

hpc




Best Location, Best Rent, Best Amenities

.....
THE BEST IN ALL OF HERNDON

RATE: \$18.00 - \$19.50 PSF | FULL SERVICE

FLEXIBLE SUITES RANGING FROM 1,097 - 5,813 SF

- Lobby renovations complete
- Ample free surface parking, ratio of 3.5/1,000 SF
- Great location, situated at the corner of Herndon Parkway and Elden Street in downtown Herndon
- Prominent Building signage available
- Close to future Herndon Metro 
- Easy access to Dulles Toll Road, Route 28, Fairfax County Parkway, and Dulles International Airport

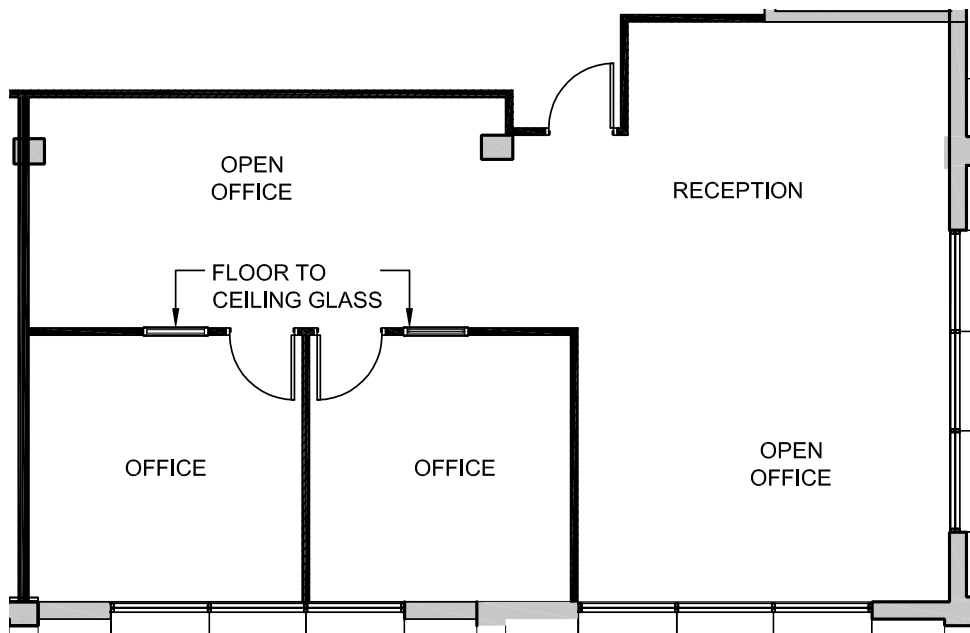


AVAILABILITIES

RANGING FROM 1,097 - 5,813 SF

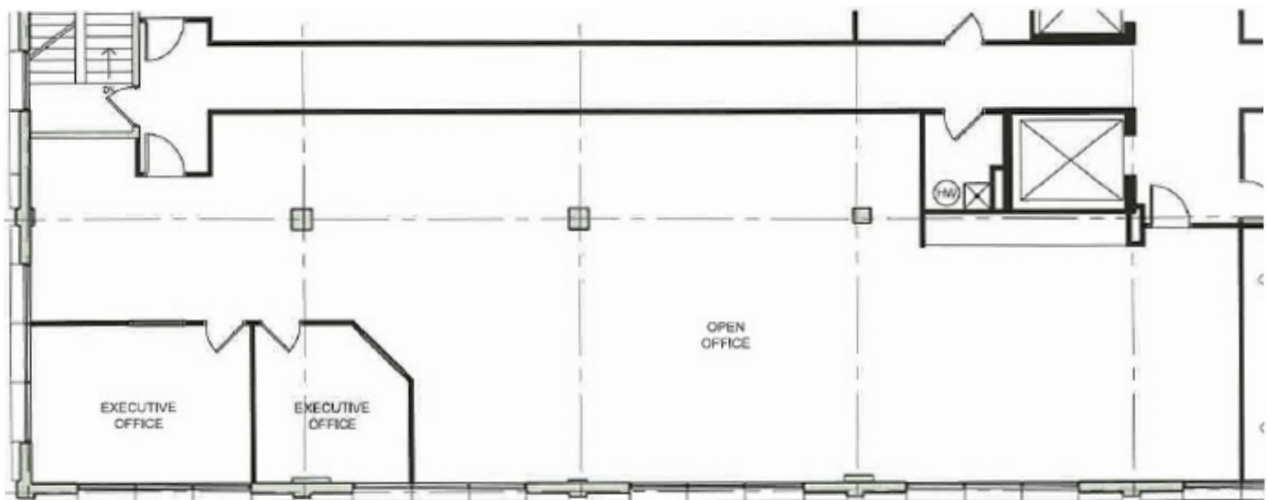
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SUITE 205 | 2ND FLOOR | 1,097 SF | \$19.50 PSF



SUITE 210 | 2ND FLOOR | 4,750 SF | \$19.50 PSF

(DIVISIBLE)

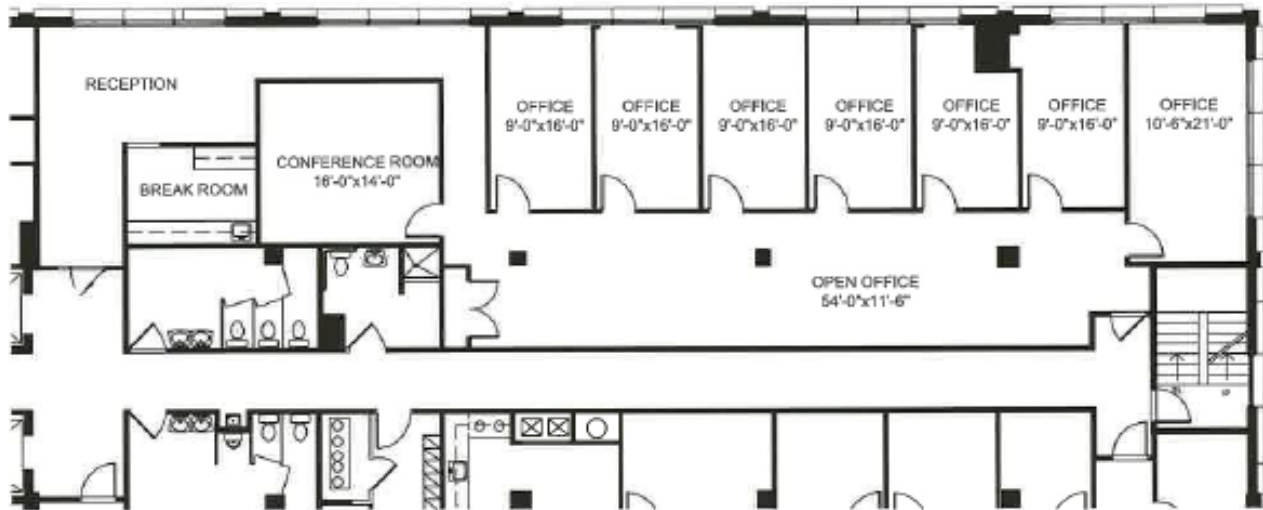


AVAILABILITIES

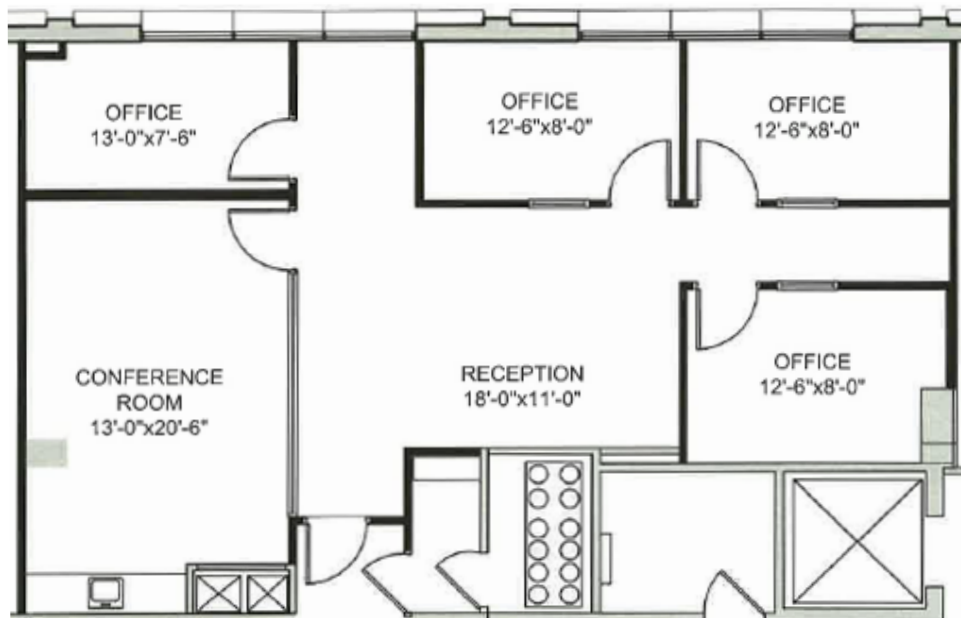
RANGING FROM 1,097 - 5,813 SF

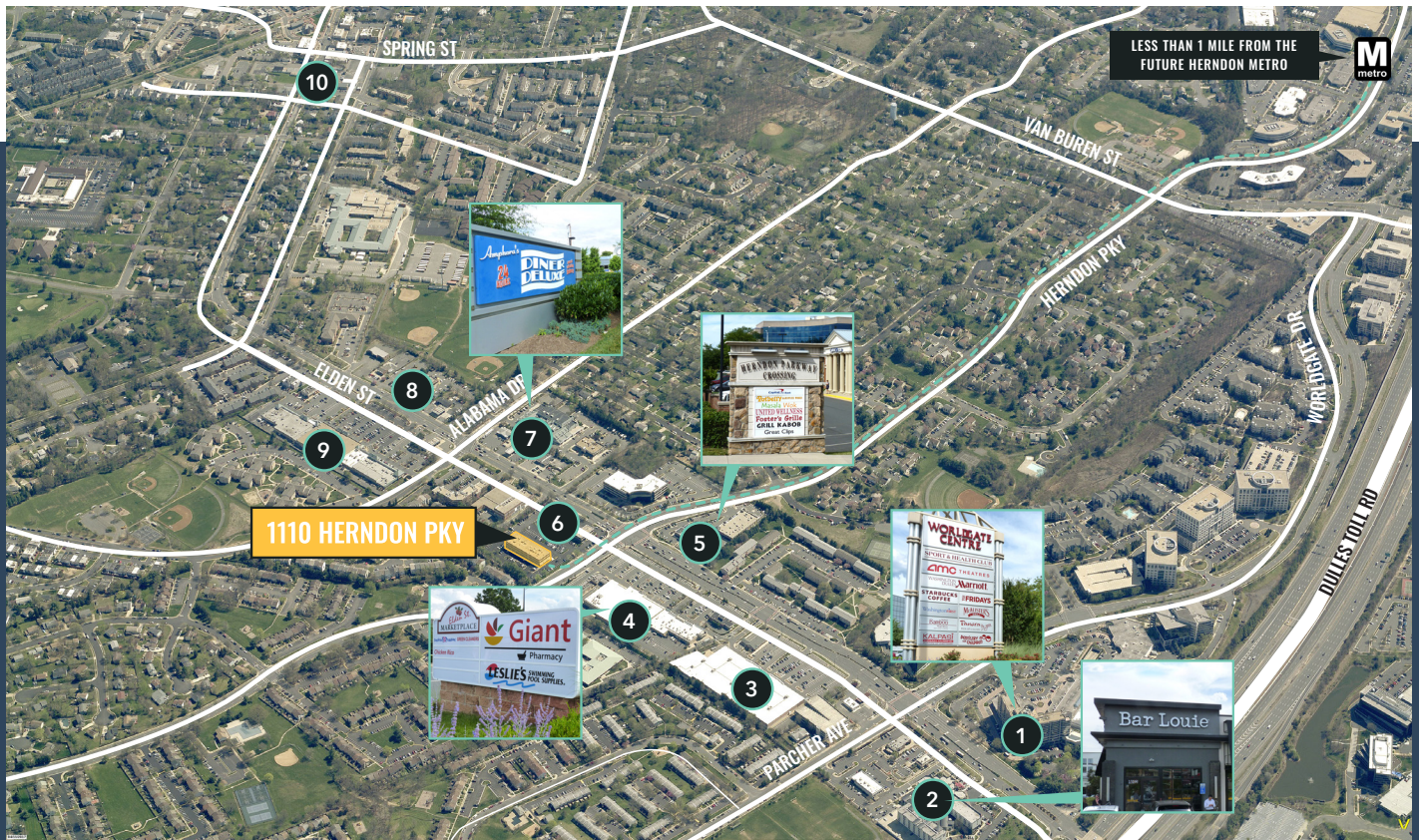
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SUITE 300 | 3RD FLOOR | 3,108 SF | \$19.50 PSF (DIVISIBLE)



SUITE 301 | 3RD FLOOR | 1,243 SF | \$19.50 PSF





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|---|---|---|---|
| <ol style="list-style-type: none"> 1. Washington Dulles Marriott Suites
Sport & Health
Washington First Bank
FedEx Office & Ship Center
TGI Friday's
Starbucks
Subway
Panera Bread
Qdoba Mexican Eats
Cold Stone Creamery
McAlister's Deli
Matsutake Japanese Steak House
Pho 2000
Inchin's Bamboo Garden
Tara Thai 2. Crowne Plaza Dulles Airport
Houlihan's
Bar Louie
Wendy's
Taco Bell | <ol style="list-style-type: none"> 3. Kohl's
BB&T
7-Eleven
Sunoco 4. Giant
ABC Store
Hunan Café
Chicken Rico
Baskin-Robbins
TD Bank
M&T Bank 5. Capital One Bank
Foster's Grille
Potbelly Sandwich Shop
Masala Wok | <ol style="list-style-type: none"> 6. Starbucks
Bank of America
Chipotle Mexican Grill
Robeks Fresh Juices & Smoothies
Thai Tada 7. Amphora Diner Deluxe
Mesob Café
Paisano's Pizza
Royal Golden
Elden Market & Deli
7-Eleven
Shell 8. Wells Fargo Bank
McDonald's
Pizza Hut
Exxon
Extended Stay | <ol style="list-style-type: none"> 9. CVS Pharmacy
Pho Dulles
Guapo's
Starbucks
Mellow Mushroom
Godavari Herndon
Fresh World
China Village
Western Union
Pupuseria Dona Azucena 10. Domino's Pizza
O'Sullivan's Irish Pub
Jimmy's Old Town Tavern |
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