



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

OFFICE BUILDING FOR LEASE

Trajectory Event Center Space

13665 DULLES TECHNOLOGY DR. SUITE 150, HERNDON, VA 20171

EXECUTIVE SUMMARY

Trajectory Event Center Space 13665 Dulles Technology Dr. Suite 150, Herndon, VA 20171



OFFERING SUMMARY

Available SF:	8,387 SF
Lease Rate:	\$25.00 SF/yr (Full Service)
Lot Size:	0 Acres
Building Size:	8,387
Renovated:	2019
Market:	Washington D.C.
Submarket:	Dulles Corridor

PROPERTY OVERVIEW

K & M Commercial, as the exclusive brokerage firm, is happy to present this event facility center space for LEASE in the Dulles Corridor/Herndon Area. State-of-the-art event facility with all built-in audio-visual requirements. Perfect for large conference space, day meetings, and or broadcasting space. Catering pantry, industrial-sized refrigerators, lounge area with bar, 3 ADA en-suite baths. Holds up to 250 people and comes with FF&E.

PROPERTY HIGHLIGHTS

- State-of-the-art Event Center Space with short-term lease availability
- Minutes from the future Innovation Metro Stop
- Perfect for large conference space, day meetings, and/or broadcasting space
- Catering pantry, industrial sized refrigerators, lounge area with bar, 3 ADA en-suite baths
- Holds up to 250 people and comes with FF&E.
- Amenities: deli, outdoor seating, banquet room, and fitness center

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ADDITIONAL PHOTOS

Trajectory Event Center Space 13665 Dulles Technology Dr. Suite 150, Herndon, VA 20171



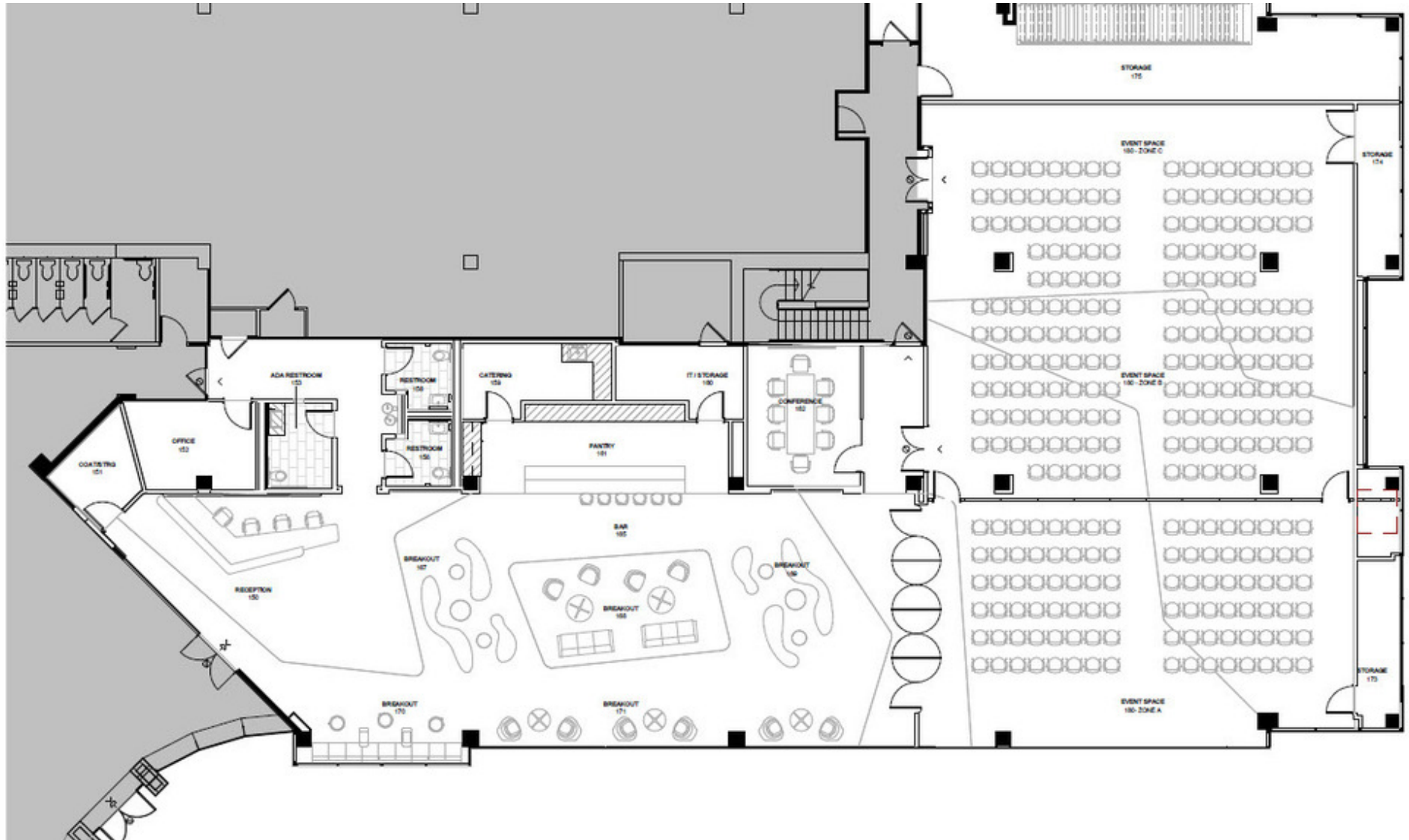
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FLOOR PLANS

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LOCATION MAPS

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AERIAL MAPS

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DEMOGRAPHICS MAP & REPORT

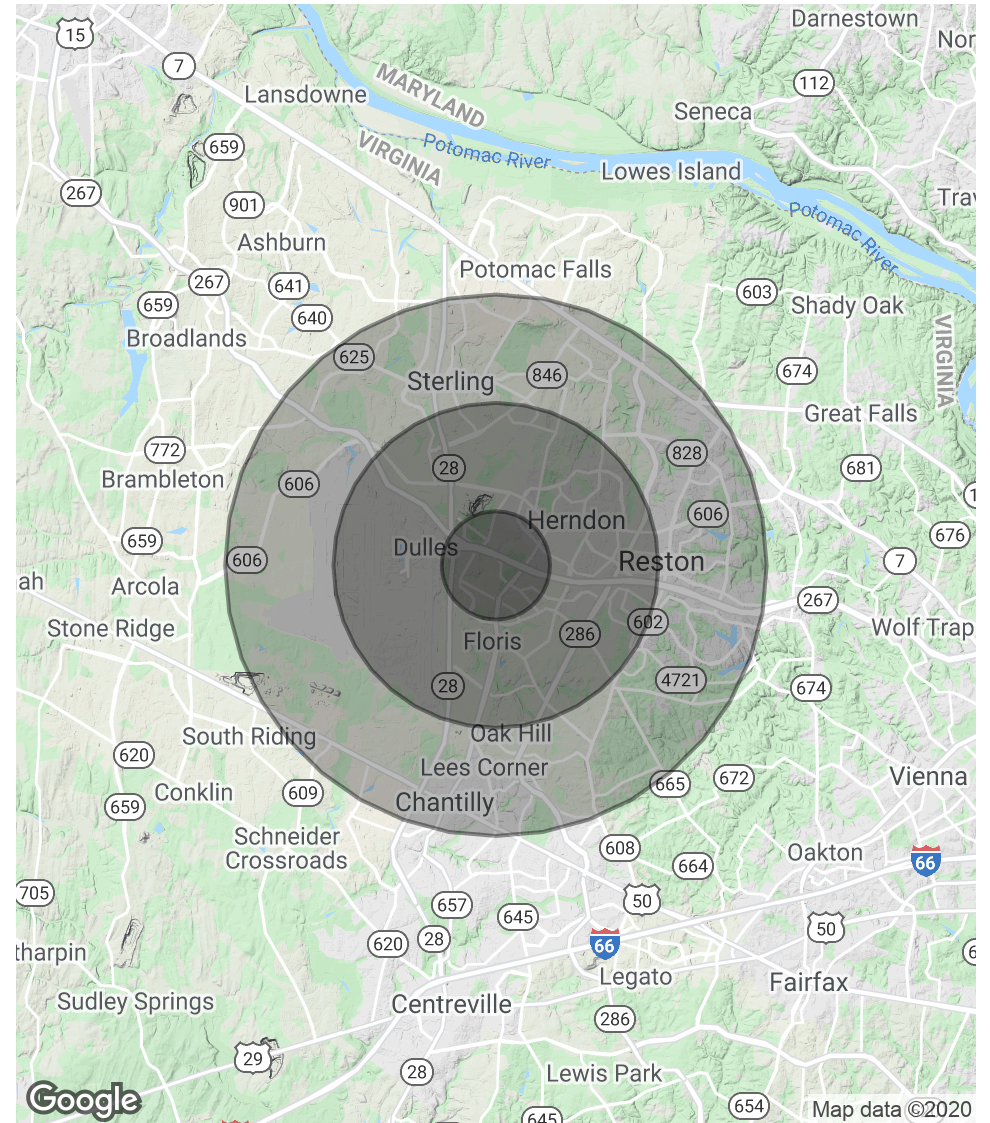
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,041	87,982	208,014
Average age	31.5	34.2	35.5
Average age (Male)	31.7	34.3	35.2
Average age (Female)	31.4	34.1	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,180	31,315	75,035
# 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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ADVISOR BIO 1

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Managing Director

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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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PROFESSIONAL BACKGROUND

Matt has over 5+ years of experience in commercial real estate, specifically in commercial brokerage. As a listing and tenant representative for K&M Commercial Real Estate 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 over \$75MM of real estate transactions and has worked with the following Owners and/or Tenants: CIII Asset Management, McDonalds, Titlemax, Orr Partners, John Deere, International Association of Fire Chiefs, Metro Star Systems, Cricket Wireless, Burke and Herbert Bank, Nationwide IT Services, Northpoint, Saadeh Partners, Edward Jones Financial, Cornu Bakery, and several medical and dental clients.

Before joining K&M Commercial Real Estate, Matt had honed his skills by working in banking and lending, investment advising, and financial and operation management. Matt earned his MBA degree from Seton Hill University and held a Business Administration/Marketing degree from the California University of PA.

Matt is currently licensed in Virginia and Washington DC.

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