



WALK TO METRO

2

2

4

5

AT

HERNDON

METRO



# WORK INSPIRED.

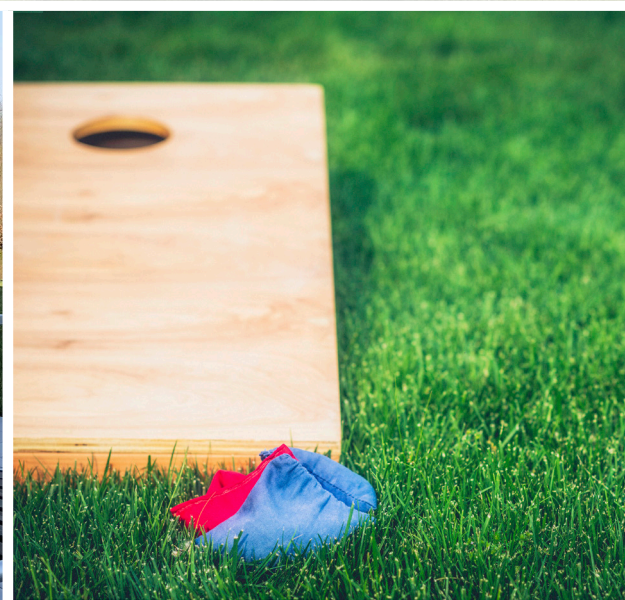
## 2245 AT HERNDON METRO

2245 MONROE STREET HERNDON, VA 20171

- 2245 At Herndon Metro, a Class "A", 6-story office building with 163,000 rentable square feet, walking distance to the Herndon Metro, provides a unique tenant experience enhanced by significant new amenity improvements and the surrounding natural beauty of the Herndon Monroe Wetland Preserve.
- Quality, stable ownership.
- On-site property management / building engineer
- Adjacent to 2245 is the 15.75-acre *Herndon Monroe Wetland Preserve*, which includes several walking trails, bridge and 1.4-acre pond.

**"The richness I achieve comes from Nature,  
the source of my inspiration."  
-Claude Monet**

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METRO



# ALL NEW AMENITIES

## NEW AMENITIES & MAJOR RENOVATIONS INCLUDE:

- Full lobby/tenant lounge renovations
- Conference rooms
- Game room
- Fitness center with a yoga area and locker rooms
- On-site café
- Patio with covered seating and outdoor amenity space all with scenic views of the natural surroundings.

TENANT COMMON AREA

# A FRESH, BRIGHT CAFE



45 SEAT CAPACITY

ADJACENT TO TENANT COMMON AREA



STATE-OF-THE-ART CONFERENCE CENTER

80 SEAT CAPACITY



TENANT LOUNGE AND GAME ROOM

# NEW LOBBY

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METRO



## BUILDING FEATURES:



Structured  
Parking



3.47 per 1,000  
Parking Ratio



Building Signage  
Available



Back-up  
Generator



Flexible Floor  
Layout



Storage Area  
With Loading



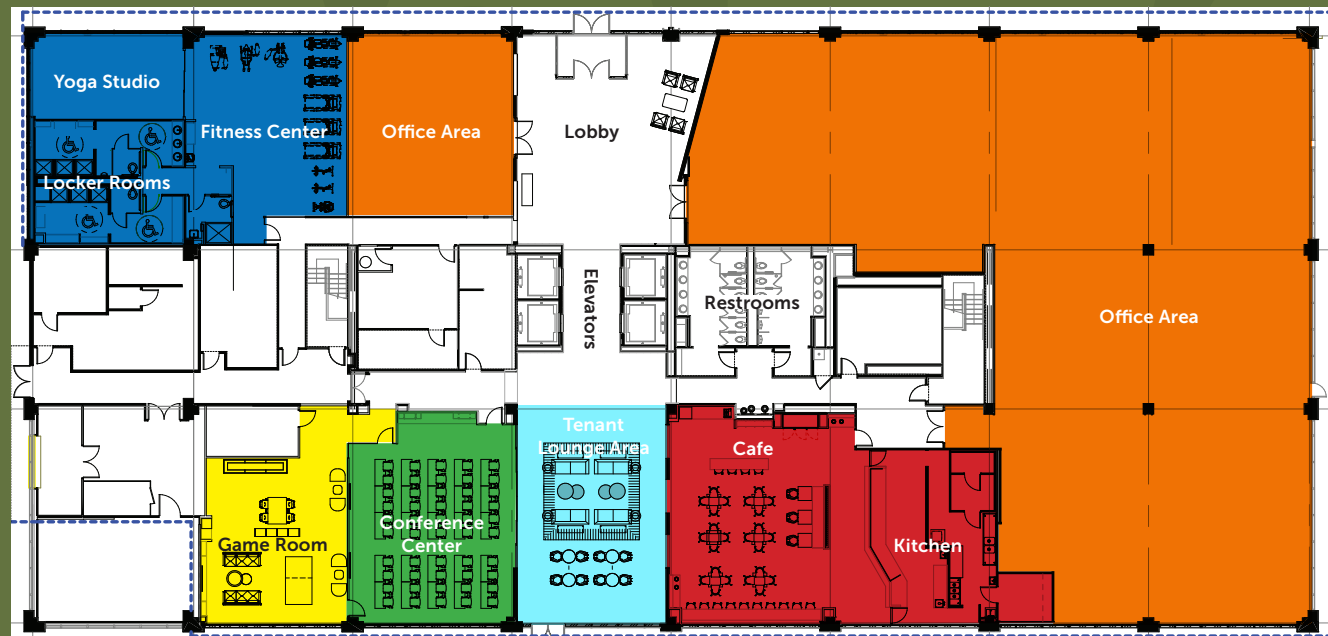
4 Elevator Cabs



WiFi

# CUTTING EDGE "AMENITIZATION" OF ENTIRE 1<sup>ST</sup> FLOOR

## Features & Redesign



	Fitness Center
	Office Areas
	Game Room
	Conference Center
	Tenant Lounge Area
	Cafe

TYPICAL FLOOR PLATE | 29,894 RSF

# NO EXCUSES BRAND NEW FITNESS CENTER

Brand new, state-of-the-art fitness center with exercise machines, free-weights, yoga area and renovated locker rooms with showers.

NEW FITNESS CENTER





# ACCESSIBILITY

DULLES TOLL ROAD

267

HERNDON METRO STATION



2245  
AT  
HERNDON  
METRO

CORPORATE PARK DR

WOODLAND POINTE AVE

MONROE STREET

SUNRISE VALLEY DRIVE

EXISTING TRAIL

FUTURE TRAIL

SIDEWALK

WETLANDS WALKING PATH

HERNDON MONROE WETLAND PRESERVE



## WOODLAND PARK CROSSING





# FUTURE HERNDON METRO COMING 2019/2020



## WALK TO METRO... ACCESS

- Adjacent to Herndon Metro on Silver Line - 4 minute walk from building
- Conveniently located near Dulles Toll Road, Fairfax County Parkway, Dulles Airport (4.2mi) and Route 28
- Minutes to Reston Town Center (2.5mi) and Reston's seven other village centers



DULLES AIRPORT

2245

TYSONS CORNER

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AT  
**HERNDON**  
METRO

FOR MORE INFORMATION PLEASE CONTACT:

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