

OFFICE SPACE FOR LEASE

BEST VALUE IN HERNDON

950 Herndon Pkwy, Herndon, VA 20170
Prime office space accessible to Dulles

OPPORTUNITY

- Suite 120 1,397 SF
 - Suite 210 3,512 SF
 - Suite 240 (Spec Suite) 4,822 SF
 - Suite 250 (Spec Suite) 3,136 SF
 - Suite 390 5,625 SF
- } Contig. 7,958 SF



HIGHLIGHTS

- Great access to downtown Herndon and Reston.
- 10 min drive to Washington Dulles International Airport.
- Abundant free parking.
- Walking distance to amenities including restaurants, shopping, banks, hotels.
- Onsite PNC Bank with ATM and drive thru.
- Beautiful glass facade building.
- Spec suites and fully built out office suites available.
- Professionally owned and managed.
- Turn-key tenant improvement packages available to qualified tenants
- Ready to occupy space with abundant window line.
- 1 mile from the Herndon Metro.
- Fairfax County Connector bus stop in front of the property.

RENTAL RATE

- \$23.50 - \$26.50 Full Service
- \$25.50 - \$28.50 (Suite 120)

TERM

- 3-10 years



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JAMES LEGAT
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EDGARD LACAYO
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OFFICE SPACE FOR LEASE

FLEXIBLE FLOORPLANS

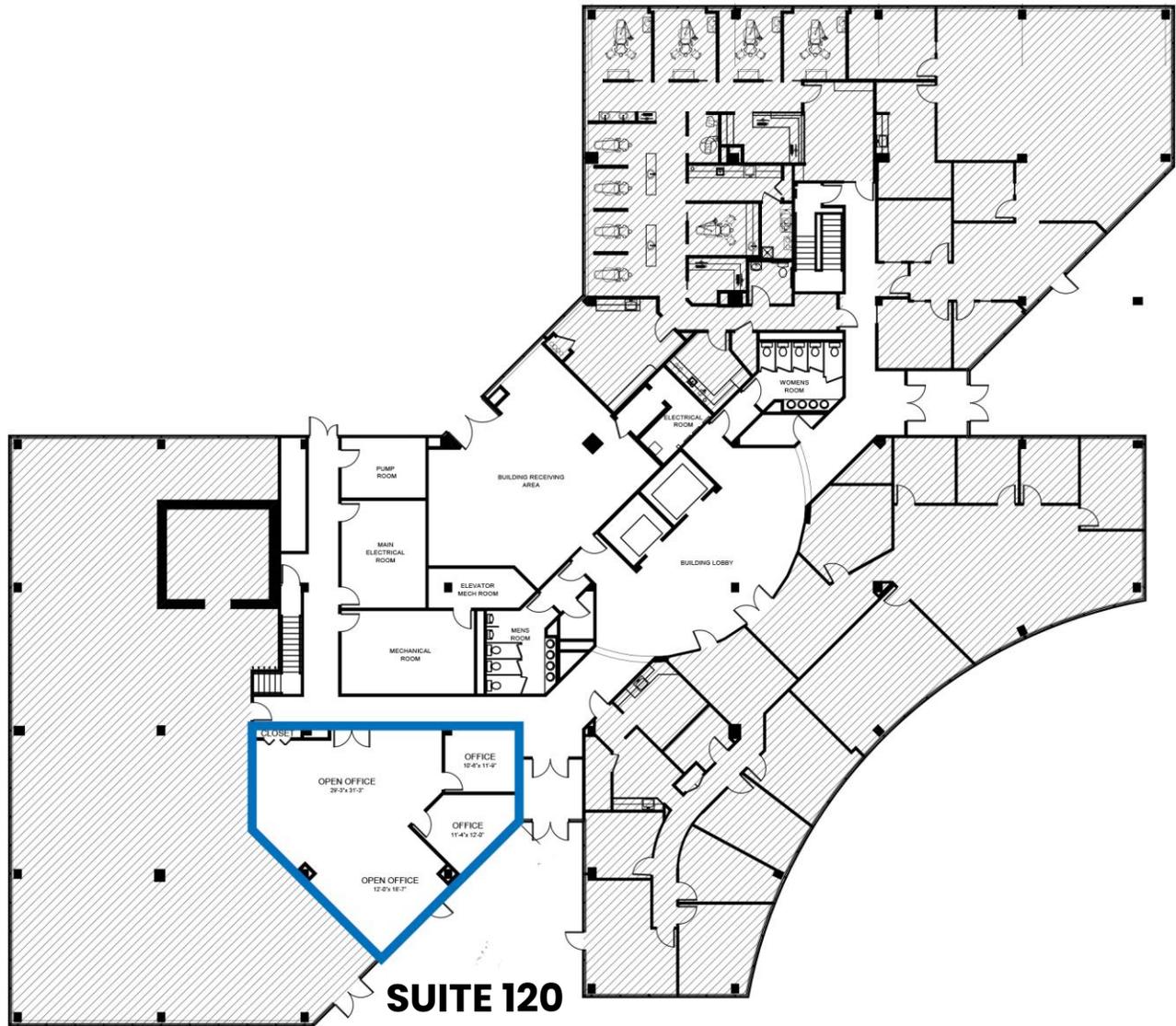
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Suite 120:

1,397 SF

FIRST FLOOR



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FLEXIBLE FLOORPLANS

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Suite 210: 3,512 SF

Suite 240: 4,822 SF (Spec Suite)

Suite 250:

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SECOND FLOOR

SUITE 240

SUITE 210

SUITE 250



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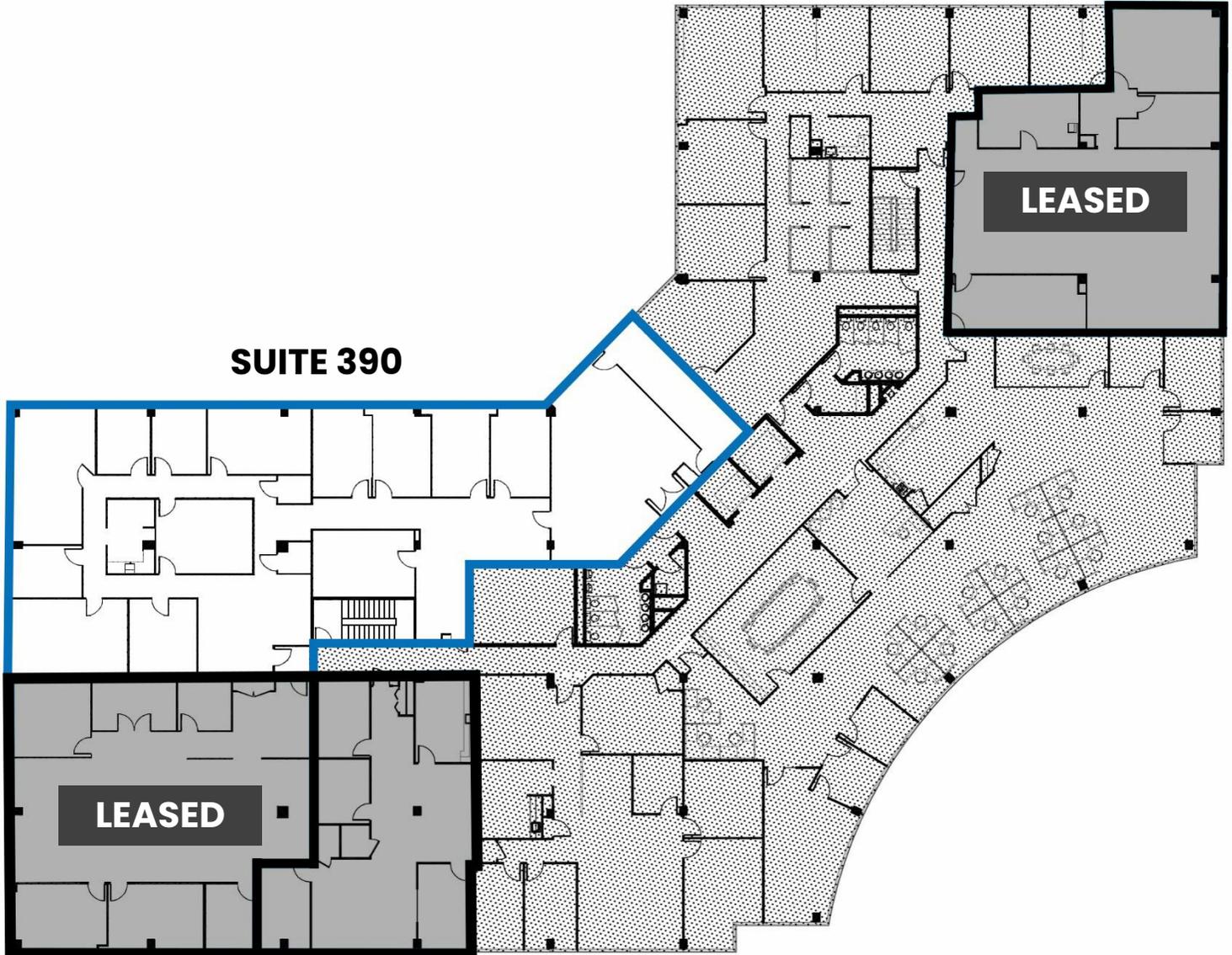
SPEC SUITES AVAILABLE
950 Herndon Pkwy, Herndon, VA 20170
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Suite 360: 2,807 SF (Spec Suite)

Suite 390: 5,625 SF

THIRD FLOOR

SUITE 360



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OFFICE SPACE FOR LEASE

RESTAURANTS, SHOPPING AND HOTELS
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AMENITY MAP



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OFFICE SPACE FOR LEASE

PROFESSIONAL PRESENCE
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INTERIOR PHOTOS



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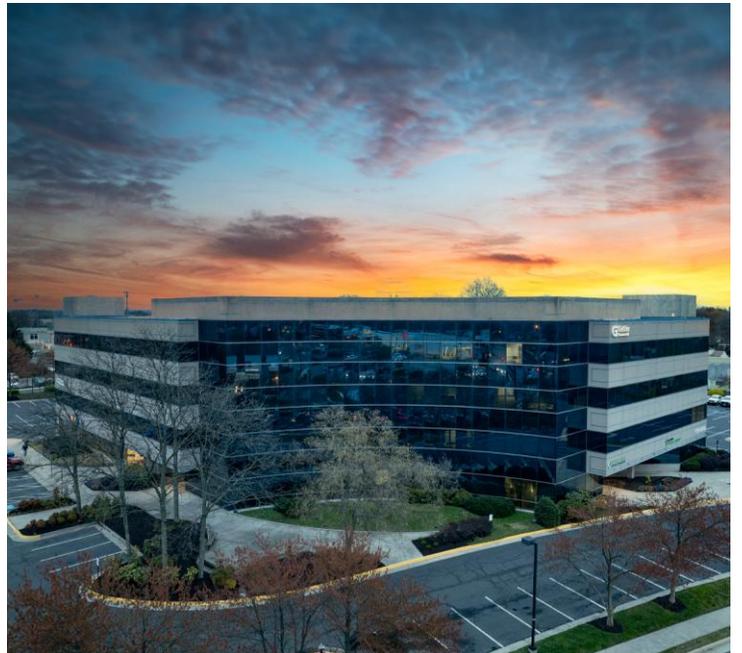
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EXTERIOR PHOTOS



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