

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:

LEASE RATE: N/A

LOT SIZE: 10.39 Acres

BUILDING SIZE: 122,939 SF

BUILDING CLASS: B

CEILING HEIGHT: 10.0 FT

YEAR BUILT: 1999

RENOVATED: 2014

ZONING: I-P

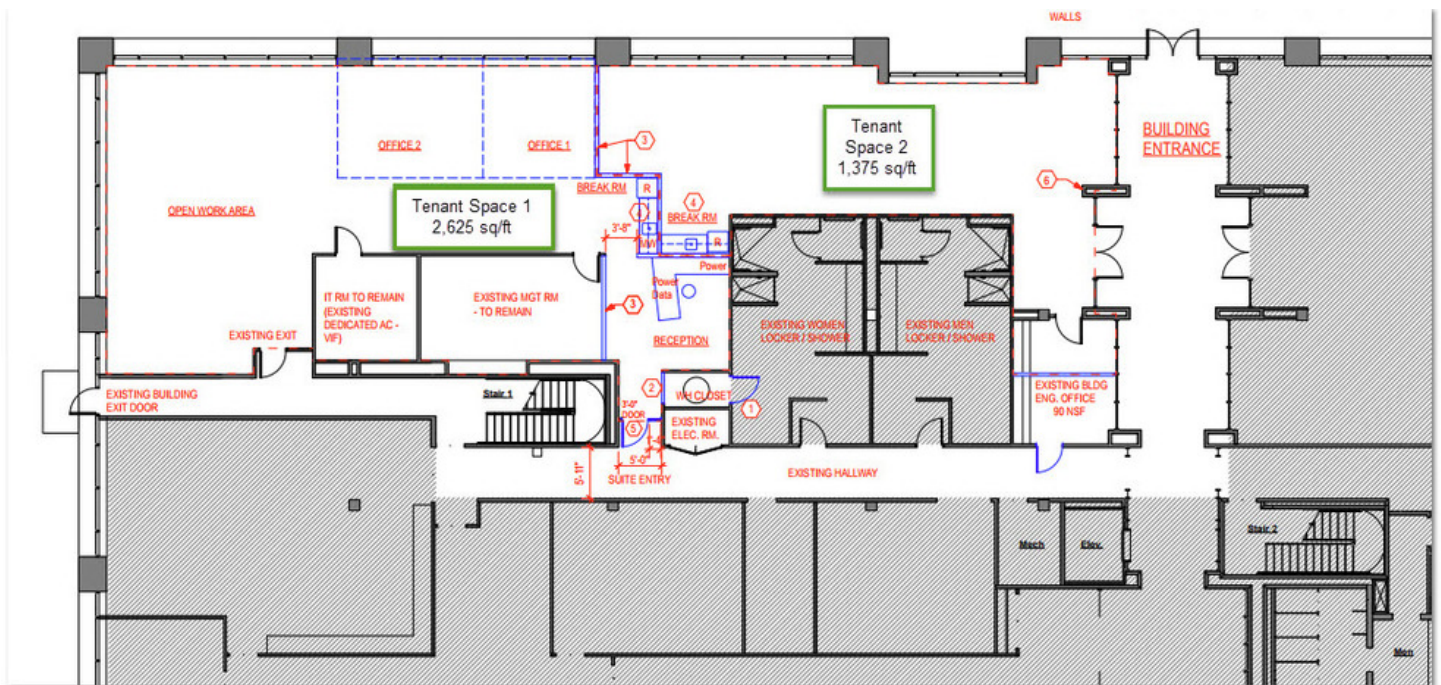
MARKET: Washington DC

SUB MARKET: Dulles Corridor

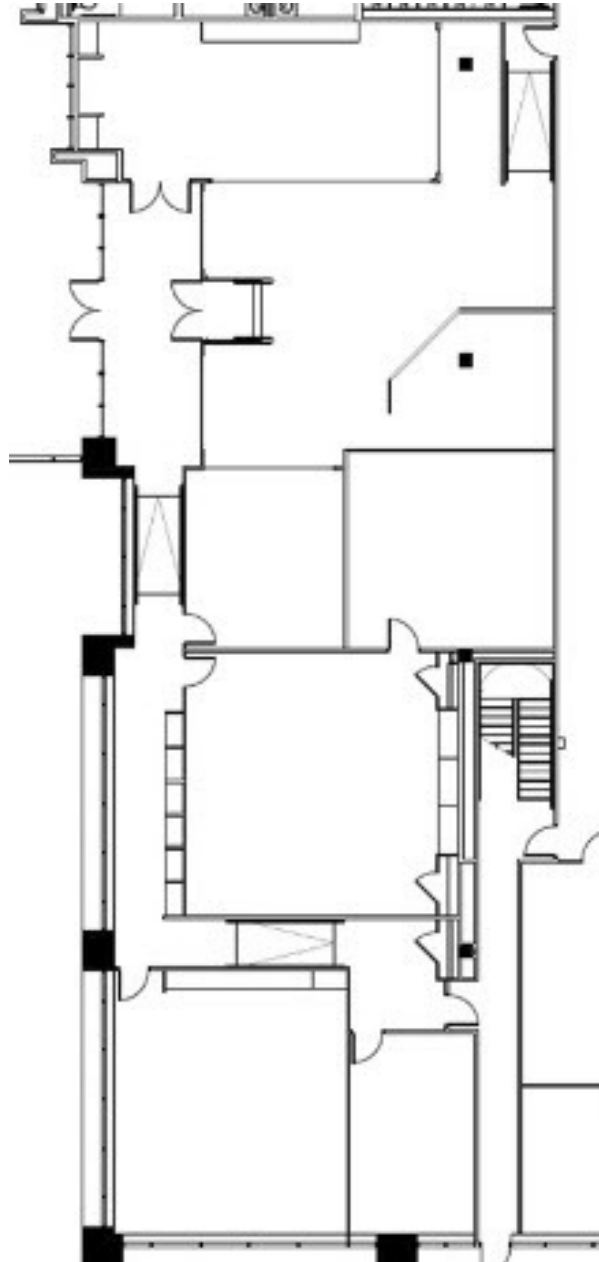
PROPERTY DESCRIPTION

SVN - K&M Commercial Real Estate, as Exclusive Representatives 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 Class B Office building is ideally located in the heart of Herndon, VA. Several Class A amenities and ample parking and building signage.

Floor Plans

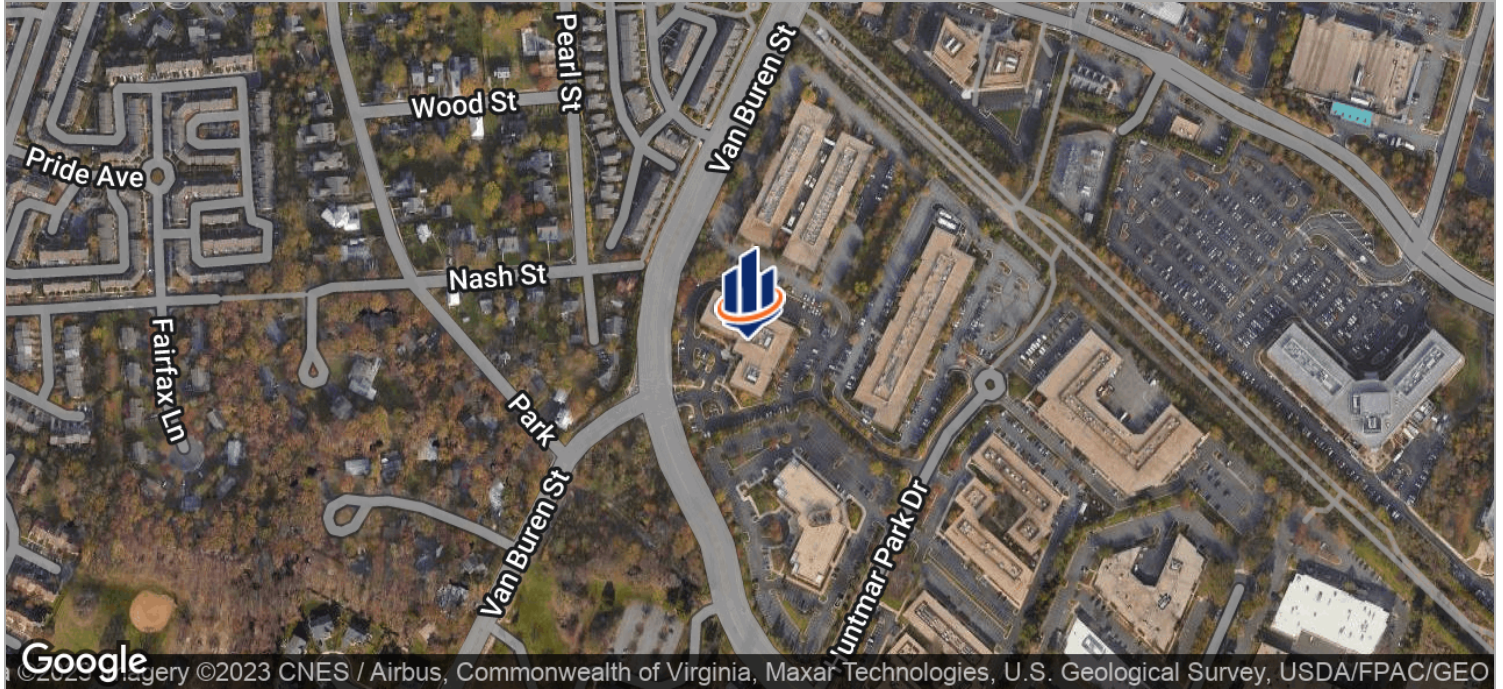


Floor Plans

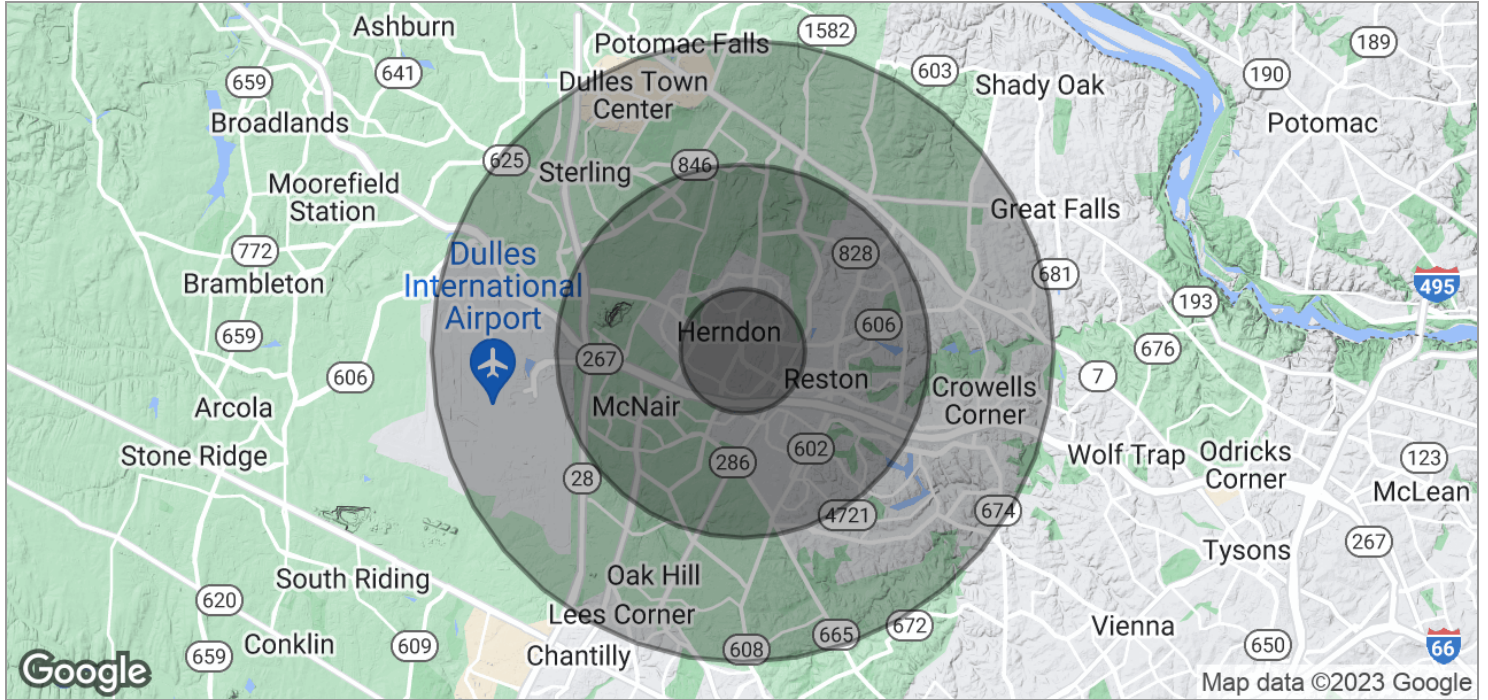


Available Spaces

Location Maps



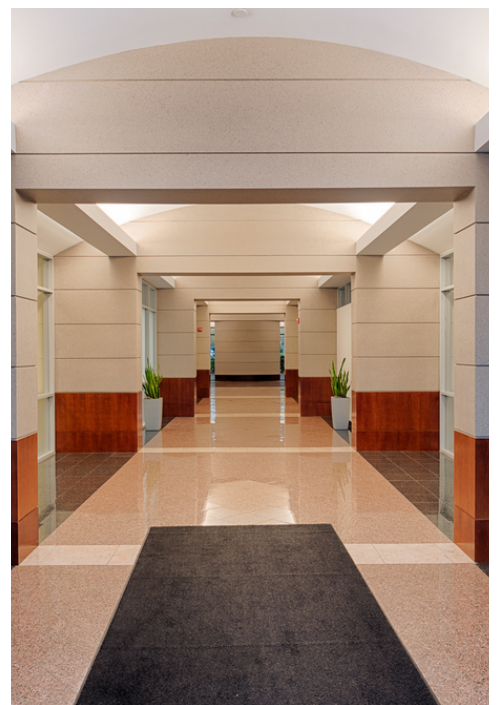
Demographics Map



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

Additional Photos



Kayvan Mehrbakhsh, CCIM, MBA

Managing Director

SVN | K & M Commercial Real Estate

Kayvan Mehrbakhsh, CCIM serves as Managing Director for the SVN K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of both medical and government properties, as well as similar transactions for office facilities outfitted with high-tech networking systems, in the Northern Virginia region. Over the duration of his seventeen-year career, Mr. Mehrbakhsh has closed in excess of \$940 million in transactions. He continues to diligently monitor market conditions to effectively advise clients and ensure that they receive fair market rates for leases, property investments, and sales.

Prior to his service at SVN, 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 Council of Commercial Investment Member [CCIM] and holds a seat on the board of their Washington DC-Maryland chapter.

Mr. Mehrbakhsh earned his Masters of Business Administration from American University holds a Bachelor of Science in Information Systems from Radford University. Mr. Mehrbakhsh is licensed in Virginia, North Carolina, and Washington DC. and Maryland.

Memberships & Affiliations

CCIM - Certified Commercial Investment Member

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VA #0225084011

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Suite 21

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Matthew Jenkins

Matthew Jenkins MBA, CCIM Candidate, serves as an Investment Adviser for the SVN - K&M Commercial Real Estate Office in Fairfax, VA. Mr. Jenkins has a broad and well-rounded business career that spans over industries in banking, lending, registered investment advising, venture capitalism, and retail/multifamily ownership. At Sperry Van Ness, Mr. Jenkins focus and expertise is geared towards the selling and/or leasing of office, retail, industrial and international business projects. Prior to his experience at Sperry Van Ness, Mr. Jenkins career started in banking where he was a consumer and commercial lender with a strong background in community banking. He built on that experience as a [previously] FINRA Series 7 and Series 66 Registered Investment Adviser with Nationwide Insurance. His focus while working at Nationwide was in asset preservation and long-term investment advising. After leaving Nationwide, Mr. Jenkins joined a small venture capitalist investment company in Reston, VA where he worked as their Operations and Finance Manager and oversaw the project management of their metallurgical and thermal coal operations. Mr. Jenkins earned his Masters of Business Administration from Seton Hill University in Greensburg, PA and holds a Bachelor of Science in Business Administration/Marketing from California University of Pennsylvania. Mr. Jenkins is currently licensed in Virginia and Washington D.C.

Memberships & Affiliations

Phone:

Email:

Address: