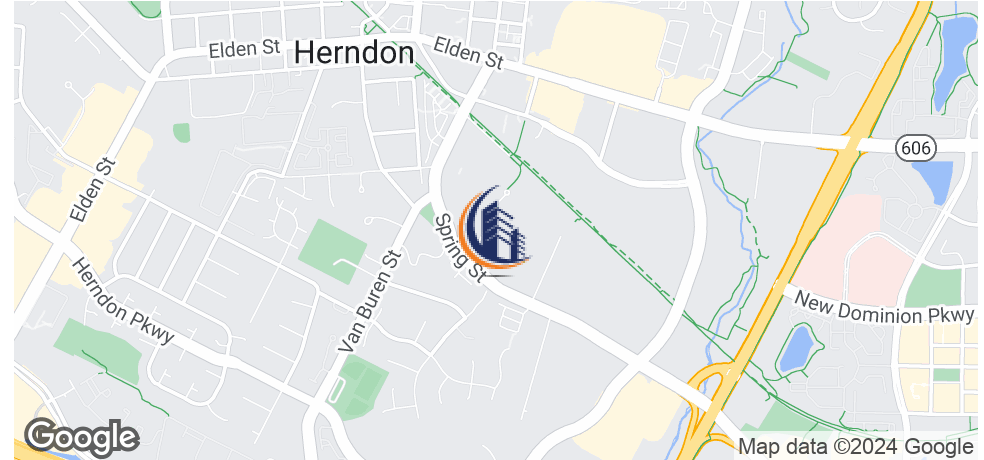


EXECUTIVE SUMMARY

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



OFFERING SUMMARY

Sale Price:	Subject of Offer
NOI:	\$202,939
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, as the Exclusive Agent, is happy to present this investment opportunity to purchase Herndon Square, 510 Spring St. The property sits on 4.5 acres in the heart of the Dulles Technology Corridor. Located about 23 miles from Washington, D.C. This location provides easy access to the Dulles Toll Road (Route 267), the future Herndon Metro Station (eta 2020), Washington Dulles International Airport, Reston Town Center, and Tysons Corner. Completed in 1999, Herndon Square is 75 percent leased to eight tenants, including NexVortex, OneMain Financial, and Tyto Athene. 510 Spring Street is a two-story, 62,000+/- -square-foot facility.

PROPERTY HIGHLIGHTS

- - 62,000 sq. ft. facility
- - 4.5 acres of land
- - Access to Herndon Metro
- - Building signage
- - National tenants

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ADDITIONAL PHOTOS

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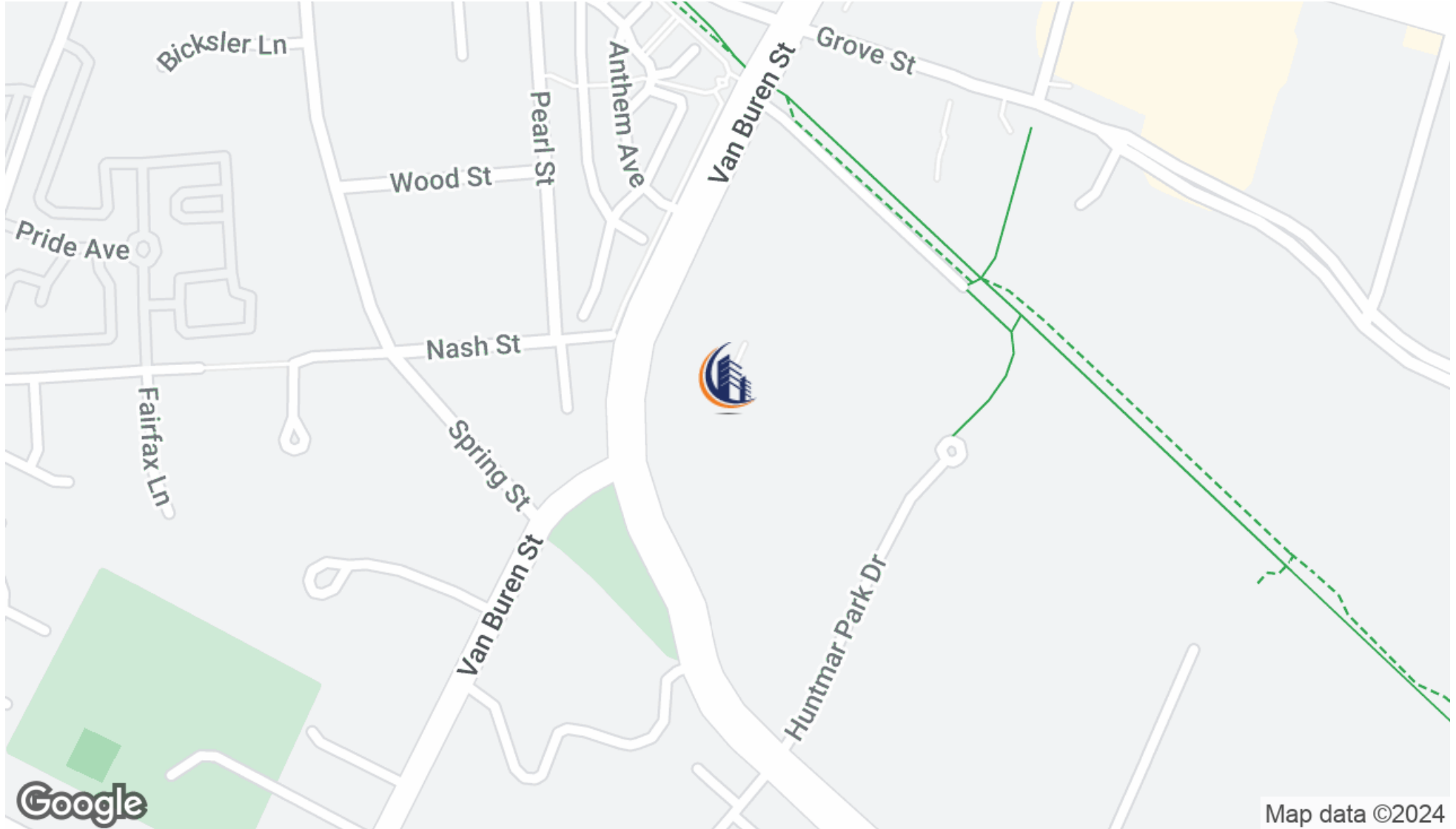
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LOCATION MAP

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RETAILER MAP 510 SPRING ST

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



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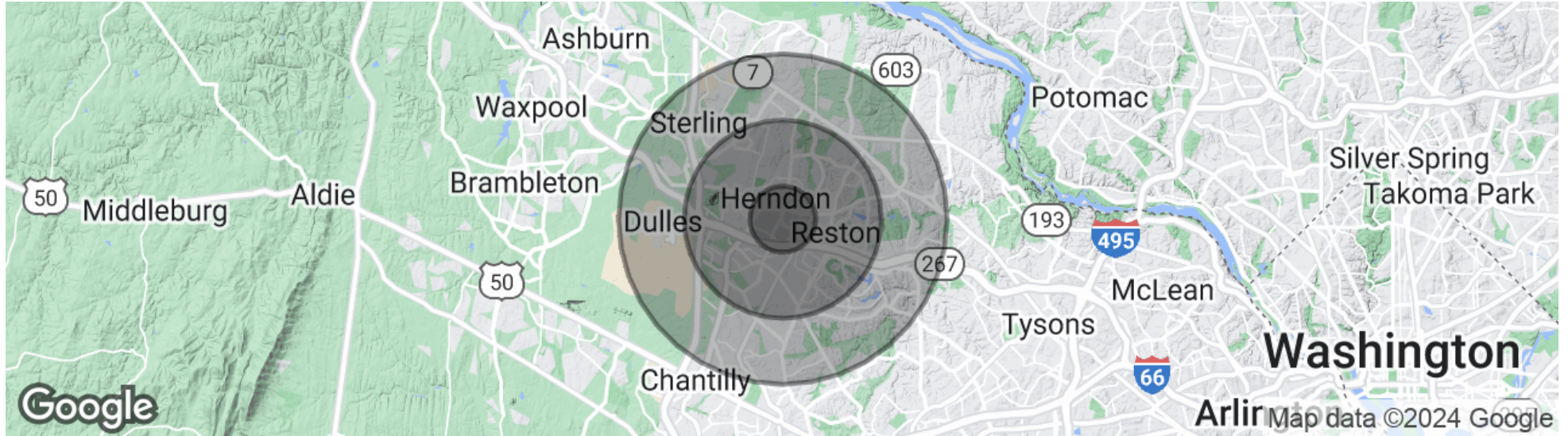
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DEMOGRAPHICS MAP & REPORT

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



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

* Demographic data derived from 2020 ACS - US Census

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