

OFFICE BUILDINGS FOR LEASE

OPPORTUNITY

Sugarland Business Park
201-209 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

- 209 Elden Street
 - Ground Floor Office Space with Direct Lobby Access Available. 1,750 Square Feet of Open Floor Office Space priced at \$24.00 PSF Full Service.
 - Four office suites available on the second floor ranging from 606 SF to 1,150 SF priced at \$22.00 PSF Full Service.
- 201 Elden Street
 - Second Floor: Two Office suites, 1,200 SF each, Immediately Available priced at \$17.00 PSF, net of electric and cleaning.
 - Medical Office - 2nd 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.

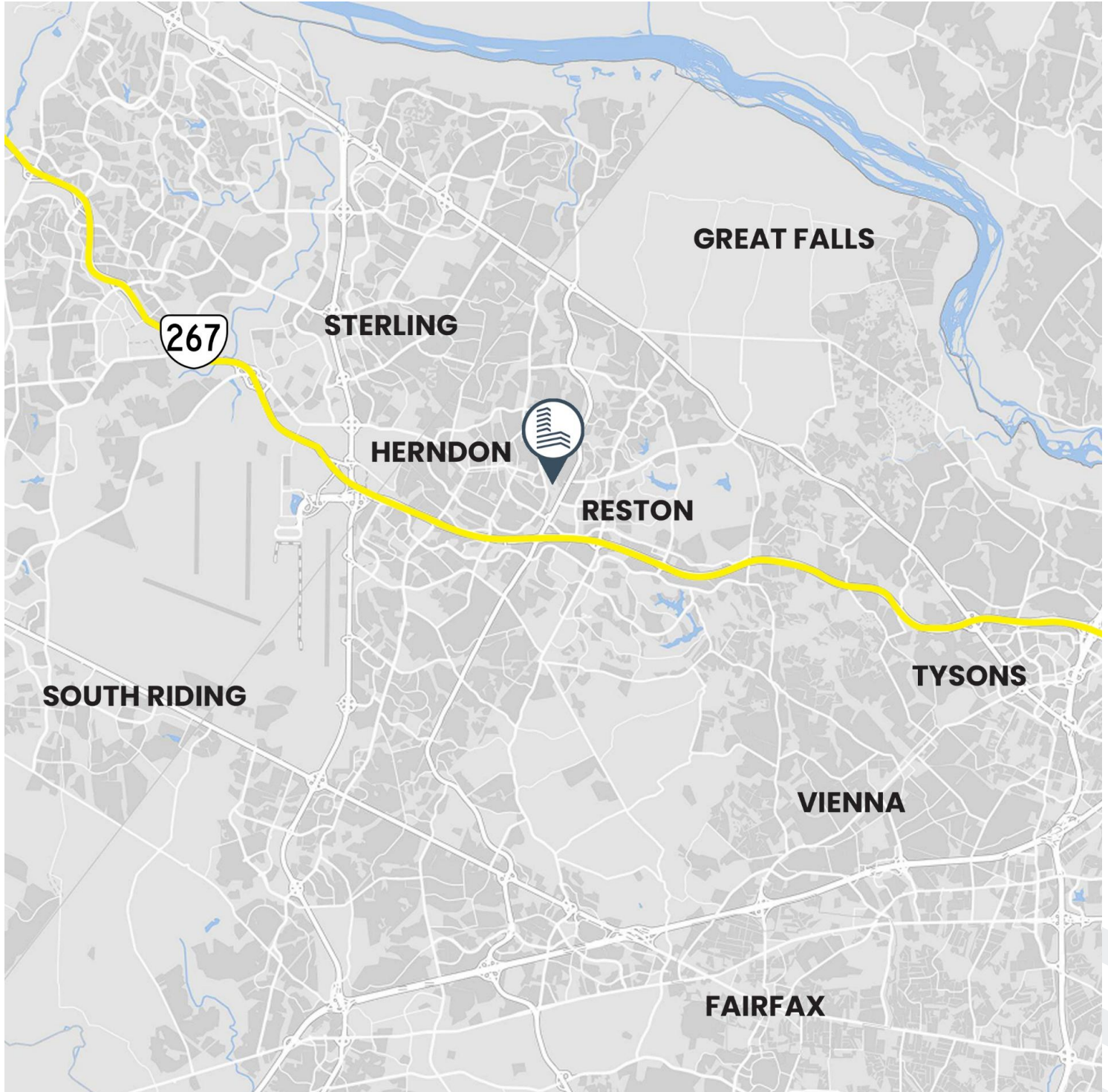


LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT
Principal
☎ | 703.677.0101
✉ | jlegat@legatcre.com

JONATHAN CHAPIN, MSRE
Vice President
☎ | 321.297.7707
✉ | jchapin@legatcre.com

LOCATION MAP



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

JONATHAN CHAPIN, MSRE

Vice President

☎ | 321.297.7707

✉ | jchapin@legatcre.com

AMENITY MAP



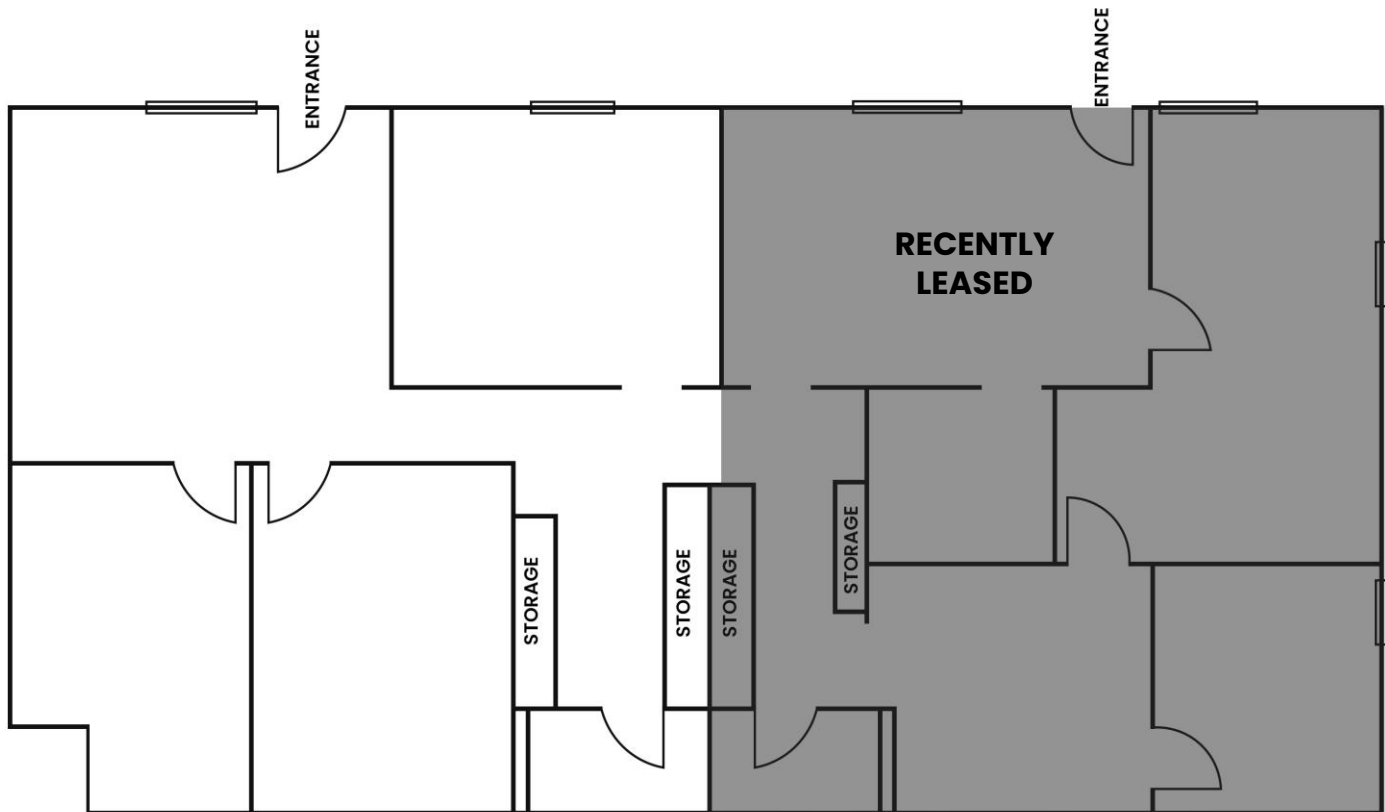
JAMES LEGAT
Principal
 ☎ | 703.677.0101
 ✉ | jlegat@legatcre.com

JONATHAN CHAPIN, MSRE
Vice President
 ☎ | 321.297.7707
 ✉ | jchapin@legatcre.com

Suite 202

1,200 SF

201 SUGARLAND PROFESSIONAL BLDG. – FLOOR PLAN



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

JONATHAN CHAPIN, MSRE

Vice President

☎ | 321.297.7707

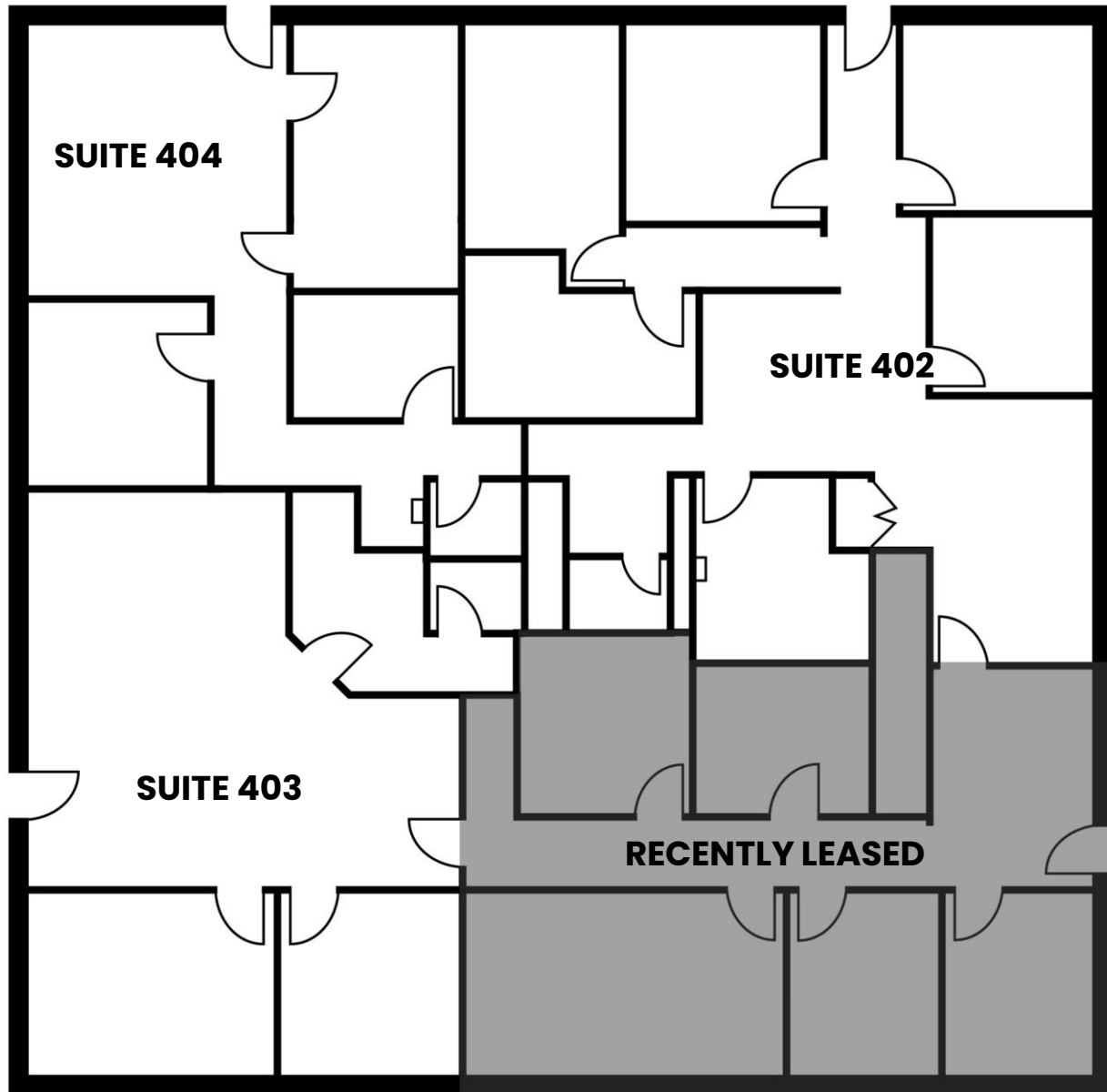
✉ | jchapin@legatcre.com

OFFICE BUILDINGS FOR LEASE

Sugarland Business Park
201-209 Elden St, Herndon, Virginia 20170

Suite 402	1,615 SF	Suite 404	940 SF
Suite 403	1,095 SF		

203 SUGARLAND PROFESSIONAL BLDG. – FLOOR PLAN



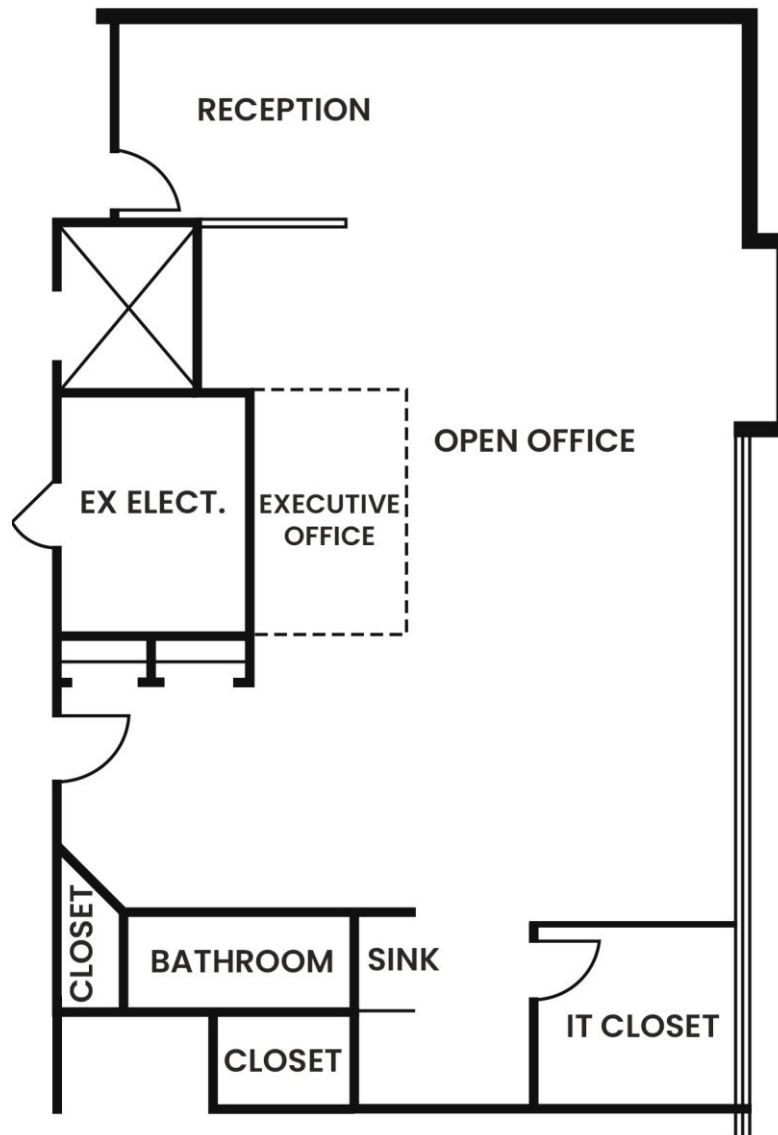
JAMES LEGAT
Principal
☎ | 703.677.0101
✉ | jlegat@legatcre.com

JONATHAN CHAPIN, MSRE
Vice President
☎ | 321.297.7707
✉ | jchapin@legatcre.com

Suite 106

1,750 SF

209 ELDEN PROFESSIONAL BLDG. – FLOOR PLAN



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

JONATHAN CHAPIN, MSRE

Vice President

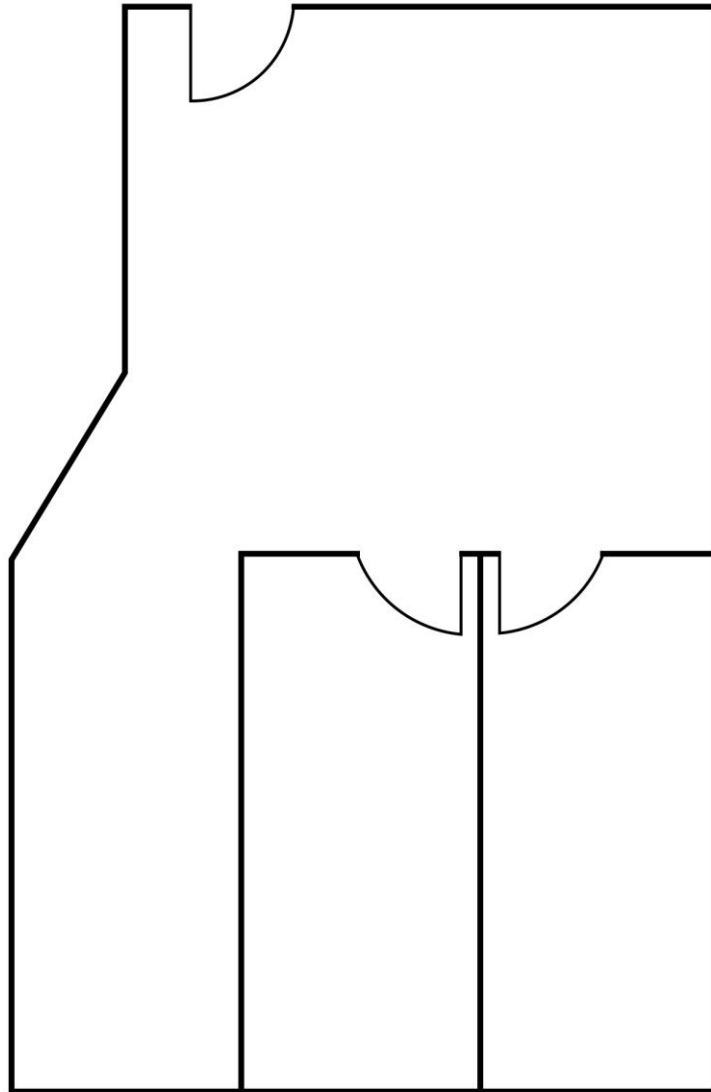
☎ | 321.297.7707

✉ | jchapin@legatcre.com

Suite 203

850 SF

209 ELDEN PROFESSIONAL BLDG. – FLOOR PLAN



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

JONATHAN CHAPIN, MSRE

Vice President

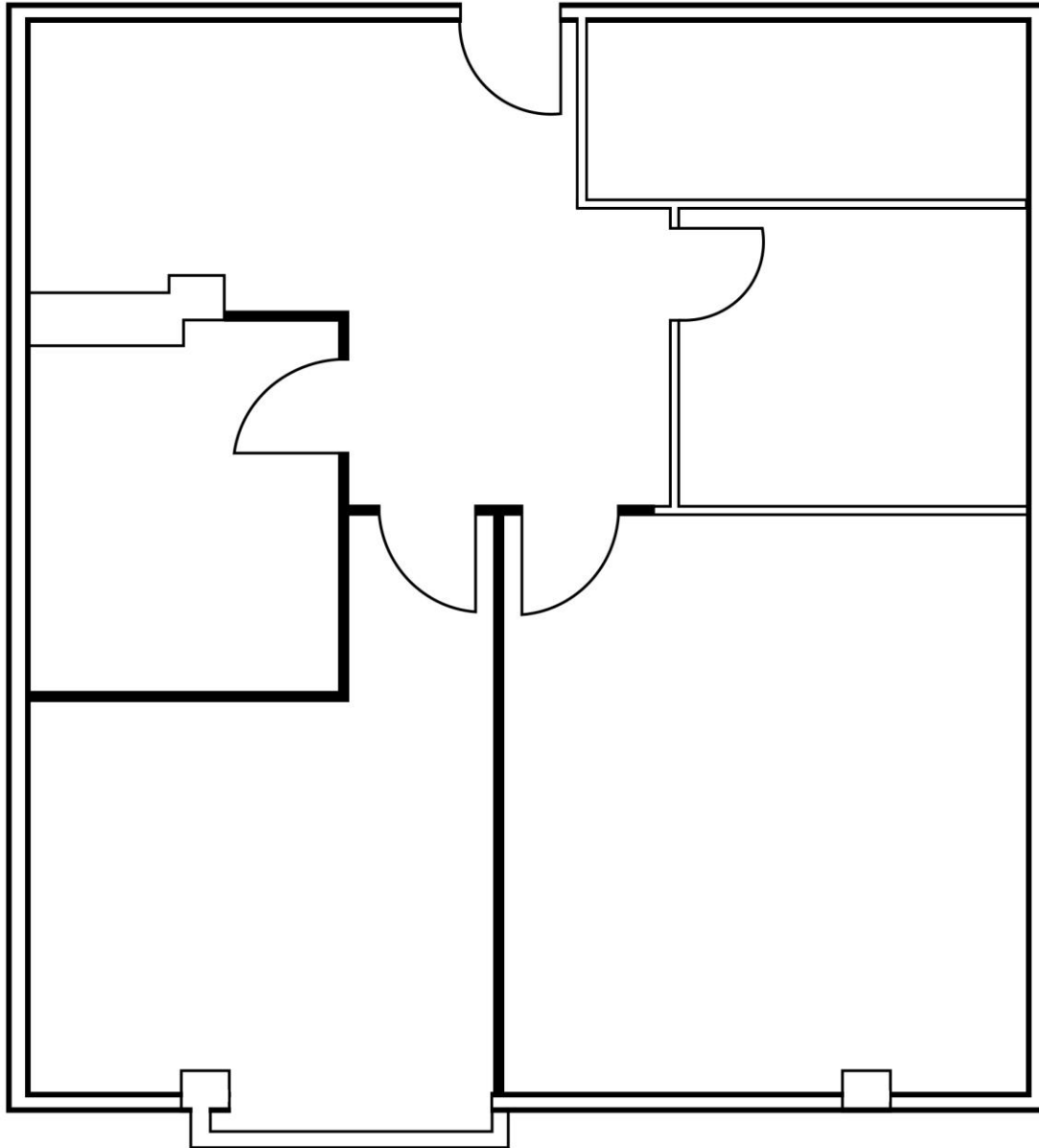
☎ | 321.297.7707

✉ | jchapin@legatcre.com

Suite 206

1,150 SF

209 ELDEN PROFESSIONAL BLDG. – FLOOR PLAN



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

JONATHAN CHAPIN, MSRE

Vice President

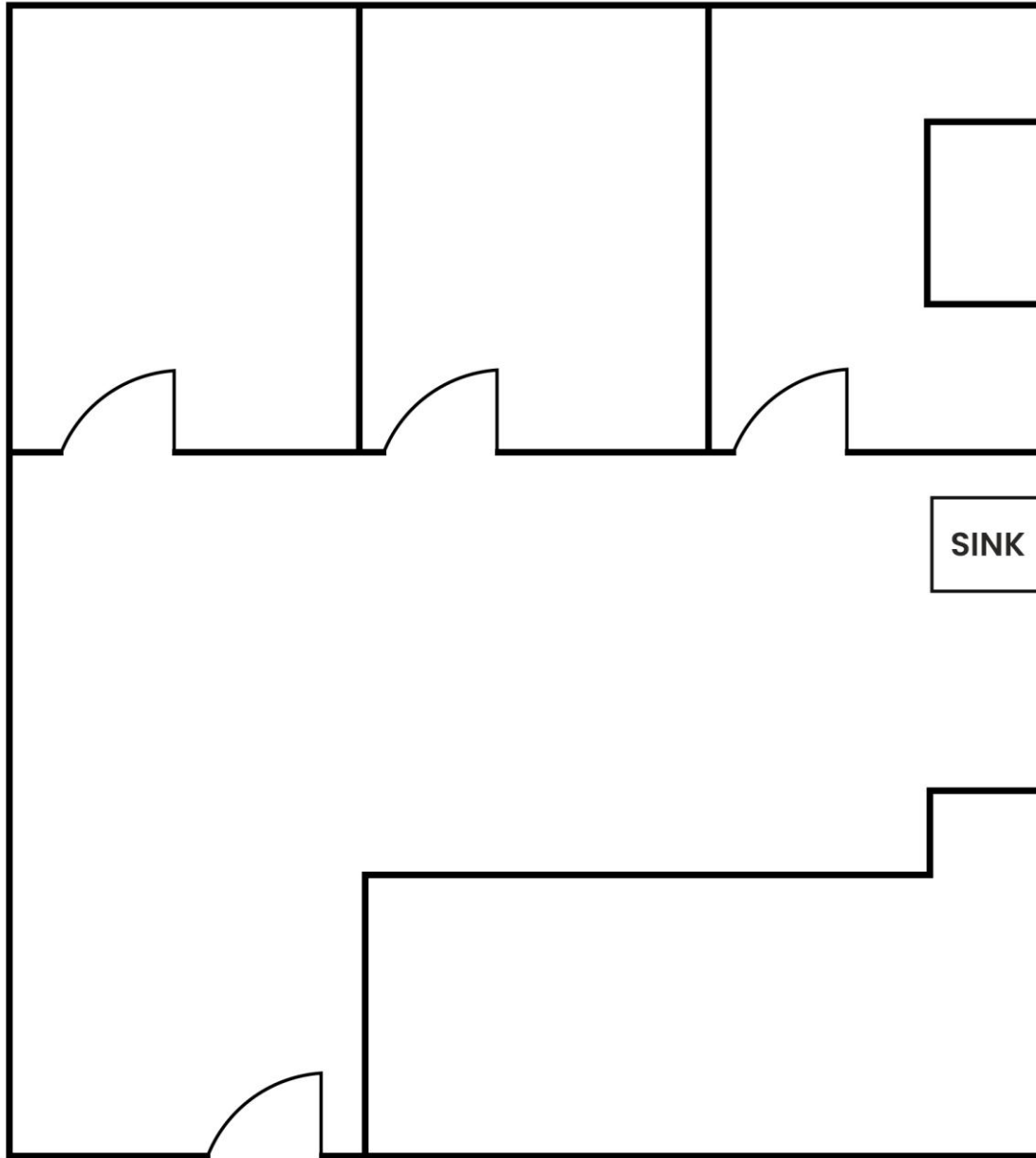
☎ | 321.297.7707

✉ | jchapin@legatcre.com

Suite 302

1,005 SF

209 ELDEN PROFESSIONAL BLDG. – FLOOR PLAN



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

JONATHAN CHAPIN, MSRE

Vice President

☎ | 321.297.7707

✉ | jchapin@legatcre.com

OFFICE BUILDINGS FOR LEASE

*Sugarland Business Park
201-209 Elden St, Herndon, Virginia 20170*

EXTERIOR PHOTOS



JAMES LEGAT
Principal
☎ | 703.677.0101
✉ | jlegat@legatcre.com

JONATHAN CHAPIN, MSRE
Vice President
☎ | 321.297.7707
✉ | jchapin@legatcre.com

OFFICE BUILDINGS FOR LEASE

Sugarland Business Park
201-209 Elden St, Herndon, Virginia 20170

INTERIOR PHOTOS



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT
Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

JONATHAN CHAPIN, MSRE
Vice President

☎ | 321.297.7707

✉ | jchapin@legatcre.com