

OFFICE FOR SALE

HERNDON OFFICE CONDOS

297 HERNDON PARKWAY, HERNDON, VA 20170



FOR SALE

KELLER WILLIAMS SOLUTIONS

8100 Ashton Ave #103
Manassas, VA 20109



Each Office Independently Owned and Operated

PRESENTED BY:

ED MARTIN, CCIM

Principal Broker

O: (703) 867-3350

C: (703) 867-3350

edmartin@kwcommercial.com

0225075345, Virginia

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297 HERNDON PARKWAY



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EXECUTIVE SUMMARY

297 HERNDON PARKWAY



OFFERING SUMMARY

PRICE:	\$598000
BUILDING SF:	2200
FLOORS:	1
YEAR BUILT:	1987
BUILDING CLASS:	B
ZONING:	Commercial office
PARKING RATIO:	4/1000

PROPERTY OVERVIEW

Unit #101

2024 Property Tax: \$3883.92 annual (2024)

Condo fee: \$2026.48 annual (\$506.62 quarterly)

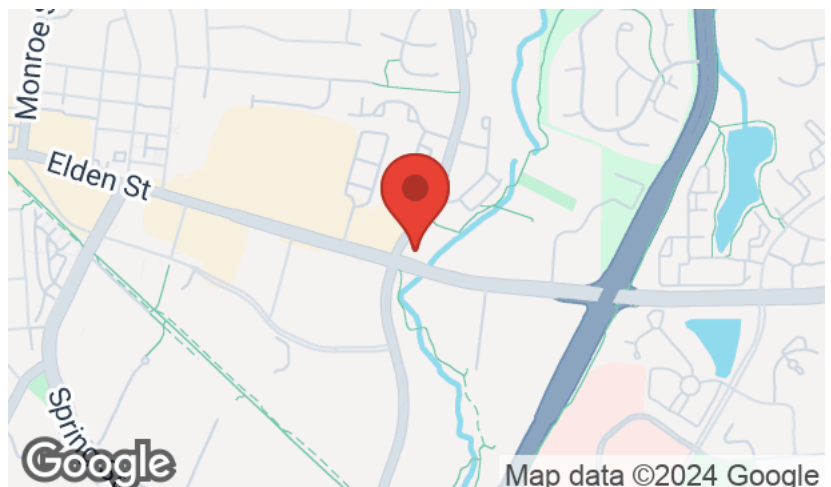
Unit #102

Property Tax: \$3960.33 annual (2024)

Condo fee: \$2066.36 annual (\$516.59 quarterly)

Monthly Rental Income \$2165. Lease expires 4/30/2026 and tenant has one 5 year option to renew with 6 momnths written prior notice.

6.4% Cap Rate for Unit 102 Alone



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LOCATION & HIGHLIGHTS

297 HERNDON PARKWAY

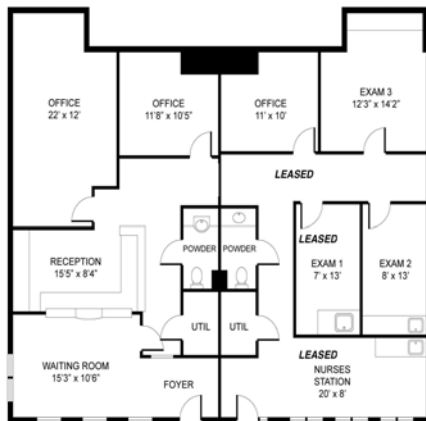


LOCATION INFORMATION

Building Name: Herndon Office Condos
Street Address: 297 Herndon Parkway #101/#102
City, State, Zip: Herndon, VA 20170
County: Fairfax
Market: Washington DC
Sub-market: Herndon
Cross Streets: Elden

LOCATION OVERVIEW

Prime location at Elden St and Herndon Parkway, 1.6 Miles from Reston Hospital



PROPERTY HIGHLIGHTS

- Two Condos on the Ground Floor - entries at grade.
- One End Unit - Unit 101 sold vacant. - \$299,000
- One Unit adjacent - Unit 102 sold with a leased tenant. Massage Business under lease until April 2026.
- Professional Office Condos
- Condo Fee for Unit 101 - \$506.62 quarterly
- Condo Fee for Unit 102 - \$516.59 quarterly

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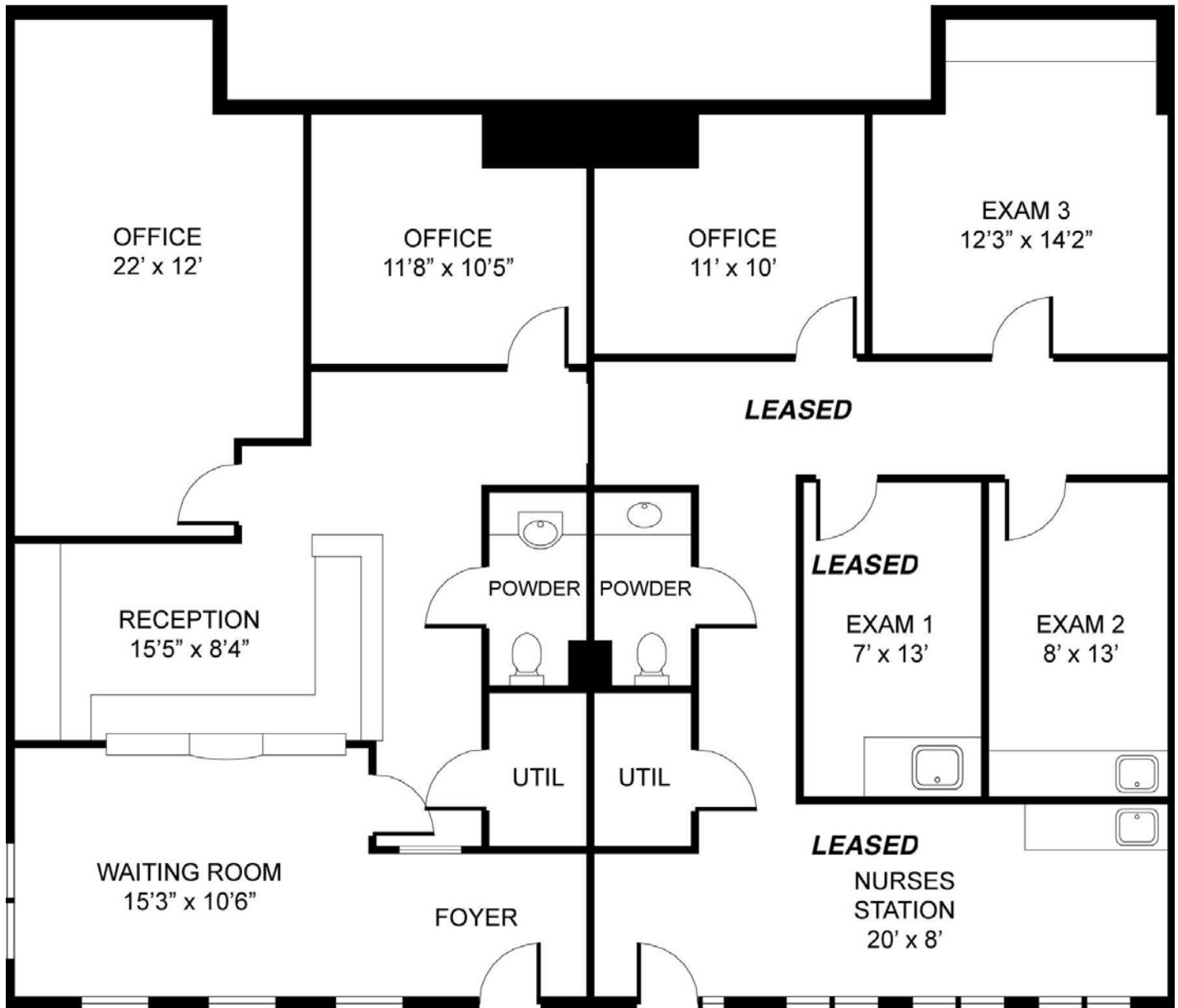
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PROPERTY PHOTOS

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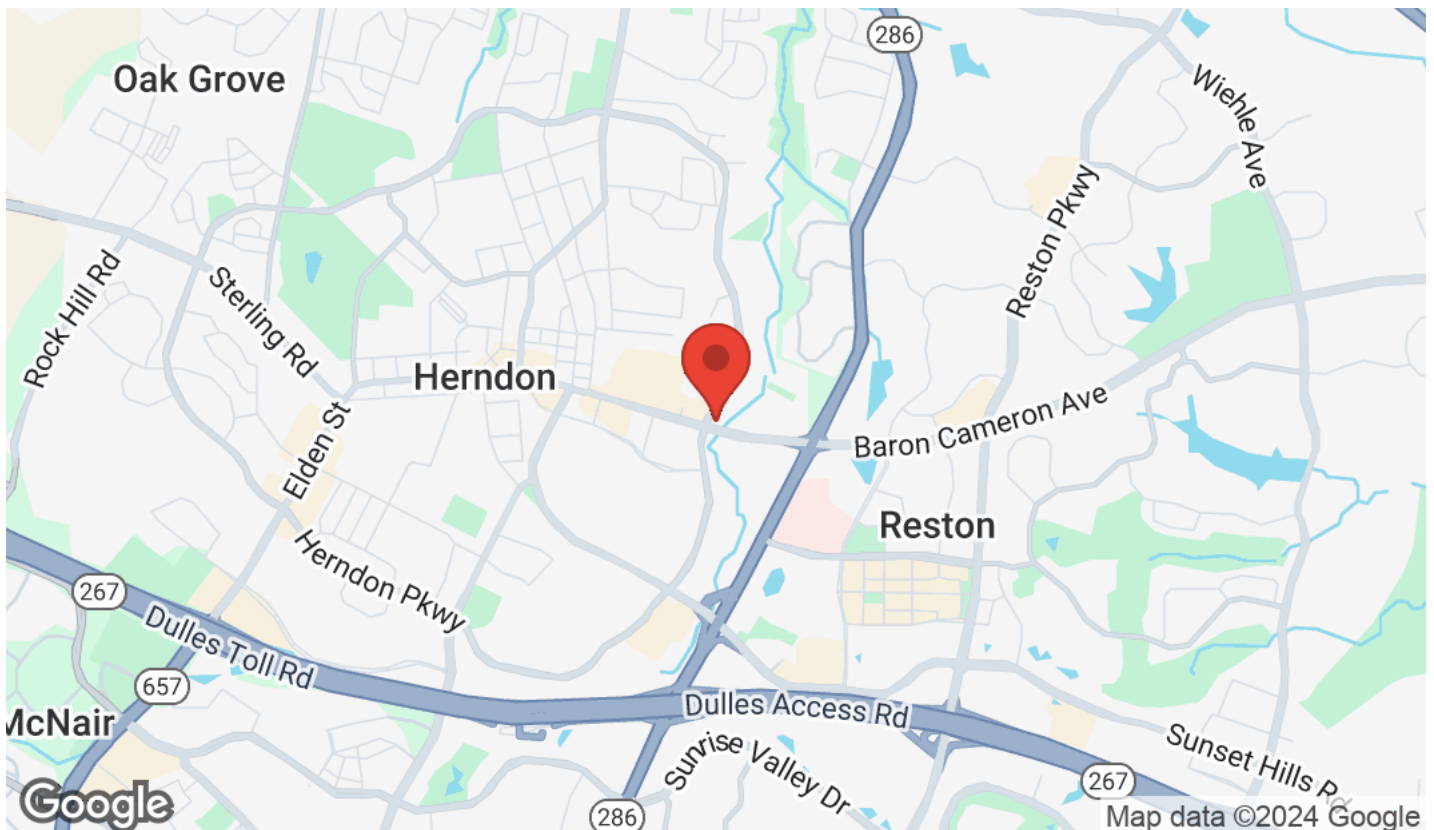
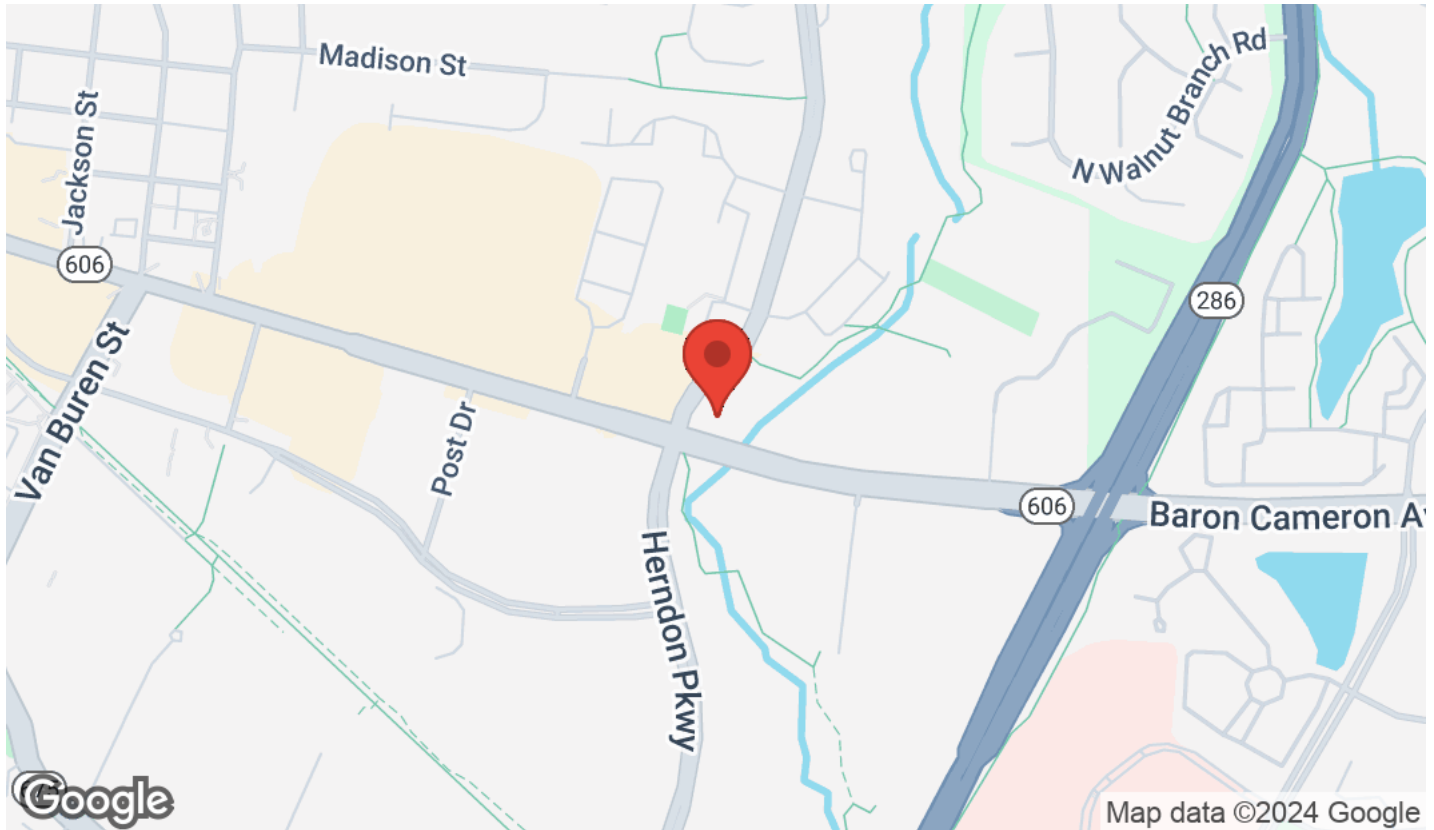
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LOCATION MAPS

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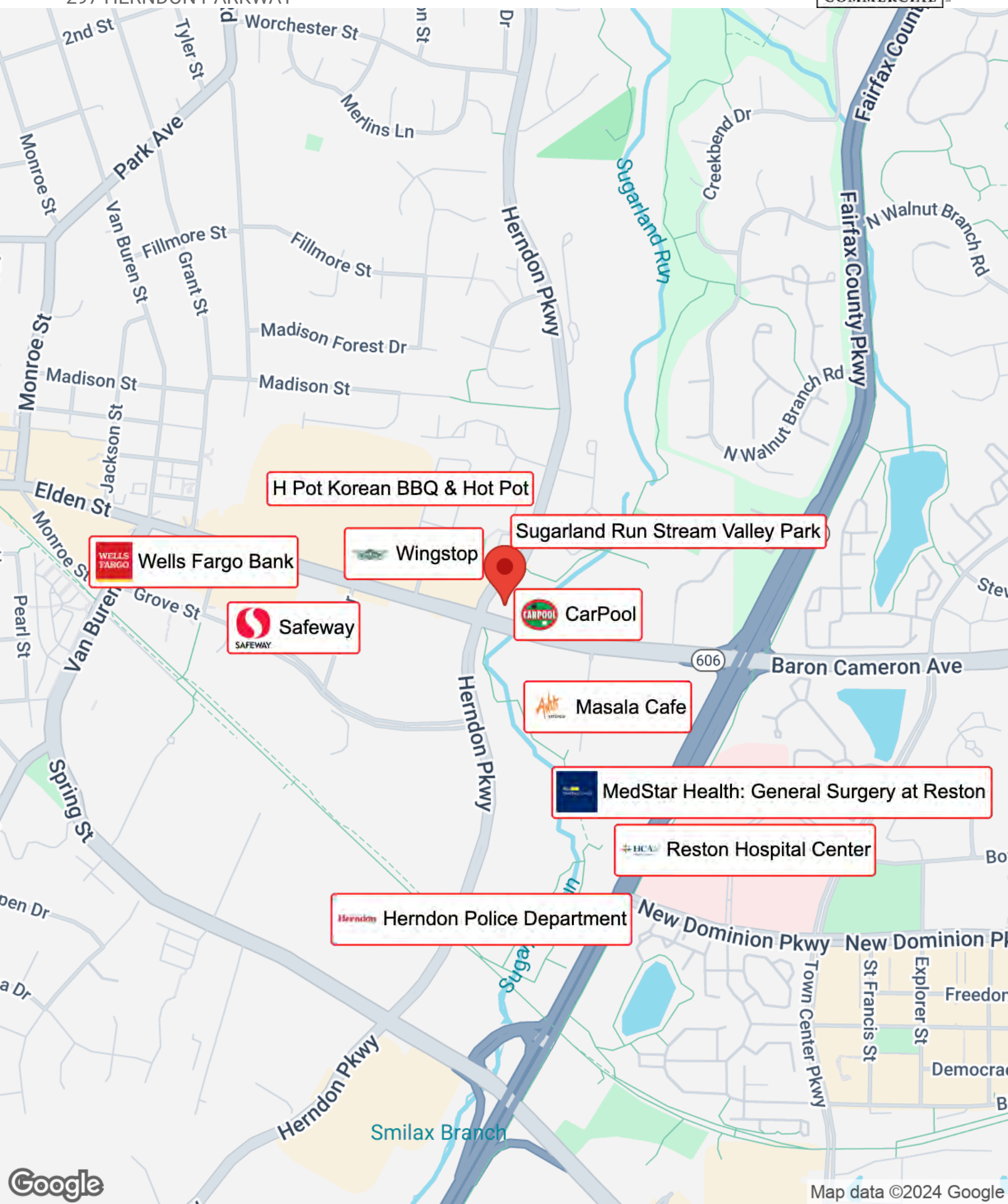
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BUSINESS MAP

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H Pot Korean BBQ & Hot Pot

Sugarland Run Stream Valley Park

 Wells Fargo Bank

 Wingstop

 CarPool

 Safeway

 Masala Cafe

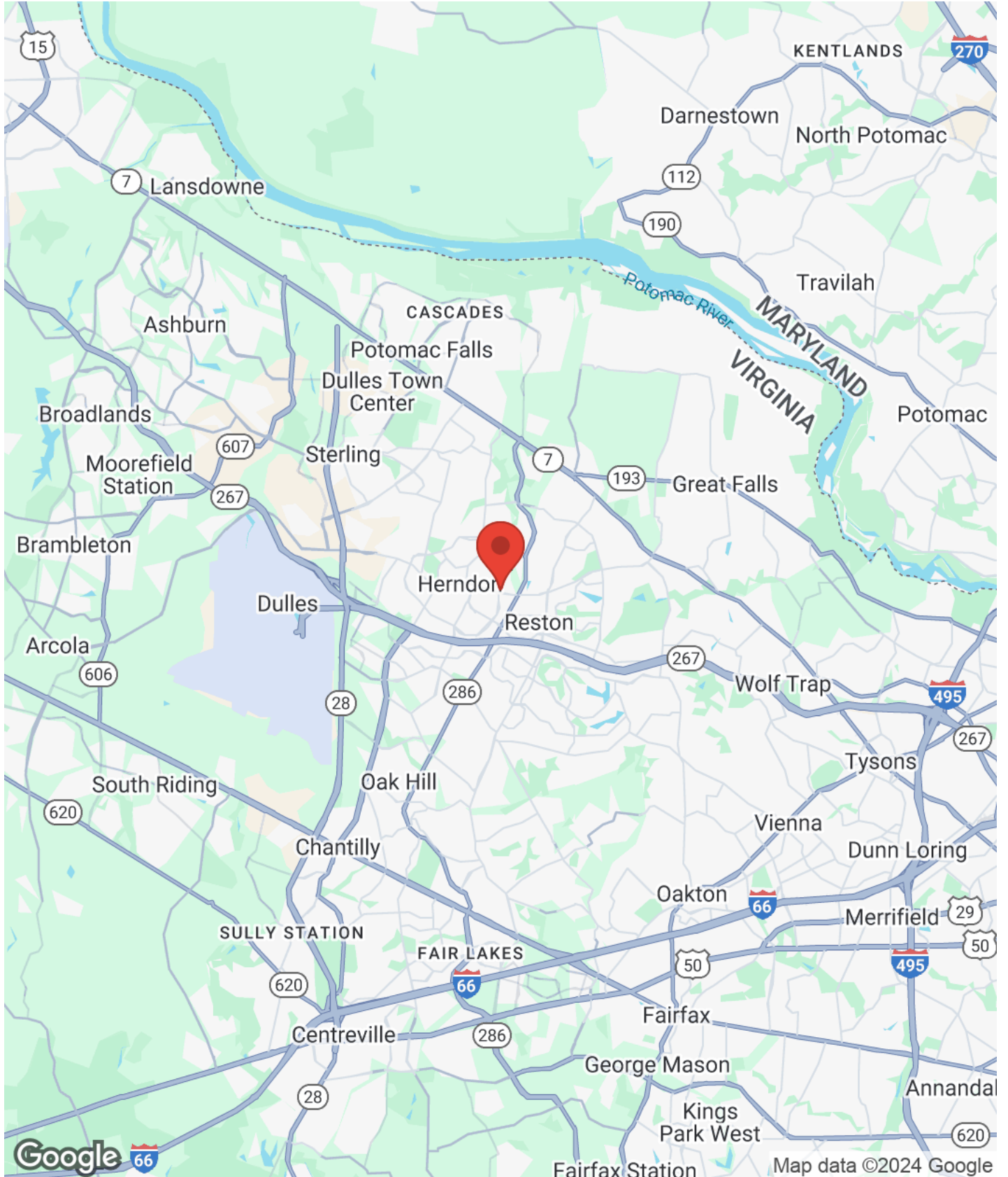
 MedStar Health: General Surgery at Reston

 Reston Hospital Center

 Herndon Police Department

REGIONAL MAP

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AERIAL MAP

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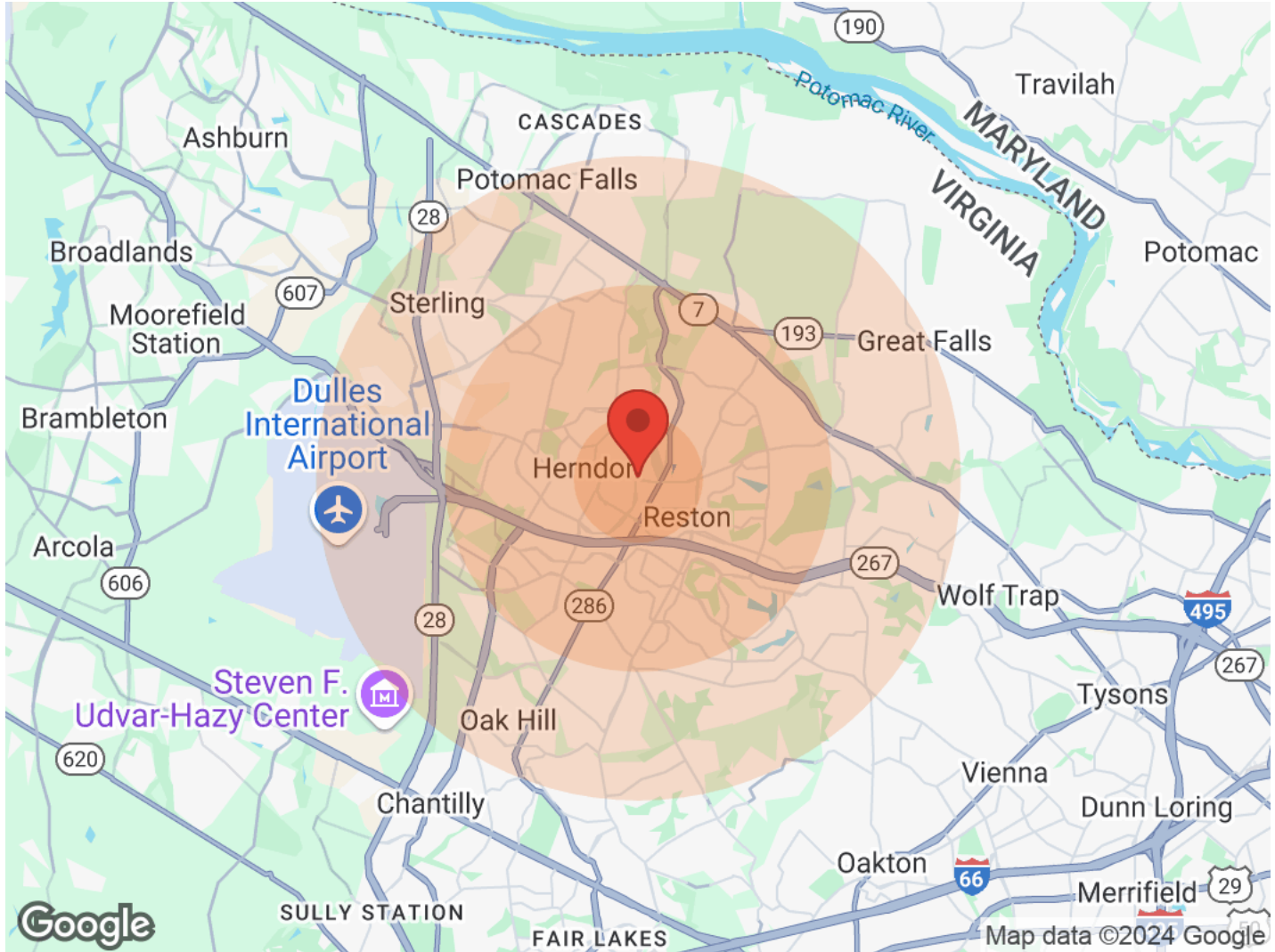
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	8,533	71,503	114,077	Median	\$119,598	\$107,609	\$115,982
Female	8,886	71,095	113,414	< \$15,000	84	2,159	3,111
Total Population	17,419	142,598	227,491	\$15,000-\$24,999	192	1,759	2,450
				\$25,000-\$34,999	203	2,036	3,091
				\$35,000-\$49,999	651	4,938	6,589
				\$50,000-\$74,999	921	7,926	11,270
				\$75,000-\$99,999	1,216	8,087	11,522
				\$100,000-\$149,999	1,896	12,951	19,594
				\$150,000-\$199,999	1,069	6,703	10,872
				> \$200,000	1,189	7,208	13,658
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	3,114	28,677	47,854	Total Units	7,689	55,326	85,902
Ages 15-24	1,866	17,629	29,728	Occupied	7,242	52,875	82,541
Ages 25-54	7,117	58,018	89,471	Owner Occupied	4,161	33,559	57,487
Ages 55-64	2,264	18,246	29,198	Renter Occupied	3,081	19,316	25,054
Ages 65+	3,058	20,028	31,240	Vacant	447	2,451	3,361
Race	1 Mile	3 Miles	5 Miles				
White	11,790	83,068	138,803				
Black	1,208	13,145	17,594				
Am In/AK Nat	28	179	268				
Hawaiian	N/A	5	5				
Hispanic	2,656	29,099	44,744				
Multi-Racial	3,962	39,040	60,590				

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.