

FOR LEASE | CORNER UNIT

Crossroads of Dulles
1031 Sterling Rd | Unit 104
Herndon, VA 20170



PROPERTY HIGHLIGHTS

- Prime office or restaurant opportunity with prominent Sterling Road frontage at Crossroads of Dulles
- Zoned for office or restaurant use | Building signage | Ample free parking
- Prominent location at the intersection of Elden Street and Sterling Road, just minutes from Worldgate, Centreville Road, and the Dulles Access Road/Route 267
- Adjacent to Dulles Park Shopping Center, featuring Fresh World, CVS, Banfield Pet Hospital, and other convenient retailers
- Excellent accessibility to the Herndon Metro Station/Silver Line, Tysons Corner, Reston Town Center, and Dulles International Airport

INTERIOR LAYOUT

- First-floor corner location with abundant natural light from large windows on three sides
- Open, versatile floor plan with recessed lighting and laminate flooring throughout
- Three entrances, including an inviting double-door entrance accessed by a charming walkway, plus a convenient rear employee entrance
- Flexible build-out potential to accommodate a variety of business needs



For further information contact:

Bonnie Wolfe

Tel/Txt: 703-930-5692 | Bonnie@BonnieWolfeRealty.com

www.BonnieWolfeRealty.com

Samson Properties Broker

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