



REAL ESTATE INVESTMENT AND MANAGEMENT

FOR SALE | 1,810 SF - 6,711 SF AVAILABLE

MEDICAL OFFICE SPACE WITH LAB

171 ELDEN ST. HERNDON, VA 20170

FOR SALE



PROPERTY FEATURES

Multiple second-floor office condominiums available for sale, ranging from 1,810 SF to 6,711 SF. The suites offer medical office space with potential lab capabilities and may be purchased individually or combined to accommodate a variety of space requirements.

- **Pricing Available Upon Request**
- Owner-User opportunity
- Medical office space with lab
- Suite 2C2 - 1,810 SF available separately (medical lab)
- Suites 2C4, 2A1 & 2A2 - 4,901 SF
- Ample on-site surface lot parking
- Updated lobby with two elevators

AREA HIGHLIGHTS

Strategically located in the heart of the Herndon-Reston corridor, with convenient access to major transportation routes, healthcare, dining and area amenities.

- Prime Herndon - Reston location
- Minutes from Reston Hospital Center
- Immediate access to Elden Street & Fairfax County Parkway
- Close to Reston Town Center & Metro
- Convenient to Dulles Toll Road / Route 267
- Near the W&OD Trail, retail, dining and area amenities

FOR MORE INFORMATION

MELANIE NOBRIGA

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BOOSALIS PROPERTIES | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | www.BoosalisProperties.com

This information has been obtained through sources deemed reliable, but accuracy cannot be guaranteed.



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INTERIOR PHOTOS



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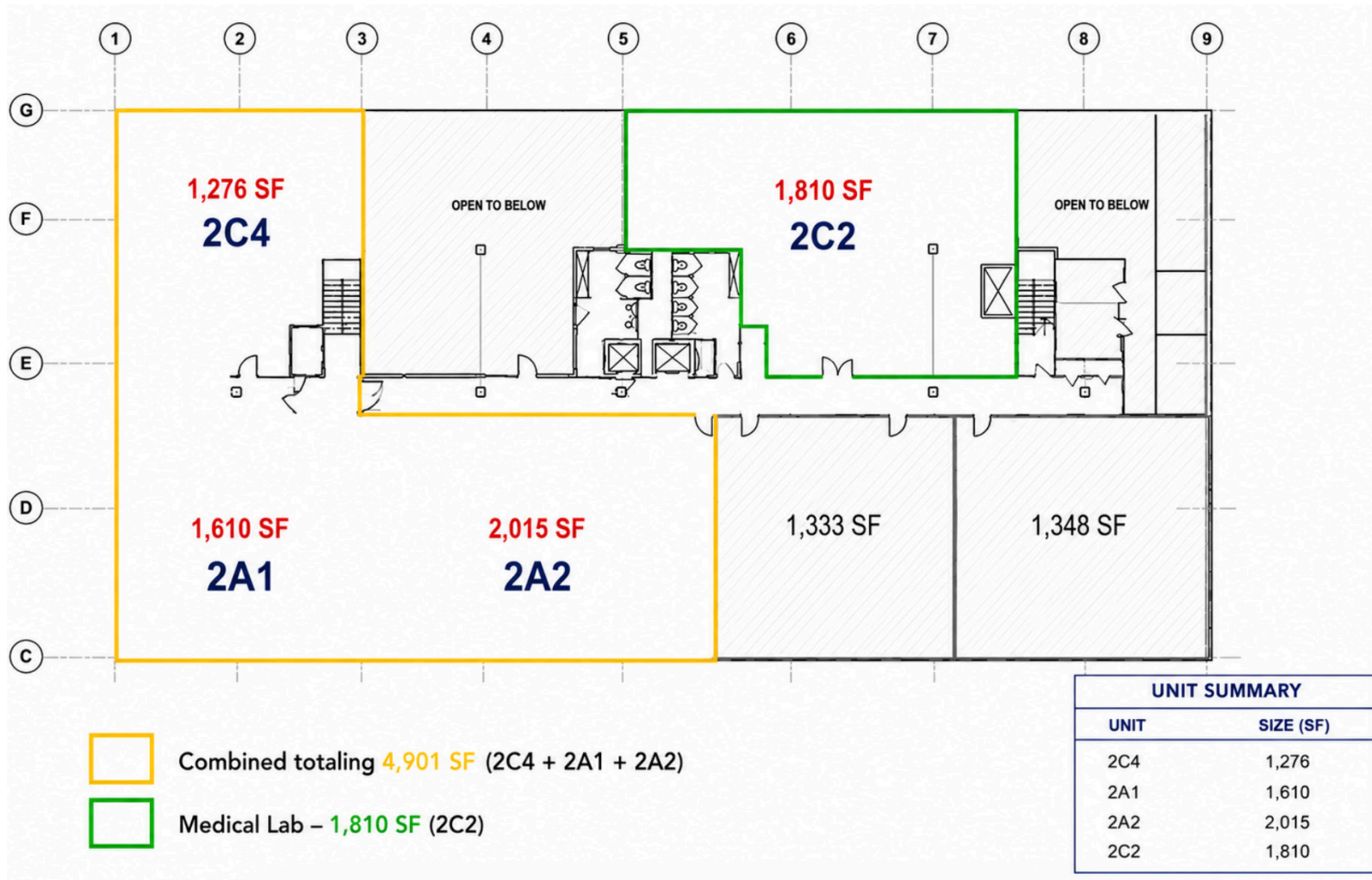
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FLOOR PLAN



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AERIAL

171 ELDEN STREET

HERNDON, VA 20170



A LOCATION THAT CONNECTS EVERYTHING

- STRONG DEMOGRAPHICS**
High-income, educated workforce
- THRIVING BUSINESS CORRIDOR**
Surrounded by corporate HQs & tech leaders
- IDEAL CENTRAL LOCATION**
Easy access for employees, clients & visitors
- CONNECTED COMMUNITY**
Close to transit, trails, retail & services

AREA AMENITIES

DINING	GROCERIES	RETAIL	SERVICES & FITNESS
Zeffirelli Ristorante Italiano	MOM's Organic Market	TRADER JOE'S	Harris Teeter Neighborhood Food & Pharmacy
Jimmy's Old Town Tavern Popular hangout for locals, Buffalo fans	SPROUTS FARMERS MARKET	The Home Depot	Reston Hospital Center
Domino's Pizza		Target	CAVA
Pollo Campero			
Nunu's Thai Dishes Pan-Asian cuisine			
Twisted Sweets & Savory			

MINUTES TO KEY DESTINATIONS

Reston Hospital Center	2 MIN
Downtown Herndon	3 MIN
Reston Town Center	5 MIN
Reston Town Center Metro	5 MIN
W&OD Trail Access	3 MIN
Dulles Toll Road (Route 267)	3 MIN
Dulles International Airport	15 MIN
Washington, DC	30 MIN

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DEMOGRAPHICS



DEMOGRAPHICS 2025

1 MILE

3 MILES

5 MILES

Population	15,503	143,504	233,351
Households	7,871	55,944	85,179
Avg. HH Income	\$172,226	\$167,375	\$177,404
Median Home Value	\$150,138	\$140,172	\$150,675
Businesses	2,979	8,649	13,431
Employees	28,461	86,641	134,155

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