

FOR LEASE

131 Elden Street, Herndon, VA 20170

Prime Office / Medical Opportunity in the Heart of Herndon

Position your business in a high-visibility location along Elden Street—one of Herndon's primary commercial corridors. Ideal for professional, dental, or medical users.

Property Highlights

- High-visibility frontage on Elden Street
- Flexible floor plan suitable for dental, medical, or office use
- Suite layout includes large reception area, conference room, and four windowed offices
- Strong traffic exposure
- Prominent signage opportunities
- Ample parking available
- Easy access to Route 28, Dulles Toll Road (267), and Fairfax County Parkway
- Minutes from Dulles International Airport

Available Space

Option A

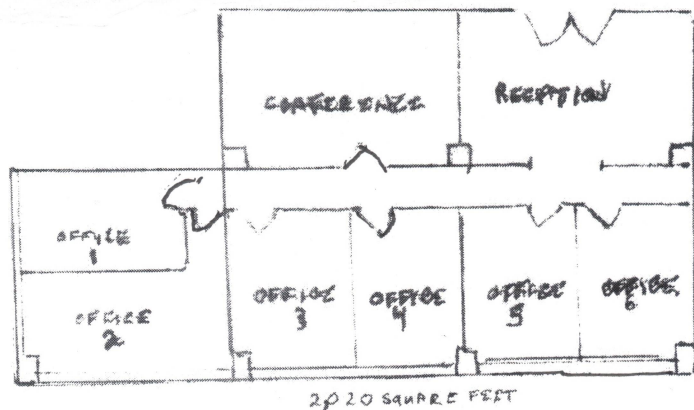
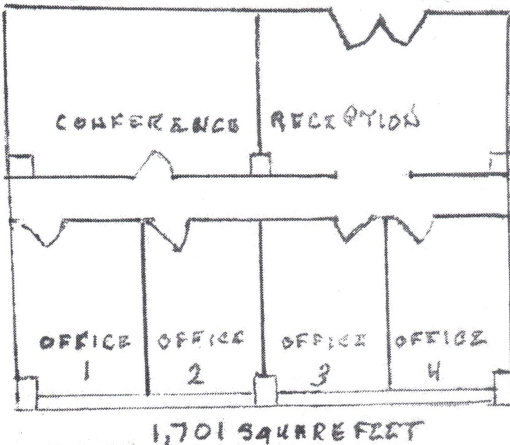
Suite Size: 1,701 SF

Rental Rate: \$27/SF annually (\$3,827.25 per month)

Option B

Suite Size: 2,020 SF

Rental Rate: \$27/SF annually (\$4,545.00 per month)



Term: 3 to 15 years

Availability: 30 days from lease ratification

Location Advantages

- Centrally located in Herndon's business district
- Close to shops, restaurants, and services
- Strong residential and daytime population
- Convenient access to Silver Line Metro

Also Available for Sale

Contact listing broker for details.

Contact Information

North American Real Estate

Adrian Hollands, Broker |

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Contact Us Today to Schedule a Tour