

OFFICE SPACE FOR LEASE

BEST VALUE IN HERNDON

950 Herndon Pkwy, Herndon, VA 20170

Prime office space accessible to Dulles

OPPORTUNITY

• Suite 210	3,512 SF
• Suite 245 (Spec Suite)	1,571 SF
• Suite 250 (Spec Suite)	3,136 SF
• Suite 385	1,835 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

- \$25.50/SF Full Service

TERM

- 3-10 years



JAMES LEGAT

Principal

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For full property information, please visit our website.
www.legatcre.com and check our listings tab!

OFFICE SPACE FOR LEASE

FLEXIBLE FLOORPLANS

950 Herndon Pkwy, Herndon, VA 20170

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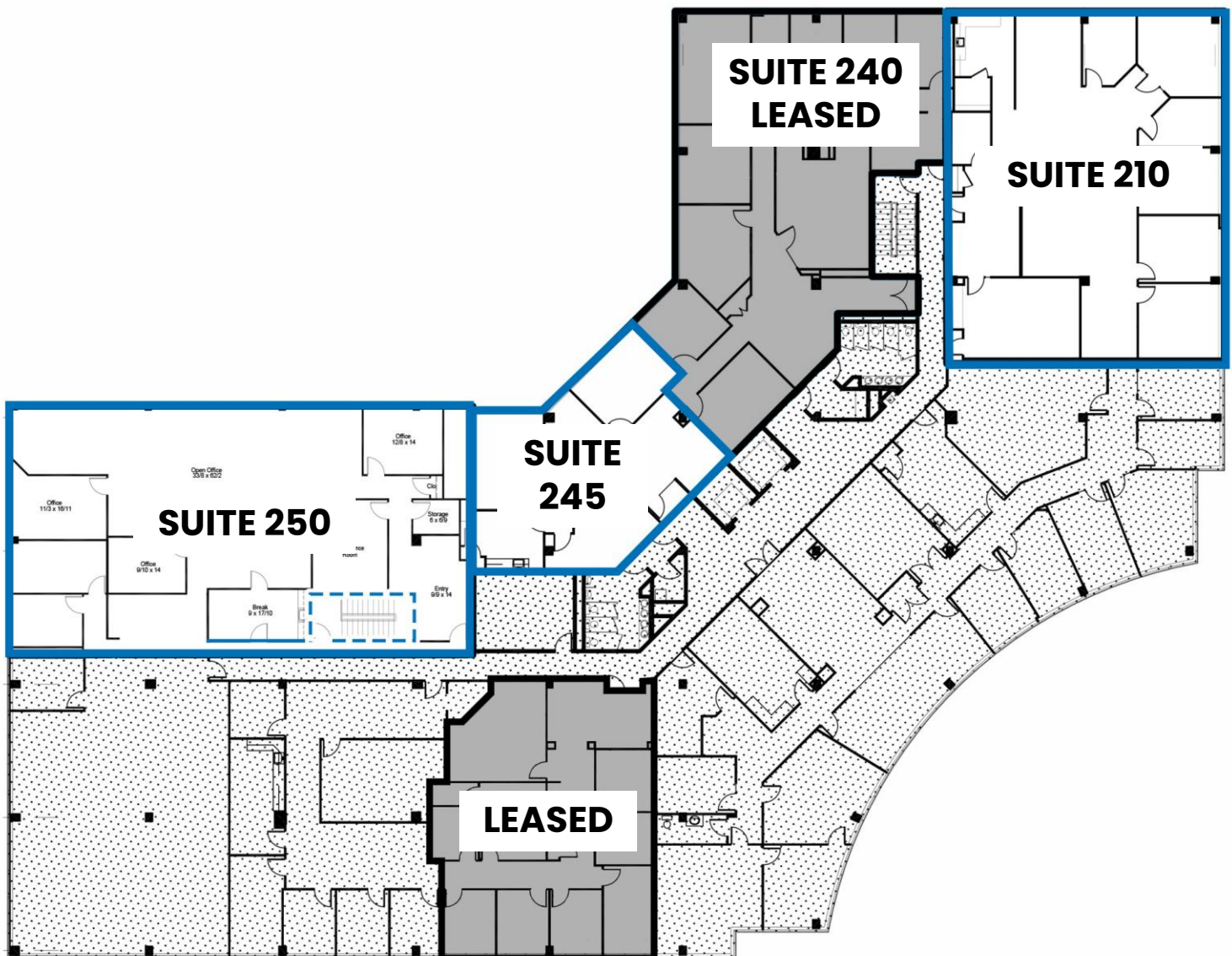
Suite 210: 3,512 SF

Suite 250: 3,136 SF (Spec Suite) Contig. 4,707 SF

Suite 245:

1,571 SF (Spec Suite)

SECOND FLOOR



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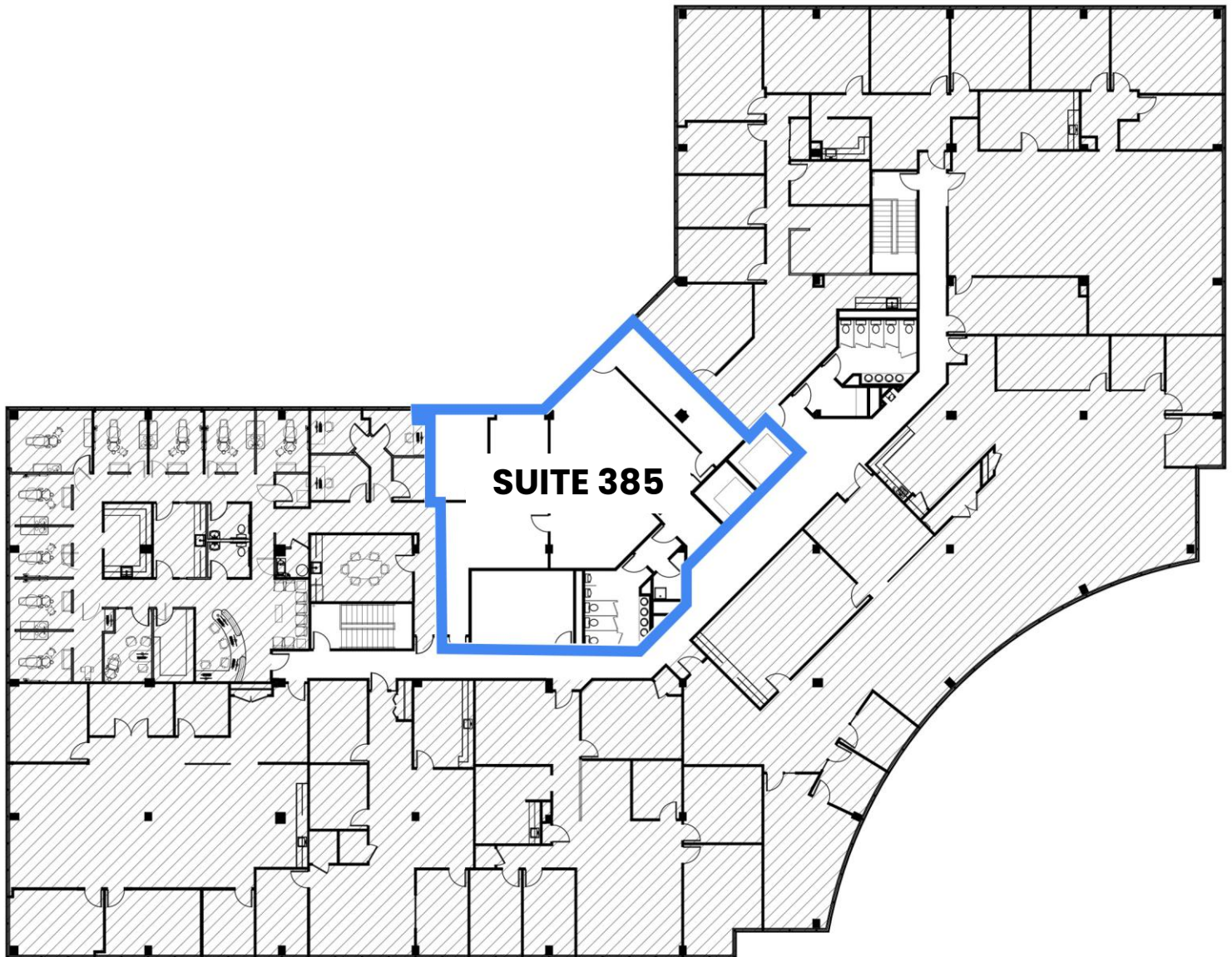
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OFFICE SPACE FOR LEASE

SPEC SUITES AVAILABLE
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Suite 385: 1,835 SF

THIRD FLOOR



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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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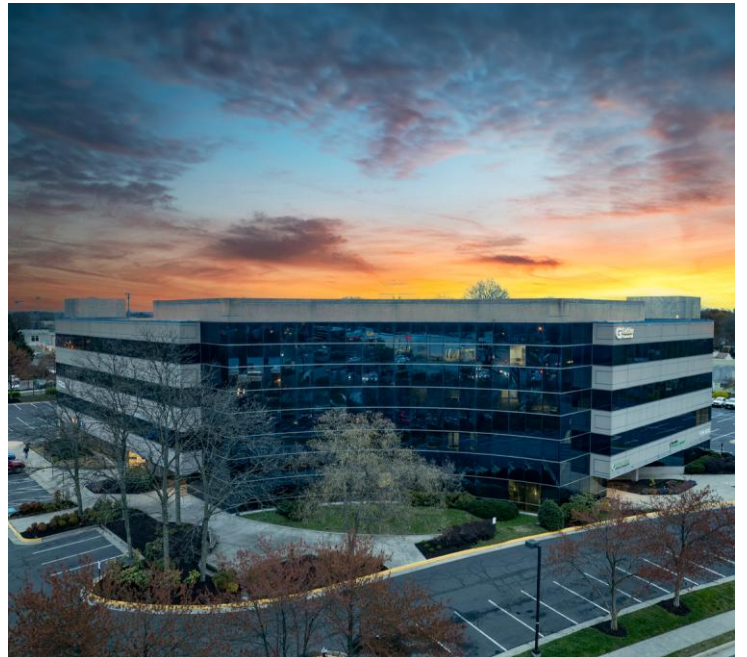
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EXTERIOR PHOTOS



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