

PARKRIDGE III

10701 Parkridge Blvd
Herndon, VA 20191

Office For Lease

1,883 - 26,748 SF



Leasing Information:
703.522.4600

Eamon McCrann
703.284.5861
emccrann@lpc.com

Jack Redmond
703.284.5880
jredmond@lpc.com

Stoddie Nibley
703.284.5884
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Neil Alt
703.284.5868
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Lincoln

Lincoln Property Company
4300 Wilson Boulevard
Arlington, VA 22203

www.lpc.com

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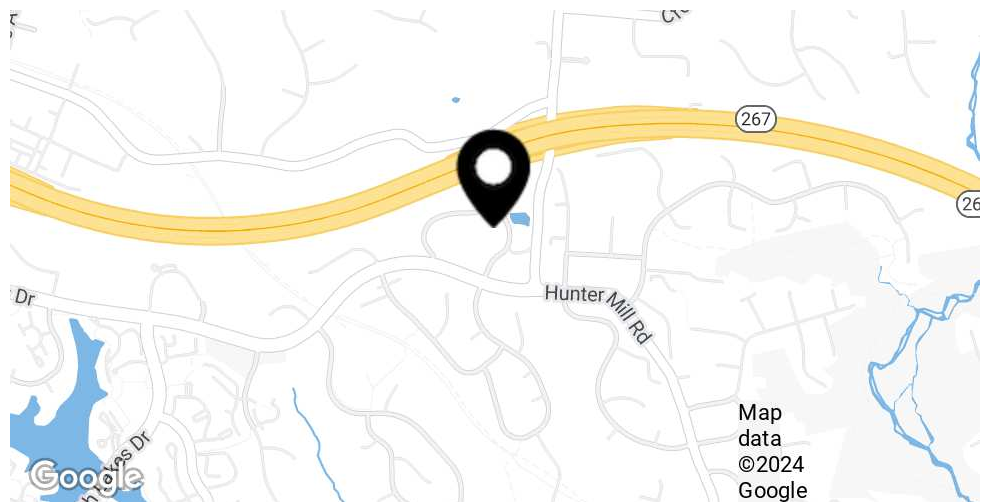


Property Highlights

- Tenant-only conference/amenity center and micro-deli recently delivered
- Fitness center with showers and lockers
- Park-like campus with pond, picnic area and volleyball court
- Direct access to Dulles Toll Road and close proximity to Dulles International Airport, Tysons Corner, and Wiehle-Reston East Metro
- 3.85/1,000 SF parking ratio

Availabilities

Availabilities	SF	Date Available
Suite 100	7,039 SF	Immediately
Spec Suite 120	2,616 SF	Immediately
Spec Suite 140	1,883 SF	Immediately
Spec Suite 170	3,905 SF	Available 5/1/2024
3rd Floor	26,748 SF	Available February 1, 2025



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Modern Finishes

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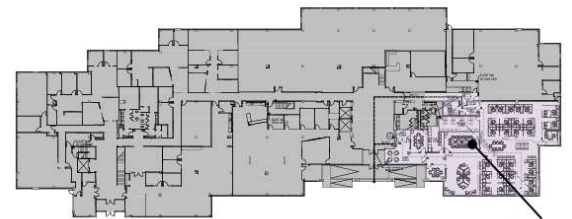
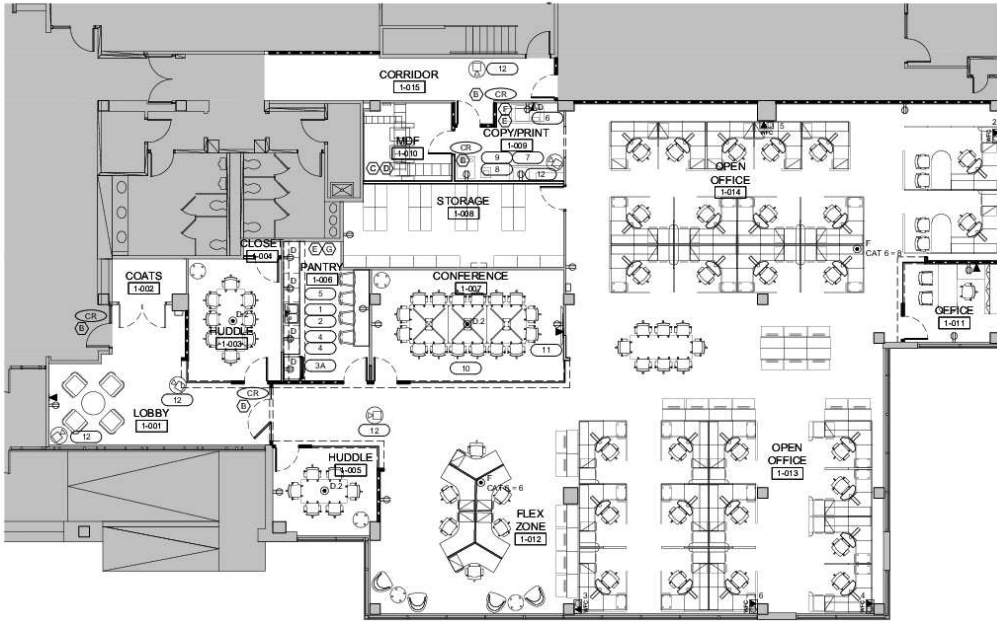
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PARKRIDGE III

Suite 100

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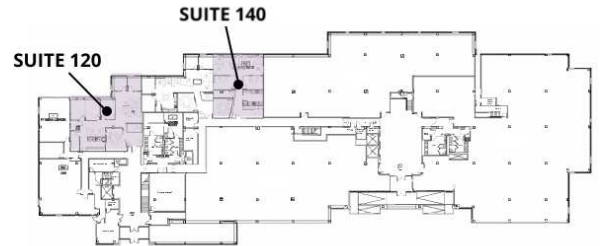
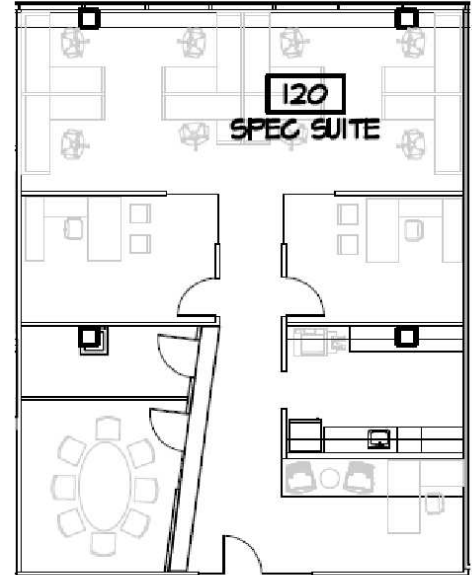
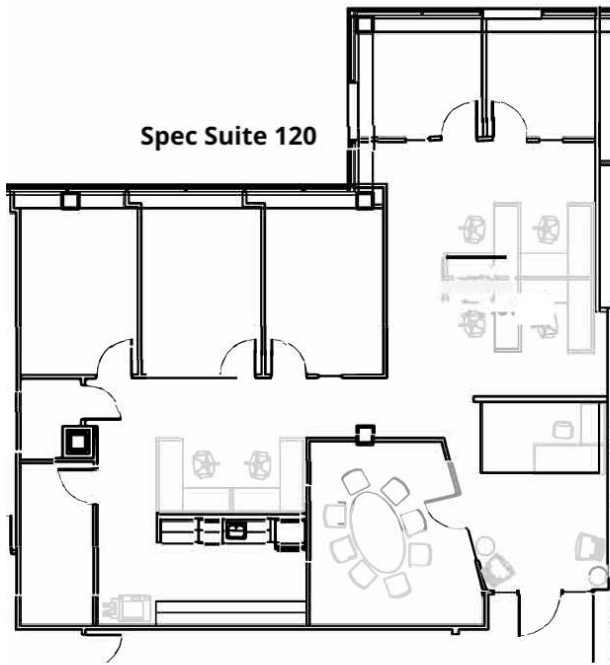
SUITE 100

Suite	Size	Description
Suite 100	7,039 SF	Available Immediately - Furnished

Eamon McCrann 703.284.5861 emccrann@lpc.com	Stoddie Nibley 703.284.5884 snibley@lpc.com	Neil Alt 703.284.5868 nalt@lpc.com	Jack Redmond 703.284.5880 jredmond@lpc.com
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Suite	Size	Description
Spec Suite 120	2,616 SF	Spec Suite - Available Immediately
Spec Suite 140	1,883 SF	Available Immediately

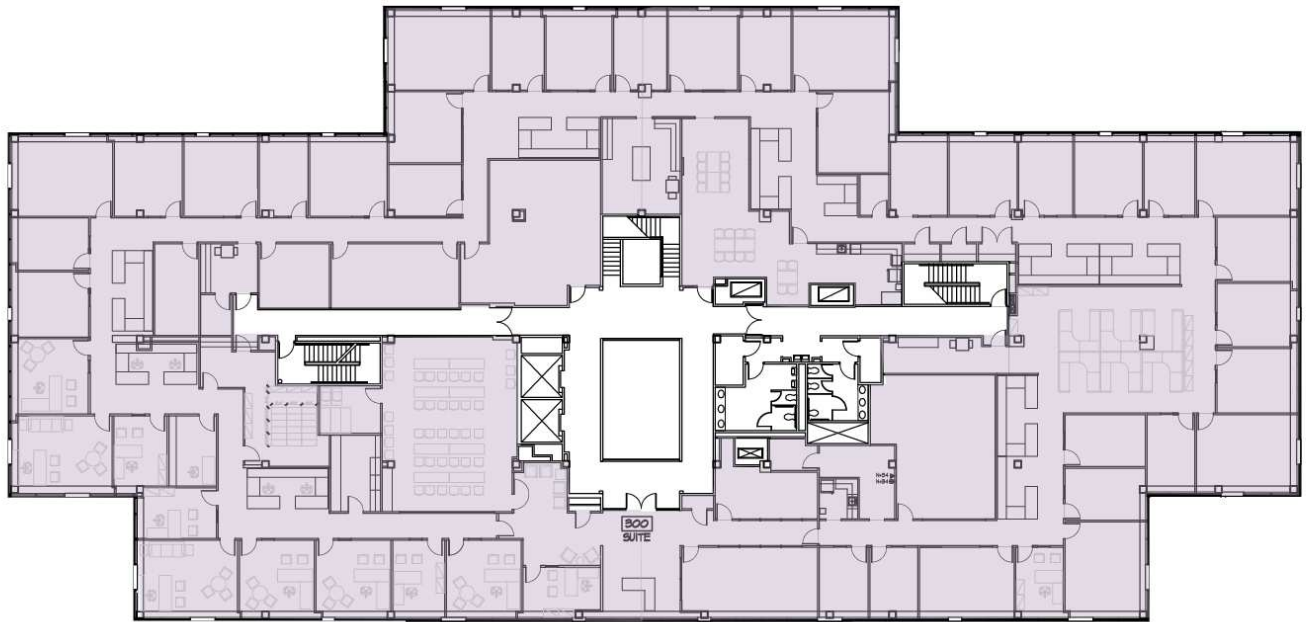
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PARKRIDGE III

3rd Floor

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Suite	Size	Description
■ 3rd Floor	26,748 SF	Available February 1, 2025

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