



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

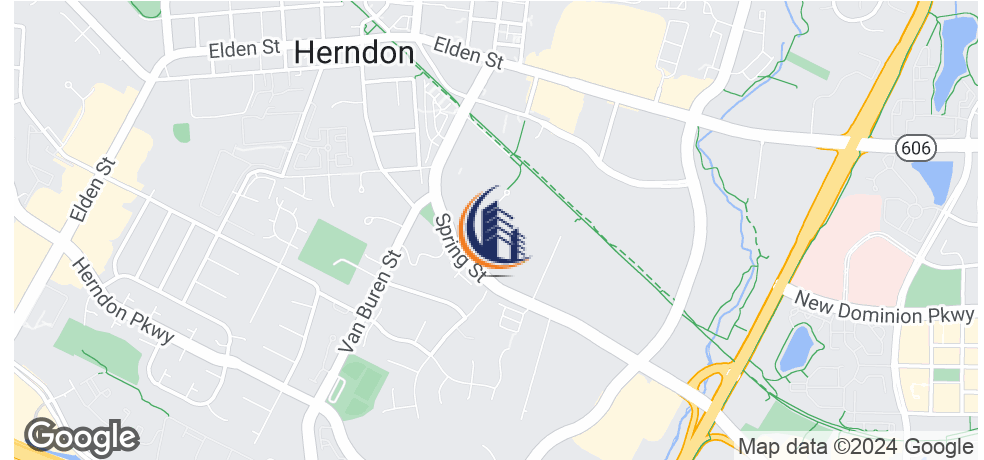
OFFICE BUILDING FOR LEASE

Herndon Square Office Space

510 SPRING ST., HERNDON, VA 20170

EXECUTIVE SUMMARY

Herndon Square Office Space 510 Spring St., Herndon, VA 20170



OFFERING SUMMARY

Available SF:	5,214 - 20,789 SF
Lease Rate:	\$19.00 SF/yr (Full Service)
Lot Size:	10.39 Acres
Year Built:	1999
Building Size:	61,910
Renovated:	2014
Zoning:	IP/863
Market:	Washington DC
Submarket:	Dulles Corridor

PROPERTY OVERVIEW

K&M Commercial Real Estate is pleased to present the Herndon Park II Office Space as the exclusive agent for lease. The office building is within 1 mile of the Fairfax County Parkway and Dulles Toll Road, making it an ideal location in the heart of Herndon, VA. The building offers several Class B amenities, ample parking, potential building signage, and an on-site backup generator.

PROPERTY HIGHLIGHTS

- \$19.00 PSF, Full Service,
- Building Signage Potential
- Parking ratio 4.4/1,000 SF
- Within 1 mile of Silver Line Metro
- 24/7 Access, Key Card Secured
- Men's & Women's Locker Rooms/Showers
- Adjacent to the W&OD hike & bike trail

KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS

703.734.2822

matt@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

ADDITIONAL PHOTOS

Herndon Square Office Space 510 Spring St., Herndon, VA 20170



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS

703.734.2822

matt@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

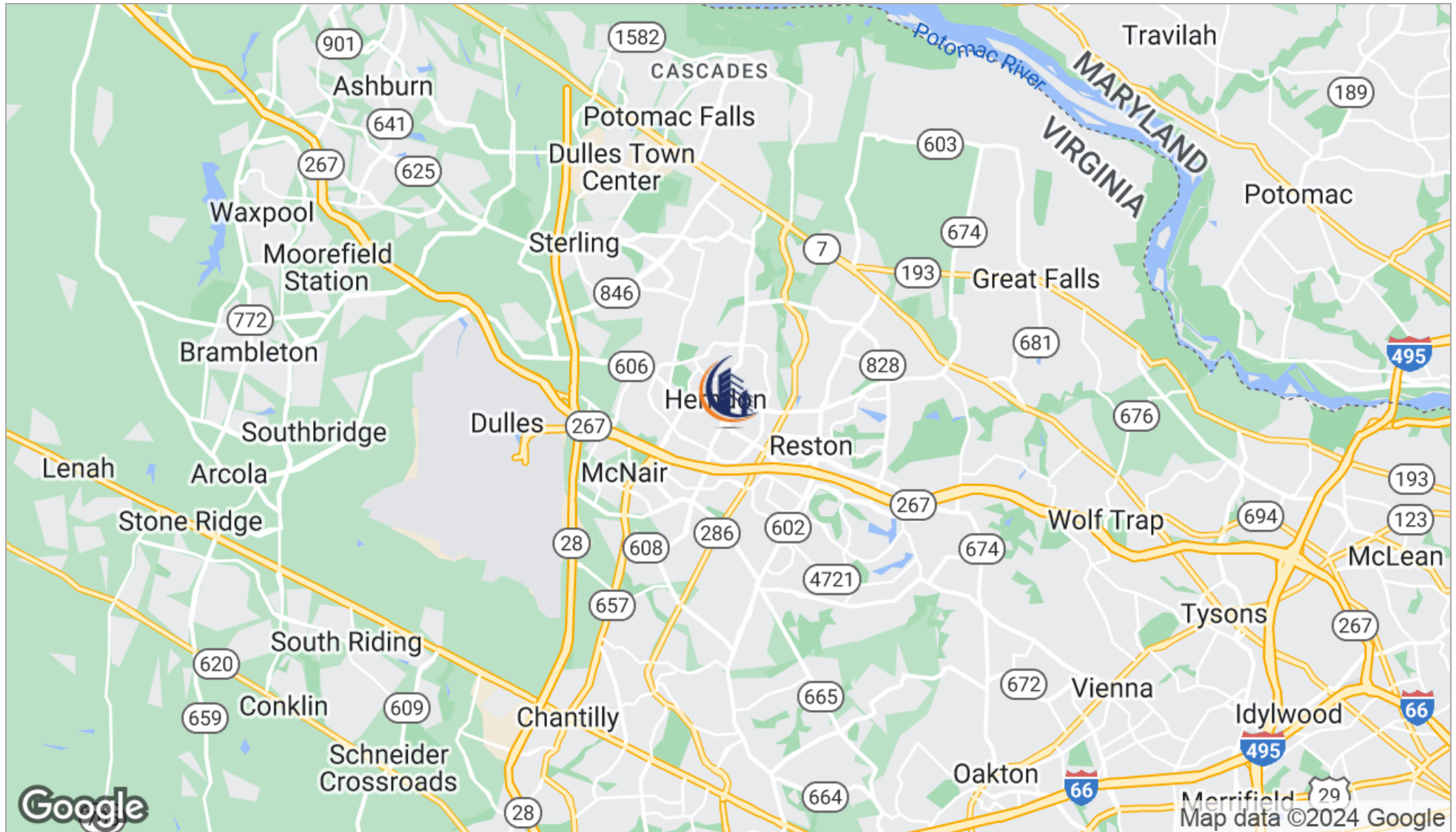
LOCATION MAPS

Herndon Square Office Space 510 Spring St., Herndon, VA 20170



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS

703.734.2822

matt@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

RETAILER MAP 510 SPRING ST

Herndon Square Office Space 510 Spring St., Herndon, VA 20170



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS

703.734.2822

matt@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

Herndon Square Office Space 510 Spring St., Herndon, VA 20170

WE GET WHAT YOU NEED™



POPULATION	1 MILE	3 MILES	5 MILES
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	1 MILE	3 MILES	5 MILES
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 (%)	1 MILE	3 MILES	5 MILES
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

MATTHEW JENKINS

703.734.2822

matt@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

KAYVAN MEHRBAKHSH

Herndon Square Office Space 510 Spring St., Herndon, VA 20170



KAYVAN MEHRBAKHSH, CCIM, MBA

Managing Director



459 Herndon Pkwy #21
Herndon, VA 20170
T 703.734.2822
C 703.851.1070
kayvan@svndc.com
VA #0225084011

PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: 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.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

Mr. Mehrbakhsh received his Master of Business Administration from American University and holds a Bachelor of Science in Information Systems from Radford University. Mr. Mehrbakhsh holds licenses 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

KAYVAN MEHRBAKHSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS

703.734.2822

matt@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

MATTHEW JENKINS

Herndon Square Office Space 510 Spring St., Herndon, VA 20170



MATTHEW JENKINS

Vice President



459 Herndon Pkwy #21
Herndon, VA 20170
T 703.734.2822
C 814.244.2152
matt@svndc.com
VA #0225211354

PROFESSIONAL BACKGROUND

Matt has 9+ years of experience in commercial real estate, specifically in commercial brokerage and management. As a listing and tenant/buyer representative for K & M Commercial in the Northern VA and Washington D.C. market, Matt has worked with a multitude of clients including but not limited to project developers, investment companies, national service firms, and medical-related owners/companies. Matt assists clients with achieving desired real estate objectives, financial analysis, future market strategies, and priorities, and his experience encompasses sales and leasing expertise in office, industrial, retail and international business projects.

In addition to his expertise in the Washington D.C. Metro area Matt has produced \$350MM+ of real estate transactions, currently manages 270,000 sq/ft of property, and has worked with the following Owners and/or Tenants: CIII Asset Management, McDonald's, Titlemax, Orr Partners, John Deere, International Association of Fire Chiefs, Metro Star Systems, Stewart Title, Cricket Wireless, Burke and Herbert Bank, Nationwide IT Services, Northpoint, Saadeh Partners, Edward Jones Financial, Ameriprise, Cornu Bakery, Somerset Trust Co. and several medical and dental clients.

Prior to partnering with K & M Commercial Matt honed his skills by working in banking and lending, investment advising, and financial and operational management. Matt earned his MBA degree from Seton Hill University and holds a Business Administration/Marketing degree from California University of PA.

Matt is currently licensed in Virginia and Washington DC.

EDUCATION

BS - California University of PA - Marketing
MBA - Seton Hill University

KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS

703.734.2822

matt@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170