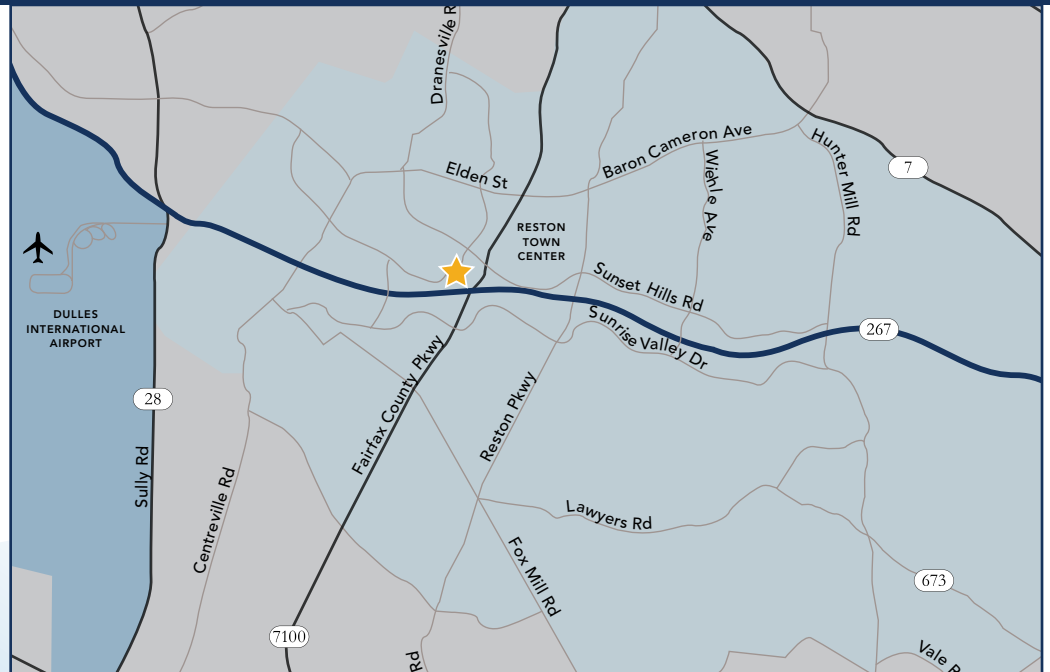




VAN BUREN OFFICE PARK

510, 512, 516, 520 Herndon Parkway, 250 Exchange Place Herndon, VA 20170



OFFICE SPACE AVAILABLE

\$19.50 PSF
FULL SERVICE

250 Exchange Place

- Suite E: 7,866 SF
- Suite G: 2,053 SF
- Suite H: 3,787 SF

510 Herndon Parkway

- Suite C: 4,320 SF

512 Herndon Parkway

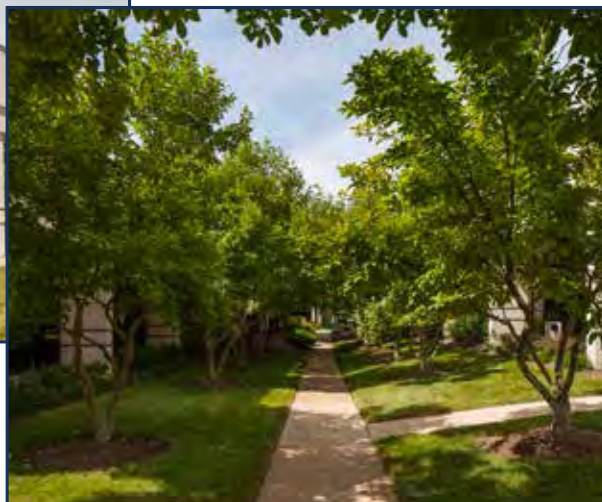
- Suite J: 2,261 SF

520 Herndon Parkway

- Suite D & E: 8,008 SF

FEATURES

- 5 single-story office buildings - 108,299 SF
- Facade renovations recently completed
- 9' to 11' clear height
- Parking ratio: 3.5/1,000 SF
- On-site food services and catering
- One stoplight from intersection of Fairfax County Parkway and Dulles Toll Road
- Hotels located within 1 block: Hyatt House, Courtyard Marriott, and Spring Hill Suites
- Walking distance to new Herndon Metrorail station
- Equidistant to Reston Town Center and Worldgate Plaza - restaurants, banking, fitness centers
- Minutes from Dulles International Airport



Caulley Deringer

703.749.9415

caulley.deringer@transwestern.com

Steve Cloud

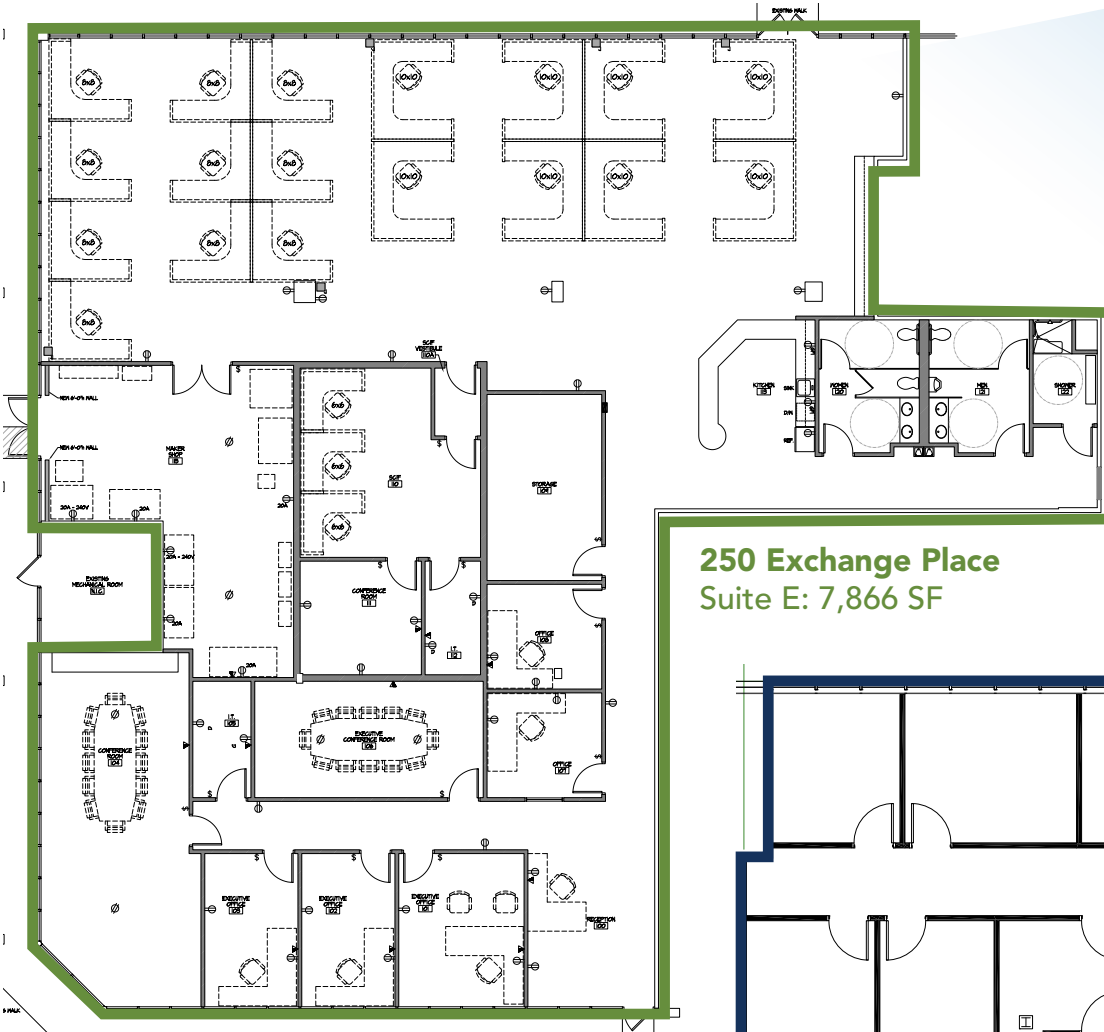
703.749.9455

steve.cloud@transwestern.com

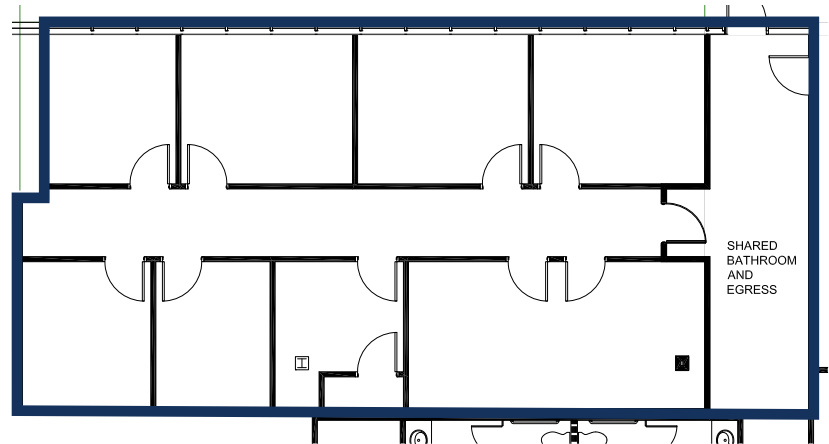
Andrew Hassett

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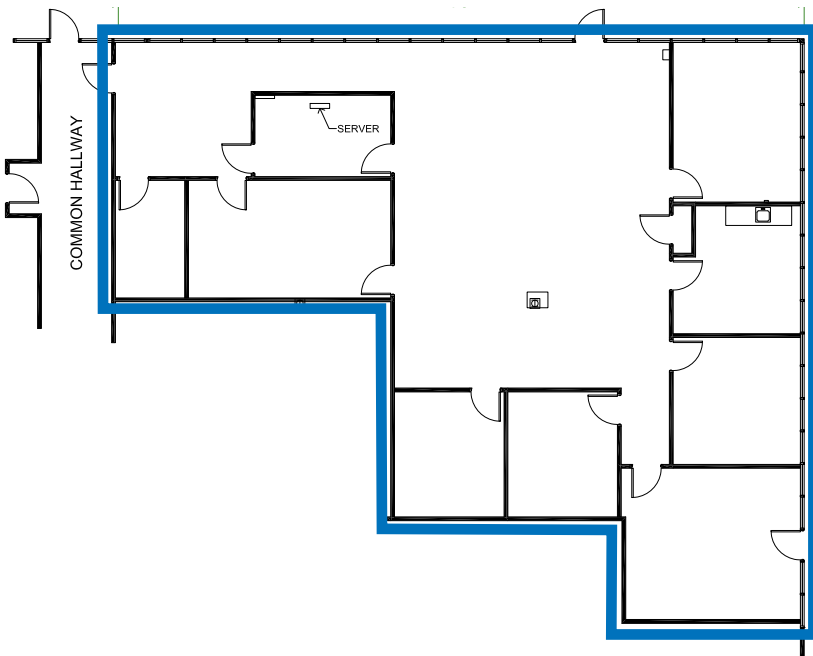
andrew.hassett@transwestern.com



250 Exchange Place
Suite E: 7,866 SF

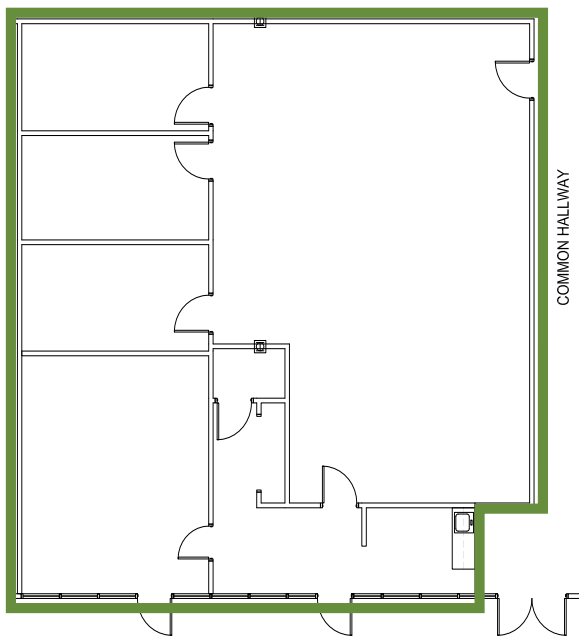


250 Exchange Place
Suite G: 2,053 SF

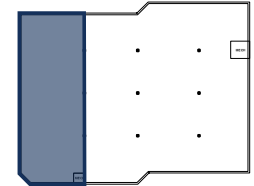


250 Exchange Place
Suite H: 3,787 SF

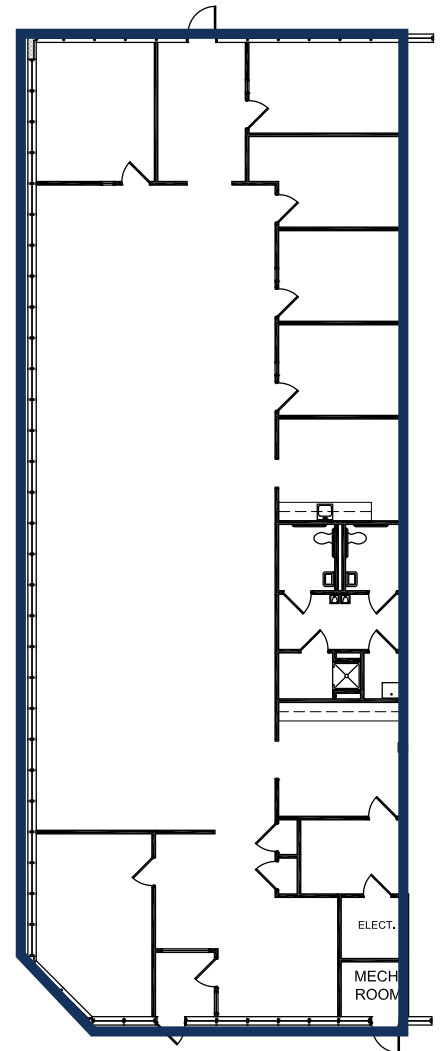
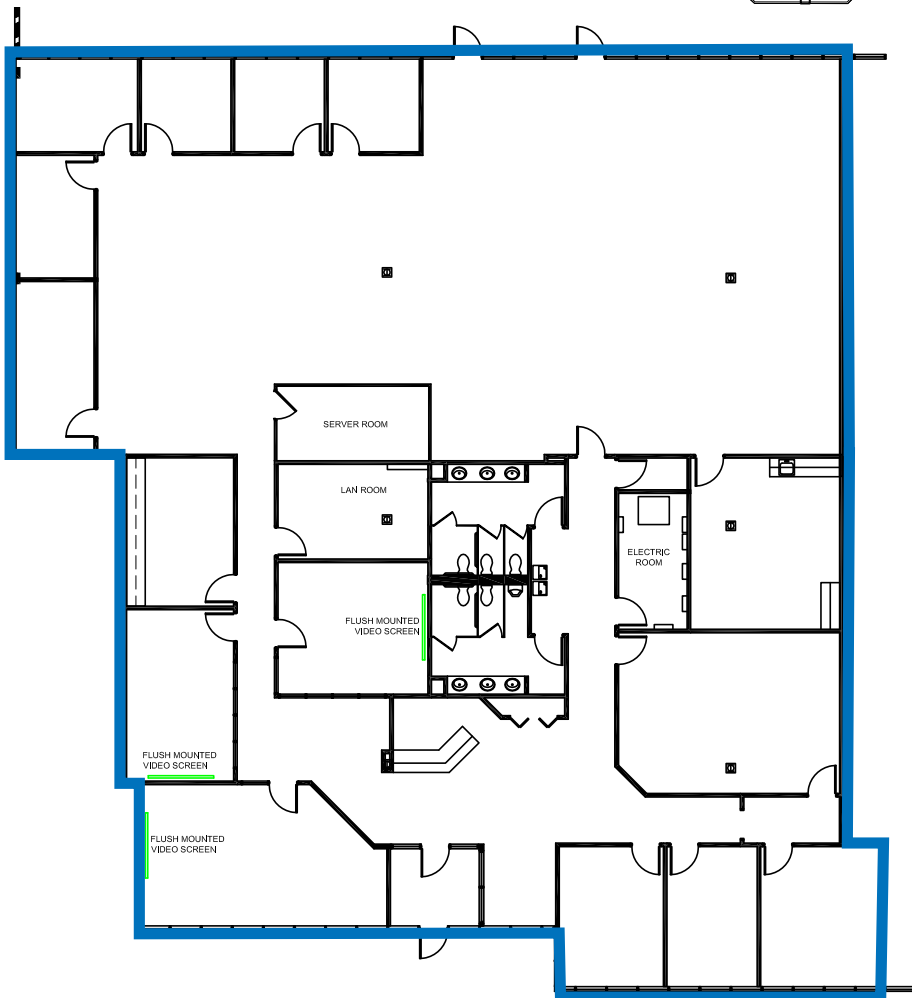
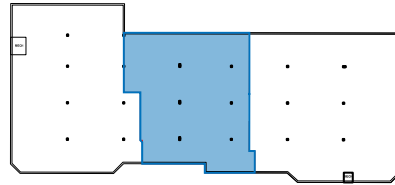
512 Herndon Parkway
Suite J: 2,261 SF



510 Herndon Parkway
Suite C: 4,320 SF



520 Herndon Parkway
Suite D & E: 8,008 SF



AERIAL VIEW



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AMENITIES



- | | | |
|--------------------|-----------------------------|---------------------------------|
| 1 Joy Deli | 15 Sweet Basil Cafe | 29 EURC |
| 2 | 16 CVS pharmacy | 30 Harvest of India |
| 3 | 17 Bank of America | 31 Starbucks |
| 4 Monroe Grill | 18 This Must Be Nancy's | 32 |
| 5 Corporate Grill | 19 Harris Teeter | 33 WELLS FARGO |
| 6 CHINA KING | 20 Starbucks | 34 UNITED STATES POSTAL SERVICE |
| 7 FAIRBROOK | 21 | 35 Walgreens |
| 8 HYATT house | 22 Sunrise Café | 36 |
| 9 Marshalls | 23 Starbucks | 37 the ICE HOUSE CAFÉ |
| 10 KOHL'S | 24 CARRABBA'S ITALIAN GRILL | 38 Herndon Golf Course |
| 11 SUNTRUST | 25 EXTENDED STAY AMERICA | 39 Starbucks |
| 12 | 26 Chipotle | 40 FOOD LION |
| 13 noodles company | 27 Chick-fil-e | 41 CVS pharmacy |
| 14 | 28 Residence Inn Marriott | 42 |

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