



THE GENAU GROUP

# THE RESTON HERNDON CENTER

OFFICE/MEDICAL/  
DENTAL SPACES

FOR  
SALE

ASKING  
PRICES

**\$421,520-518,880**



## PROPERTY DETAILS

- 43,000 square feet
- Two Building Complex close to Reston Town Center
- Dual elevators
- Currently houses medical, dental, professional, and government tenants
- Restaurant on the 1st floor
- Free parking
- Good Street visibility
- Flexibility on size and use

## BUILDING/UNIT DETAILS

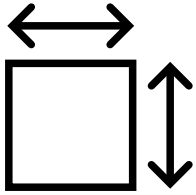
- Built in 1983
- Underwent extensive renovations in 2004
- In the last decade
  - Full window replacements
  - Elevator modernization
  - Lighting modernization
  - Corridor repainting and



131 ELDEN STREET  
HERNDON, VA 20170



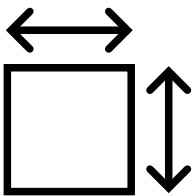
### Unit 201C



1,821 SF

- Price: \$518,880, \$235 psf
- 1,821 Net Square Feet
- 2,208 Gross Square Feet
- 2 Offices
- Entrance/Reception
- Kitchen
- Large Conference/Training Room

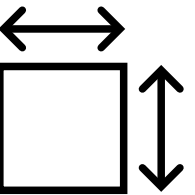
### Unit 201D



1,747 SF

- Price: \$487,140, \$230 psf
- 1,747 Net Square Feet
- 2,118 Gross Square Feet
- 8 Offices
- Conference Room

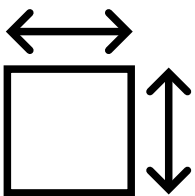
### Unit 201E



1,580 SF

- Price: \$421,520, \$220 psf
- 1,580 Net Square Feet
- 1,916 Gross Square Feet
- 5 Offices
- Large Server Room

### Unit 201F



1,615 SF

- Price: \$430,760, \$220 psf
- 1,615 Net Square Feet
- 1,958 Gross Square Feet
- 5 Offices
- Large Entrance/Lobby
- Conference Room

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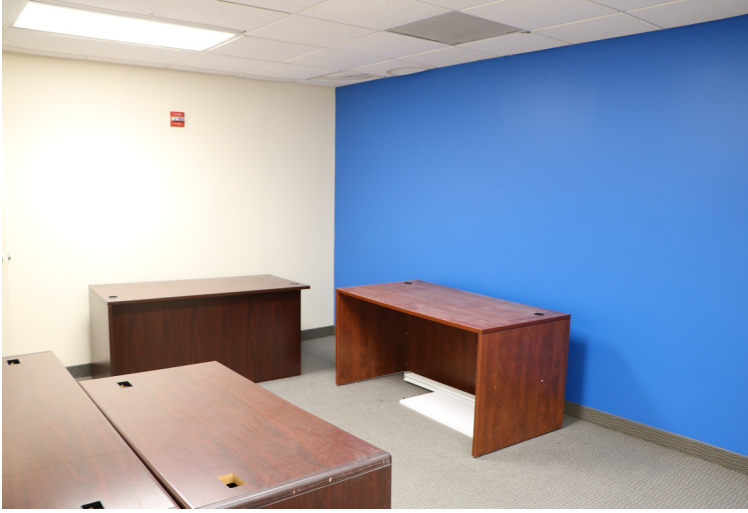
Additional Images



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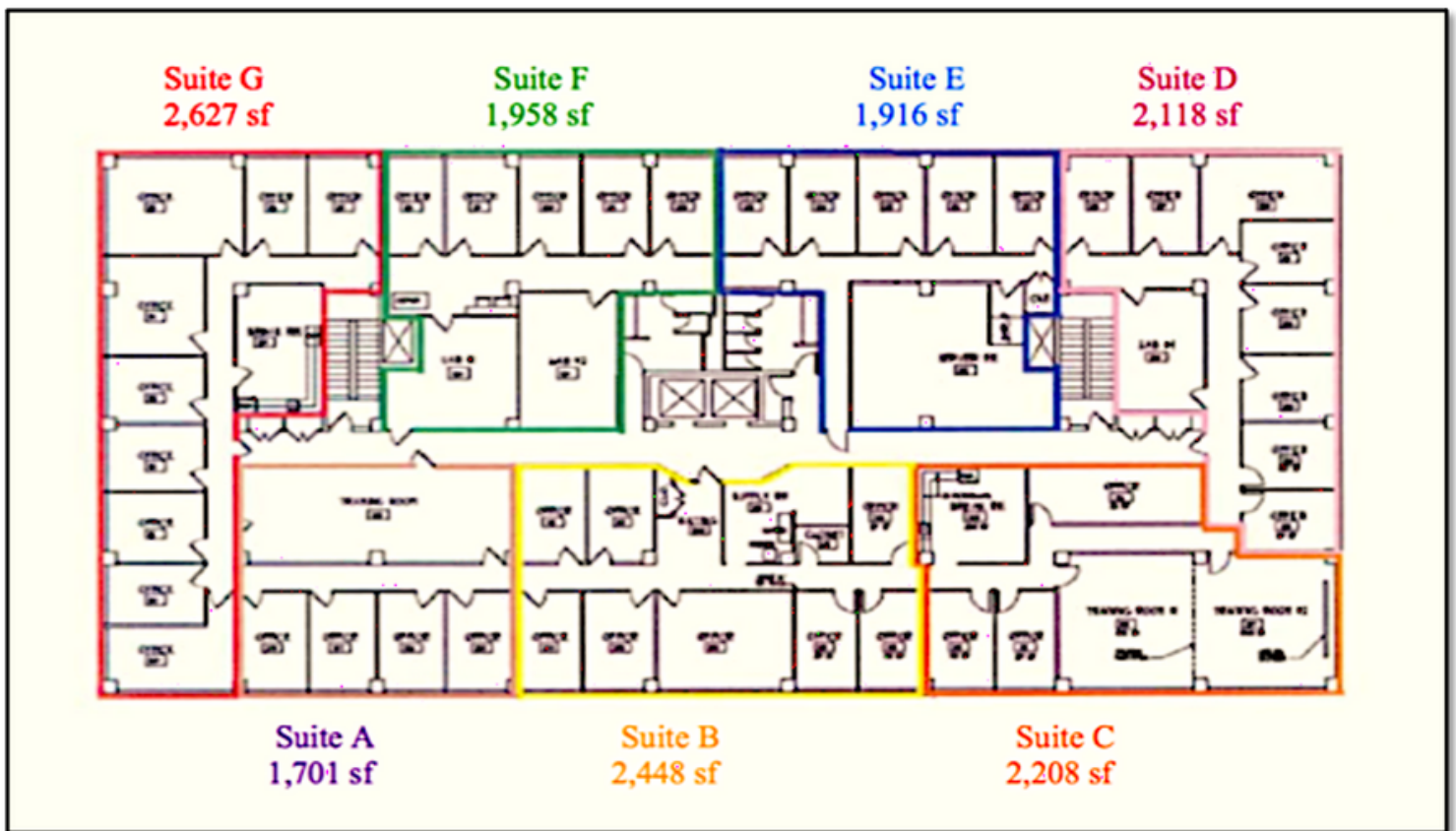
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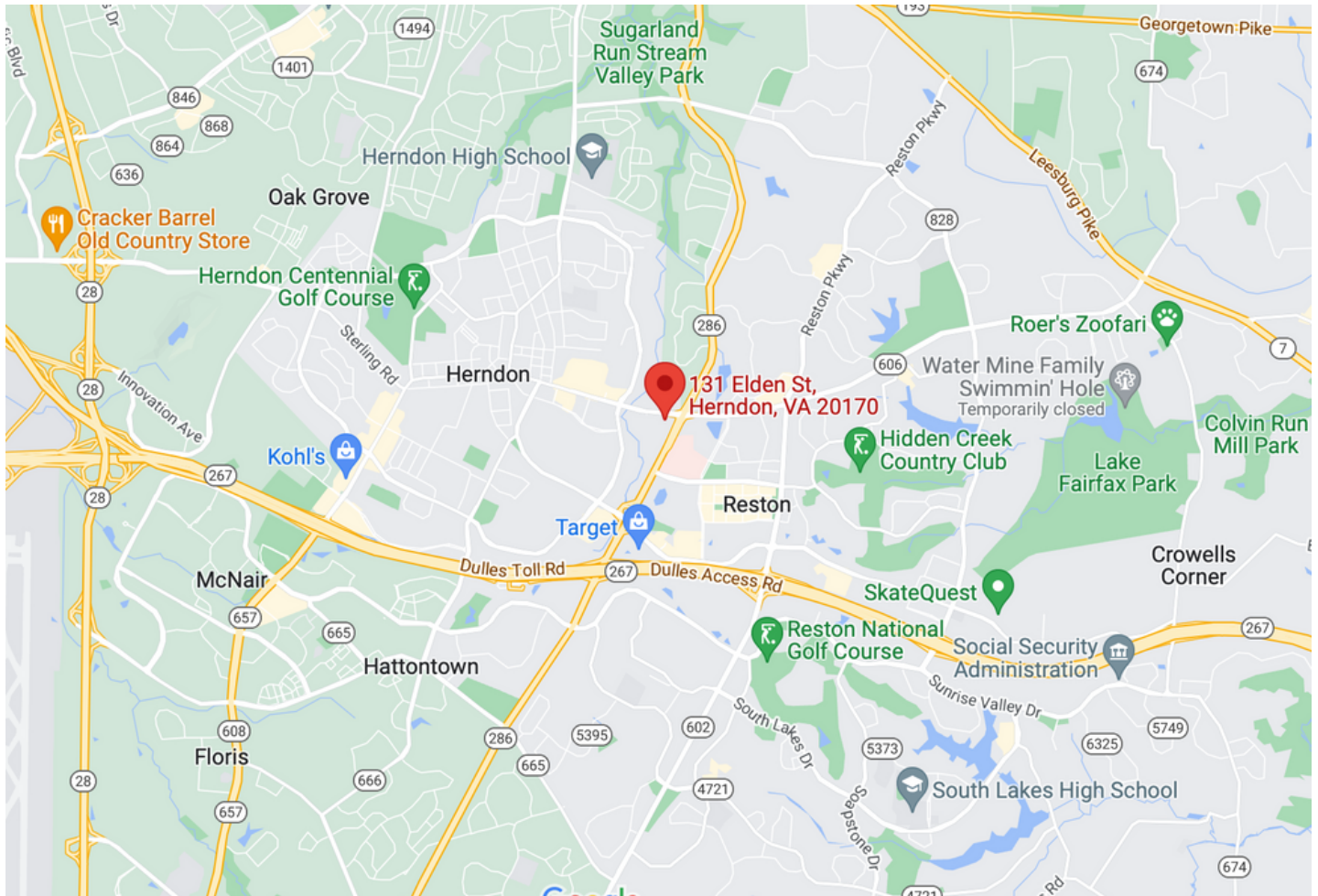
Floor Plan



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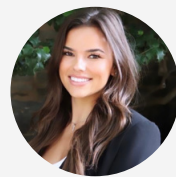


## Office Location



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