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OFFICE BUILDING FOR LEASE

Ground Lease In Town Of Herndon

149 SPRING, HERNDON, VA 20170

0164-22-0001

EXECUTIVE SUMMARY

Ground Lease In Town Of Herndon 149 Spring, Herndon, VA 20170



OFFERING SUMMARY

Available SF:	0.37 Acres
Lease Rate:	Subject to Use and Offer
Lot Size:	0.37 Acres
Building Size:	16,420
Zoning:	Office and Light Industrial
Taxes:	\$6,511.00
Market:	Washington D.C.
Submarket:	Town of Herndon

PROPERTY OVERVIEW

K & M Commercial as the exclusive agent is happy to present this Ground Lease/Build to Suit Pad Site in the Town of Herndon. Terrific location with access to the Silver Line Metro, Dulles Toll Rd. and Fairfax County Pkwy. Many uses include Office and Medical, Light Industrial, and Retail.

PROPERTY HIGHLIGHTS

- Ground Lease/Build to Suit Pad Site
- .37 Acres with excellent visibility
- Minutes from the Silver Line Metro, Dulles Toll Rd. and Fairfax County Pkwy.
- Many uses that include Medical, Light Industrial and Retail

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MATTHEW JENKINS

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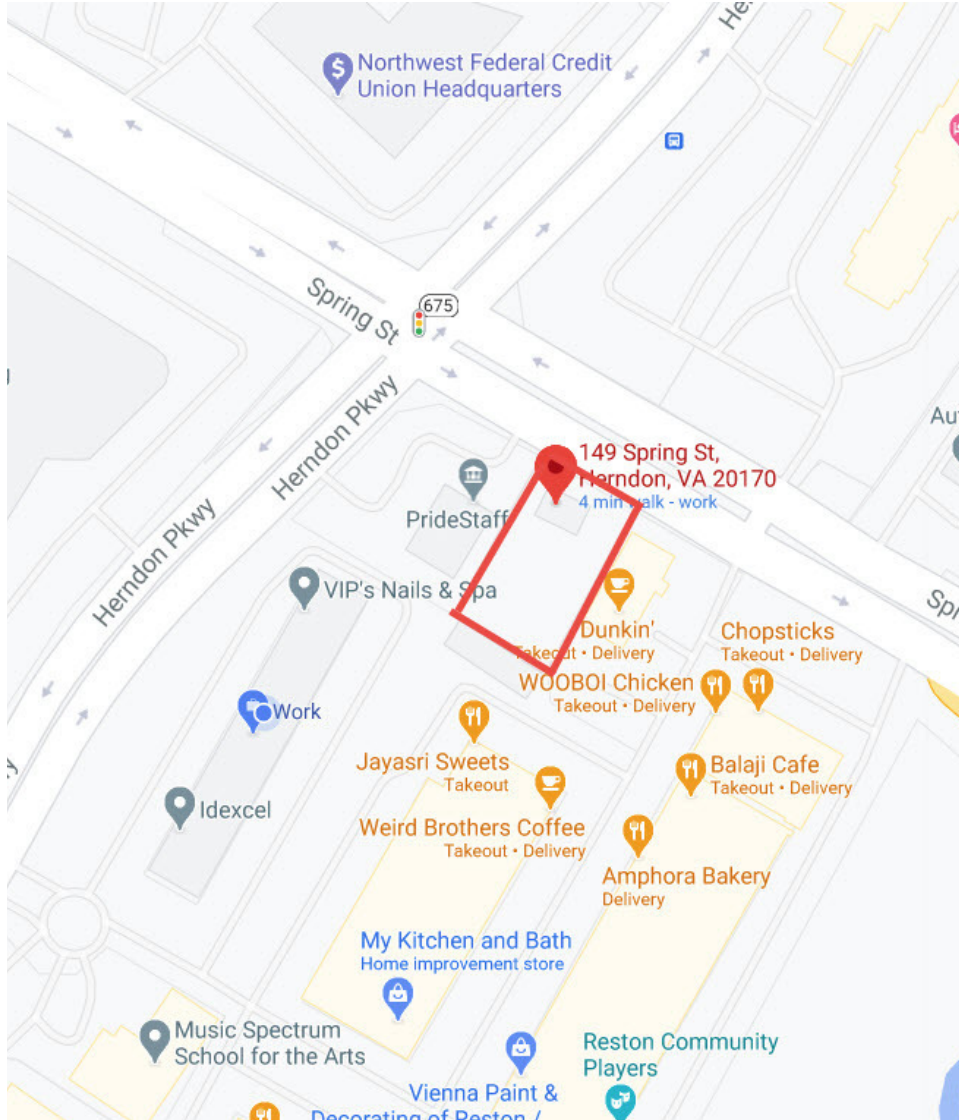
matt@svndc.com

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459 Herndon Pkwy #21 Herndon, VA 20170

ADDITIONAL PHOTOS

Ground Lease In Town Of Herndon 149 Spring, Herndon, VA 20170



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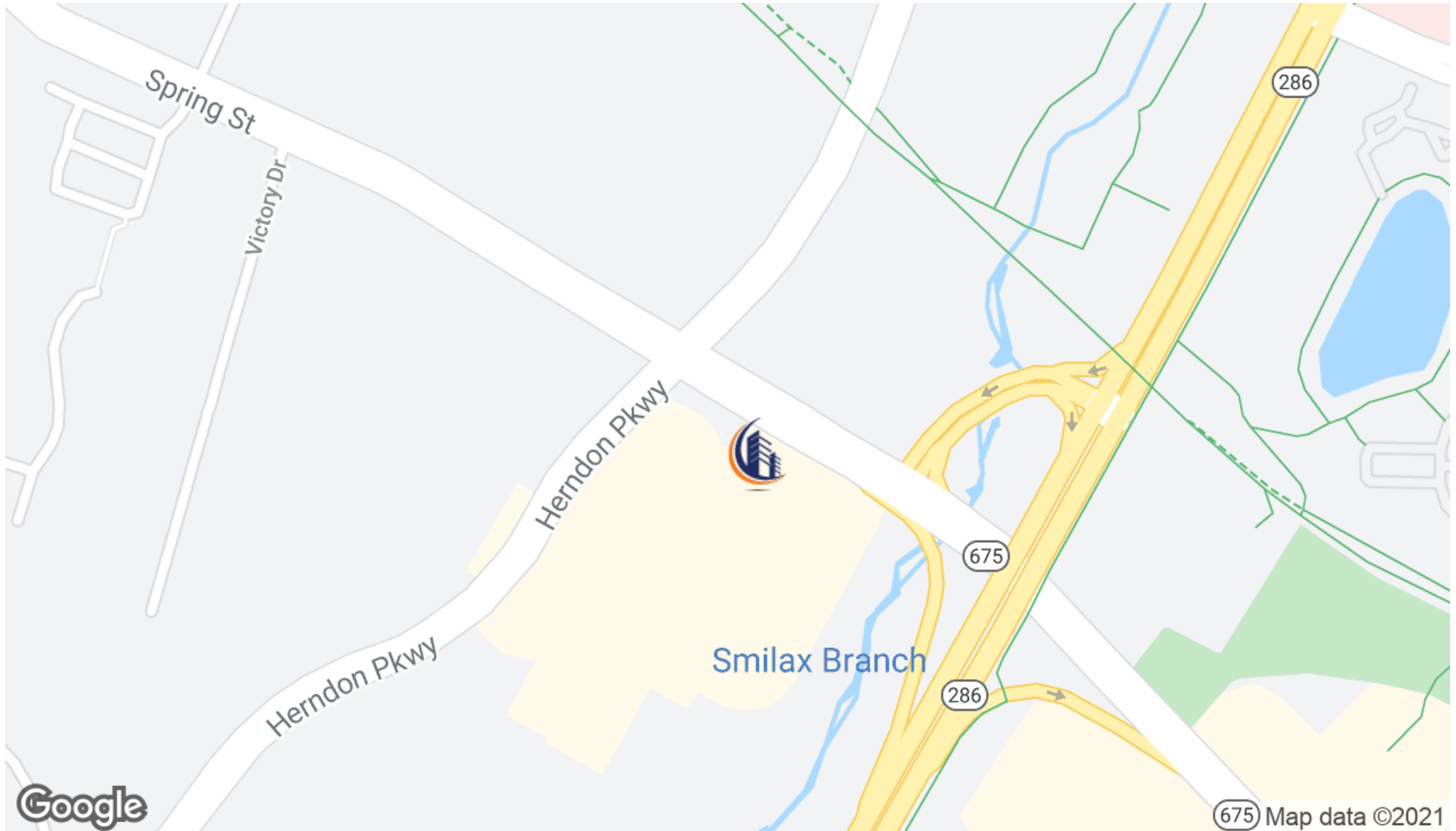
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LOCATION MAPS

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DEMOGRAPHICS MAP & REPORT

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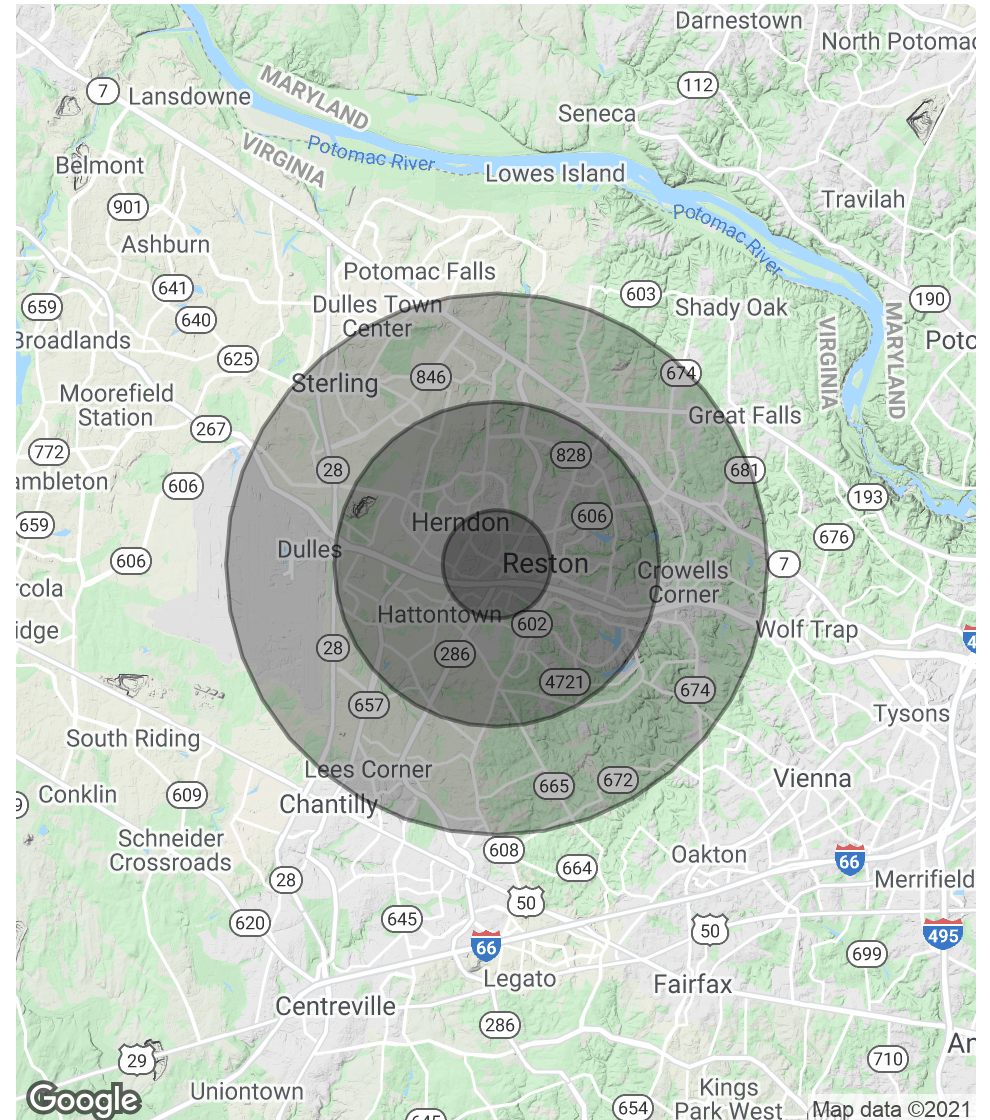
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,952	129,164	238,276
Average age	37.5	36.5	36.8
Average age (Male)	37.7	36.2	36.3
Average age (Female)	37.7	36.8	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,238	51,234	88,437
# of persons per HH	2.5	2.5	2.7
Average HH income	\$120,075	\$120,932	\$133,128
Average house value	\$405,140	\$500,244	\$576,810

* Demographic data derived from 2010 US Census



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