

OFFICE BUILDING FOR LEASE

Plug And Play Sublease Space

13665 DULLES TECHNOLOGY DR. SUITE 100, HERNDON, VA 20171

EXECUTIVE SUMMARY

Plug And Play Sublease Space 13665 Dulles Technology Dr. Suite 100, Herndon, VA 20171



OFFERING SUMMARY

Available SF: 6,926 SF

Lease Rate: \$25.00 SF/yr (Full Service)

Building Size: 6,926

Renovated: 2019

Market: Washington D.C.

Submarket: Dulles Corridor

PROPERTY OVERVIEW

K & M Commercial, as the exclusive brokerage firm, is happy to present this plug and play sublease office in the Dulles Corridor/Herndon Area. Perfect for the current environment with 20 hard-walled and window-lined offices, large kitchen area, large conference room, and fully furnished if desired. Amenities include a deli, outdoor seating with wifi, multiple conference and presentation spaces, and the ability to rent a 250 person banquet room.

PROPERTY HIGHLIGHTS

- Plug and Play Sublease Office in Herndon
- Minutes from the future Innovation Metro Stop
- 20 hard walled and window lined offices, perfect for the current environment
- Large kitchen and conference room
- Amenities: deli, outdoor seating, banquet room, and fitness center

KAYVAN MEHRBAKSH **MATTHEW JENKINS**

703.734.2822

703.734.2822

kayvan@svndc.com

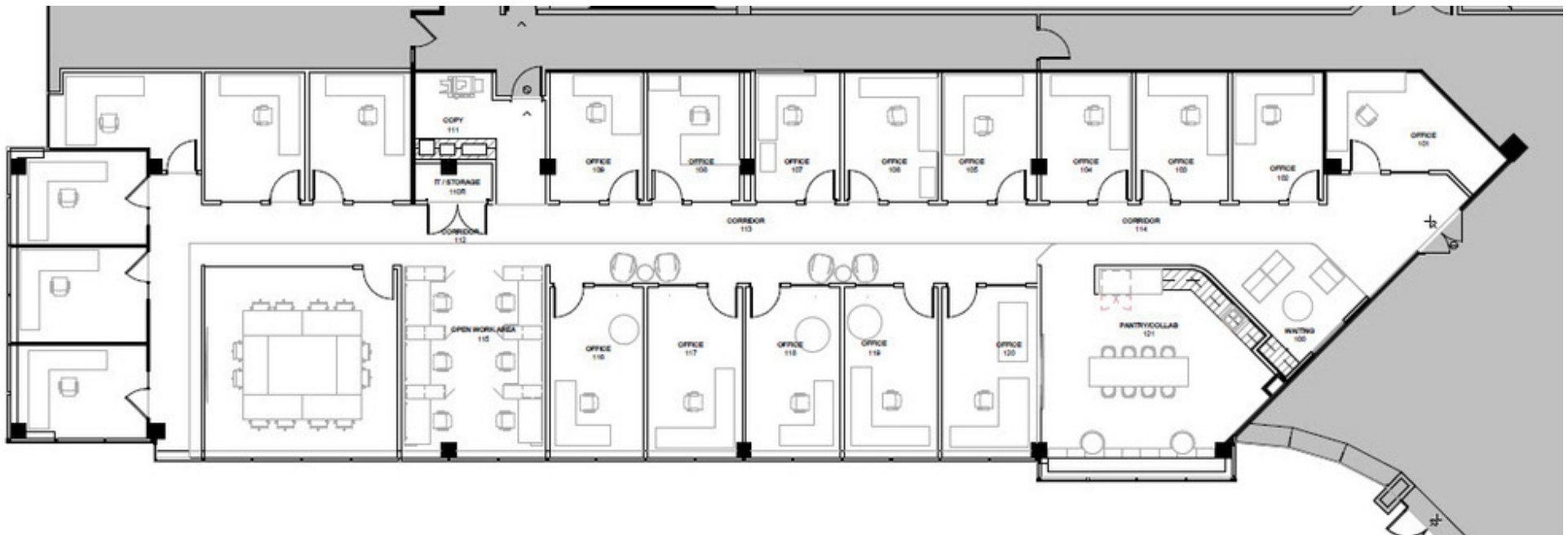
matt@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

FLOOR PLANS

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ADDITIONAL PHOTOS

Plug And Play Sublease Space 13665 Dulles Technology Dr. Suite 100, Herndon, VA 20171

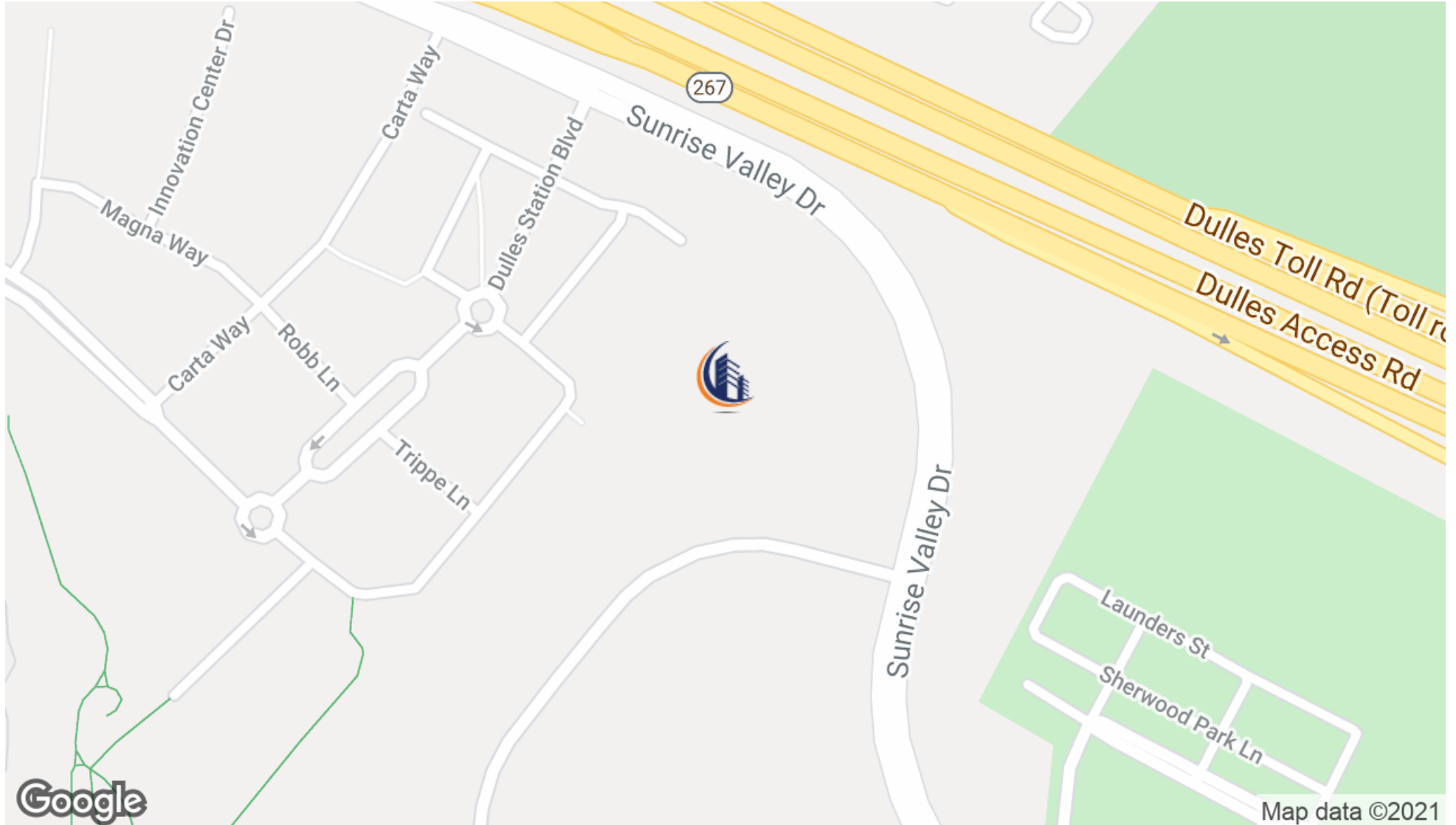


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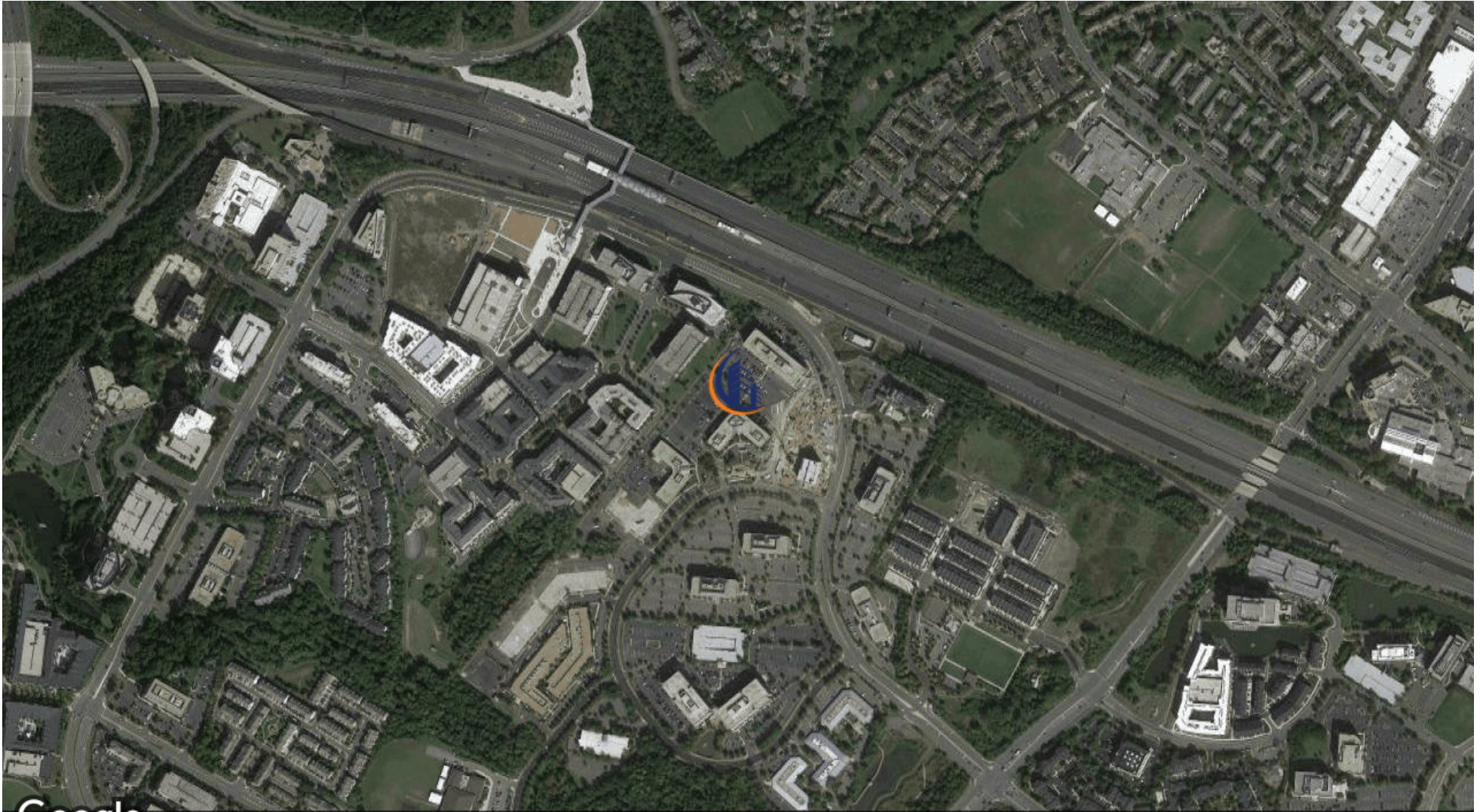
LOCATION MAPS

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AERIAL MAPS

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DEMOGRAPHICS MAP & REPORT

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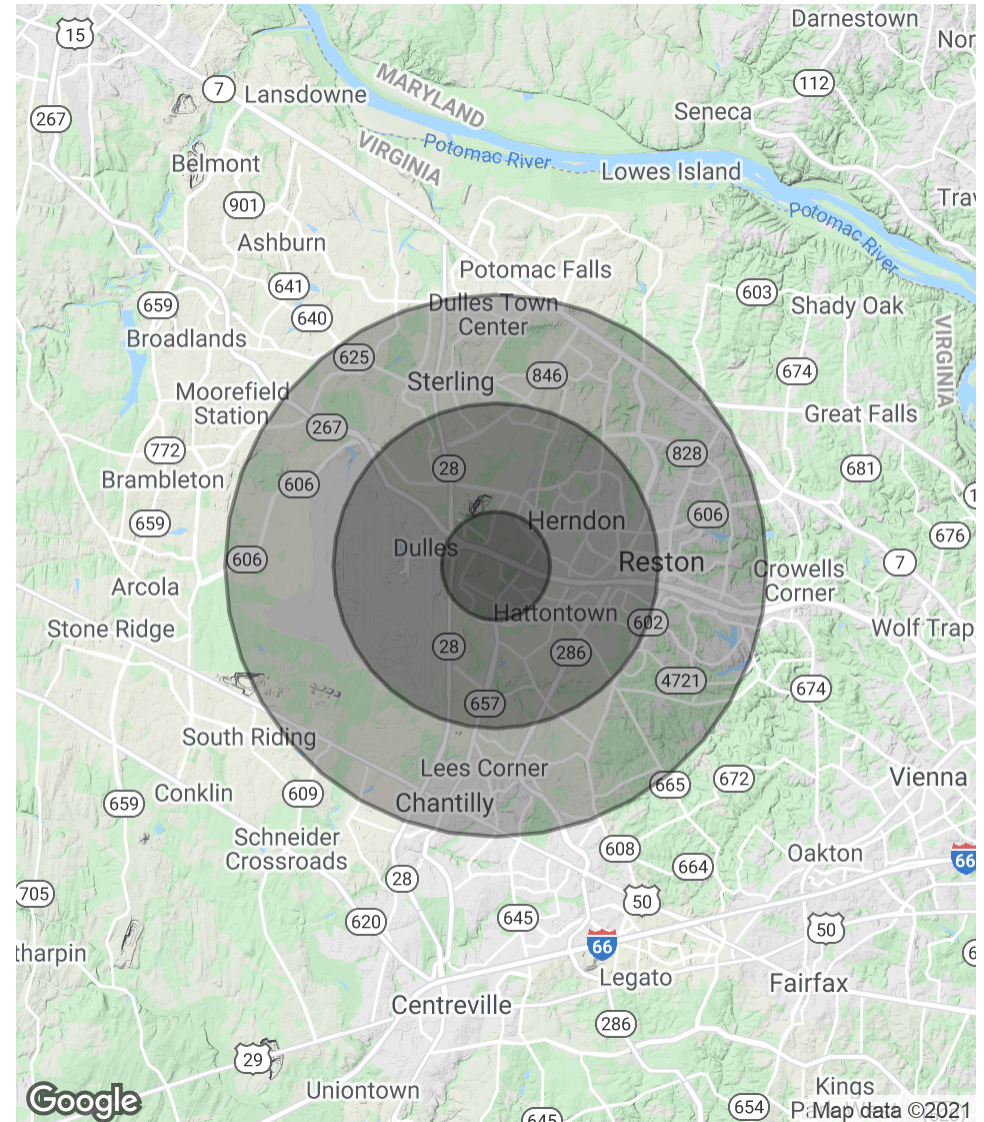
COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,041	87,982	208,014
Average age	31.5	34.2	35.5
Average age (Male)	31.7	34.3	35.2
Average age (Female)	31.4	34.1	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,180	31,315	75,035
# of persons per HH	2.6	2.8	2.8
Average HH income	\$99,553	\$119,922	\$125,807
Average house value	\$399,337	\$485,755	\$539,026

* Demographic data derived from 2010 US Census



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MEET THE TEAM

Plug And Play Sublease Space 13665 Dulles Technology Dr. Suite 100, Herndon, VA 20171



KAYVAN MEHRBAKSH

Managing Director

C: 703.851.1070

kayvan@svndc.com

VA #0225084011 // DC #AB98375922 MD #0660396



MATTHEW JENKINS

Sr. Investment Advisor

C: 814.244.2152

matt@svndc.com

VA #0225211354 // DC #SP98375921

KAYVAN MEHRBAKSH

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS

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matt@svndc.com

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ADVISOR BIO 1

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KAYVAN MEHRBAKSH

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 both Medical properties and Government properties, as well as similar transactions for office facilities outfitted with high-tech networking systems, in the Northern Virginia region.

Throughout his 19 plus year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He continues to diligently monitor market conditions to adequately advise clients and ensure that 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 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 member of the Northern Virginia Association of Realtors, Mr. Mehrbakhsh, sits as Chairman of the Associations Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues his service as a board member of that organization. He also maintains membership in the following organizations: 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 the board of their Washington DC-Maryland

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ADVISOR BIO 2

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MATTHEW JENKINS

Sr. Investment Advisor

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.

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