



COMMERCIAL REAL ESTATE

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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:	400 - 11,964 SF
Lease Rate:	\$28.00 - 30.00 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 as the Exclusive Agent is happy to present for LEASE Herndon Park II Office Space. Located within 1 mile of the Fairfax County Parkway and Dulles Toll Road this Office building is ideally situated in the heart of Herndon, VA. Several Class A amenities and ample parking with potential building signage and on-site backup generator.

PROPERTY HIGHLIGHTS

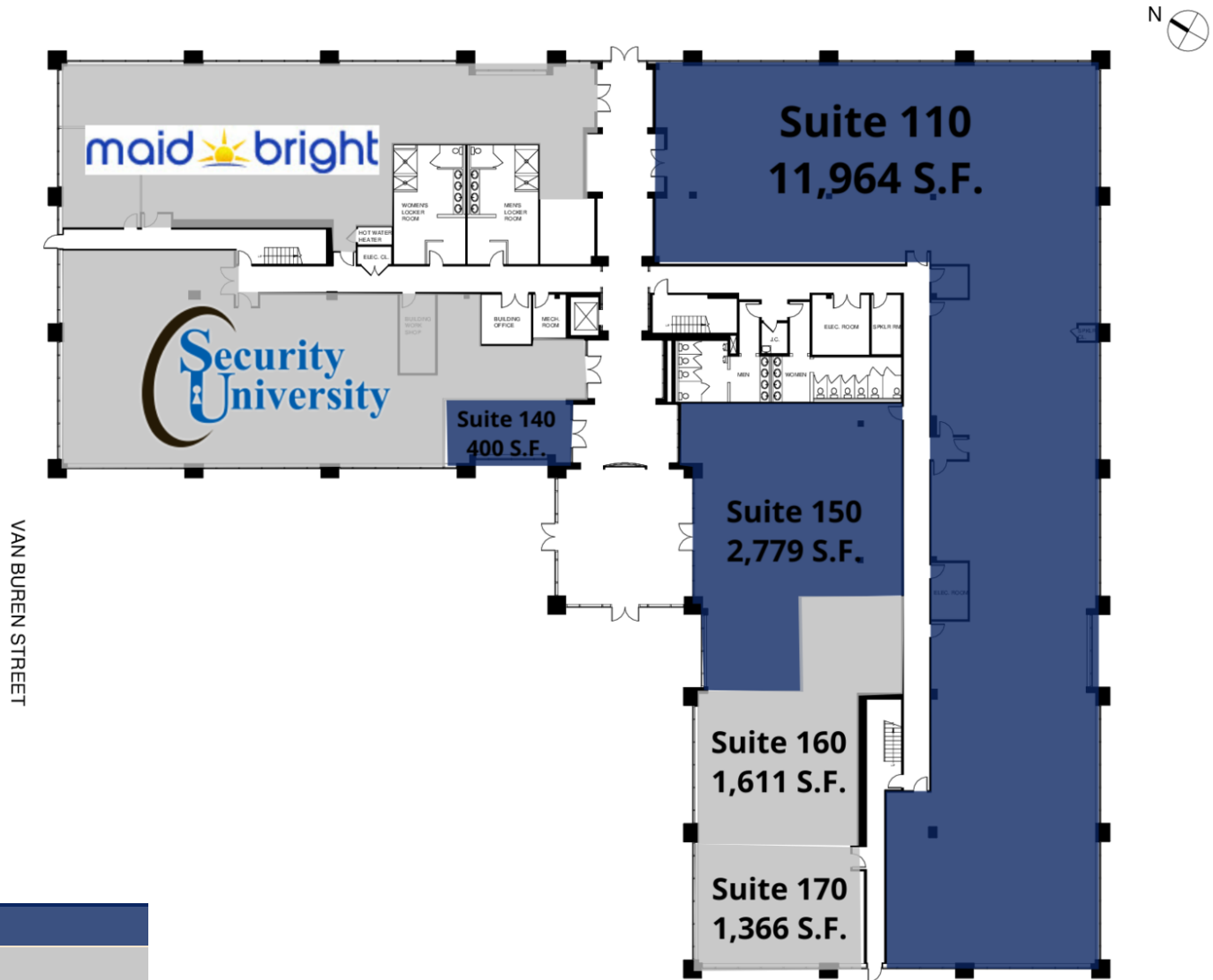
- \$28.00 PSF, Full Service, building Signage
- Parking ratio 4.4/1,000 SF
- Within 1 mile of Silver Line Metro
- 24/7 Access, Key Card Secured
- Men's & Women's Locker Rooms/Showers
- Adjacent to W&OD hike & bike trail

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

PLANS

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



LEGEND

Available
Unavailable

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	36 to 120 months
Total Space:	400 - 11,964 SF	Lease Rate:	\$28.00 - \$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 110	Available	6,723 - 11,964 SF	Full Service	\$28.00 SF/yr	Existing space was buildout for Inovolon. The suite consists of open floor space for cubicles and offices. In addition to a kitchen and private bathroom.
Suite 120	Maid Bright	4,400 SF	Full Service	-	Existing space was buildout for Inovolon. The suite consists of open floor space for cubicles and offices. In addition to a kitchen and private bathroom.
Suite 130	Security University	4,545 SF	Full Service	-	-
Suite 140	Available	400 SF	Full Service	\$1,000 per month	Open Floor plan, with direct entrance from the Lobby. Large glass doors and a conference room.
Suite 150	Available	3,385 - 3,439 SF	Full Service	\$28.00 SF/yr	Open Floor plan, with direct entrance from the Lobby. Large glass doors and a conference room. Two entry point to the suite
Suite 160	Vacant	2,000 - 5,876 SF	Full Service	-	Ground floor space, Raised Floor, large server room, glassed conference room, and workstation. These are the specifications of the data center. Generator KatoLight capacity (in kW 150 or kVA) UPS EATON capacity (in kW21.8 or kVA 80) Current power usage on data center floor (in kW18-30 or kVA) Number of employees required to access data center space on a daily/weekly basis (i.e. required to be on-site): 2 people Estimated yearly downtime at Herndon location: NONE Size of Data Center: 728SF Size of Network Room: 440SF next to the datacenter List of equipment below UPS Module - 50kva, Eaton - 9390-80 Integrated Bypass, Eaton - 9390 Battery, Eaton - 9390 Generator - 150kw, KatoLight - SED150FRJ4T3 Automatic Transfer Switch - 260amp, ASCO - 300 Series Two 10-ton CRAC Unit, Liebert DS Condenser - Liebert DS
Suite 170	Vacant	1,501 - 5,876 SF	Full Service	-	Corner unit suite with its own outside entrance access. Ideal for medical use with signage.

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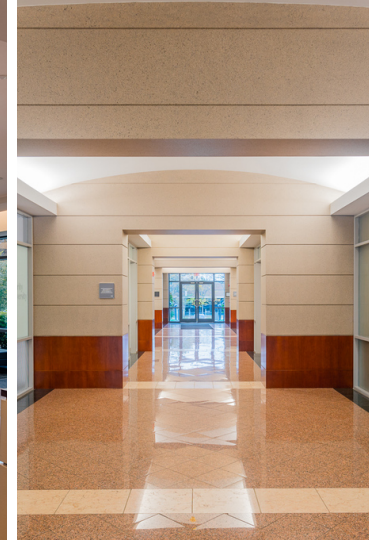
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 200	TYTO	20,016 SF	Full Service	-	-
Suite 250	NexVortex	7,761 SF	Full Service	-	-
Suite 260	Available	1,672 - 3,200 SF	Full Service	\$28.00 SF/yr	Can be built to suit
Suite 270	ASEC	3,201 - 4,621 SF	Full Service	-	-

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ADDITIONAL PHOTOS

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KAYVAN MEHRBAKSH
703.734.2822
kayvan@svndc.com

MATTHEW JENKINS
703.734.2822
matt@svndc.com

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LOCATION MAPS

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RETAILER MAP 510 SPRING ST

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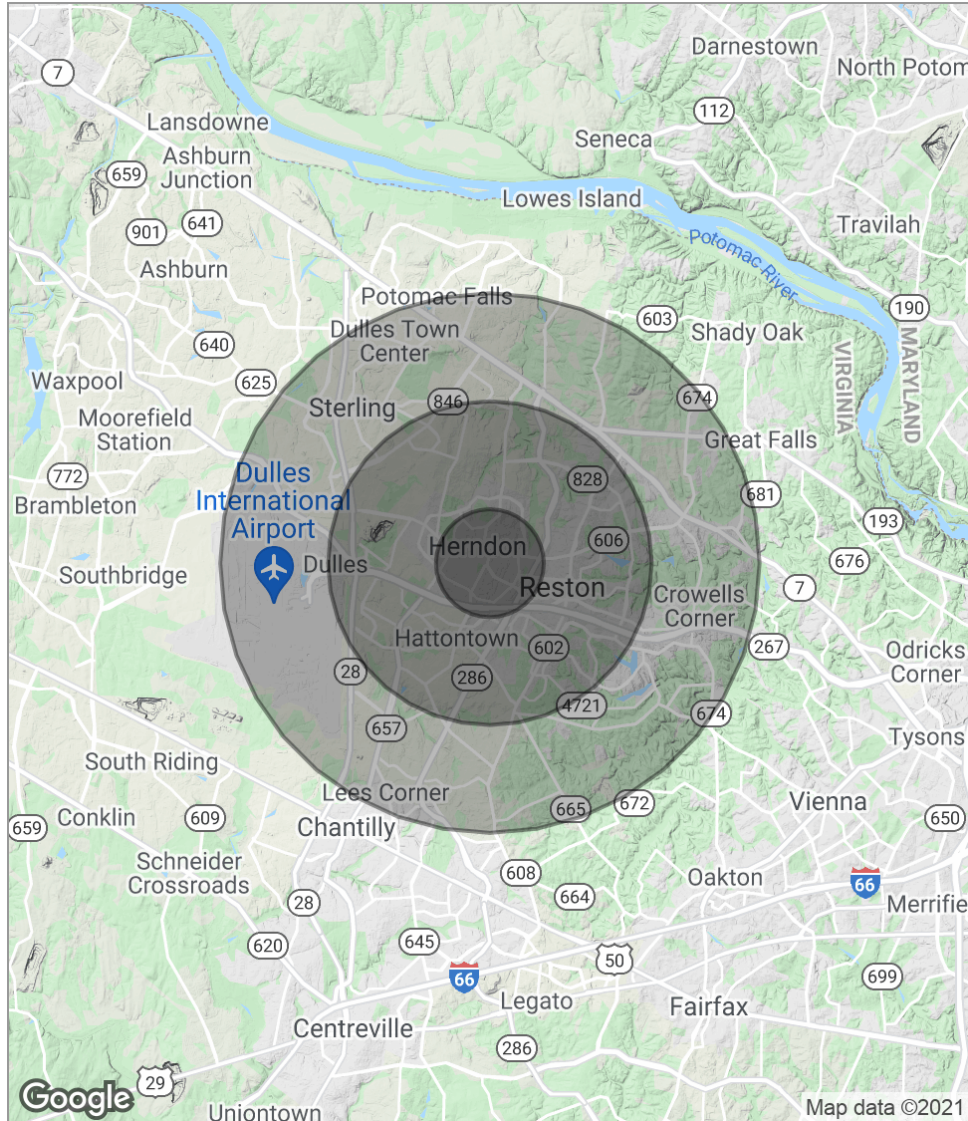
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DEMOGRAPHICS MAP

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



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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 (%)	1 MILE	3 MILES	5 MILES
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 2010 US Census

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K&M Commercial Real Estate 703.734.2822
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KAYVAN MEHRBAKHS

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



KAYVAN MEHRBAKHS

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 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 chapter.

Mr. Mehrbakhsh received his Masters of Business Administration from American University 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

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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

Sr. Investment Advisor



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

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