



COMMERCIAL REAL ESTATE

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OFFICE BUILDING FOR LEASE

Separate Entrance Office In Herndon VA

722 GRANT ST., HERNDON, VA 20170

EXECUTIVE SUMMARY

Separate Entrance Office In Herndon VA 722 Grant St., Herndon, VA 20170



OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Year Built:

2003

Building Size:

12,000

Zoning:

O & LI

Market:

Washington DC

Submarket:

Herndon

PROPERTY OVERVIEW

K & M Commercial is happy to present for LEASE this separate entrance 2nd-floor office. Excellent location near Downtown Herndon and minutes from the RTC and Reston and Herndon Metro stops. Three offices, en-suite bath, conference room, and kitchenette. A low asking rate of \$15 per sq/ft MG.

PROPERTY HIGHLIGHTS

- Separate Entrance 2nd Floor Office
- 3 Offices, Conf. Room, En-Suite Bath and Kitchenette
- Walking distance to Downtown Herndon
- Low asking rate of \$15 per sq/ft MG

KAYVAN MEHRBAKHS, CCIM, MBA

703.734.2822

kayvan@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

AVAILABLE SPACES

Separate Entrance Office In Herndon VA 722 Grant St., Herndon, VA 20170



LEASE TYPE - | TOTAL SPACE - | LEASE TERM NEGOTIABLE | LEASE RATE NEGOTIABLE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite K	-	1,000 SF	Modified Gross	\$15.00 SF/yr	-
Suite H	-	1,000 SF	Modified Gross	\$15.00 SF/yr	-



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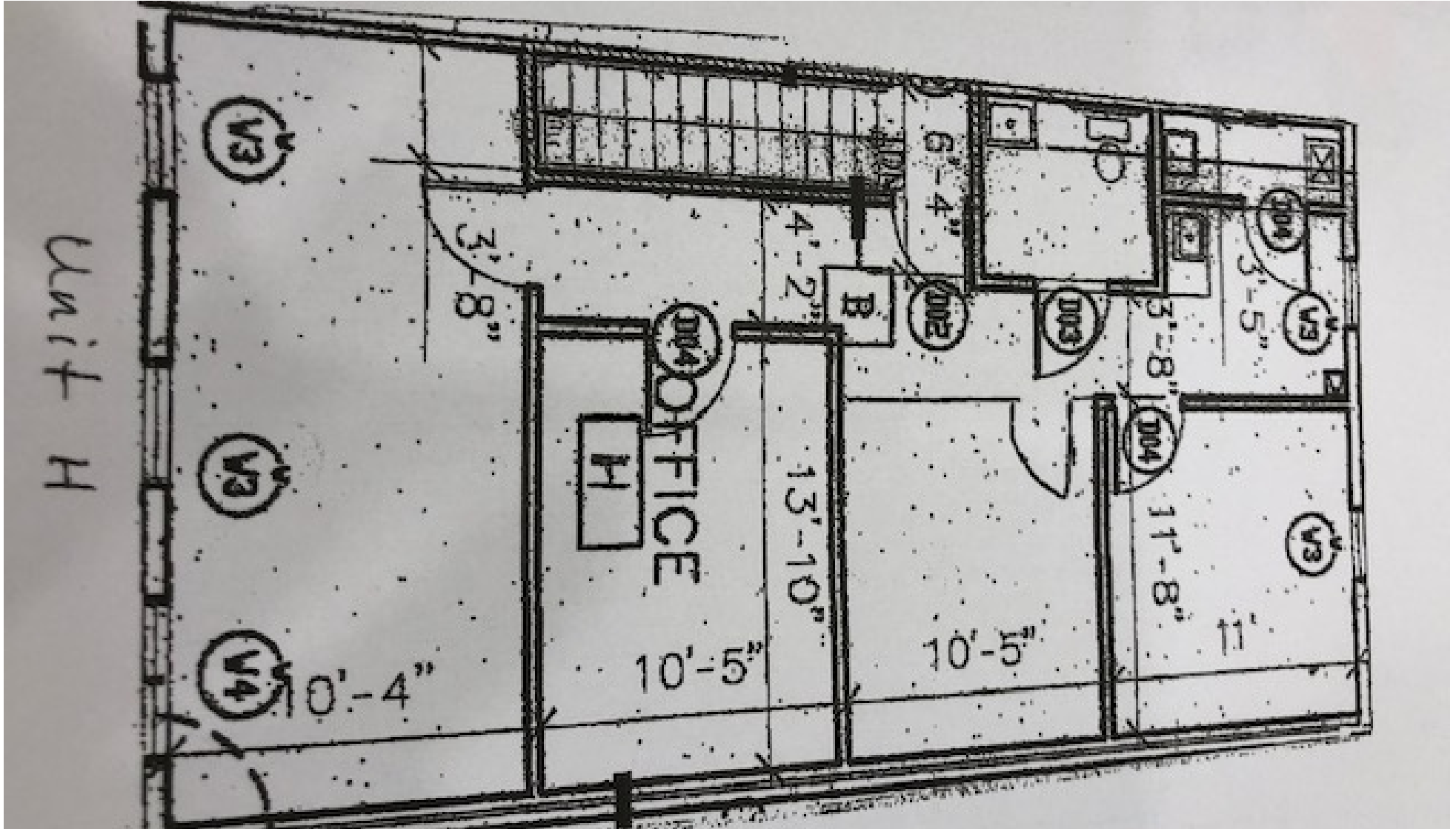
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FLOOR PLANS

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ADDITIONAL PHOTOS

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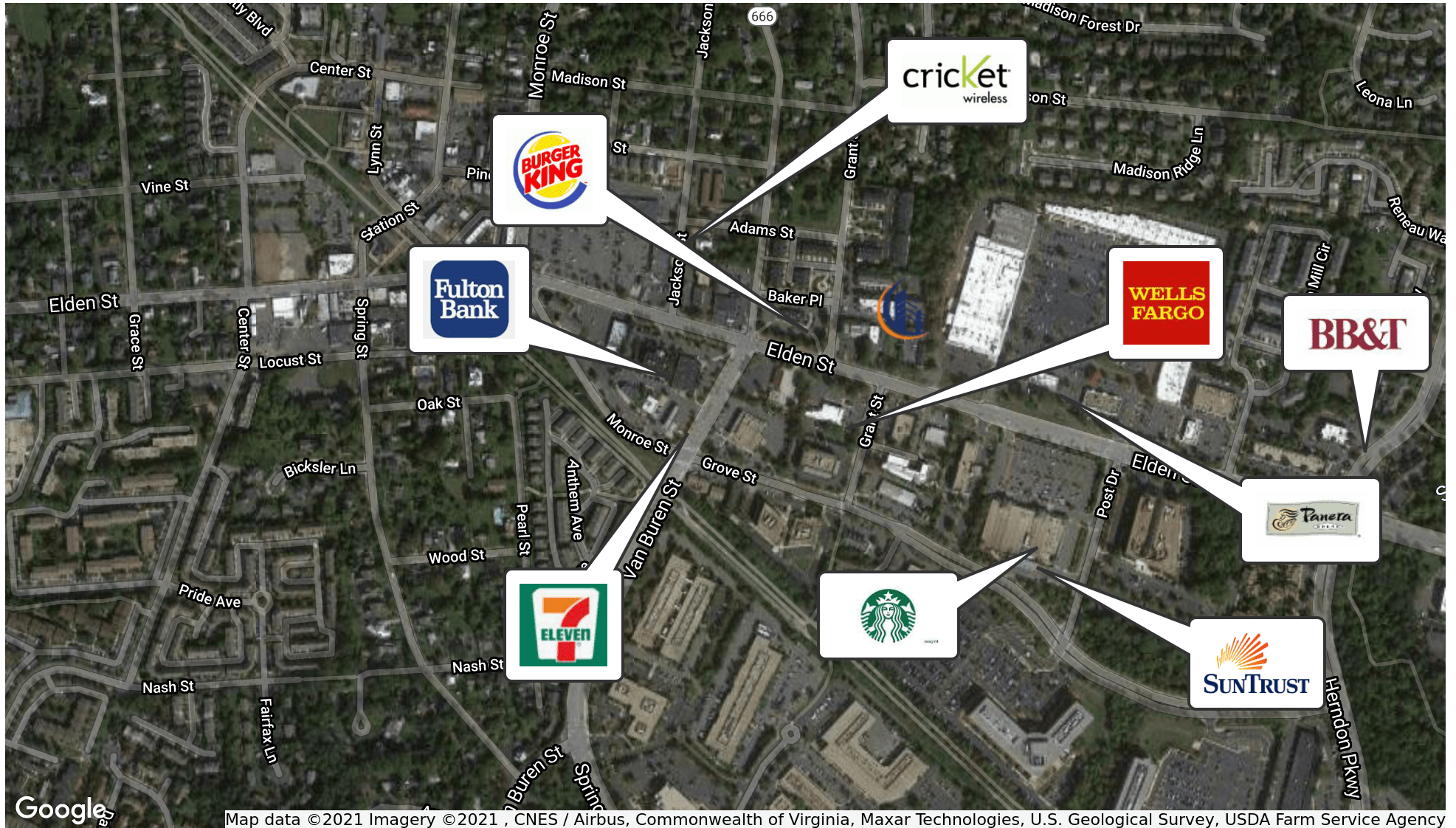
RETAILER MAP

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Google

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DEMOGRAPHICS MAP & REPORT

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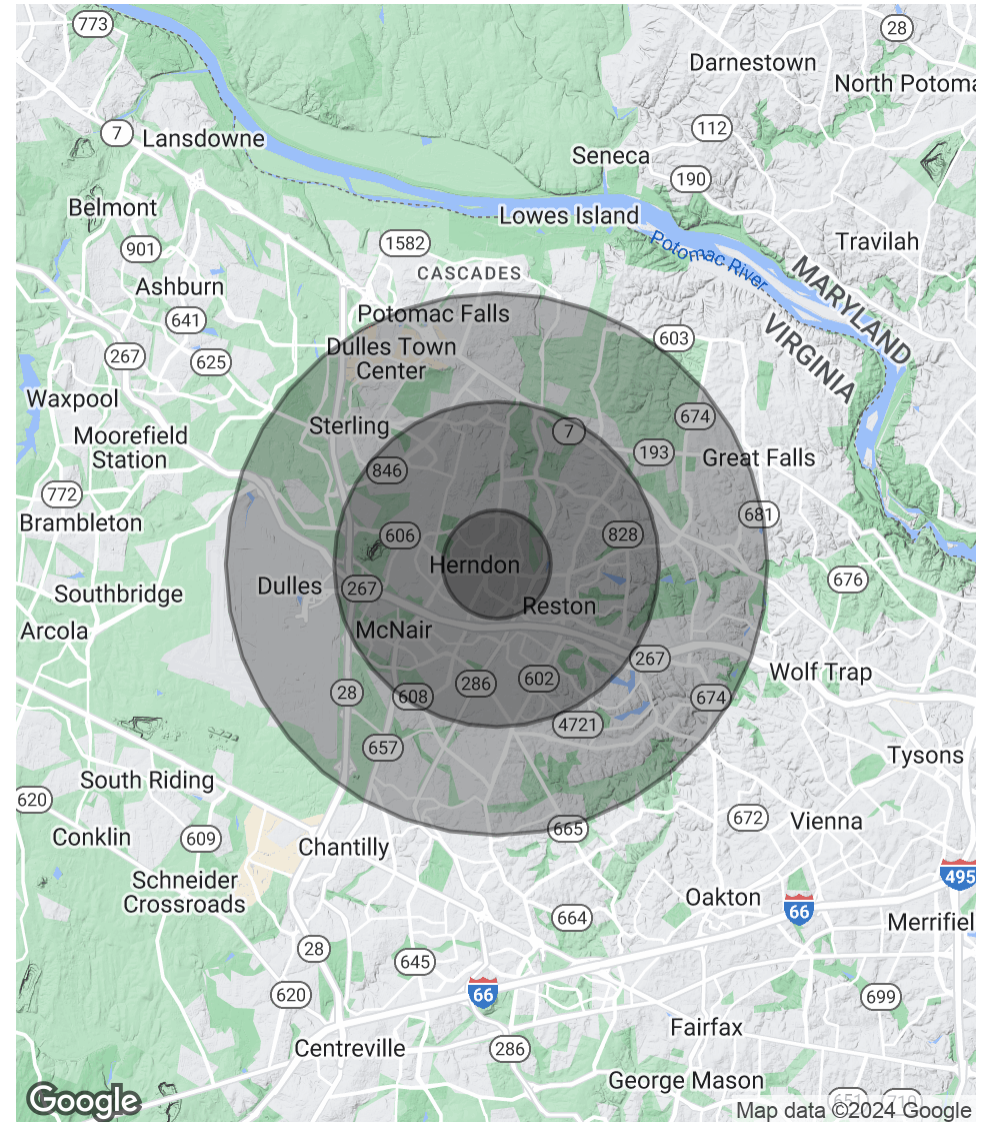
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,927	130,313	243,628
Average age	37.4	35.7	36.4
Average age (Male)	38.6	35.3	35.9
Average age (Female)	36.1	36.2	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,314	50,123	90,162
# of persons per HH	2.6	2.6	2.7
Average HH income	\$112,385	\$117,869	\$129,576
Average house value	\$395,962	\$503,851	\$557,887

* Demographic data derived from 2020 ACS - US Census



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