



Bldg 4

287 Sunset Park Dr, Herndon, VA 20170

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Bldg 4

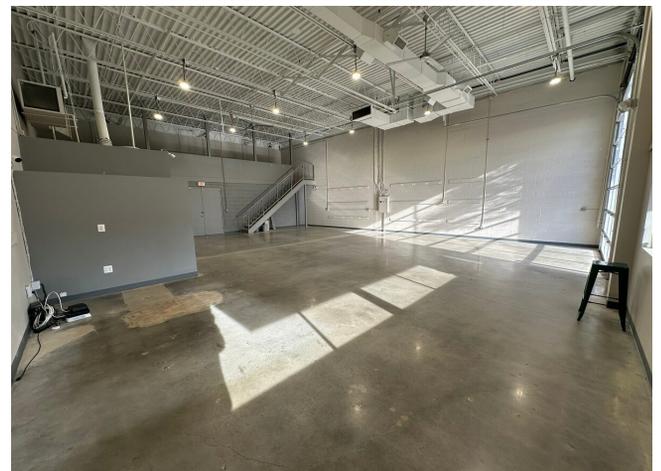
\$24.00 /SF/YR NNN

Flex Warehouse. Rare opportunity to lease in the highly coveted Sunset Business Park. Zoned Planned Development Business (PD-B, Town of Herndon), the business park is home to a wide variety of businesses from restaurants to martial arts studios. The unit has a drive-in door and finished interior with bathroom, small office, and mezzanine.

Strategic design can easily be adapted for retail, office, or service-oriented enterprises, providing a blank canvas for your vision. The absence of specific interior features allows for customization, enabling you to create an environment that aligns perfectly with your operational requirements.

Situated...

- Rare opportunity to lease in the highly coveted Sunset Business Park. Ideally located at the border of Reston and Herndon
- High ceilings, roll up garage door. polished floor, lading dock in the rear
- Minutes from Dulles Toll Road, Fairfax County Parkway and Reston Town Center



Rental Rate: \$24.00 /SF/YR

Property Type: Flex

Property Subtype: Showroom

Building Class: C

Rentable Building Area: 2,190 SF

Year Built: 1984

Taxes: \$6.32 USD/SF/MO

Operating Expenses: \$2.97 USD/SF/MO

Rental Rate Mo: \$24.00 /SF/MO

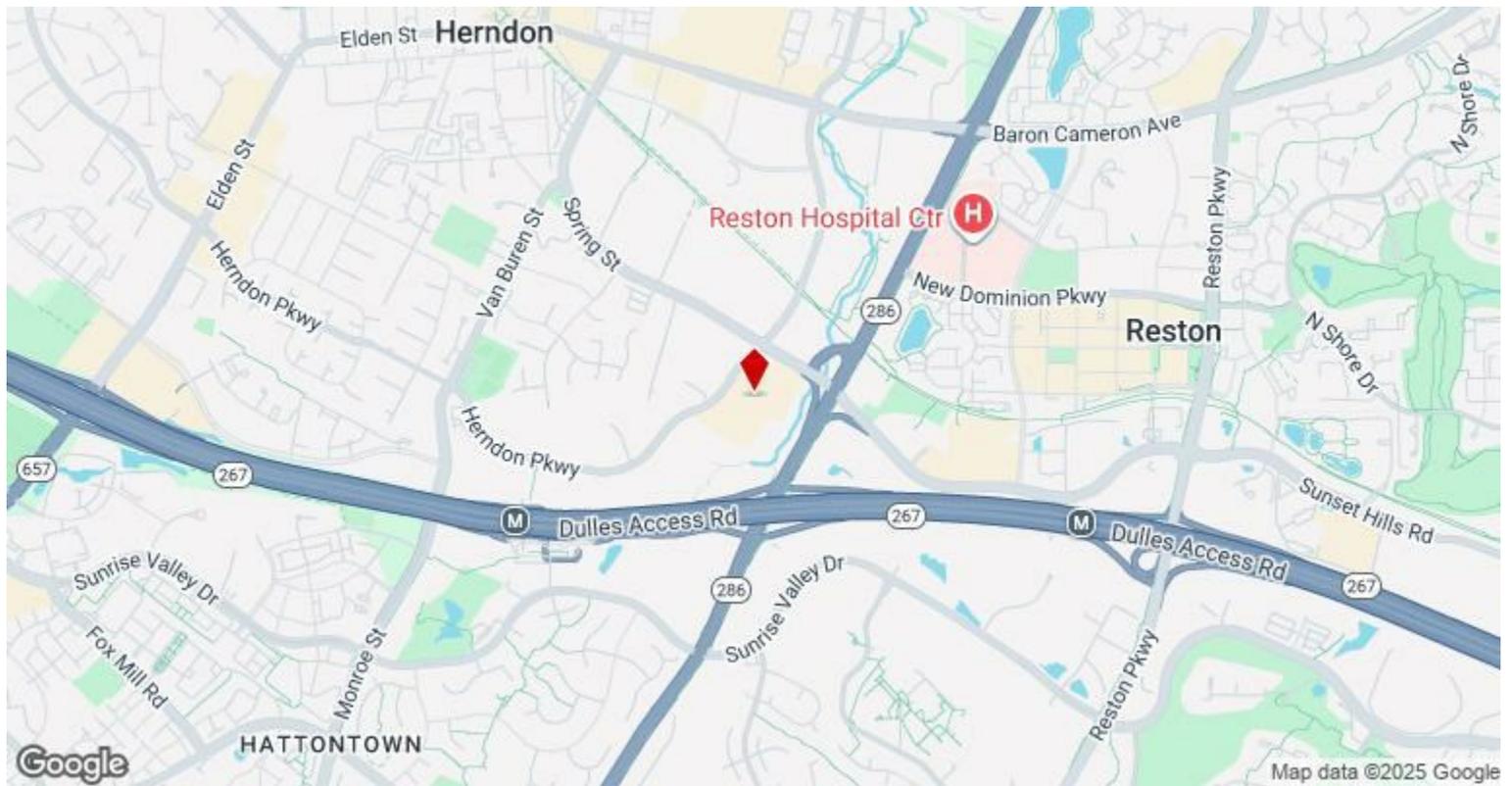
1st Floor Ste 289

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Space Available	2,190 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	70 SF
Space Type	Relet
Space Use	Flex
Lease Term	5 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Amphora Bakery	-	
Balaji Cafe	-	
N'used Fashions	-	
Offenbachers Home Escapes	-	
Reston Community Players	-	
Rowan Tree	-	September 2021
Urban Retreat LLC	-	
Va Health & Wellness, Llc	-	
Velofit LLC	-	
Vienna Paint & Decorating Co., Inc.	-	



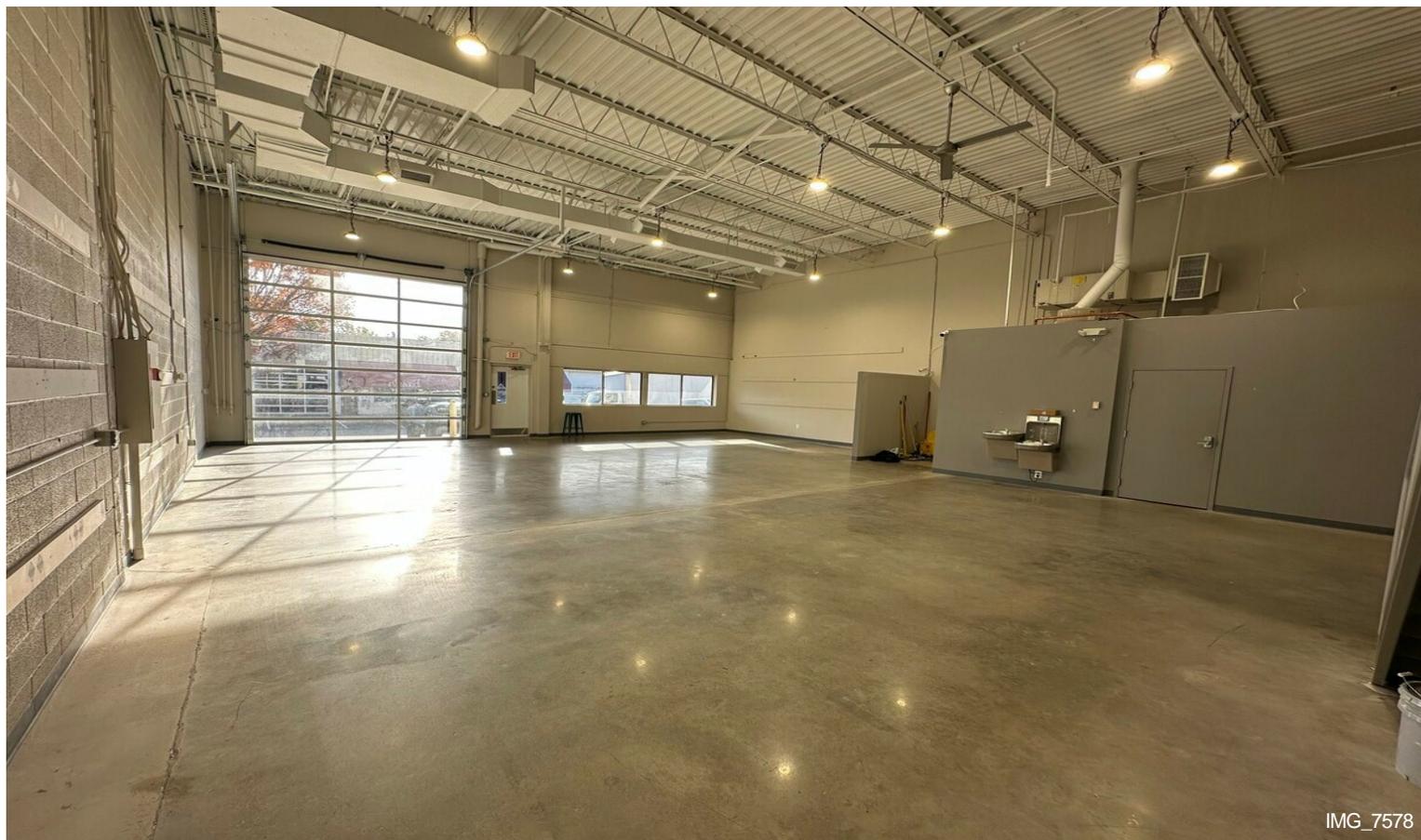
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Flex Warehouse. Numerous allowed and permitted uses. Rare opportunity to lease in the highly coveted Sunset Business Park. Zoned Planned Development Business (PD-B, Town of Herndon), the business park is home to a wide variety of businesses from restaurants to martial arts studios. The unit has a drive-in door and finished interior with bathroom, small office, and mezzanine.

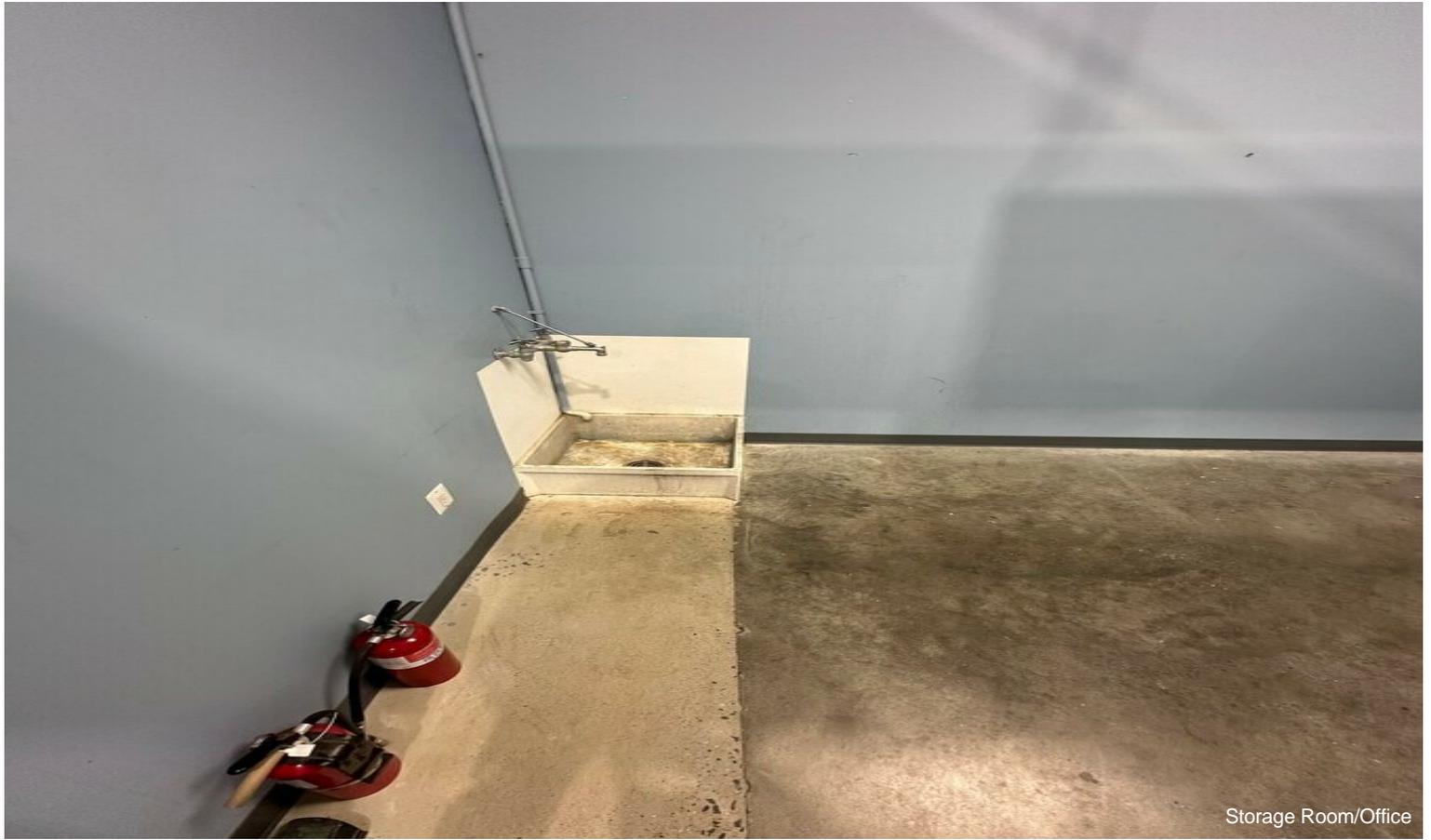
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Situated in a well-trafficked area, this property benefits from excellent visibility and accessibility, enhancing foot traffic and customer engagement. The property is ideally located at the border of Reston and Herndon at the intersection of Sunset Hills Rd/Spring St and the Fairfax County Parkway. Less than a mile from the Dulles Toll Rd and 7 minutes from Dulles Airport. The surrounding community is vibrant, with a mix of established businesses and potential clientele, ensuring a supportive ecosystem for your enterprise. Parking availability further enhances the convenience for both employees and customers, while the absence of association fees allows for straightforward ownership without additional financial burdens.

Property Photos



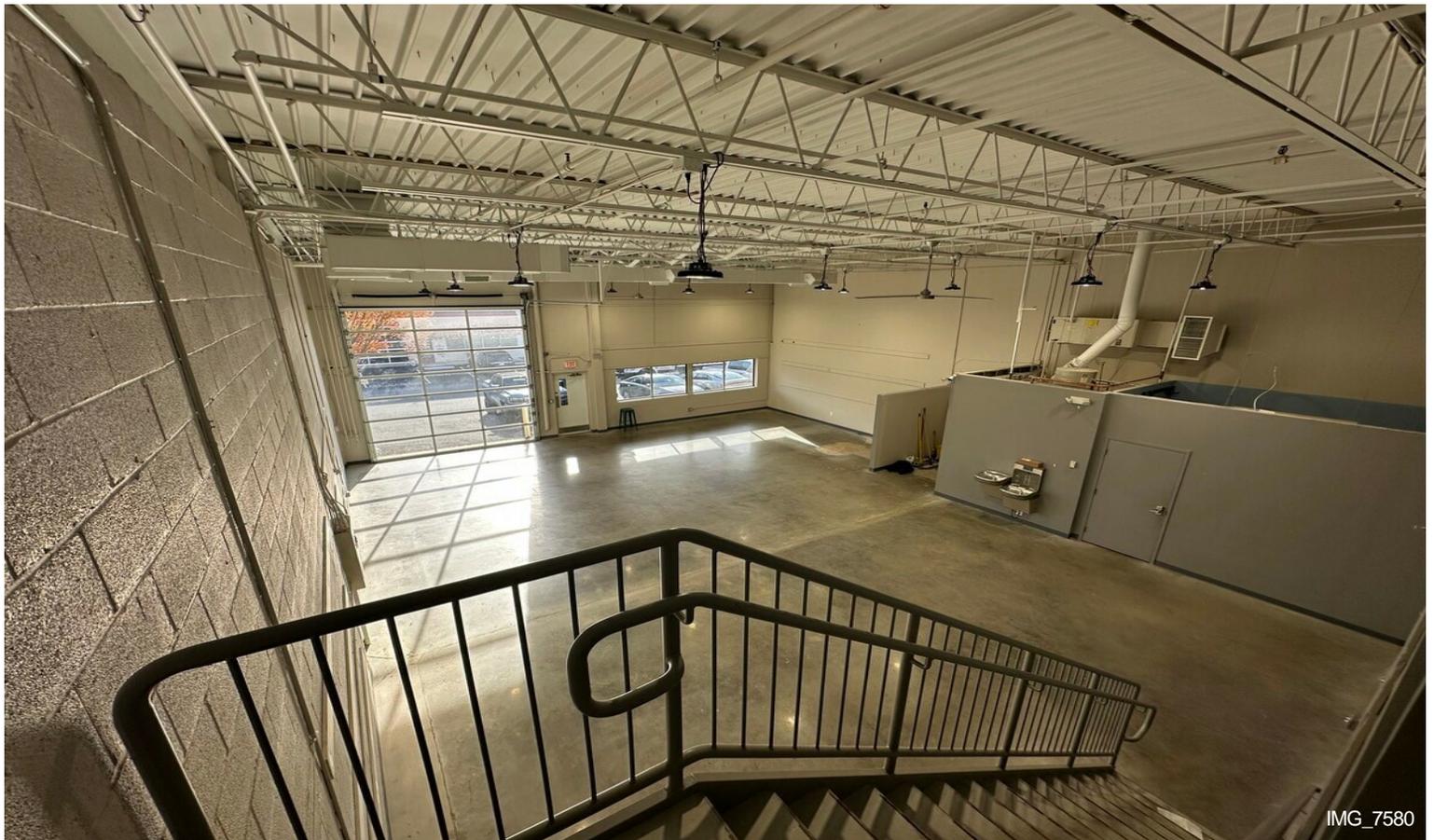
Property Photos



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Storage Room/Office

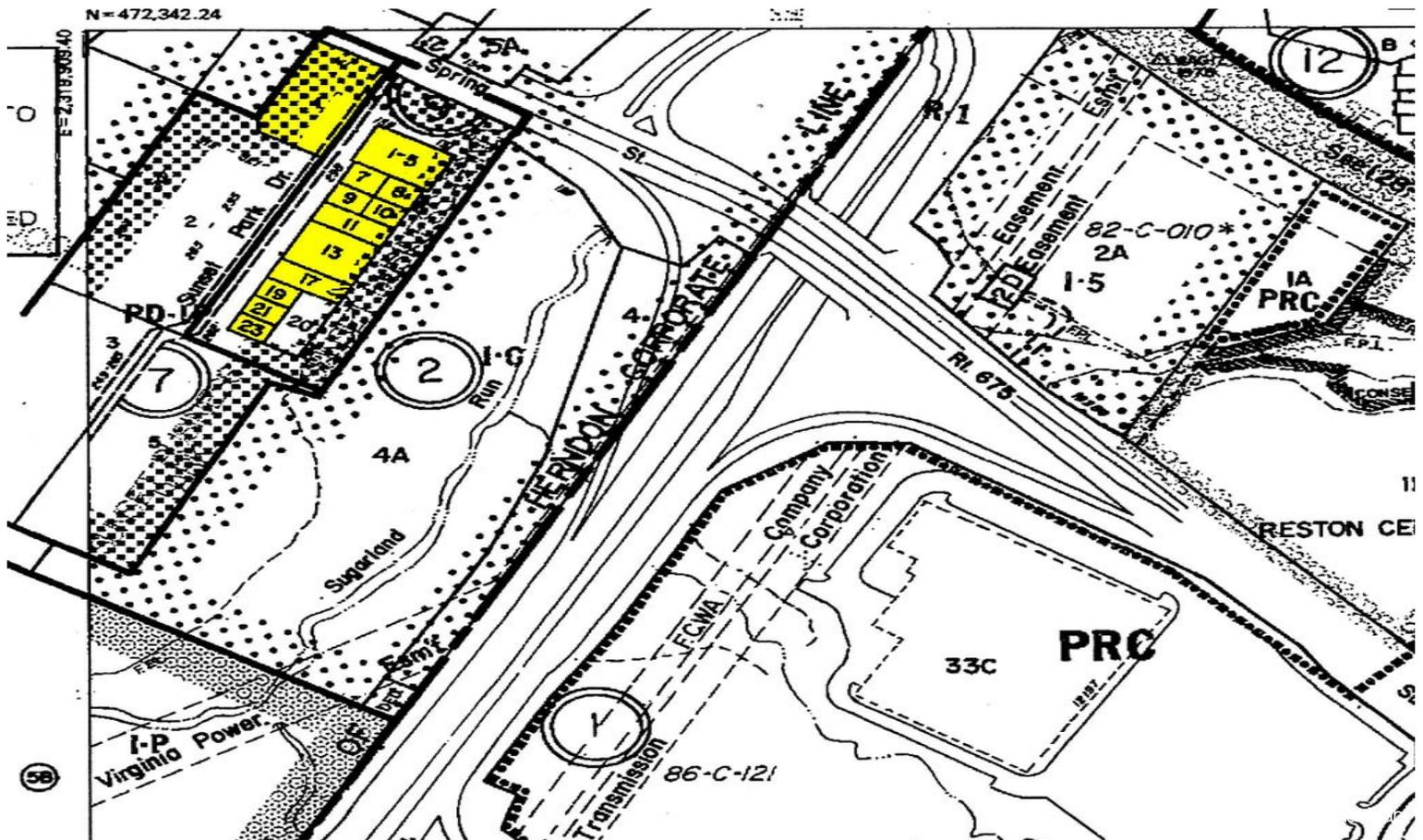


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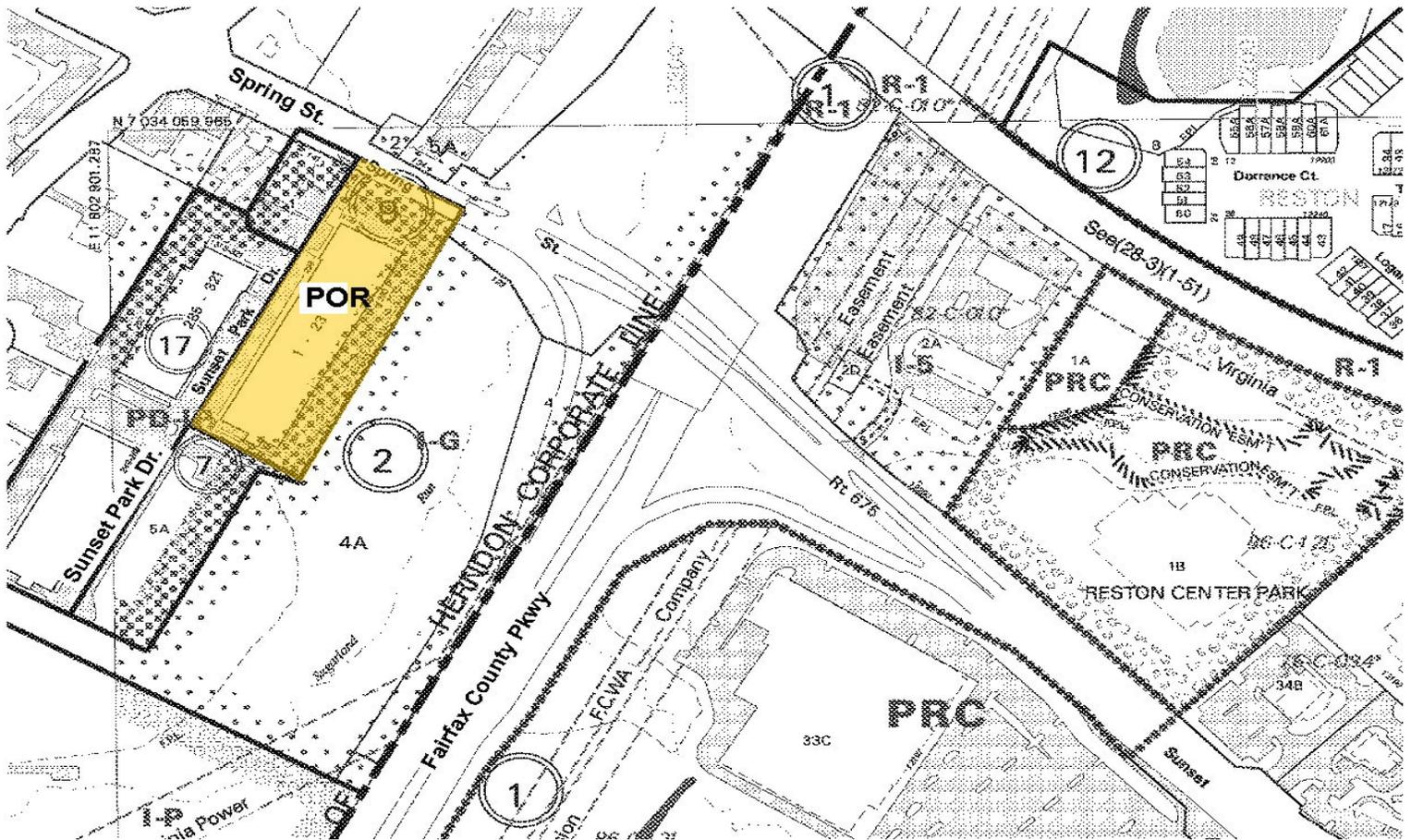
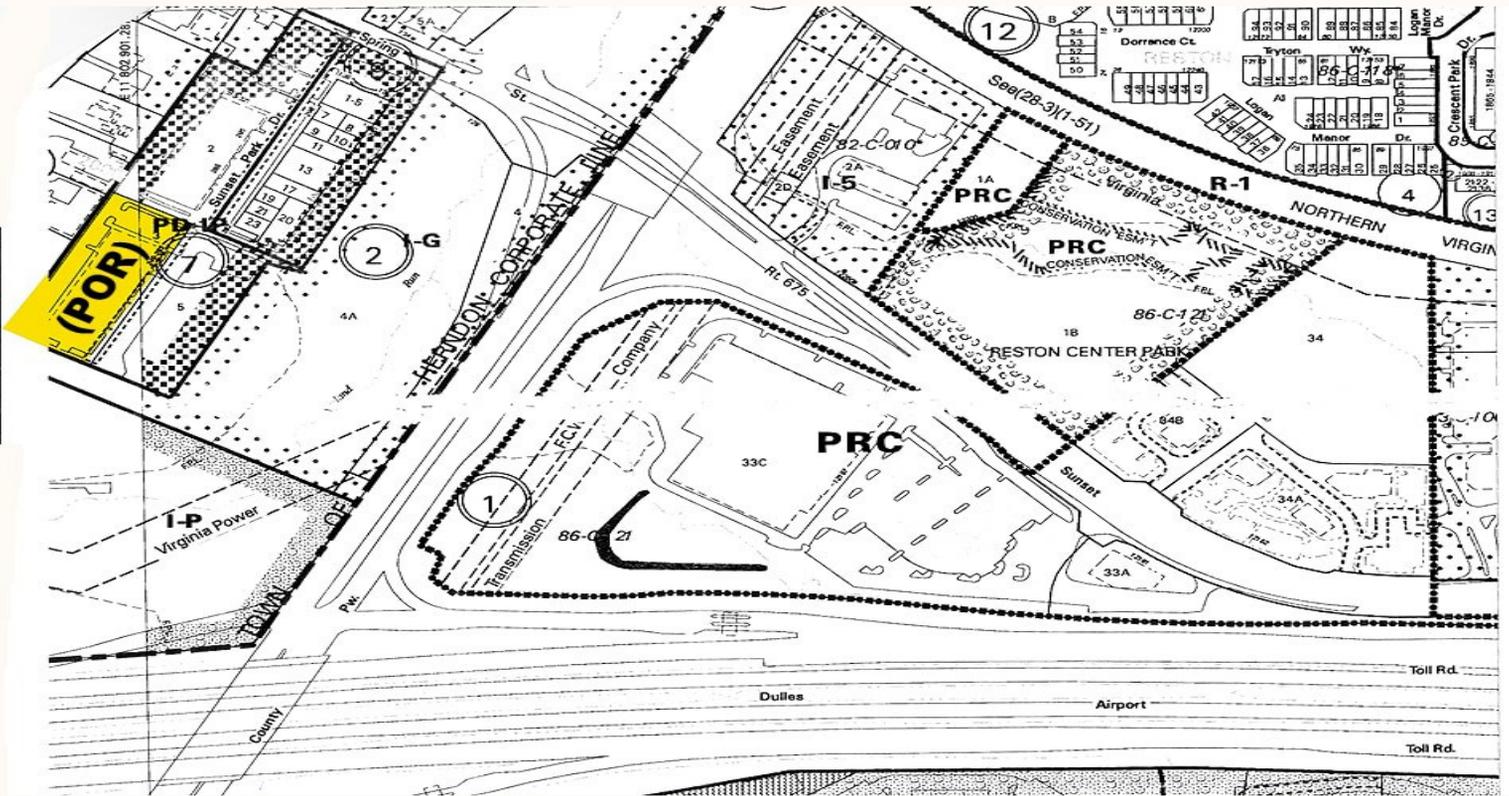
Property Photos



Mezzanine



Property Photos



Property Photos



Property Photos

