

OFFICE BUILDINGS FOR LEASE

OPPORTUNITY

Sugarland Business Park

201-203 Elden St, Herndon, Virginia 20170

High-visibility locations along one of Herndon's busiest commercial roads (Route 228), ideal for attracting walk-in or drive-by clients.



HIGHLIGHTS

201 Elden Street

- Second Floor: One Office suite, 1,200 SF each, Immediately Available priced at \$17.00 PSF, net of electric and cleaning.
- Medical Office - 1,566 Square Foot Generation Dental Suite Available for Lease. \$25.00 PSF, Net of Electric & Cleaning.

203 Elden Street

- Three 2nd Floor Suites Available ranging from 940 SF to 1,615 SF priced at \$17.00 PSF Net of Electric and Cleaning.



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

JONATHAN CHAPIN, MSRE

Vice President

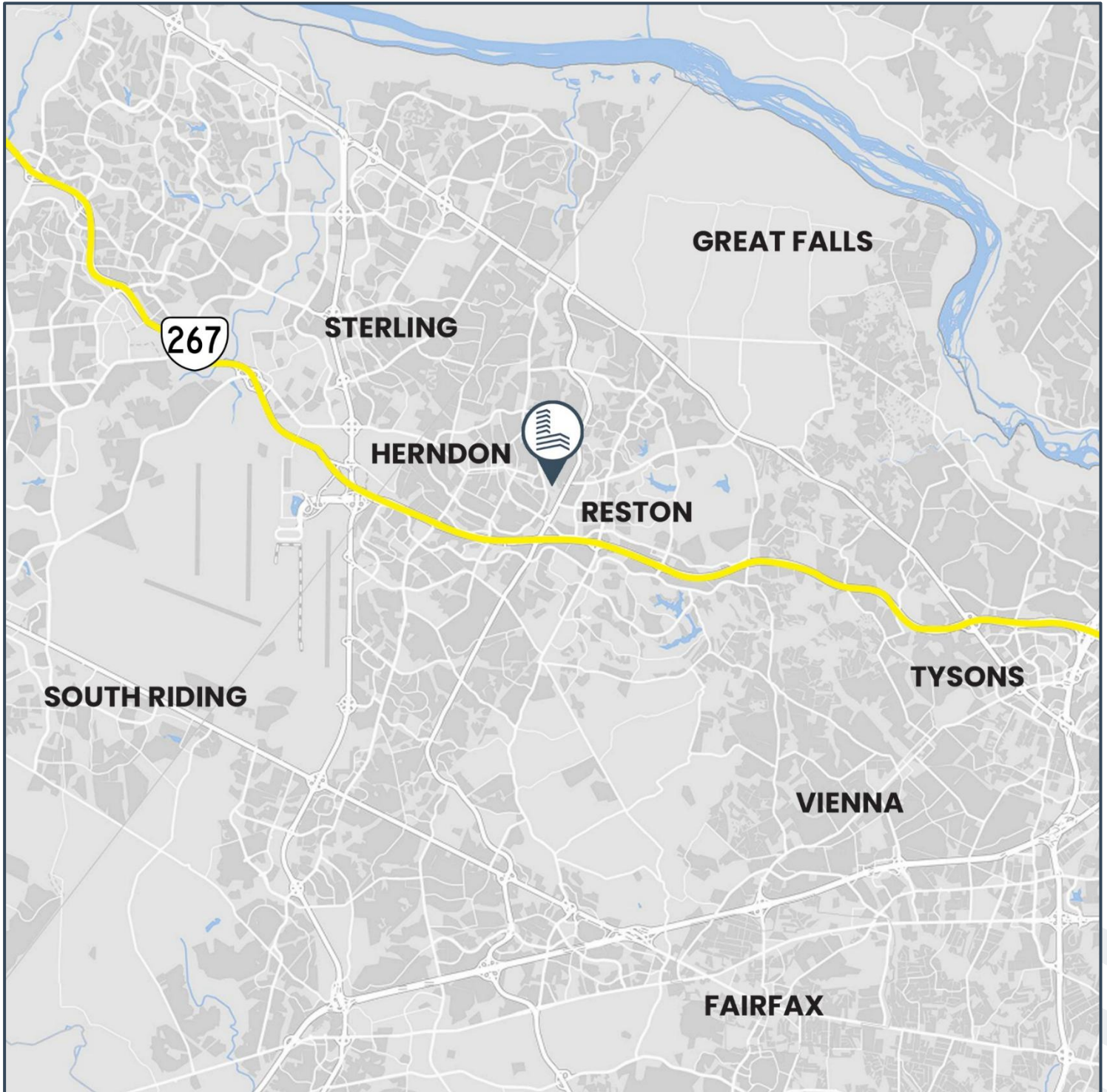
☎ | 321.297.7707

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LOCATION MAP



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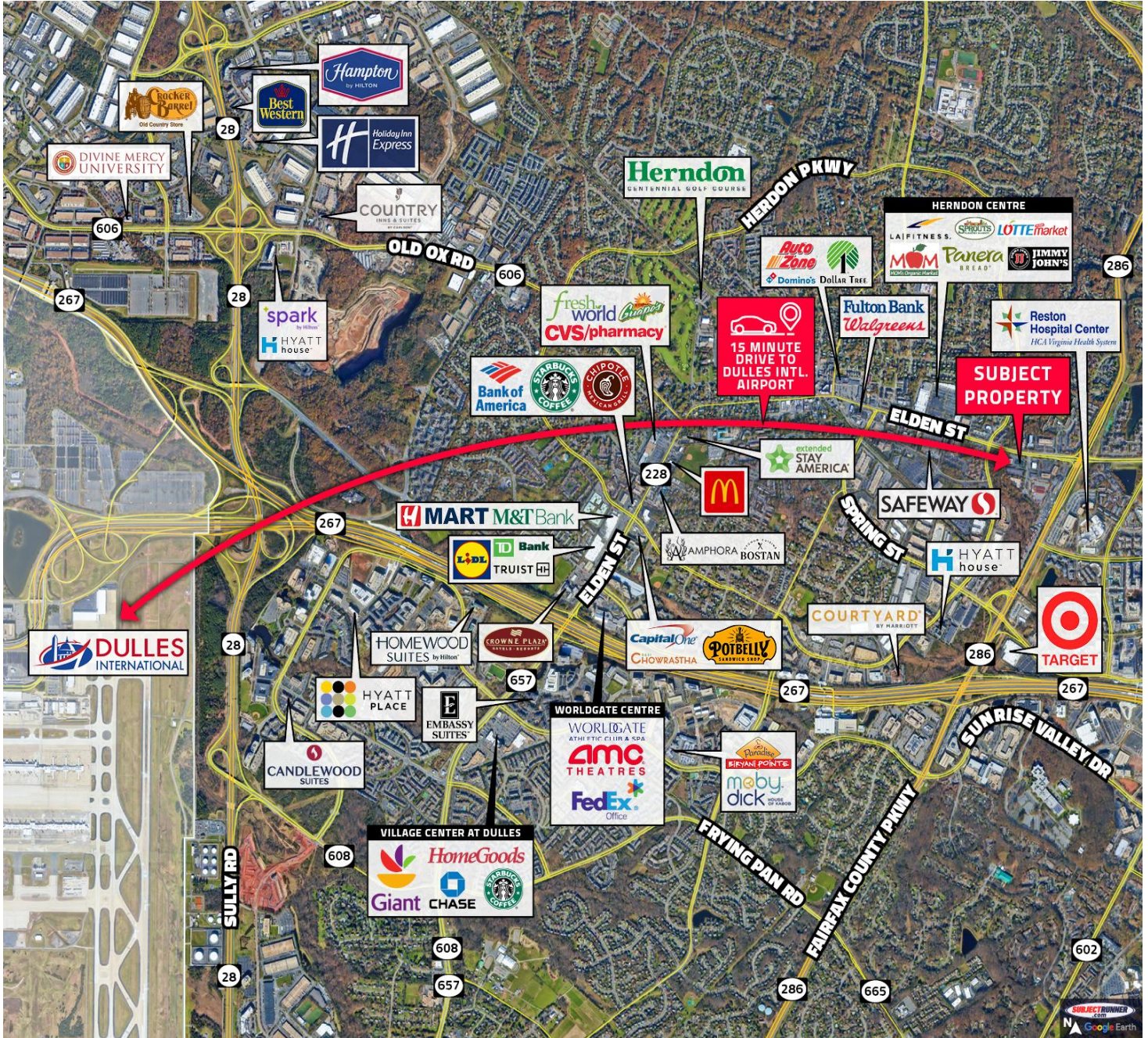
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AMENITY MAP



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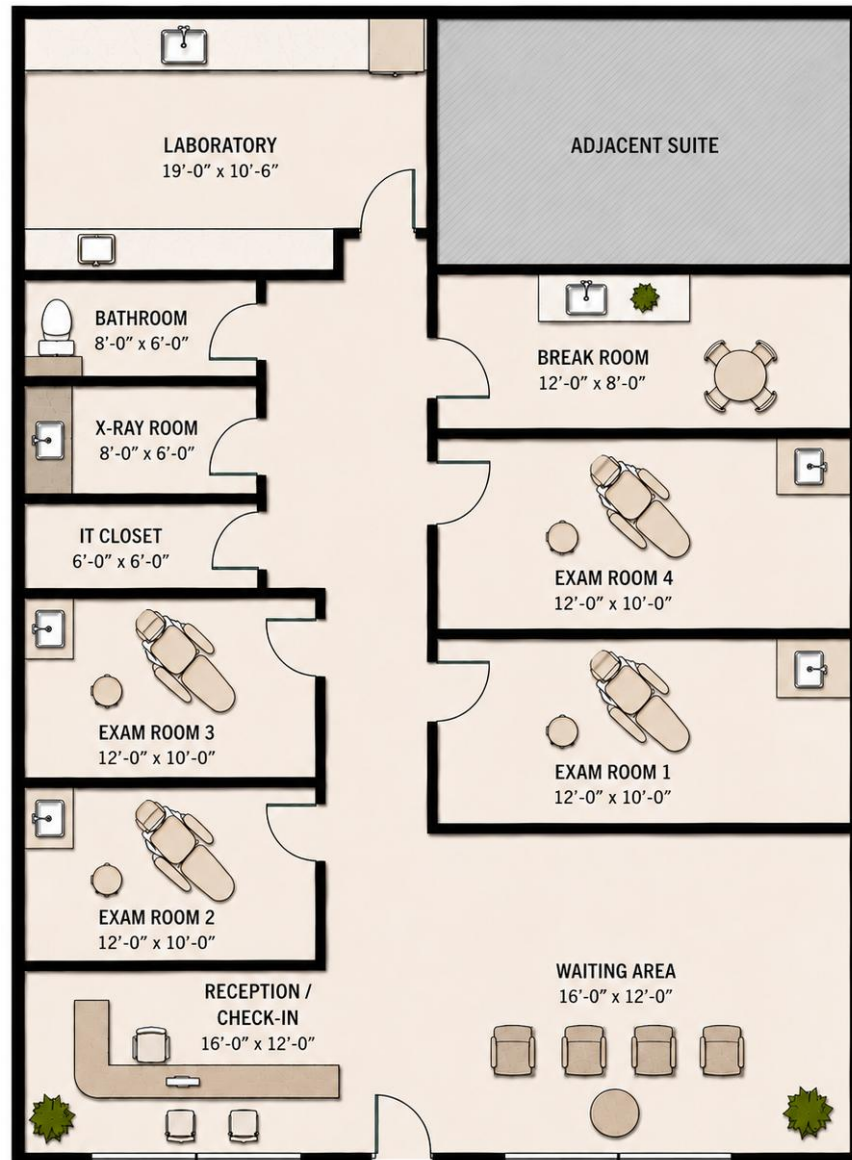
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Suite 102

1,566 SF

201 SUGARLAND PROFESSIONAL BLDG. – FLOOR PLAN



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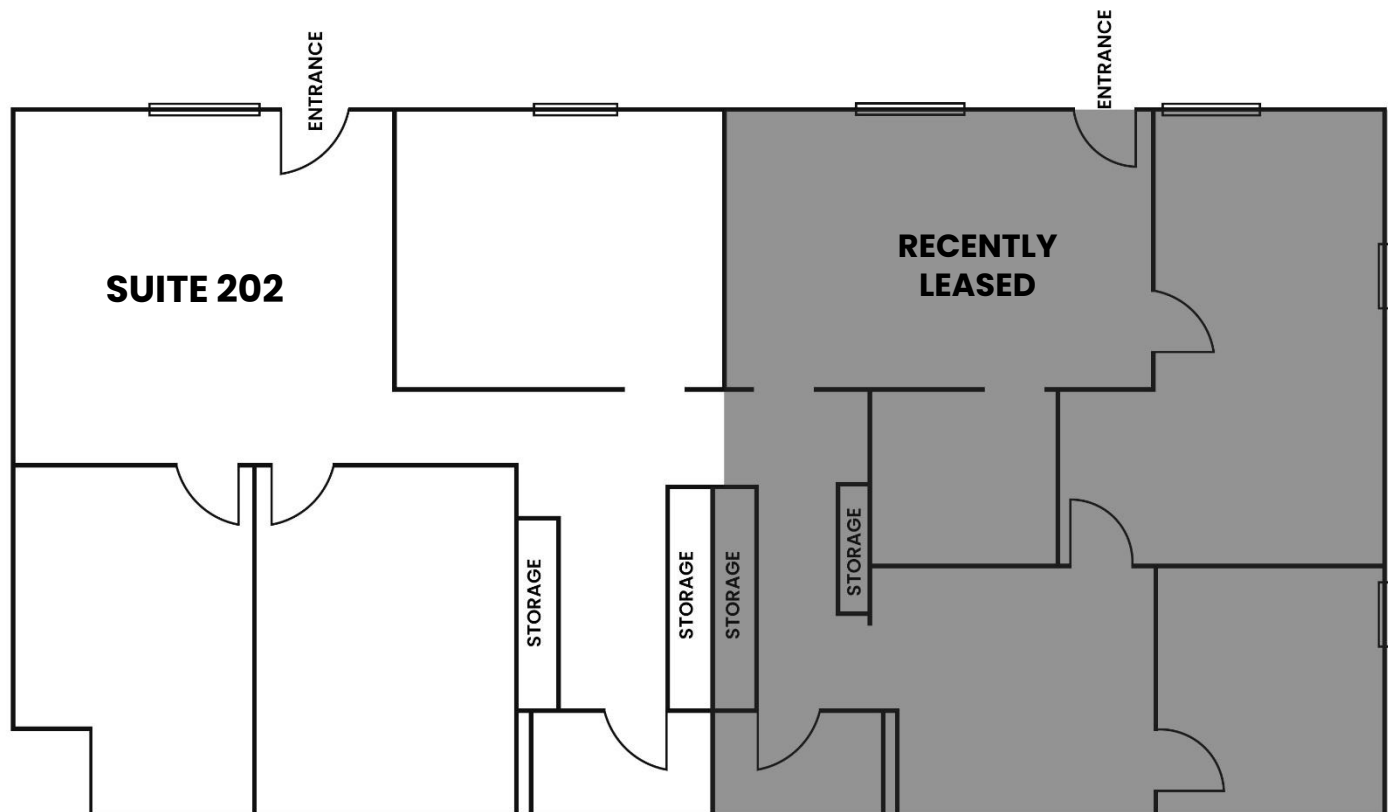
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Suite 202

1,200 SF

201 SUGARLAND PROFESSIONAL BLDG. – FLOOR PLAN



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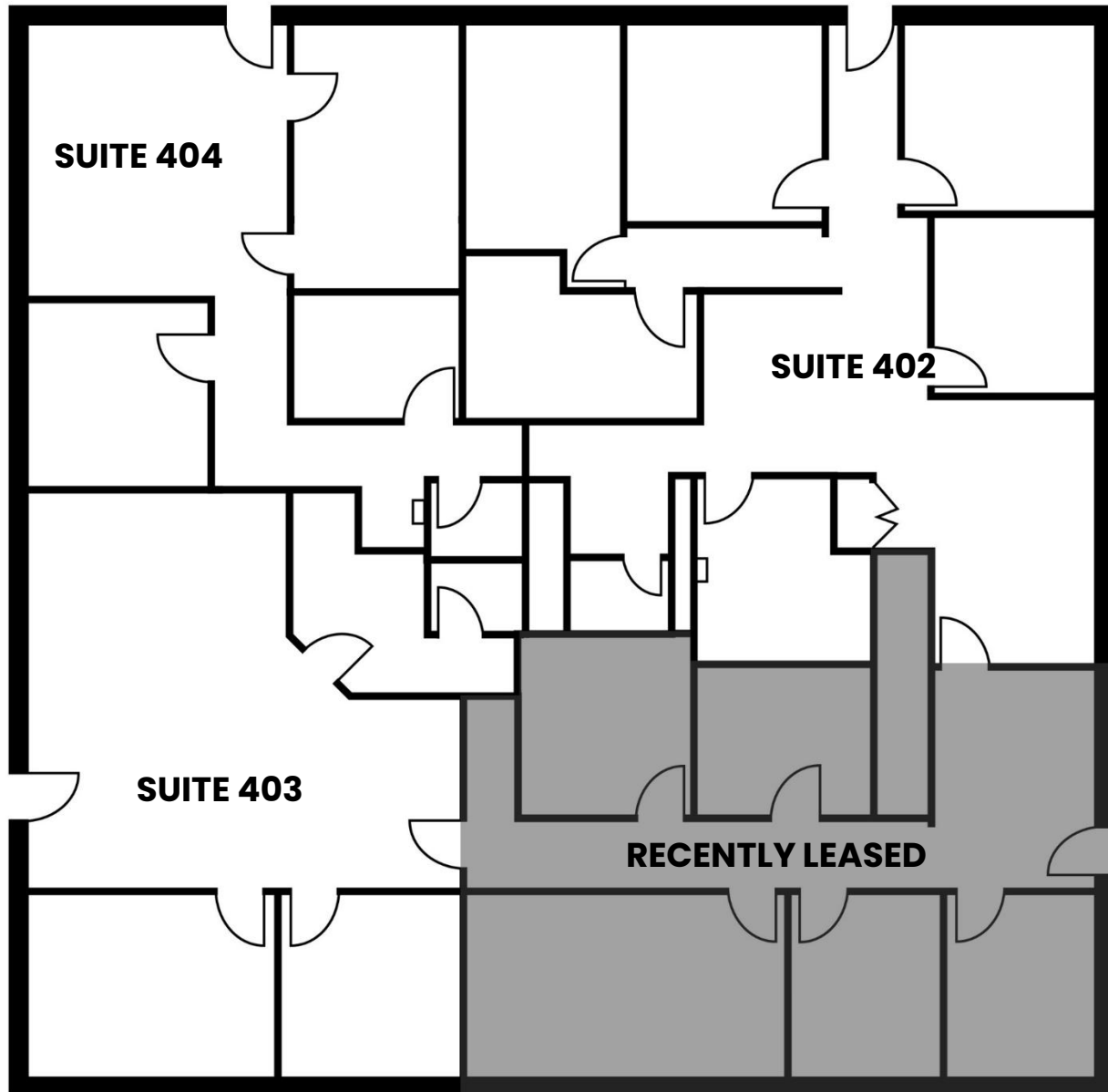
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Suite 402	1,615 SF
Suite 403	1,095 SF

Suite 404	940 SF
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203 SUGARLAND PROFESSIONAL BLDG. – FLOOR PLAN



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EXTERIOR PHOTOS



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