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OFFICE BUILDING FOR LEASE

# Parkway Crossing Office Condo In Herndon

459 HERNDON PKWY STE. 19, HERNDON, VA 20170

# EXECUTIVE SUMMARY

**Parkway Crossing Office Condo In Herndon** 459 Herndon Pkwy Ste. 19, Herndon, VA 20170



## OFFERING SUMMARY

Available SF:	1,584 SF
Lease Rate:	\$24.50 SF/yr (MG)
Year Built:	2005
Building Size:	1,584
Renovated:	2010
Zoning:	O & Li
Market:	Washington DC
Submarket:	Town of Herndon

## PROPERTY OVERVIEW

K & M Commercial, as the exclusive brokerage firm, is happy to present this 2nd-floor office condo for LEASE! The condo is 1,584 SF with terrific window-lined views. Exterior building signage that is visible from Herndon Pkwy. Within one mile of the Reston and Herndon Metro stops. One large office and one large conference room, bullpen, reception and lounge area, kitchenette, and en-suite bath.

## PROPERTY HIGHLIGHTS

- 2nd Floor Condo with terrific window line.
- Exterior Signage with visibility from Herndon Pkwy.
- One Mile from Reston and Herndon Metro Stops
- Large office and conference room with reception and lounge area.
- Will allow for certain medical uses!

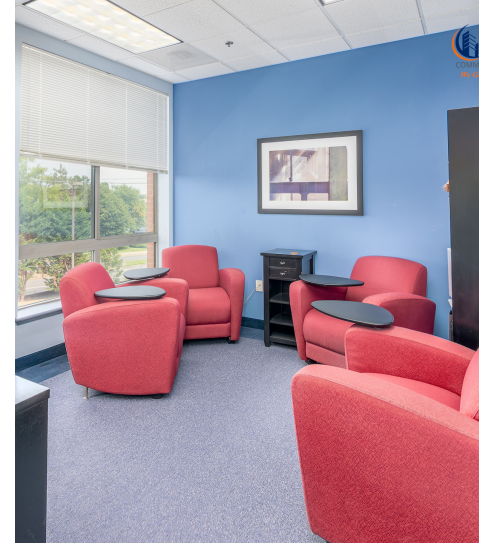
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# ADDITIONAL PHOTOS

Parkway Crossing Office Condo In Herndon 459 Herndon Pkwy Ste. 19, Herndon, VA 20170



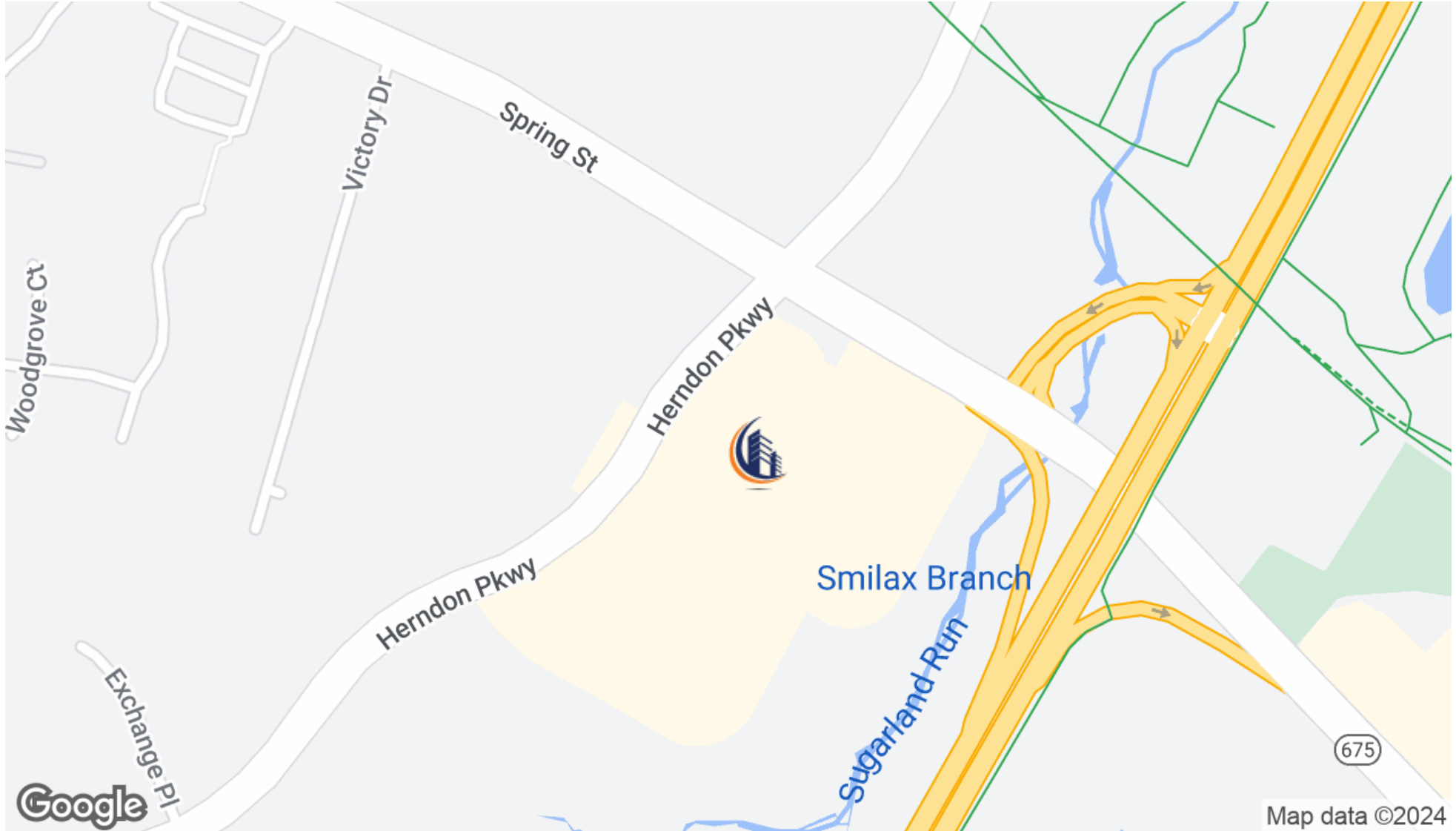
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## LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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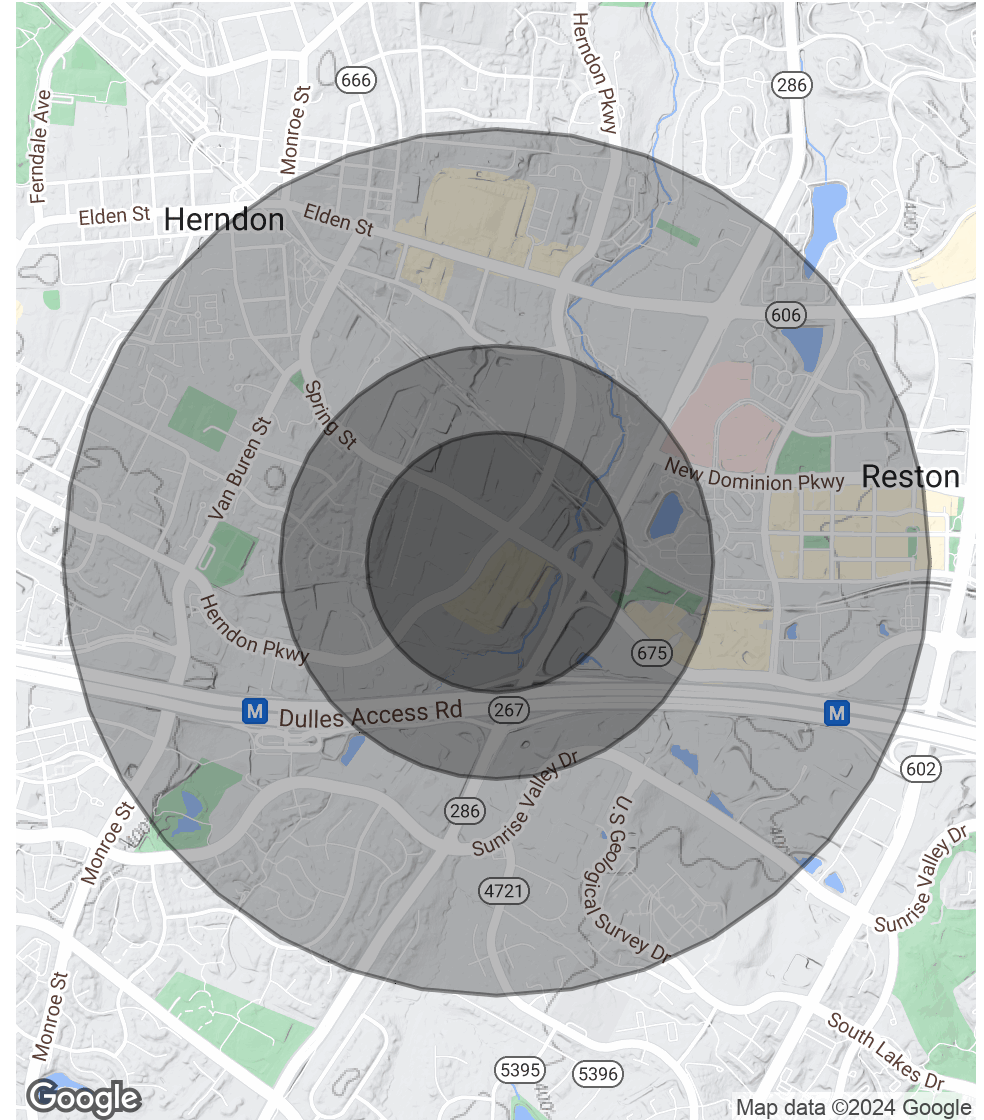
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	207	1,089	12,357
Average Age	39	43	41
Average Age (Male)	39	41	40
Average Age (Female)	39	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	76	451	5,478
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$182,457	\$203,356	\$183,369
Average House Value	\$809,127	\$779,135	\$739,862

Demographics data derived from AlphaMap



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