

OFFICE BUILDINGS FOR LEASE

Sugarland Business Park
209 Elden St, Herndon, Virginia 20170
Excellent Value Office Space

OPPORTUNITY

High-visibility locations along one of Herndon’s busiest commercial roads (Route 228), ideal for attracting walk-in or drive-by clients.

- Ground Floor 1,750 SF
- Second Floor 606 SF – 1,150 SF (4 Office Suites)
- Third Floor 1,005 – 1,504 SF (2 Office Suites)



HIGHLIGHTS

- Ground Floor Office Space with Direct Lobby Access Available. 1,750 Square Feet of Open Floor Office Space priced at \$24.00 PSF Full Service.
- Four Office Suites Available on the second Floor ranging from 606 square feet to 1,150 square feet priced at \$24.00 PSF Full Service
- Two office suites available on the third floor priced at \$24.00 PSF Full Service. Suite 302 is 1,005 square feet and Suite 307 is 1,504 square feet.
- Conveniently located near the intersections of Herndon Parkway and Elden Street.
- Excellent access to Barron Cameron Avenue and Fairfax County Parkway
- 10 minutes to Dulles International Airport
- Professional On-site management and ownership
- Several restaurants and amenities located withing walking distance

RENTAL RATE

- \$24.00/SF, Full Service

TERM

- 3-5 years



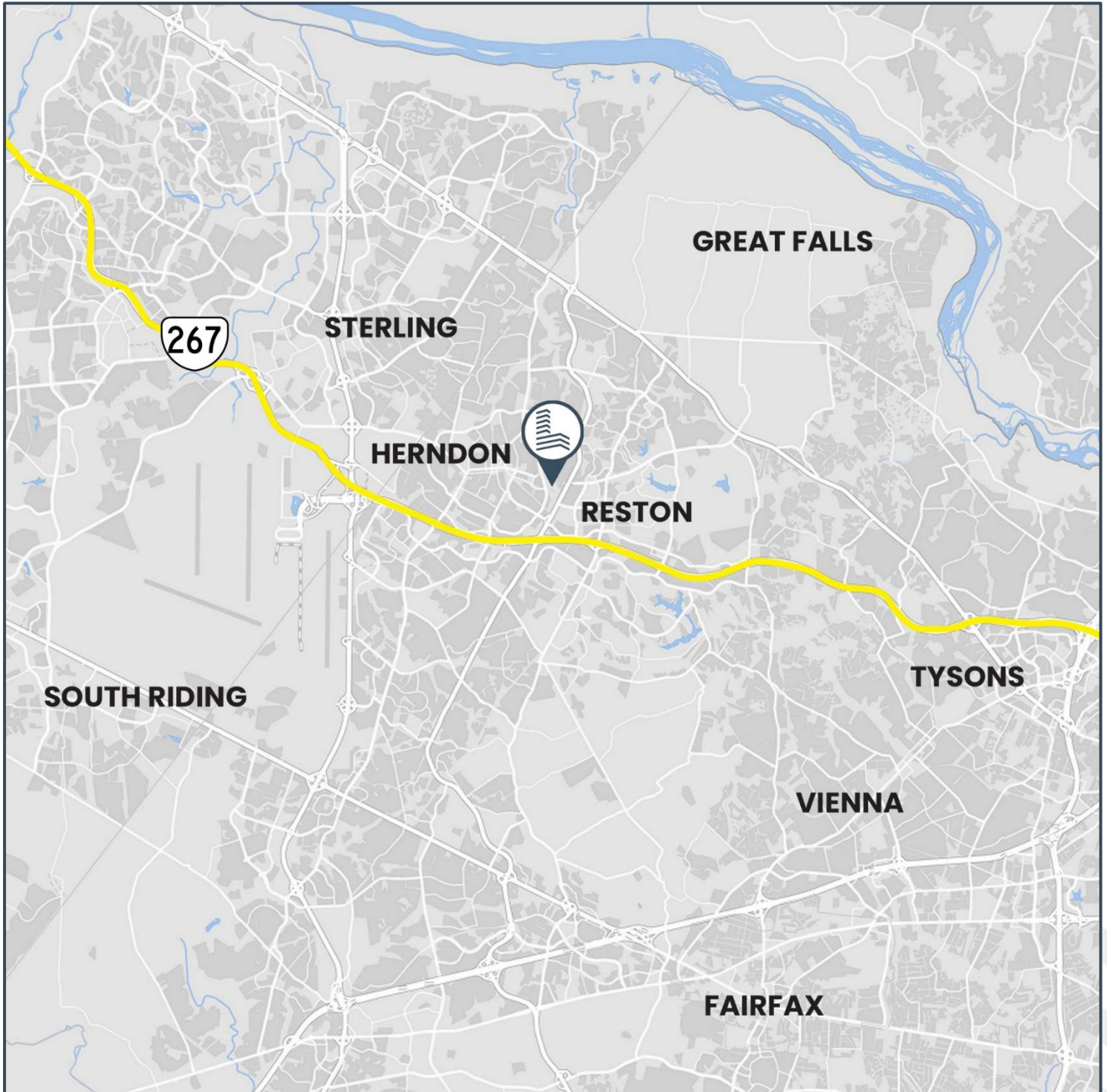
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Vice President
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JONATHAN CHAPIN, MSRE
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LOCATION MAP



LEGATSM
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AMENITY MAP



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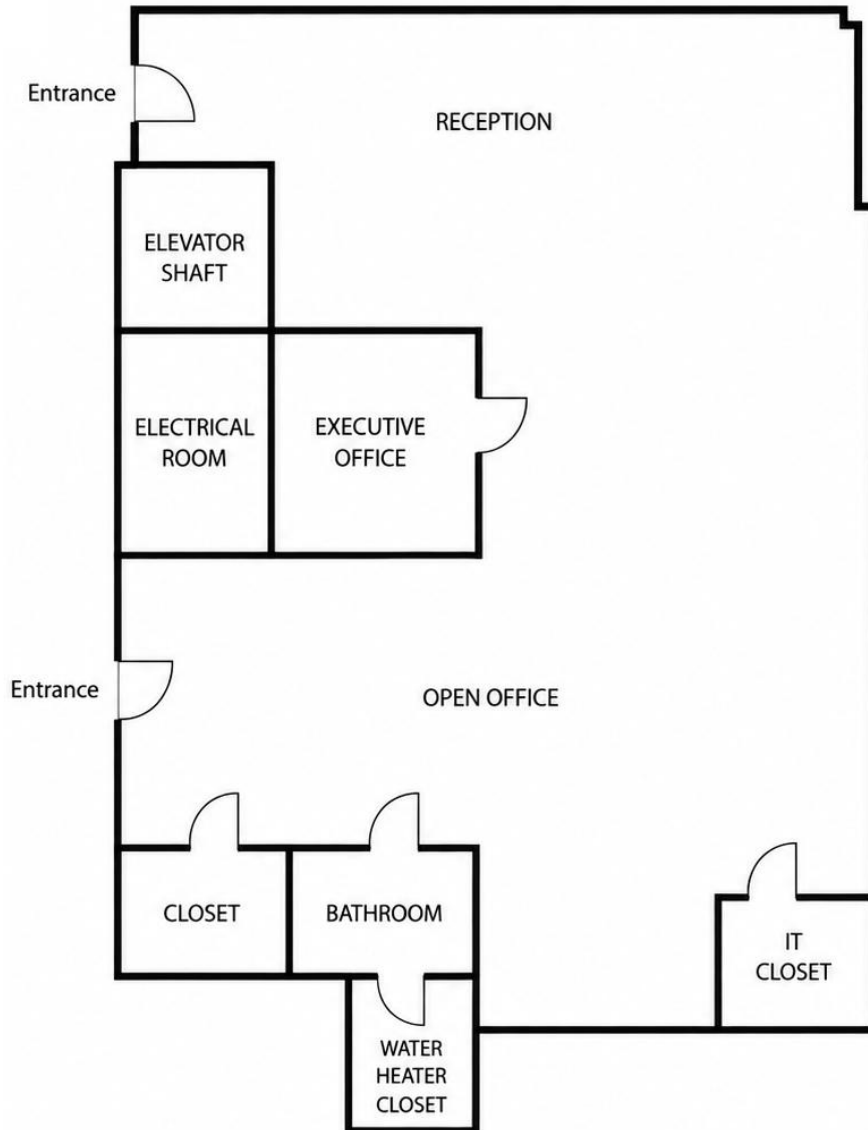
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Suite 106

1,750 SF

209 ELDEN PROFESSIONAL BLDG. — FLOOR PLAN



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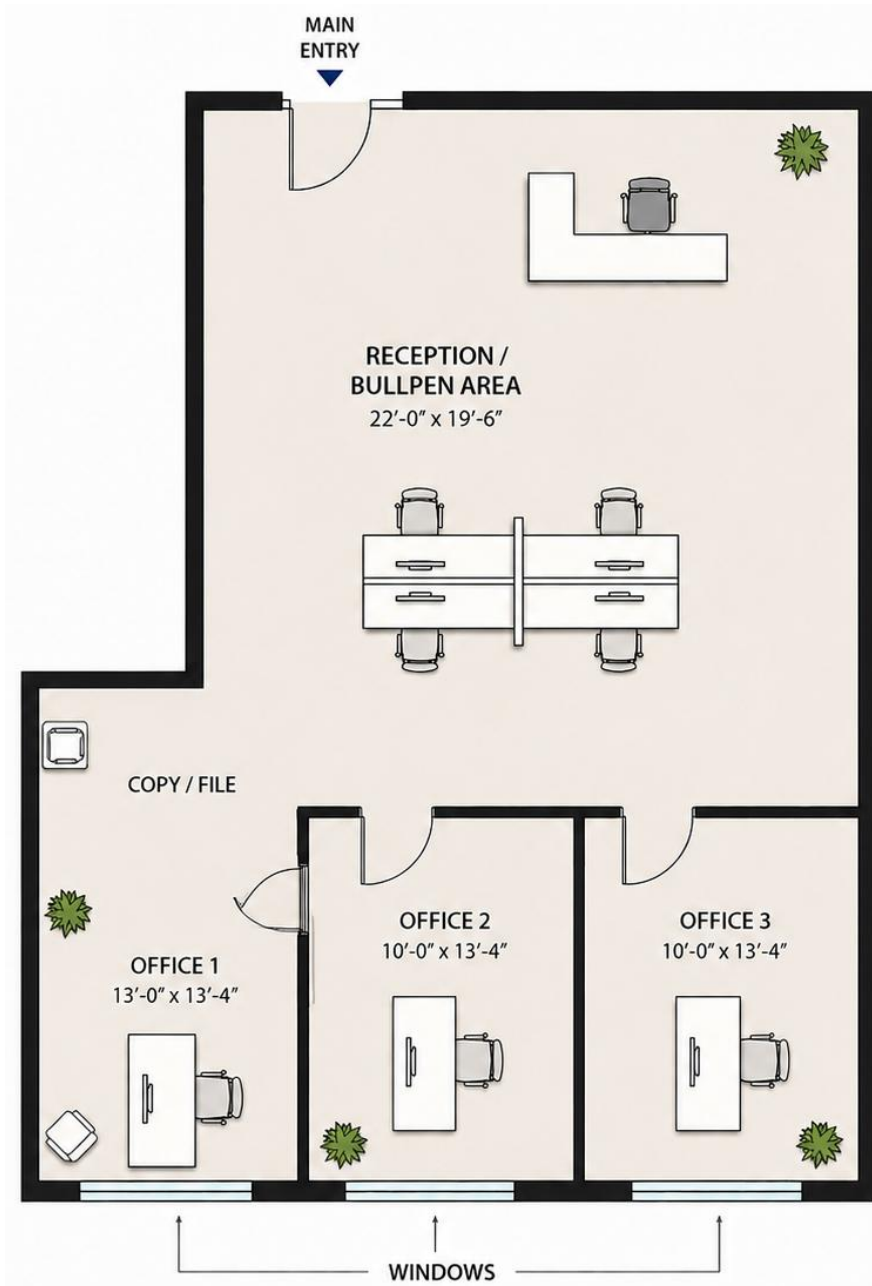
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Suite 203

850 SF

209 ELDEN PROFESSIONAL BLDG. – FLOOR PLAN



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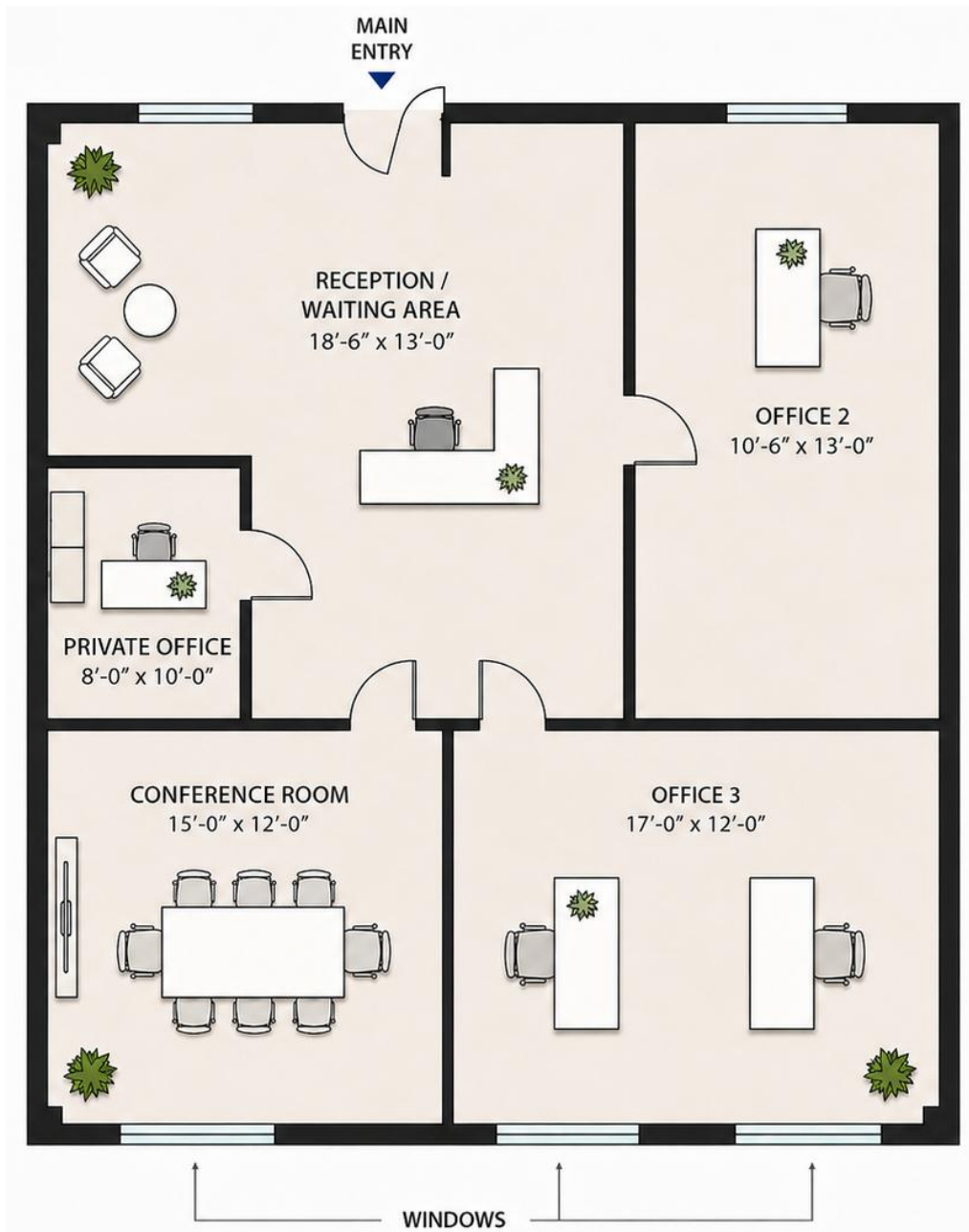
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Suite 206

1,150 SF

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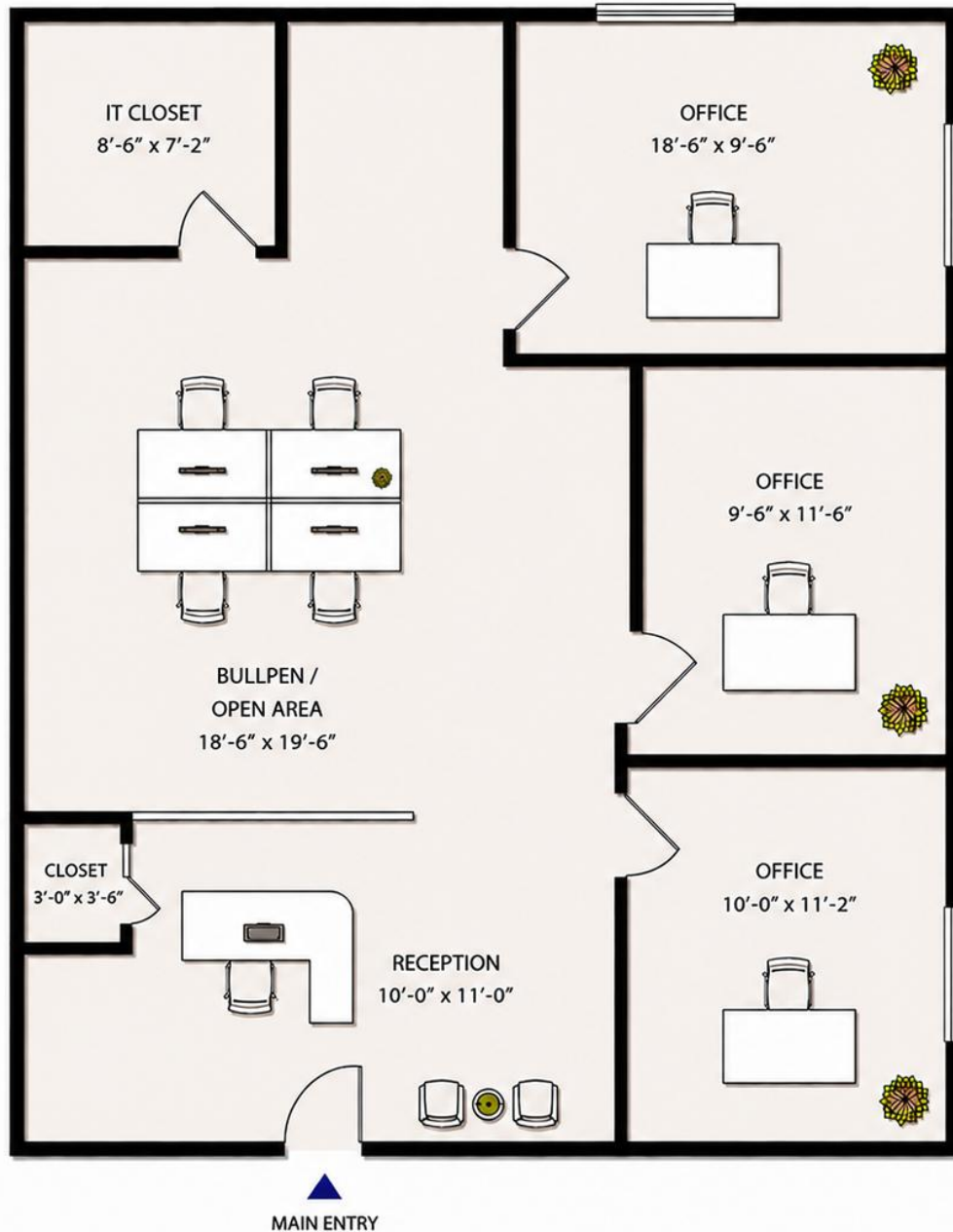
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Suite 208

961 SF

209 ELDEN PROFESSIONAL BLDG. – FLOOR PLAN



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OFFICE BUILDINGS FOR LEASE

Sugarland Business Park
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Suite 302

1,005 SF

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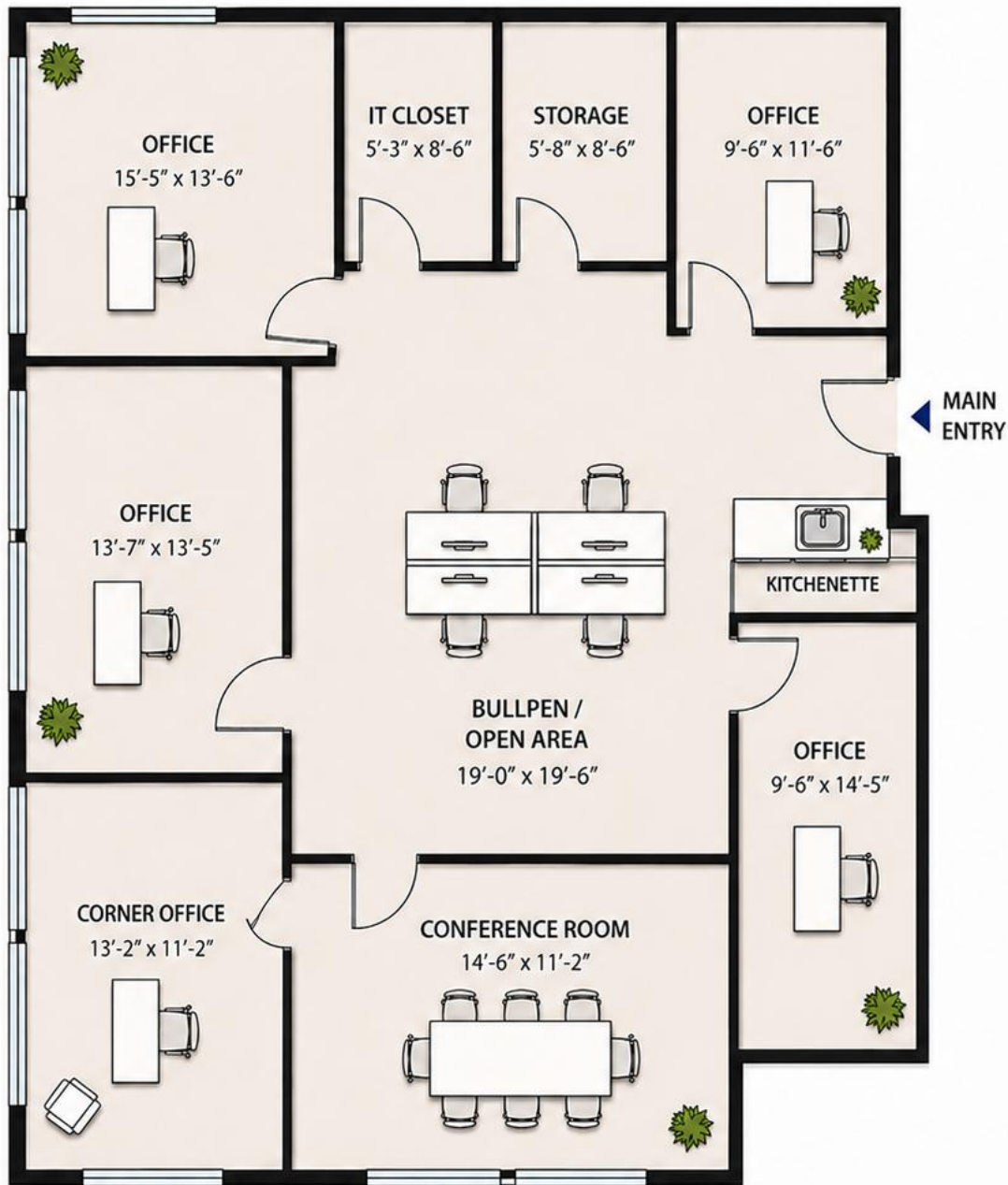
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Suite 307

1,504 SF

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INTERIOR PHOTOS



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