

FOR SALE

\$16,668,226

or \$225 PSF

555 Grove Street

31,939 SF

585 Grove Street

42,142 SF

555 & 585 Grove Street

GROVE CORPORATE PLAZA

74,081 SF

52,127 SF VACANT

74,081 SF Office Buildings For Sale*

This unique office building campus opportunity, **encompassing 7 acres of land**, is perfect for users or investors to own in the heart of Herndon's vibrant business environment.



Three (3) Story Buildings with One (1) Elevator Each

Constructed 1986



Shared Conference Center



Exercise Facility with Shower & Changing Room



Free & Abundant Surface Parking

4.3/1,000 SF



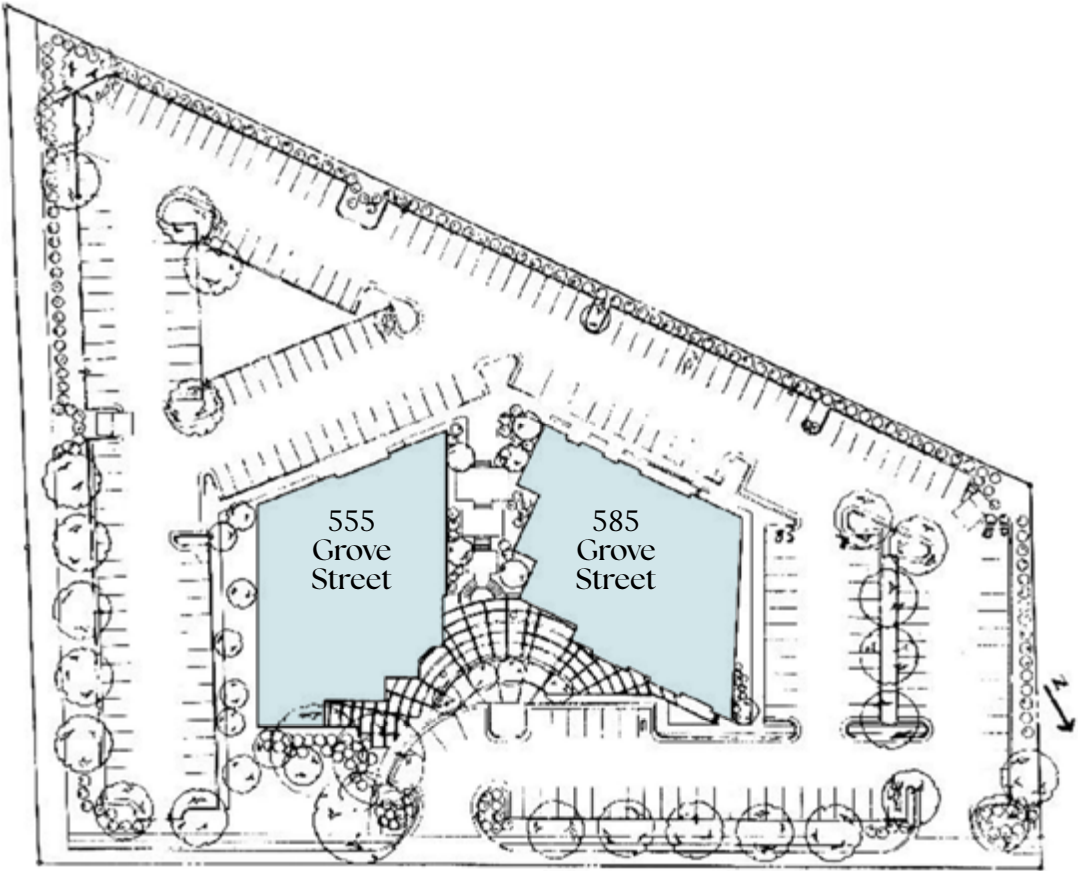
Minutes from Toll Road & Multiple Retail/Dining Options



Adjacent to W&O Hiking & Biking Trail

**Seller to lease back 555 Grove Street's ground floor (11,625 SF) for 10 years with options to renew. Rent will be abated for first three years in lieu of tenant improvement allowance.*

Site Plan



555 Grove Street: 88% Vacant (28,106 SF)

585 Grove Street: 57% Vacant (24,021 SF)

Total Vacant—52,127 SF



Just Minutes Away

555 & 585 Grove Street



6 minute drive to Reston Town Center



7 minute drive to IAD Dulles International Airport



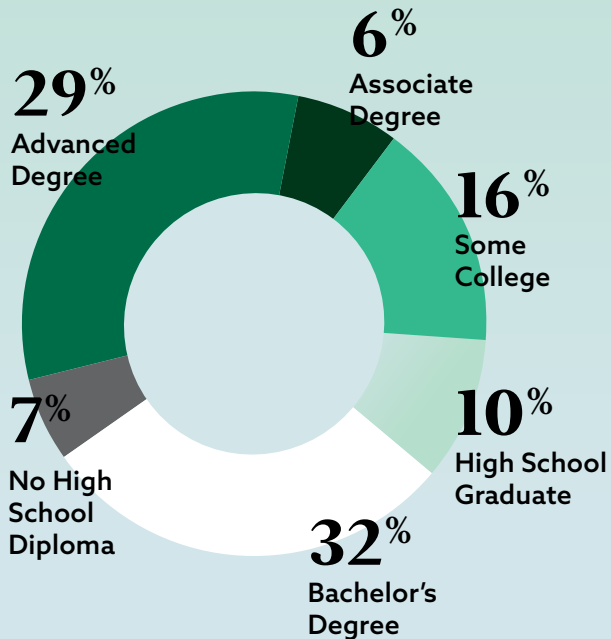
35 minute drive to Downtown Washington DC

Bustling Demographics

KEY FACTS

Population	Median Age	Avg. Household Size	Median Household Income
233,763	39.8	2.7	\$147,504

EDUCATION



EMPLOYMENT

	Employees	Businesses
Services <i>Financials, Education & Health Services, Leisure & Hospitality</i>	123,555	12,735
Goods-Producing <i>Natural Resources, Construction, Manufacturing</i>	14,233	1,095
Total Daytime Employment	137,788	13,830

HOUSEHOLD INCOME

	2 Mi	5 Mi	10 Mi
2020	\$28,475	\$82,910	\$271,811
2025	\$29,425	\$85,418	\$282,289
2030	\$30,143	\$87,615	\$291,059
Average Income	\$167,533	\$174,772	\$183,755
Median Income	\$139,646	\$147,504	\$160,983



555 & 585 Grove Street

GROVE CORPORATE PLAZA

For more information, please contact:

BEV SHEFFLER

703.749.9453 | bev.sheffler@transwestern.com

Transwestern has been engaged by ownership as the exclusive broker for the sale of this property. This offering memorandum does not constitute a representation that the business or affairs of the property or ownership since the date of preparation of this offering memorandum have remained the same. Analysis and verification of the information contained in this offering memorandum are the sole responsibility of the prospective purchaser. Broker has not made any investigation and makes no warranty or representation with respect to the income or expenses for the property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the property.

An opportunity to inspect the property will be made available upon written request of interested and qualified prospective purchasers at the broker's sole discretion. Ownership and broker each expressly

reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the property, and/or to terminate discussions with any party at any time with or without notice. Ownership reserves the right to change the timing and procedures of the offering process at any time in ownership's sole discretion. Ownership shall have no legal commitment or obligations to any party reviewing this offering memorandum, unless and until a written agreement for the purchase of the property has been fully executed.

The information contained in this offering memorandum is proprietary to broker and ownership and shall be kept strictly confidential. This offering memorandum is intended to be reviewed only by the party receiving it from broker and ownership and it should not be made available to any other person or entity without the prior written consent of broker or ownership. By taking possession of and reviewing this offering memorandum the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that it will not photocopy or duplicate any part of this offering memorandum.