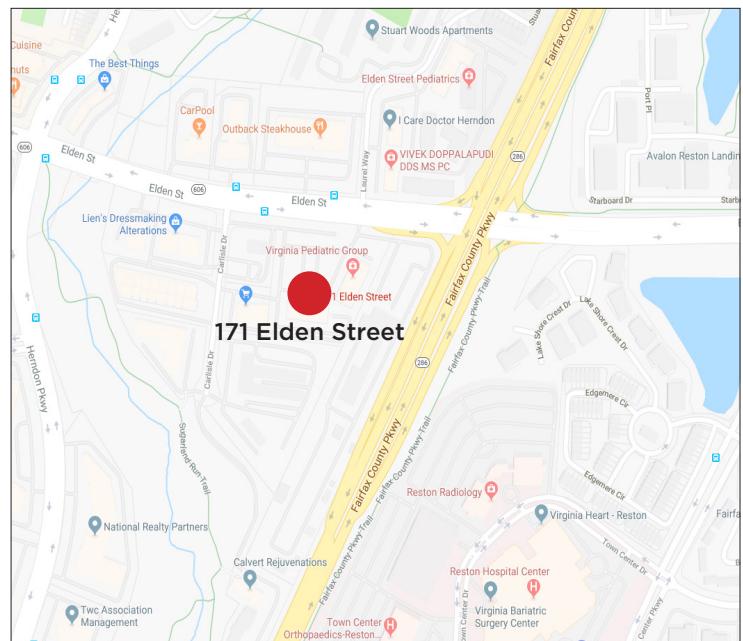
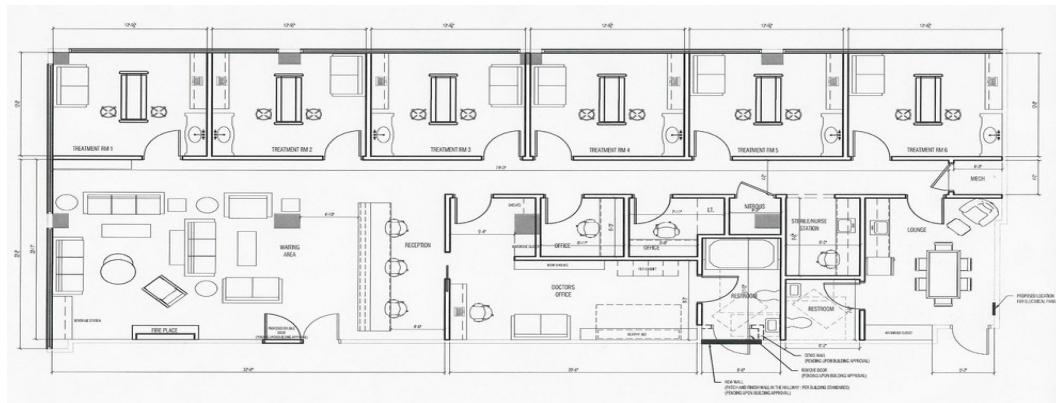
UPSCALE OFFICE SPACE FOR SALE OR LEASE

171 Elden St., units 3B1-3B2
Herndon, VA 20170

3,241 Sq. Ft.

Reduced Price: \$795,000; \$245.29/SF
Lease Rate: Negotiable

- Great location minutes from Reston Hospital and Town Center amenities. Immediate to Fairfax County Pkwy.
- Elegant, upscale office space finished in 2018 for a medical practice, but suitable for all types of professionals.
- Move-in ready, plug and play. Partially furnished.
- Exterior building signage available
- Growing market area with a median household income of more than \$116,000 within 1 mile.
- Suite features a full bath and another half bath, six treatment rooms/offices with picture windows, large executive office; luxury waiting and reception area.
- Other features: sound proofing built into walls, sinks in each exam room, sound system throughout, high speed internet and a security system.



BEVERLY MERCHANT
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All information deemed accurate, but as it is provided by third parties, it is not guaranteed.