

131 ELDEN ST - HERNDON VA 20170



OFFICE - DENTAL - MEDICAL

Sareen Realty is pleased to offer multiple suites ranging from 1,916 - 2,448 gross square feet for lease or purchase. Units may be combined to create suites up to 10,600 gross square feet. These units are located on the 2nd floor of 131 Elden St, which is part of The Reston Herndon Center, a two building, three story elevator serviced condominium complex totaling 86,427 gross square feet sitting on 4+ acres at the crossing of Elden Street and Fairfax County Parkway on the border of Herndon and Reston, Virginia. Suites are priced at a range of \$220 - \$235 per square foot.

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SAREEN REALTY

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PROPERTY OVERVIEW

The Reston Herndon Center is a two building complex well located close to the Reston Town Center, Dulles Airport, Fairfax County Parkway, Dulles Toll Road and the Silver Line metro. Each building is approximately 43,000 square feet and is serviced by dual elevators. The current tenant mix is comprised of medical, dental, professional and government. In addition, 171 Elden has a restaurant on the 1st floor. The building sits on 4+ acres and offers ample parking and good visibility off both Elden Street and Fairfax County Parkway.

The condominium units are available for lease (\$17/sf) or purchase and provide good flexibility on size, ability to modify for use, and lease duration.

UNIT DETAILS

The buildings were built in 1983 and went through extensive renovations in 2004 including new HVAC System, Elevator Renovations/Upgrades, Lobby, Bathroom and Corridor Renovations, new Site Lighting, Parking Lot Repaving and new Landscaping. Over the last decade multiple upgrades and renovations have been completed including Full Window Replacements, Elevator Modernization, Lighting Modernization (LED) and Corridor Repainting and Re carpeting.

Unit 2A3 (Unit 201C)

1,821 Net Square Feet

2,208 Gross Square Feet

Price: **\$518,880**, \$235/sf

Comprised of 2 offices, entrance, kitchen and large training room.

Unit 2A4 (Unit 201D)

1,747 Net Square Feet

2,118 Gross Square Feet

Price: **\$487,140**, \$230/sf

Comprised of 8 offices and a conference room.

Unit 2A5 (Unit 201E)

1,580 Net Square Feet

1,916 Gross Square Feet

Price: **\$421,520**, \$220/sf

Comprised of 5 offices and large server room.

Unit 2A6 (Unit 201F). SOLD

1,615 Net Square Feet

1,958 Gross Square Feet

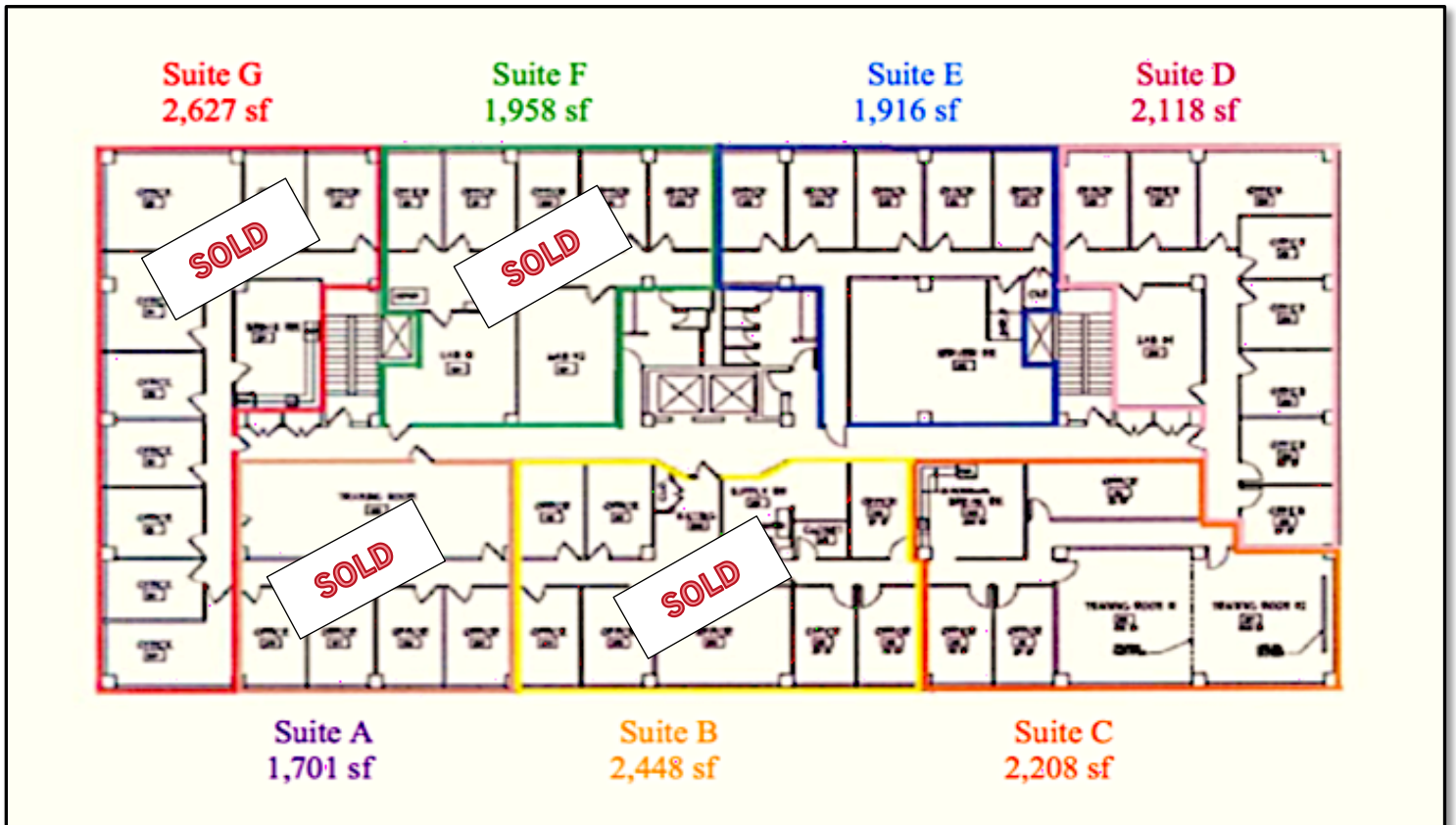
Price: **\$430,760**, \$220/sf

Comprised of 5 offices, entrance lobby and a conference room.

**CONDOMINIUM
FINANCIALS**

CONDOMINIUM DUES
\$7/SF, includes all HVAC/Electric Charges

CONDOMINIUM EXPENSES
2024e \$7/SF



Unit	Per SF Cost	Net SF	Gross SF	Price
201E (5)	\$ 220	1,580	1,916	\$ 421,520
201F (6)	\$ 220	1,615	1,958	\$ 430,760
201D (4)	\$ 230	1,747	2,118	\$ 487,140
201C (3)	\$ 235	1,821	2,208	\$ 518,880
201B (2)	\$ 235	2,019	2,448	\$ 575,280
TOTAL	\$ 229	8,782	10,648	\$ 2,433,580

