

OFFICE BUILDING FOR LEASE

# Elden St Office Space

1051 ELDEN ST, HERNDON, VA 20170

## EXECUTIVE SUMMARY

**Elden St Office Space** 1051 Elden St, Herndon, VA 20170



### OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	0.77 Acres
Year Built:	1952
Building Size:	3,696
Renovated:	2019
Zoning:	Commercial Services (CS)
Market:	Washington D.C.
Submarket:	Town of Herndon

### PROPERTY OVERVIEW

Reduced Rate! K & M Commercial as the exclusive representative is happy to present this new 2nd-floor office space in the Town of Herndon for Lease. Newly built out with multiple offices, workstation space, large kitchenette and conference room, fully window-lined. Located on Elden St. with close proximity to downtown Herndon, 267 and Dulles Airport. Signage opportunity is available. Plenty of parking.

### PROPERTY HIGHLIGHTS

- Newly built out 2nd-floor office space.
- Signage opportunity
- Located on Elden St with proximity to downtown Herndon, 267, and Dulles Airport
- Fully window lined with kitchenette and large workstation areas

**KAYVAN MEHRBAKSH, CCIM, MBA**

703.734.2822

kayvan@svndc.com

**MATTHEW JENKINS, CCIM MBA**

703.734.2822

matt@svndc.com

**K&M Commercial Real Estate** 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

## LEASE SPACES

**Elden St Office Space** 1051 Elden St, Herndon, VA 20170



### LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit A	-	937 - 1,450 SF	Full Service	\$2,000 per month	Full Service, net of cleaning.
Unit B	-	513 - 1,450 SF	Full Service	\$1,000 per month	Full Service, net of cleaning.
Unit C	-	233 SF	Full Service	\$600 per month	Full Service, net of cleaning.
Unit D	-	245 - 1,591 SF	Full Service	\$800 per month	Full Service, net of cleaning.
Unit E	-	581 - 1,591 SF	Full Service	\$1,550 per month	Full Service, net of cleaning.

**KAYVAN MEHRBAKSH, CCIM, MBA** **MATTHEW JENKINS, CCIM MBA**  
703.734.2822 703.734.2822  
kayvan@svndc.com matt@svndc.com

**K&M Commercial Real Estate** 703.734.2822  
459 Herndon Pkwy #21 Herndon, VA 20170



## LEASE SPACES

**Elden St Office Space** 1051 Elden St, Herndon, VA 20170



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit F	-	765 - 1,591 SF	Full Service	\$1,700 per month	Full Service, net of cleaning.
Suite 200	-	3,276 SF	Full Service	\$23.00 SF/yr	Full Service, net of cleaning.

**KAYVAN MEHRBAKSH, CCIM, MBA**

703.734.2822

kayvan@svndc.com

**MATTHEW JENKINS, CCIM MBA**

703.734.2822

matt@svndc.com

**K&M Commercial Real Estate** 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

## ADDITIONAL PHOTOS

Elden St Office Space 1051 Elden St, Herndon, VA 20170



**KAYVAN MEHRBAKSH, CCIM, MBA**

703.734.2822

kayvan@svndc.com

**MATTHEW JENKINS, CCIM MBA**

703.734.2822

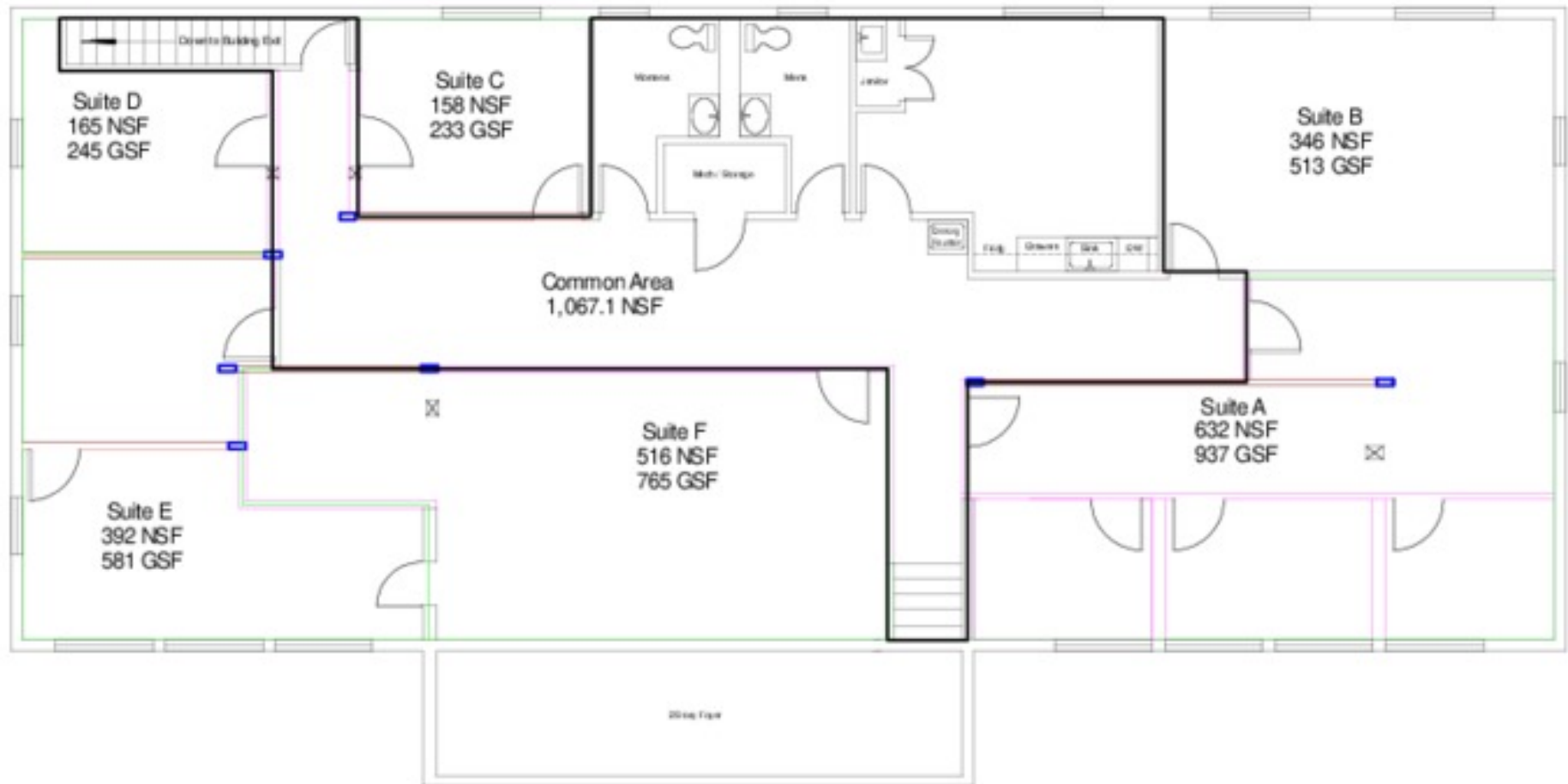
matt@svndc.com

**K&M Commercial Real Estate** 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

## FLOOR PLANS

Elden St Office Space 1051 Elden St, Herndon, VA 20170



Total Area = 3,276 sf  
Total Rentable Area = 2,209 GFS  
Common Area = 1,067 (48.3% of Rentable Area)

KAYVAN MEHRBAKSH, CCIM, MBA MATTHEW JENKINS, CCIM MBA

703.734.2822

kayvan@svndc.com

703.734.2822

matt@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170



## LOCATION MAPS

Elden St Office Space 1051 Elden St, Herndon, VA 20170



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS, CCIM MBA

703.734.2822

matt@svndc.com

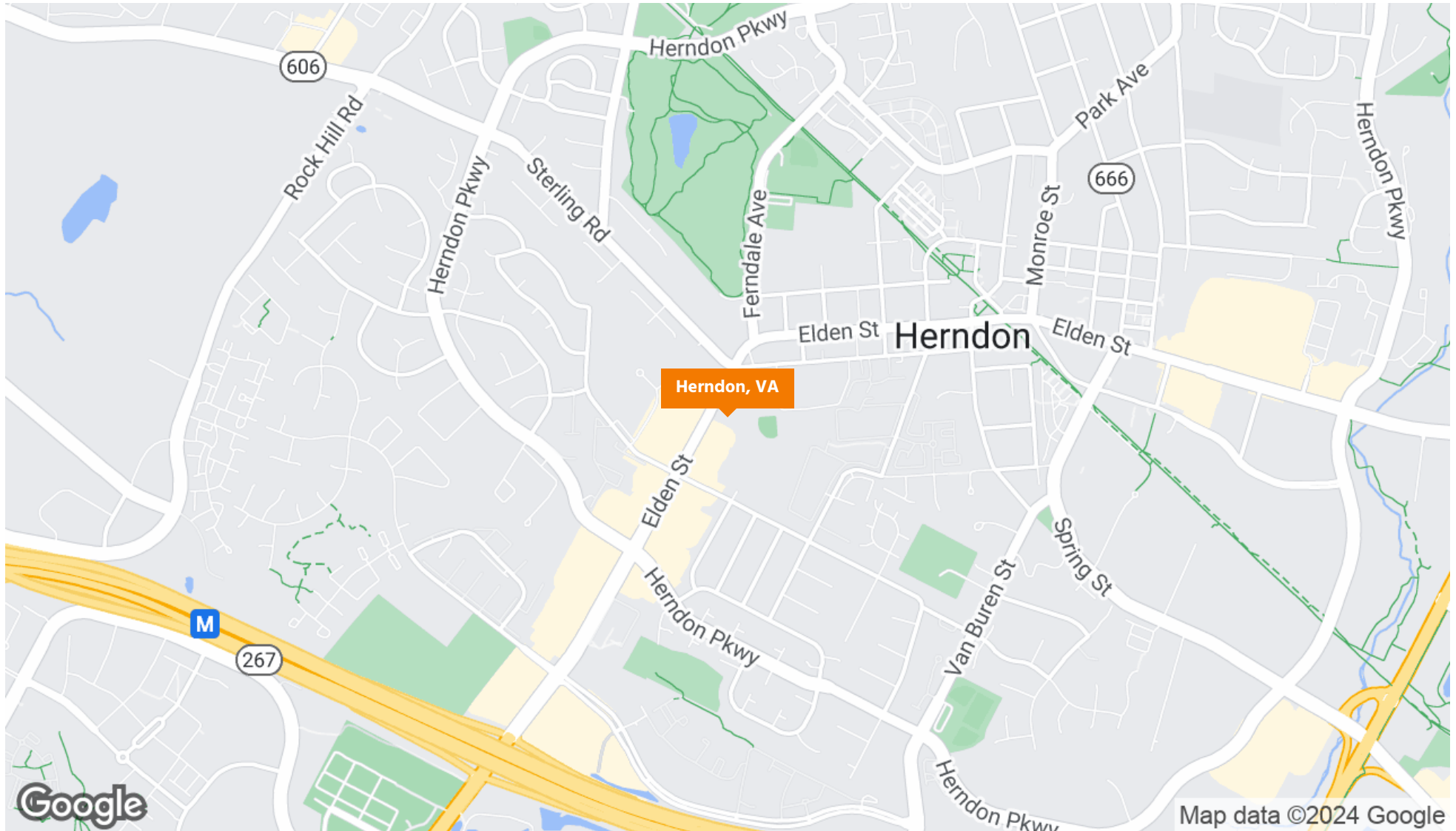
K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170



## REGIONAL MAP

**Elden St Office Space** 1051 Elden St, Herndon, VA 20170



**KAYVAN MEHRBAKSH, CCIM, MBA**

703.734.2822

kayvan@svndc.com

**MATTHEW JENKINS, CCIM MBA**

703.734.2822

matt@svndc.com

**K&M Commercial Real Estate** 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170



# DEMOGRAPHICS MAP & REPORT

Elden St Office Space 1051 Elden St, Herndon, VA 20170



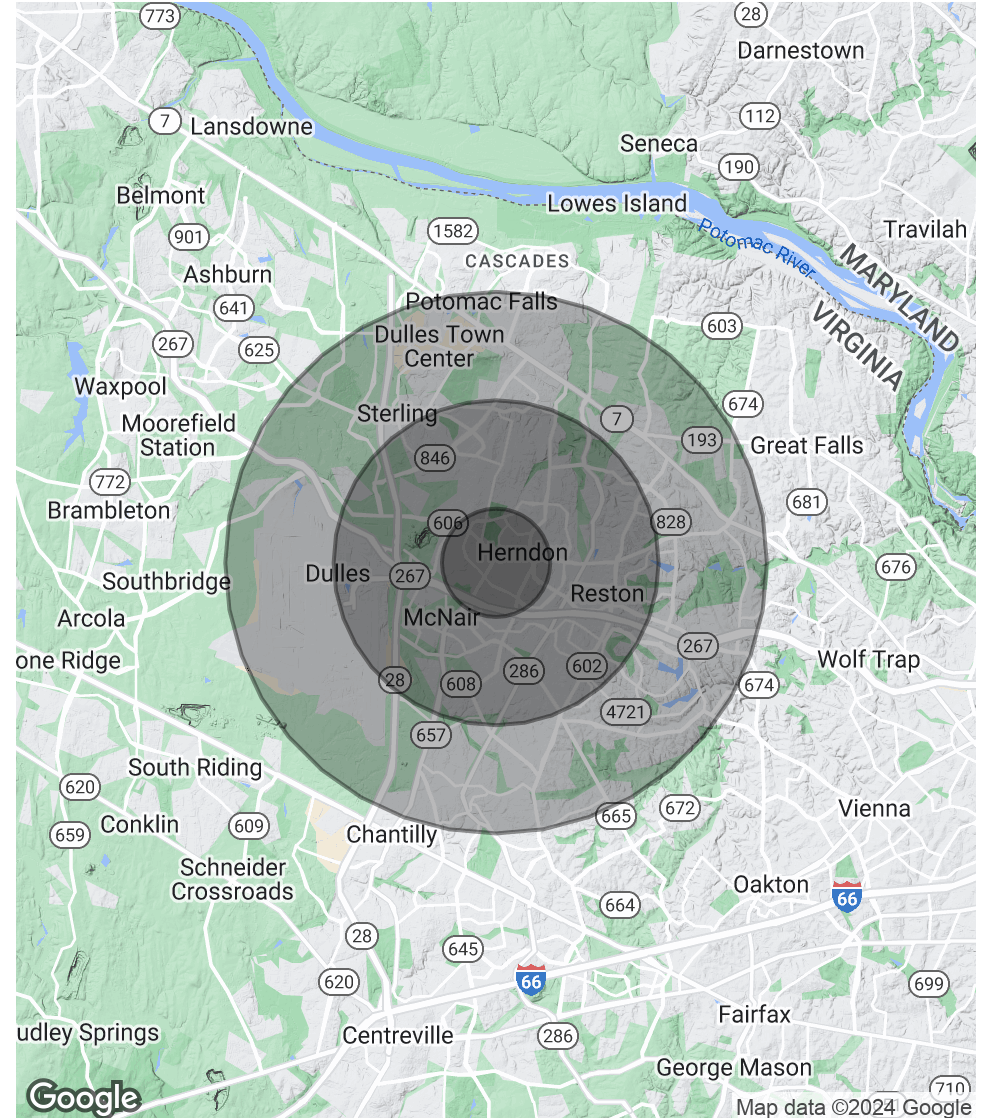
COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,344	118,287	233,213
Average age	33.2	34.8	36.1
Average age (Male)	33.2	34.8	35.5
Average age (Female)	33.1	35.0	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,104	42,749	86,303
# of persons per HH	2.7	2.8	2.7
Average HH income	\$100,809	\$119,686	\$126,871
Average house value	\$366,205	\$490,715	\$548,883

\* Demographic data derived from 2020 ACS - US Census



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS, CCIM MBA

703.734.2822

matt@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

# KAYVAN MEHRBAKHS

Elden St Office Space 1051 Elden St, Herndon, VA 20170



## KAYVAN MEHRBAKHS, CCIM, MBA

Managing Director

kayvan@svndc.com

Direct: 703.734.2822 | Cell: 703.851.1070

VA #0225084011 // DC #AB98375922 MD #0660396

### 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

KAYVAN MEHRBAKHS, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS, CCIM MBA

703.734.2822

matt@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170



# MATTHEW JENKINS

Elden St Office Space 1051 Elden St, Herndon, VA 20170



## MATTHEW JENKINS, CCIM MBA

Vice President

matt@svndc.com

Direct: 703.734.2822 | Cell: 814.244.2152

VA #0225211354 // DC #SP98375921

## 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, CCIM MBA

703.734.2822

matt@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170