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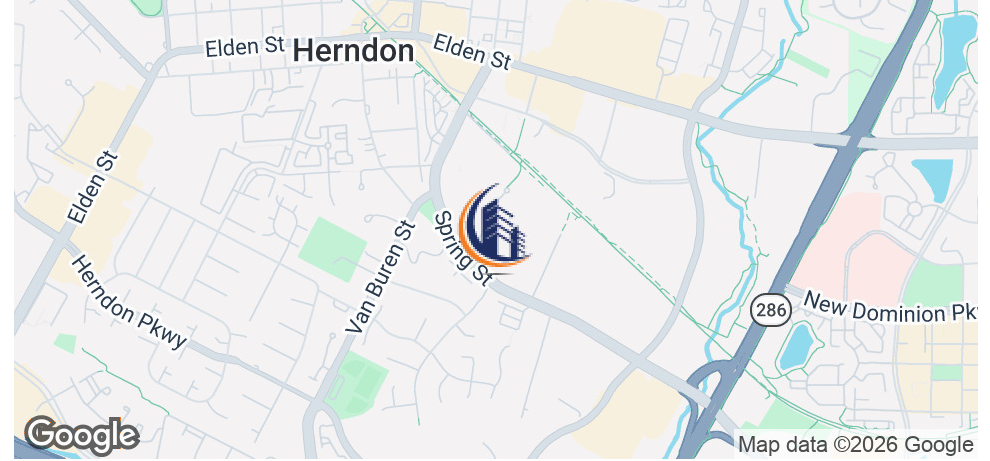
OFFICE BUILDING FOR LEASE

Herndon Square II Building D

510 SPRING ST., HERNDON, VA 20170

EXECUTIVE SUMMARY

Herndon Square II Building D 510 Spring St., Herndon, VA 20170



OFFERING SUMMARY

Available SF:	4,766 - 26,390 SF
Lease Rate:	\$24 SF/yr (Full Service)
Lot Size:	4.5 Acres
Year Built:	1999
Building Size:	61,981
Renovated:	2014
Zoning:	O & LI (Office & Light Industrial Dist.)
Market:	Washington DC
Submarket:	Dulles Corridor

PROPERTY OVERVIEW

K&M Commercial Real Estate invites you to discover the exceptional features of this prime property at 510 Spring St. It offers the competitive advantage of below-market asking rents, making it an attractive opportunity for prospective tenants. With the potential for building signage, tenants can enhance their visibility and brand presence. The generous parking ratio of 4.4/1,000 SF ensures convenient and ample parking for employees and visitors. Additionally, the property's proximity to the Silver Line Metro, along with its adjacency to the W&OD Hike & Bike Trail, provides accessibility and connectivity for occupants. Tenants will appreciate the added convenience of 24/7 access, key card security, and on-site men's and women's locker rooms and showers, further enhancing the appeal of this space for discerning lessees.

PROPERTY HIGHLIGHTS

- Below Market Asking Rents
- Building Signage Potential
- Parking ratio 4.4/1,000 SF
- Within 1 mile of Silver Line Metro - Adjacent to the W&OD hike & bike trail

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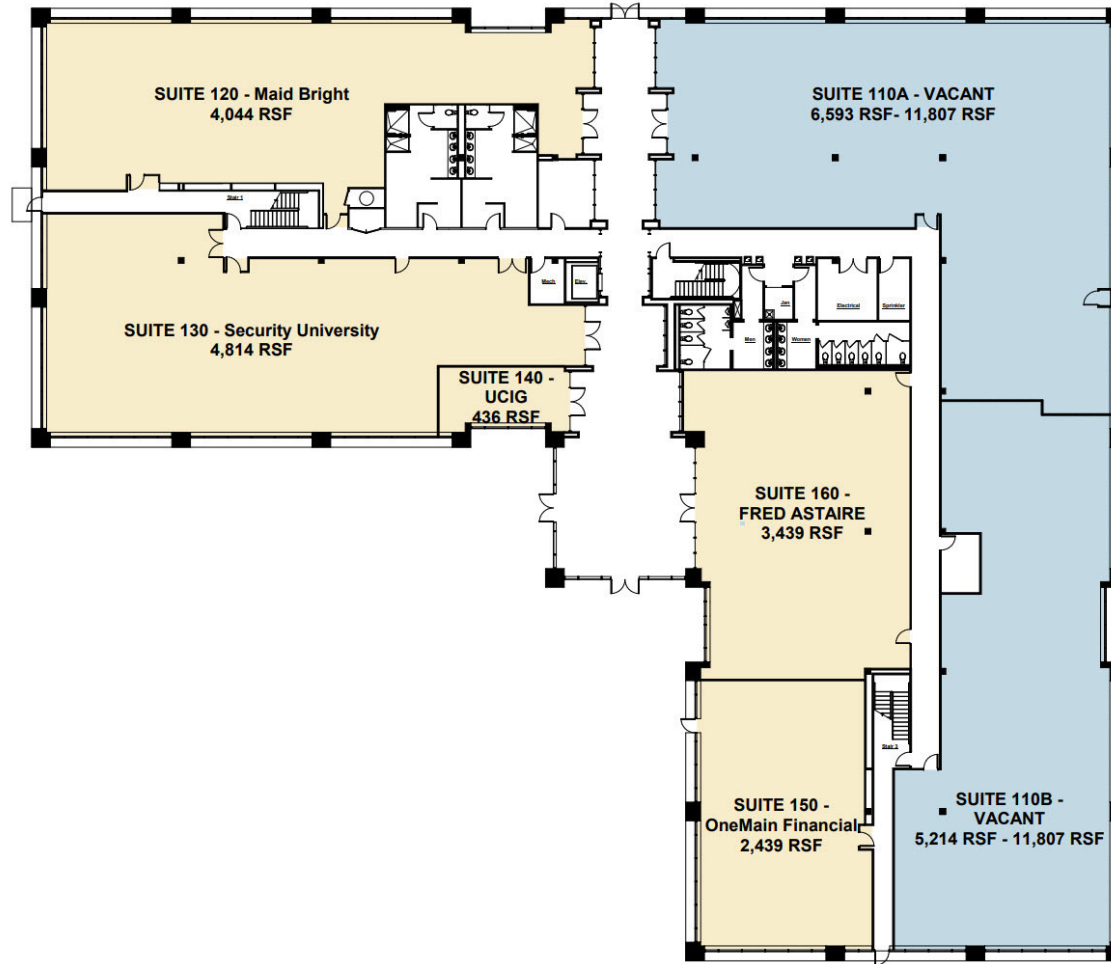
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10530 Warwick Avenue Fairfax, VA 22030

FIRST FLOOR PLANS

Herndon Square II Building D 510 Spring St., Herndon, VA 20170



LEGEND

Available
Unavailable

HERNDON SQUARE, 510 Spring Street Herndon, VA

LEASING PLAN 1ST FLOOR
1st FLOOR

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FIRST FLOOR PLANS

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	36 to 60 months
Total Space:	4,766 - 26,390 SF	Lease Rate:	\$24 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 100	Available	6,593 - 11,807 SF	Full Service	\$24.00 SF/yr	The existing space was built out for Inovalon. The suite has an open floor plan for cubicles and offices, a kitchen, and a private bathroom.
Suite 100B	Available	5,214 - 11,807 SF	Full Service	\$24.00 SF/yr	-

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PLANS

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LEGEND

Available

Unavailable



HERNDON SQUARE, 510 Spring Street Herndon, VA
LEASING PLAN 1ST FLOOR
03.05.2024



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	36 to 60 months
Total Space:	4,766 - 26,390 SF	Lease Rate:	\$24 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 100	Available	6,593 - 11,807 SF	Full Service	\$24.00 SF/yr	The existing space was built out for Inovalon. The suite has an open floor plan for cubicles and offices, a kitchen, and a private bathroom.
Suite 100B	Available	5,214 - 11,807 SF	Full Service	\$24.00 SF/yr	-
Suite 120	Maid Bright	4,044 SF	Full Service	-	-
Suite 130	TSDA, Martial Arts	5,260 SF	Full Service	-	-
Suite 150	OneMain Financial	2,439 SF	Full Service	-	-

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PLANS

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 170	Fred Astaire	2,376 - 3,439 SF	Full Service	-	-

PLANS

Herndon Square II Building D 510 Spring St., Herndon, VA 20170



LEGEND

Available

Unavailable



HERNDON SQUARE, 510 Spring Street Herndon, VA
LEASING PLAN 2ND FLOOR
03.05.2024



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	36 to 60 months
Total Space:	4,766 - 26,390 SF	Lease Rate:	\$24 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 200	Available	20,789 - 26,390 SF	Full Service	\$24.00 SF/yr	This 891 sq ft facility features a comprehensive layout, including conference rooms, a full-size break room, a generously sized IT room with dedicated air conditioning, and designated SCIF space. The SCIF, constructed to the 705 standard, comprises two sections: a smaller room, currently DCSA-certified for Secret Storage, and a larger area formerly NSA-accredited as a SCIF (last active in 2015). As of April 2024, the SCIF is inactive and no longer accredited. While reactivation is possible, updated standards require modifications to bring it back into compliance.
Suite 240	Available	4,766 - 25,555 SF	Full Service	\$24.00 SF/yr	Suite 240 was previously a NOC (Network Operating Center), operating 24/7 with a server room. The suite features multiple conference rooms and an open cubicle area.
Suite 250	NexVortex	4,354 SF	Full Service	-	-

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PLANS

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 260	BLAISDELL Investment	1,672 - 3,317 SF	Full Service	-	-
Suite 270	ASEC	3,519 SF	Full Service	-	Recently constructed space featuring a secure storage room. Furniture is included.

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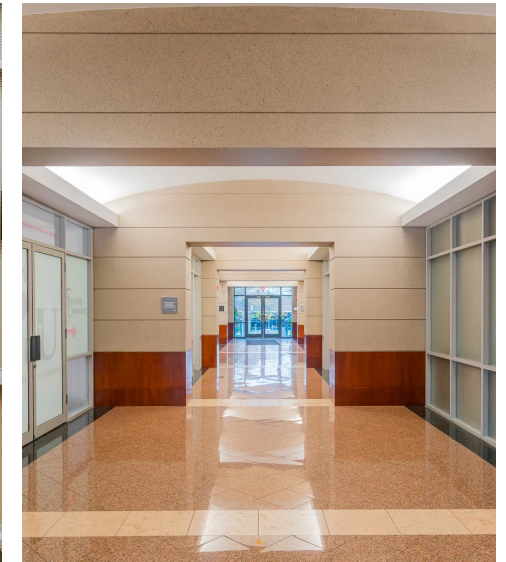
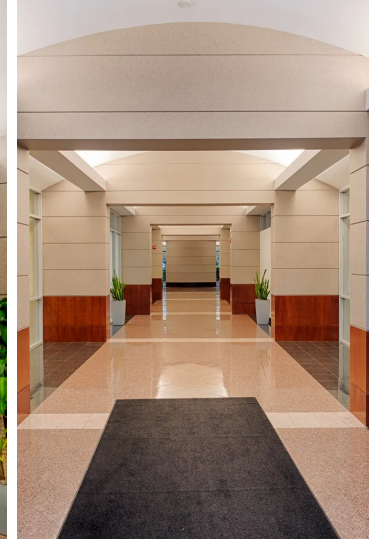
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ADDITIONAL PHOTOS

Herndon Square II Building D 510 Spring St., Herndon, VA 20170

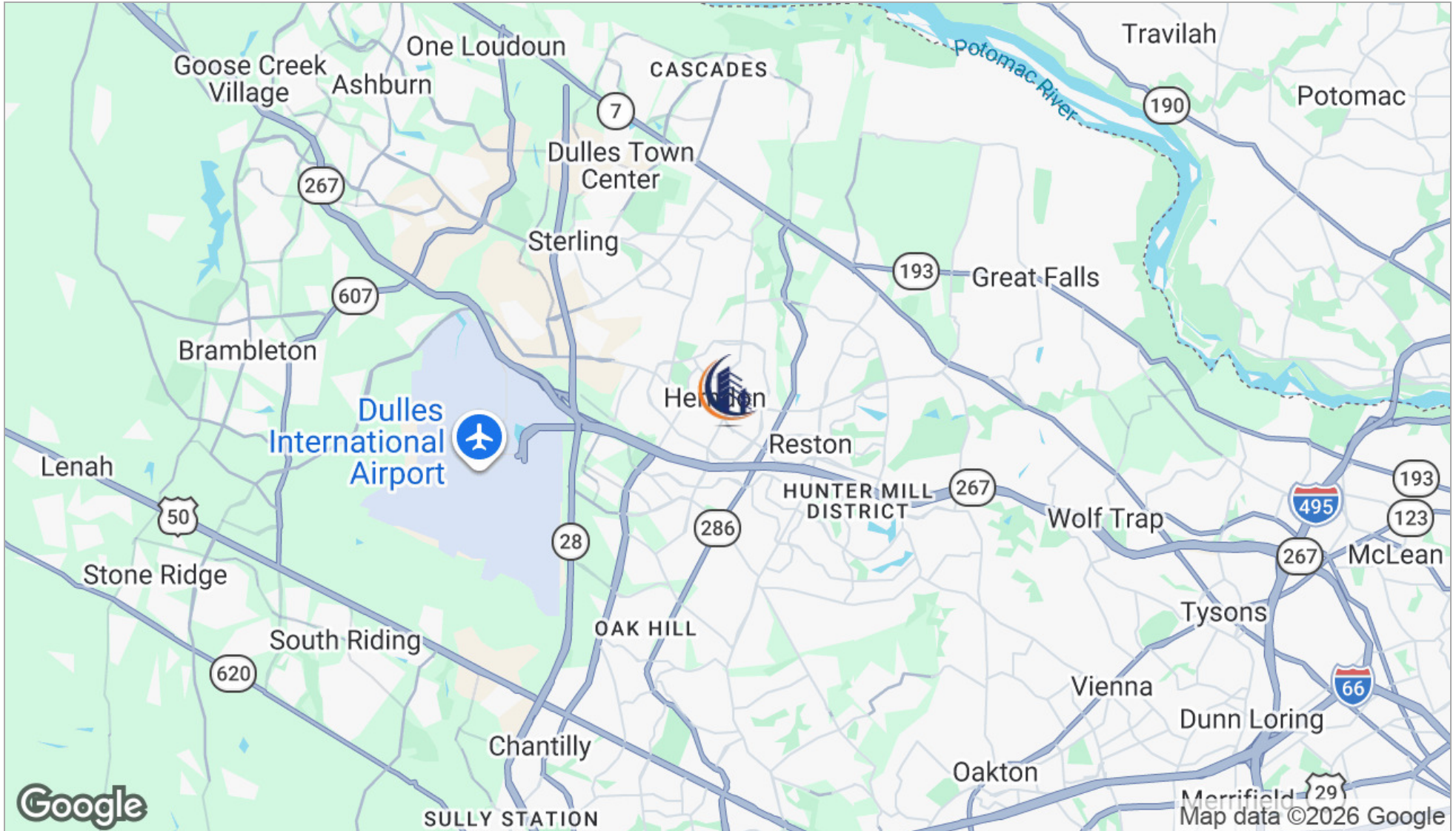


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LOCATION MAPS

Herndon Square II Building D 510 Spring St., Herndon, VA 20170



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RETAILER MAP 510 SPRING ST

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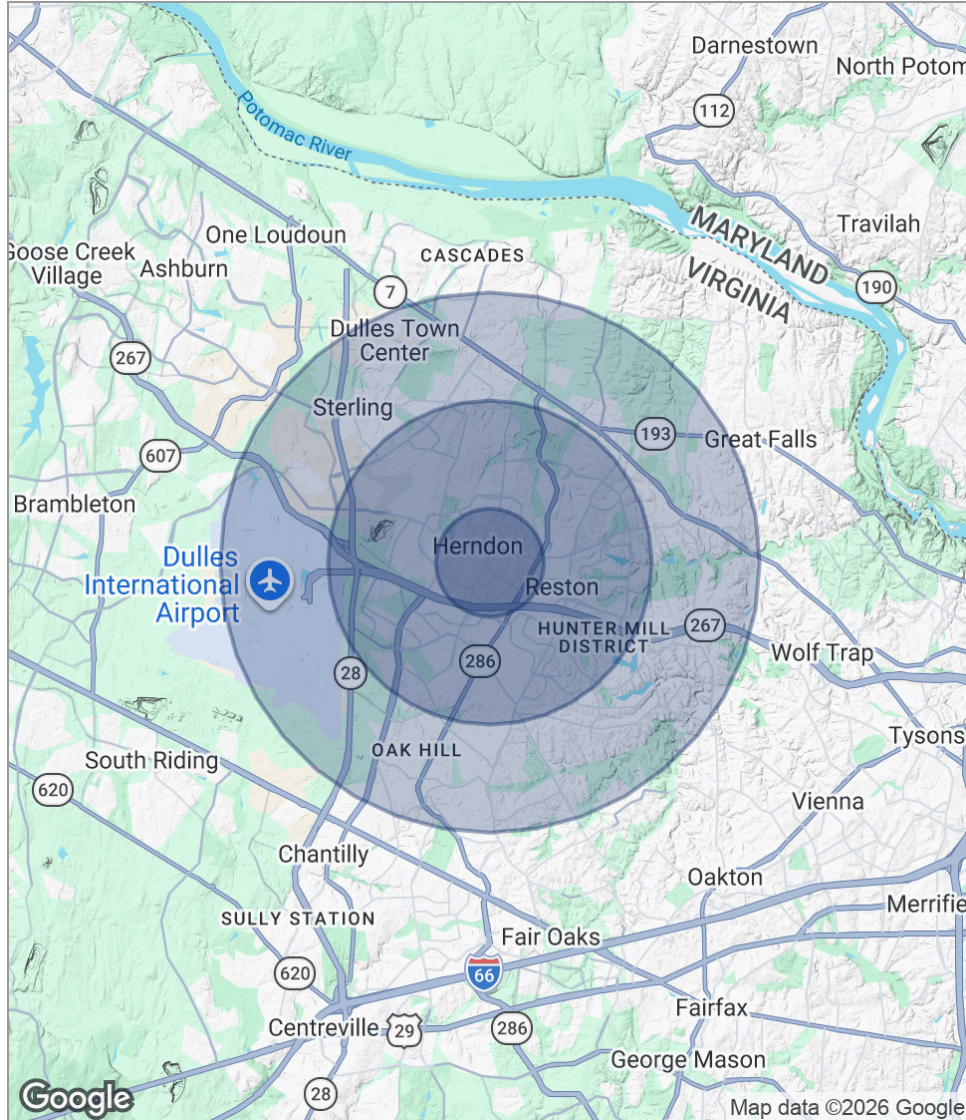
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DEMOGRAPHICS MAP

Herndon Square II Building D 510 Spring St., Herndon, VA 20170



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	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	14,977	128,431	239,740
Median age	35.9	35.7	36.5
Median age (Male)	36.6	35.5	35.9
Median age (Female)	35.3	36.0	37.0
HOUSEHOLDS & INCOME			
Total households	5,785	48,816	88,862
# of persons per HH	2.6	2.6	2.7
Average HH income	\$106,328	\$119,993	\$129,824
Average house value	\$375,041	\$503,064	\$562,328
ETHNICITY (%)			
Hispanic	24.5%	17.2%	15.4%
RACE (%)			
White	63.2%	62.0%	66.0%
Black	10.0%	9.4%	8.2%
Asian	17.5%	19.1%	17.3%
Hawaiian	0.0%	0.0%	0.1%
American Indian	2.1%	1.0%	0.6%
Other	5.3%	6.0%	5.2%

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, is the managing director of the K&M Commercial Real Estate Office in Fairfax, Virginia. He specializes in selling and leasing medical and government properties and office facilities outfitted with high-tech networking systems in Northern Virginia.

With over 2 decades of experience, Kayvan has closed more than \$940 million transactions successfully. He meticulously tracks market conditions to provide clients with expert advice, ensuring they receive fair market rates for leases, property investments, and sales.

Before joining K&M Commercial Real Estate, Kayvan was an associate commercial broker at Fairfax Realty, Inc., providing expert advice and serving as a broker for financial institutions, corporate landowners, and other investors. He also has experience as a Senior Project Manager at MCI Telecommunications, overseeing land acquisition transactions, building design and construction, and migrating data centers in the United States and Europe.

Kayvan is a Northern Virginia Association of Realtors member, serving as Chairman of the Association Commercial Alliance. He was president of the Mid-Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues to serve on its board. Additionally, he holds memberships in the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Kayvan has earned the prestigious Certified Commercial Investment Member (CCIM) designation and sits on the Washington DC-Maryland chapter board.

He received his Master of Business Administration from American University and holds a Bachelor of Science in Information Systems from Radford University. He is licensed in Virginia, Washington D.C., and Maryland.

EDUCATION

MBA - American University
BBA - Radford University

MEMBERSHIPS & AFFILIATIONS

CCIM - Certified Commercial Investment Member
ICSC - The International Council of Shopping Centers
NAIOP - National Association of Industrial and Office Properties

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