



DOMINION POINT

381

381 ELDEN STREET HERNDON, VIRGINIA 20170


STREAM



DOMINION POINT

BUILDING OVERVIEW

Dominion Point, prominently located along Elden Street in Herndon, offers tenants quick access to Fairfax County Parkway and Reston Town Center. This renovated building is within walking distance of over 34 retail establishments and close to the Wiehle-Reston Metro station and the Washington and Old Dominion Trail.

With LEED Gold status and an outstanding Energy Star rating, Dominion Point sets the standard in environmental efficiency, providing significant cost savings to tenants.

Tenants enjoy unparalleled amenities, including a 115-person conference facility, a state-of-the-art fitness center, and new Class A finishes within a distinguished atrium. The building also offers a parking ratio of up to 3.4 spaces per 1,000 square feet, ensuring efficient space layouts.





ATRIUM

NATURAL LIGHT GALORE

A multipurpose space in the middle of the atrium is the heart of Dominion Point.

Perfect for socializing, working, eating, and entertaining clients, it includes café seating, and technology compatibility.





FITNESS CENTER

GREAT NATURAL LIGHT TO KEEP YOU MOVING AND ENERGIZED

Our on-site fitness center is available to tenants 24/7. The gym features state-of-the-art equipment, complimentary WiFi and has great natural light to keep you moving and energized. Post-exercise, you can take advantage of the free towel service inside the spa quality locker rooms.



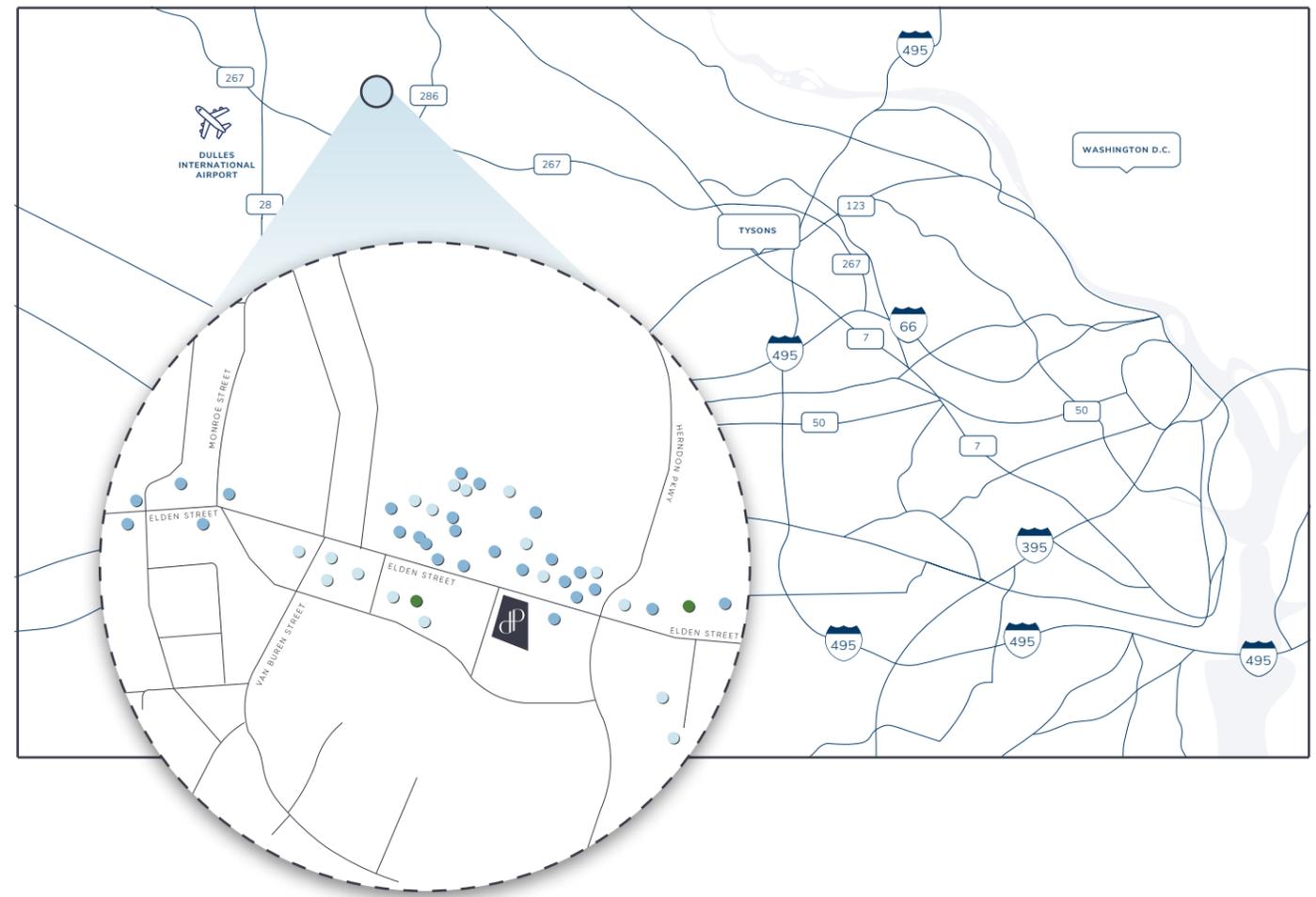
CONFERENCE CENTER

UP TO 115 PEOPLE

Dominion Point offers a conference center with state-of-the-art audio visual capabilities that rivals all competition. With CAREFUL attention to every detail, our high quality meeting and banquet space will ensure that your next meeting transpires flawlessly.

ADDRESS	381 Elden Street Herndon, VA 20170	LANDLORD	Stream Realty Partners, L.P.	BUILDING HOURS	6:00 AM-6:00 PM Monday-Friday 10:00 AM-2:00 PM Saturdays
PROJECT AREA	183,885 RSF	YEAR RENOVATED	2017		
FLOOR SIZE	29,268 RSF - 50,332 RSF	PARKING	3.40 Per 1,000 RSF Parking Ratio		
ELEVATORS	Four passenger elevators	OPERATING EXPENSES	2019	\$7.98 PSF	
CEILING HEIGHTS	15' slab-to-slab (1st floor) 12' slab-to-slab (floors 2-4)		2020	\$8.18 PSF	
			2021	\$8.39 PSF	
			2022	\$8.55 PSF	
			2023	\$8.78 PSF	
			2024	\$8.55 PSF - estimated	
ON-SITE PROPERTY MANAGEMNT	Vanessa Freeney 703.659.4022 vanessa.freeney@streamrealty.com	Aro Rakotoarivony 571.584.0124 aro.rakotoarivony@streamrealty.com			

TELECOM PROVIDERS	Cox Communications, Star2Star Communications
FIBER PROVIDERS	Cox, Verizon, Zayo/Abovenet
BUILDING AMENITIES & FEATURES	115-Person Conference Facility with state-of-the art audio-visual equipment; 2,100 square foot fitness center featuring top-of-the-line equipment; 2,000 square foot shower and locker room facility; Shared tenant lounge with branding opportunities for ground-floor tenants; Open atrium space featuring a full catering station; collaborative furniture layout; and event space; Newly renovated common areas; lobbies; and building entrances; Monument and top-of-building signage available; Within convenient walking distance of over 30 retail and dining option; New designed and landscaped outdoor welcome plaza
EMERGENCY GENERATOR	Emergency lighting and power is provided by a Lima Electric, diesel fired, 150 kW, emergency generator located on the roof.
SECURITY	The building offers access via Kastle card key systems. From 6:00 AM until 6:00 PM in the north and south lobbies a security guard greet visitors.
ELECTRICAL SYSTEM	Main Switch Gear 3000-amp, 480 volt, 3 phase. Additional switch gear added in 2005 1000-amp, 480 volt 3 phase.
STRUCTURE	Steel frame with slab-on-grade and metal roof deck.
ACCESSIBILITY	The project is less than one half-mile from Fairfax County Parkway, which provides a north-south arterial route through the center of Fairfax County and connects directly to the Dulles Toll Road one mile south of Elden Street. Via the Dulles Toll Road, tenants are afforded access to Dulles International Airport (5.9 miles) as well as the District of Columbia (23.8 miles) and its surrounding suburbs via Interstate 495 (6.9 miles).
HVAC SYSTEM	The building is air conditioned utilizing various sized Trane self-contained package units located in the mechanical room on each floor of the building. Two additional 50-ton outside air makeup units and two 55-ton VAV rooftop units were added in 2005. Condenser water is supplied by a new (2014) BAC, 470-ton cooling tower which is located on the roof.
SUSTAINABILITY	LEED Gold Certification, Energy Star Rated



RESTAURANTS

Jimmy's Old Town Tavern	Jimmy John's	Cantina D'Italia
Domino's Pizza	Virginia Kitchen	Nothing Bundt Cakes
Sully's Pour House	Pizza Hut	Paradise Indian Cuisine
Mi Champita Grill	Pho 75	Euro Bistro
Anita's	Charcoal Kabob	Duck Donuts
Madina Market Bakery and Cafe	Naked Lunch	Carpool
Pupusas Express	Grace Pasteries	Outback Steakhouse
IHOP	Umai Ramen	Thai Luang
Panera Bread	Starbucks	Papa Johns Pizza
Yu Noodles	Cafe Rio	

SERVICES & RETAIL

MOM's Organic Market	US Post Office	Reston Hospital Center
Sprouts Farmers Market	Safeway	Wells Fargo Bank
Flagship Carwash Center	Truist	Mammoth Office Furniture
Escape Room Herndon	H&R Block	
LA Fitness	AT&T Store	
Elemental Fitness	Sprint Store	
Walgreens	The Barber Shop	

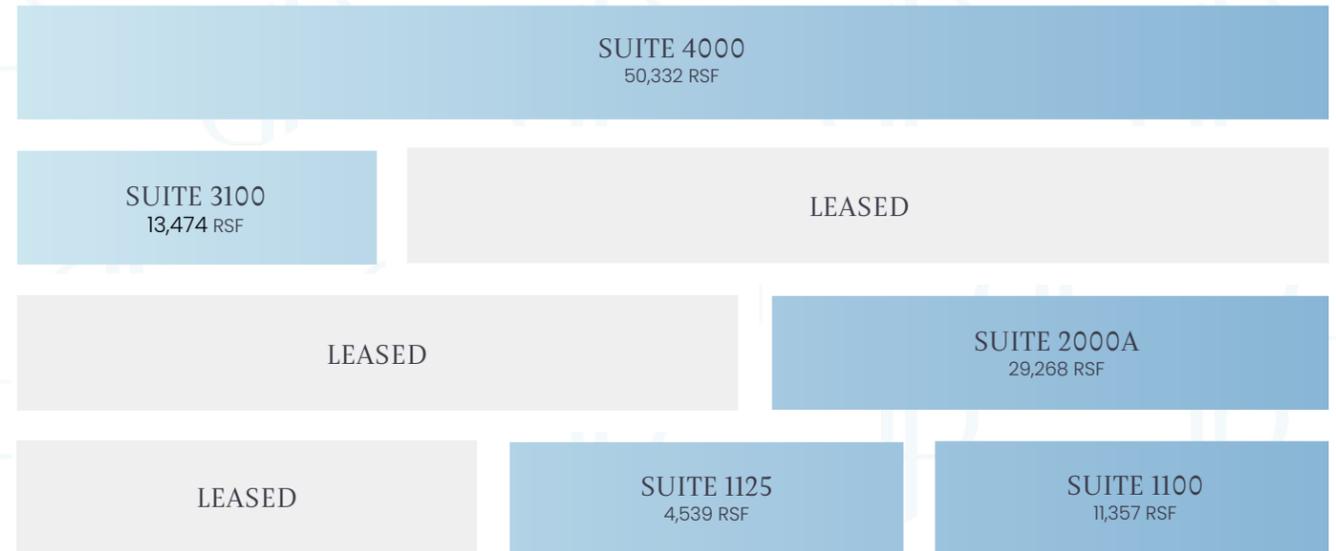
HOTELS

Fairfield Inn & Suites
Comfort Inn



AVAILABILITIES

3,867 RSF - 112,827 RSF



AVAILABILITIES

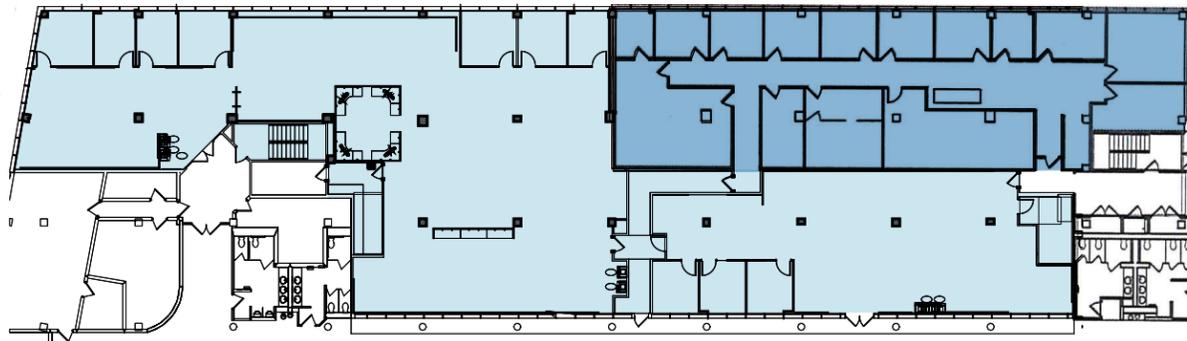


FIRST FLOOR

SUITE 1100 & SUITE 1125 | TOTAL CONTIGUOUS 15,896 SF

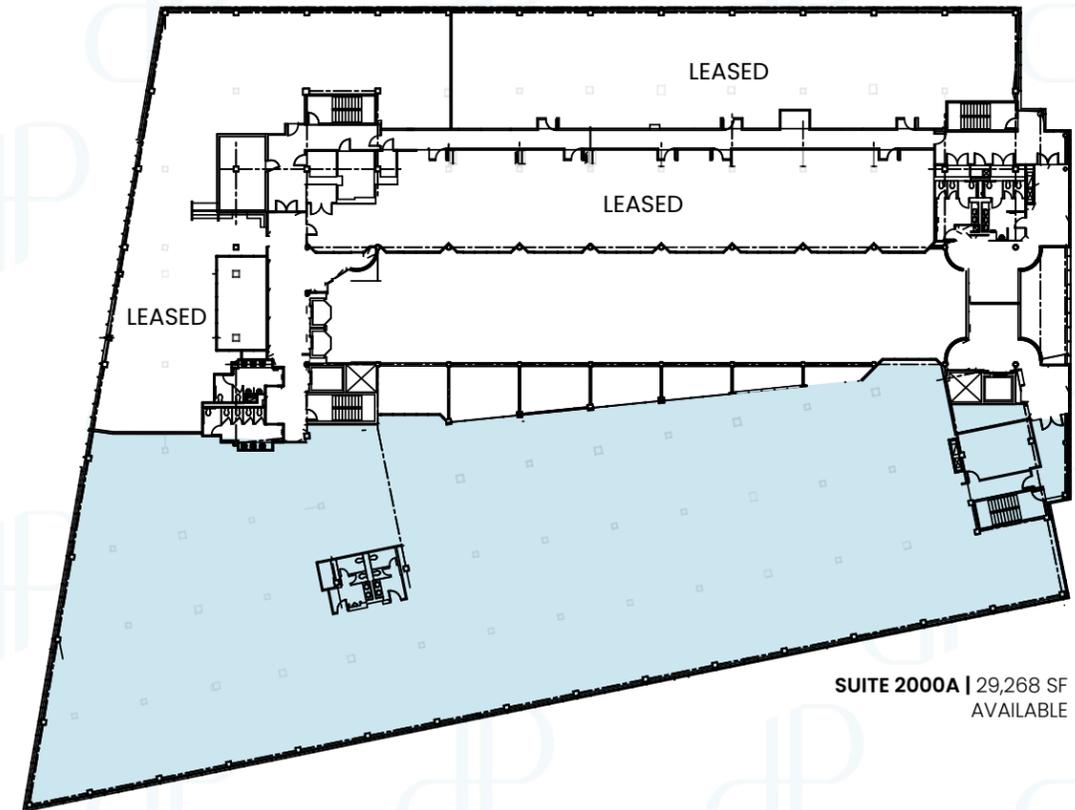
SUITE 1100 | 11,357 SF
AVAILABLE

SUITE 1125 | 4,539 SF
AVAILABLE



SECOND FLOOR

SUITE 2000A

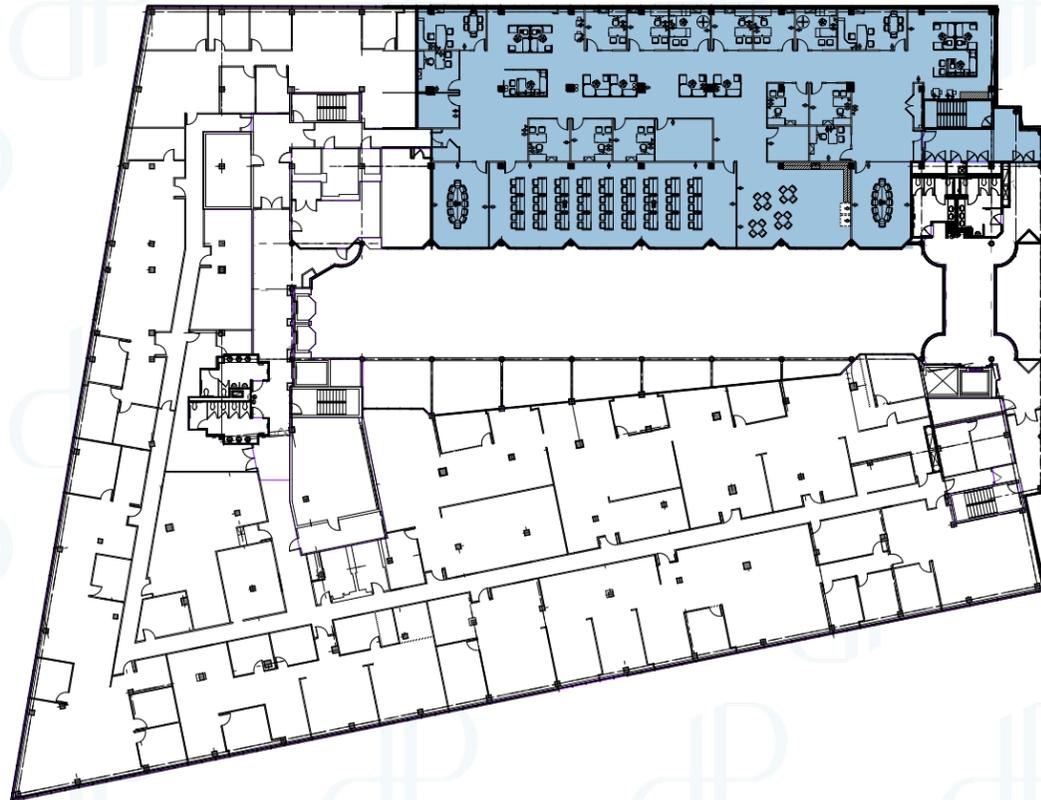


SUITE 2000A | 29,268 SF
AVAILABLE

THIRD FLOOR

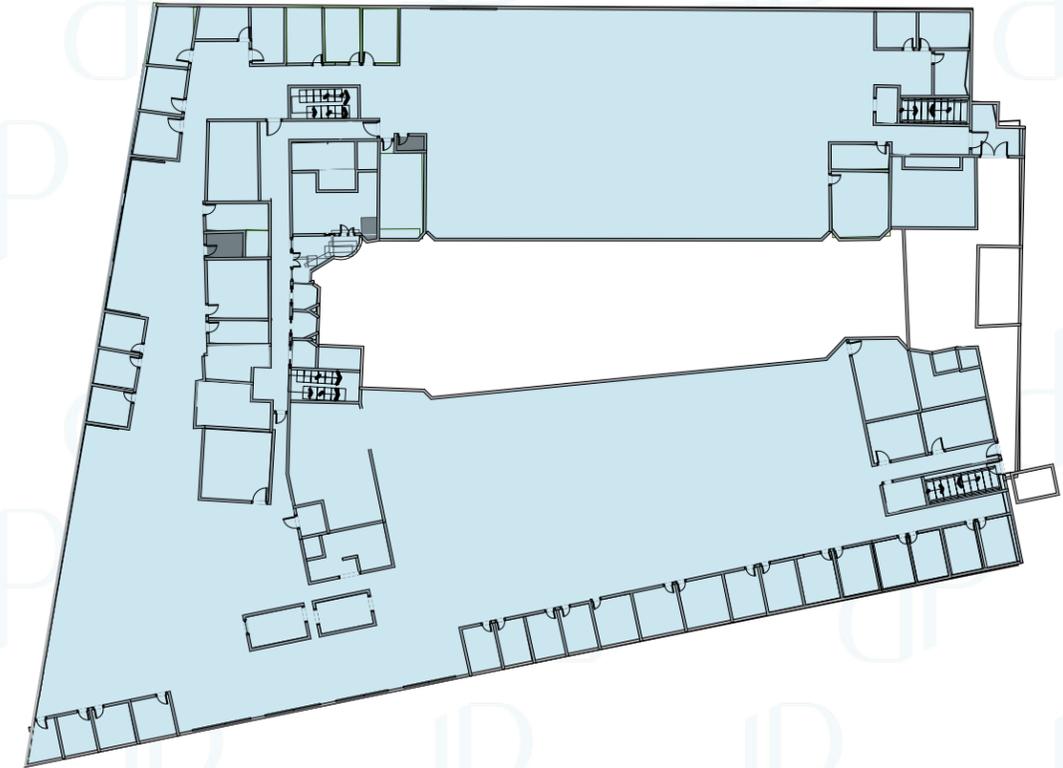
SUITE 3100

SUITE 3100 | 13,474 SF
AVAILABLE



FOURTH FLOOR

SUITE 4000 | 50,332 SF AVAILABLE IMMEDIATELY







DOMINION POINT

FOR MORE INFORMATION

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