

 **TRANSWESTERN**[®]
BARINGS

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— AT —
HERNDON
— METRO —



2245 AT HERNDON METRO

2245 MONROE STREET HERNDON, VA 20171

2245 at Herndon Metro is a Class A,
6-story office building with 162,357 SF

Walking distance to the Herndon Metro

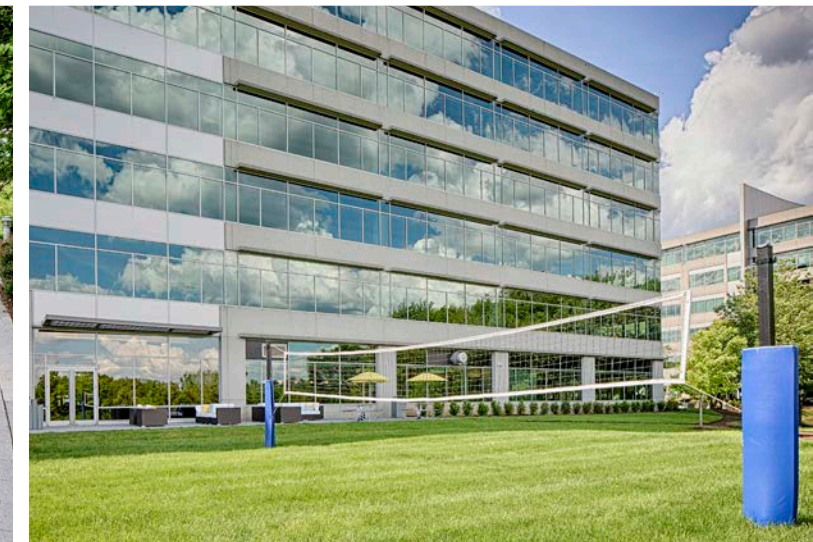
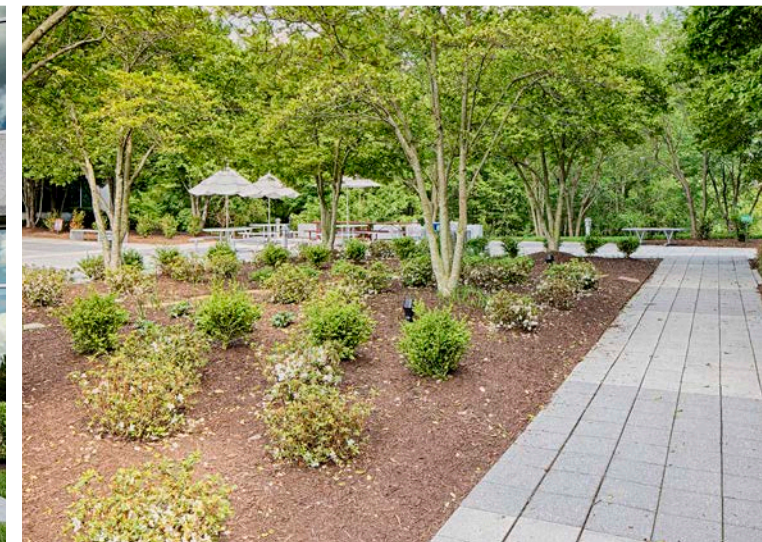
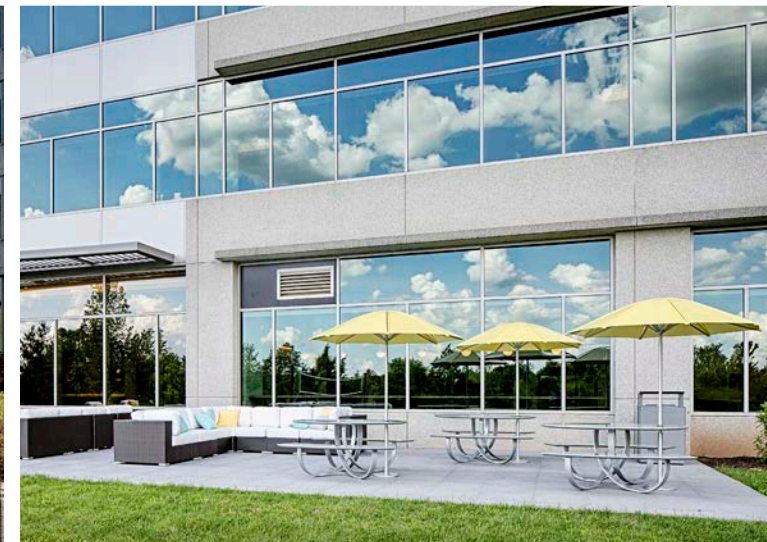
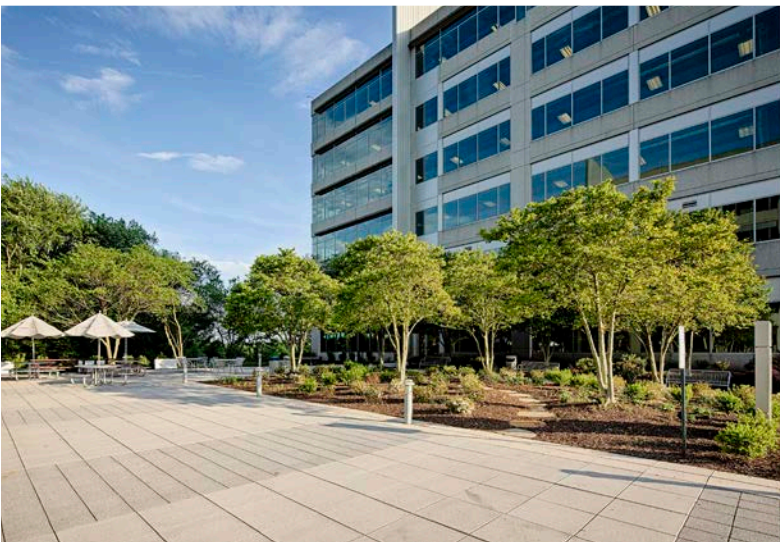
Provides a unique tenant experience
enhanced by significant new amenity
improvements

The building is surrounded by the
natural beauty of the 15.75-acre
Herndon Monroe Wetland Preserve
which includes several walking trails,
bridge and 1.4-acre pond

Quality, stable ownership

On-site property management &
building engineer

WORK INSPIRED.



LOBBY



BUILDING FEATURES:



Structured
Parking



3.47 per 1,000
Parking Ratio



Back-up
Generator



Building Signage
Available



Flexible Floor
Layout



Storage Area
With Loading



4 Renovated
Elevator Cabs

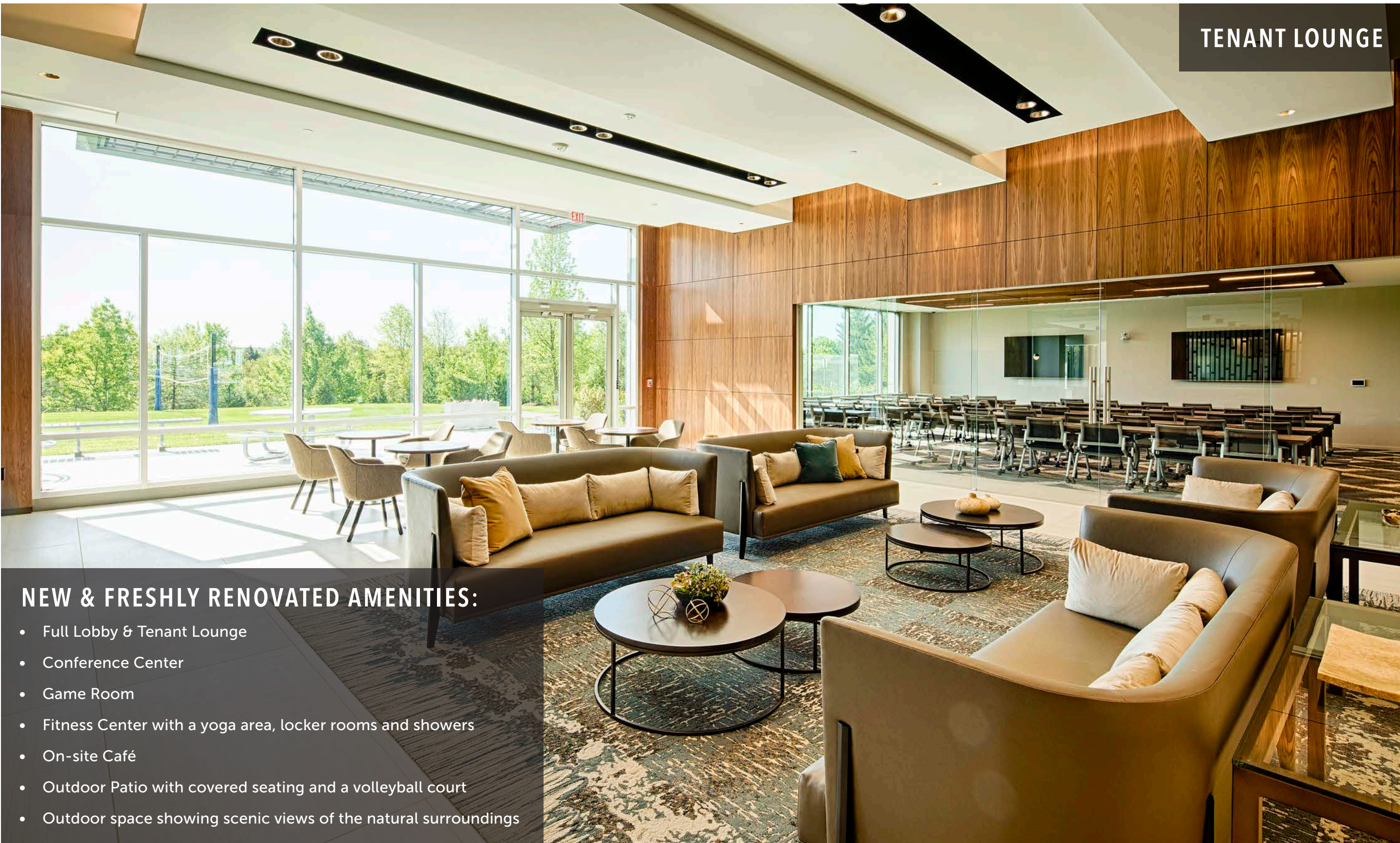


WiFi

TENANT LOUNGE

NEW & FRESHLY RENOVATED AMENITIES:

- Full Lobby & Tenant Lounge
- Conference Center
- Game Room
- Fitness Center with a yoga area, locker rooms and showers
- On-site Café
- Outdoor Patio with covered seating and a volleyball court
- Outdoor space showing scenic views of the natural surroundings



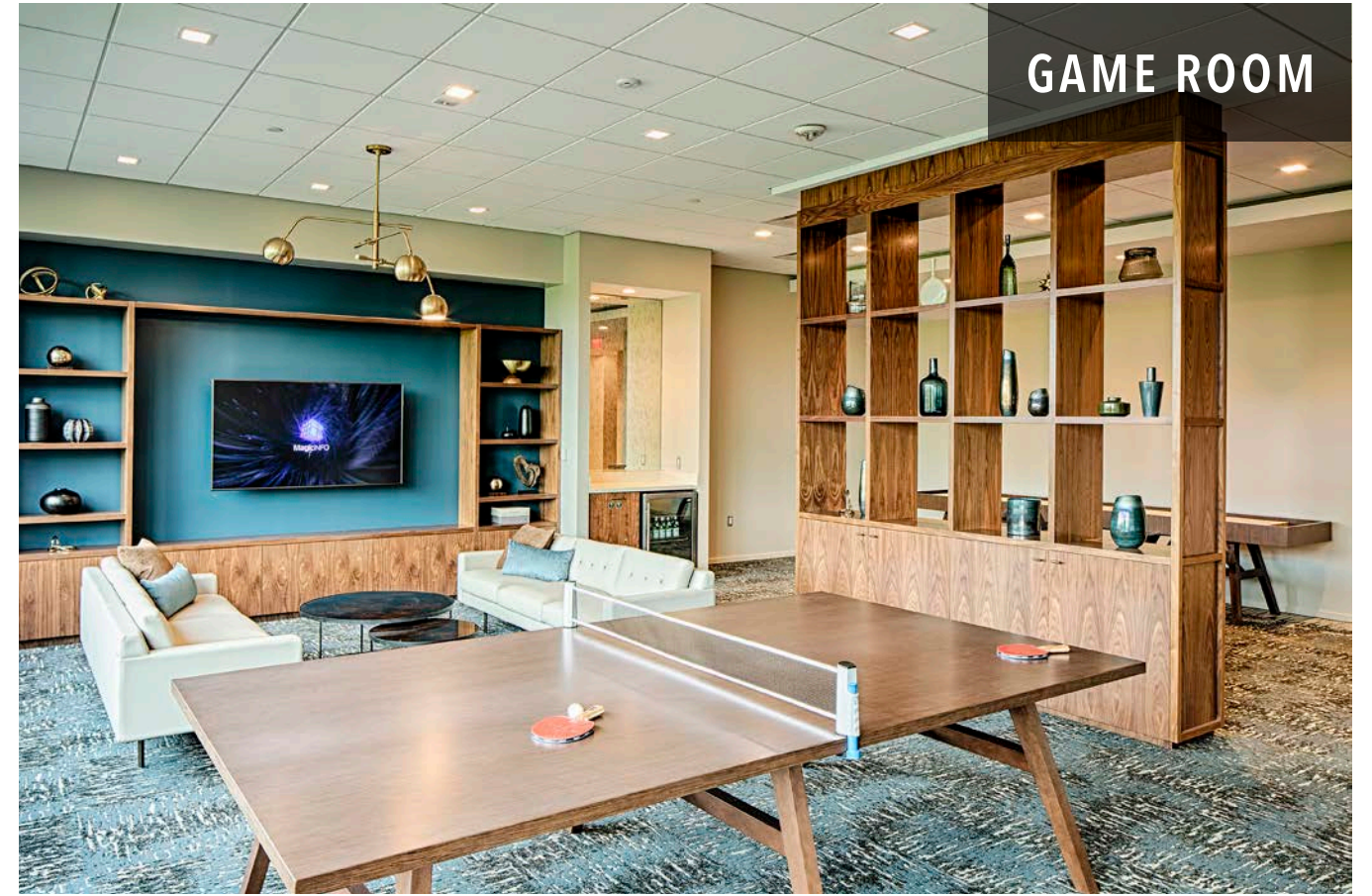
FRESH / BRIGHT CAFE
45 SEAT CAPACITY



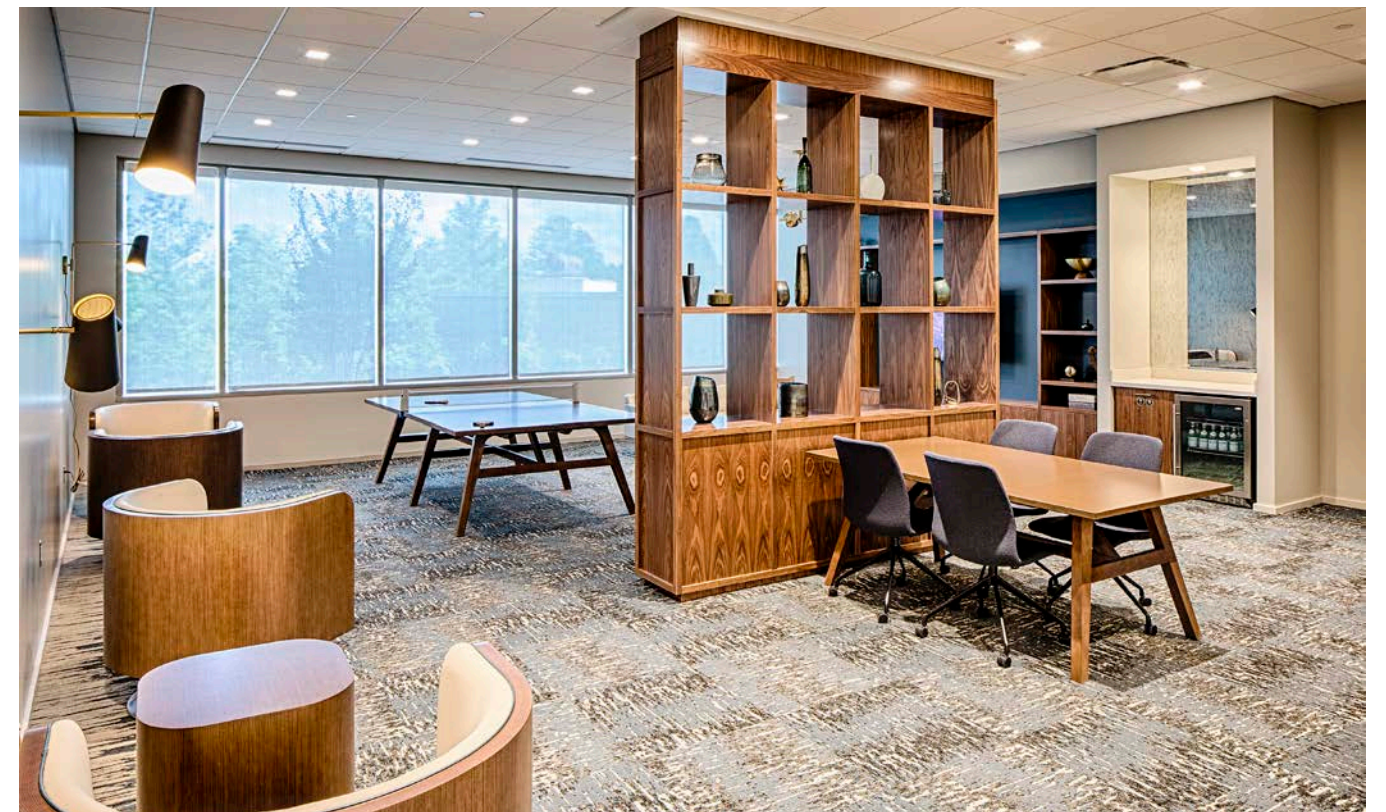


STATE-OF-THE-ART
CONFERENCE CENTER

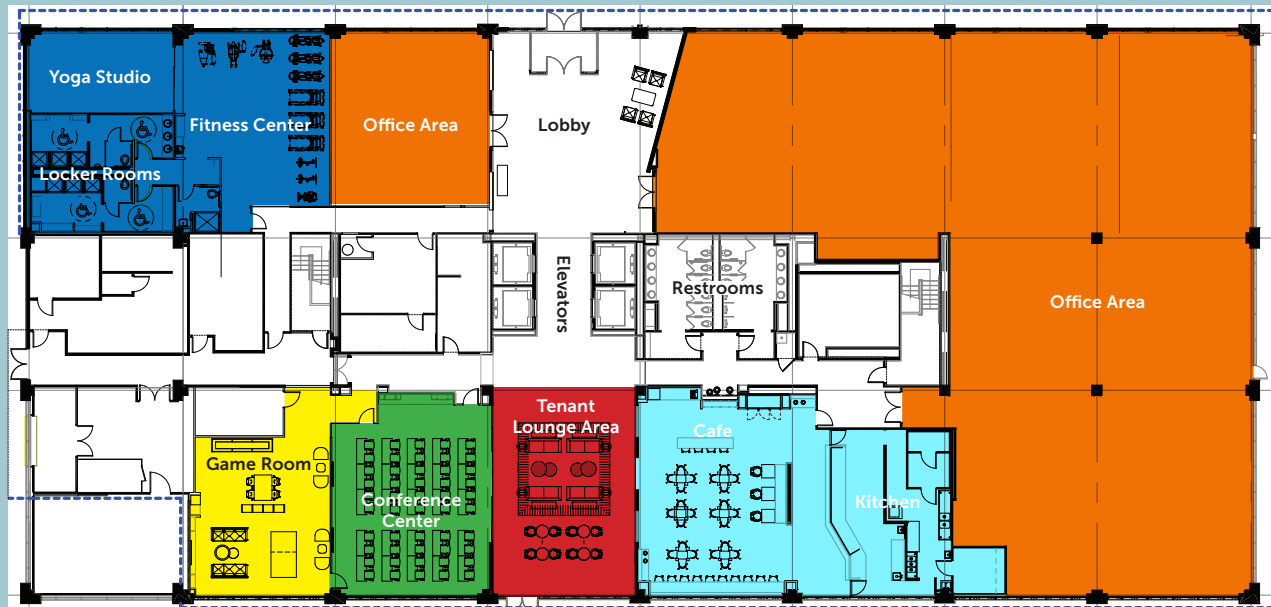
80 SEAT CAPACITY



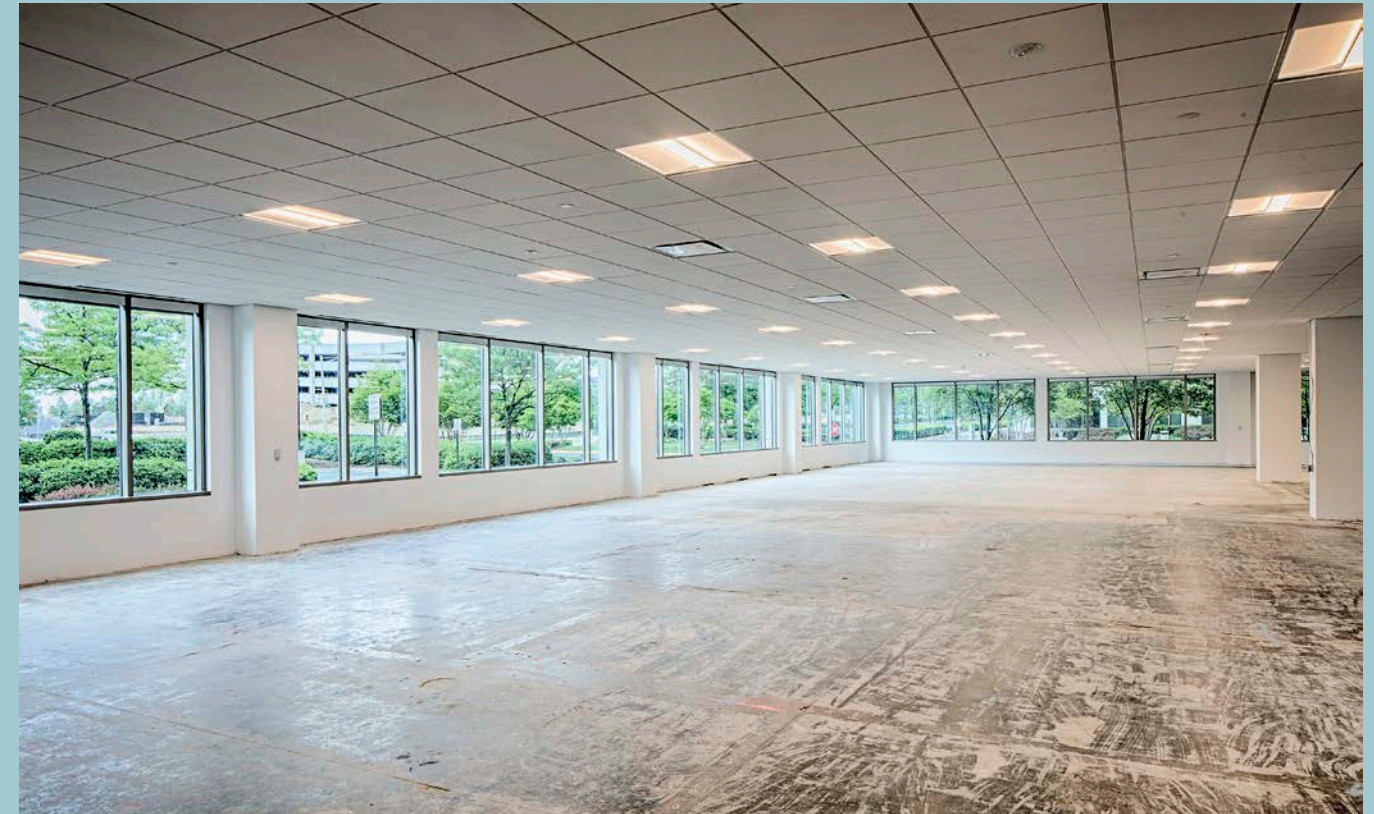
GAME ROOM



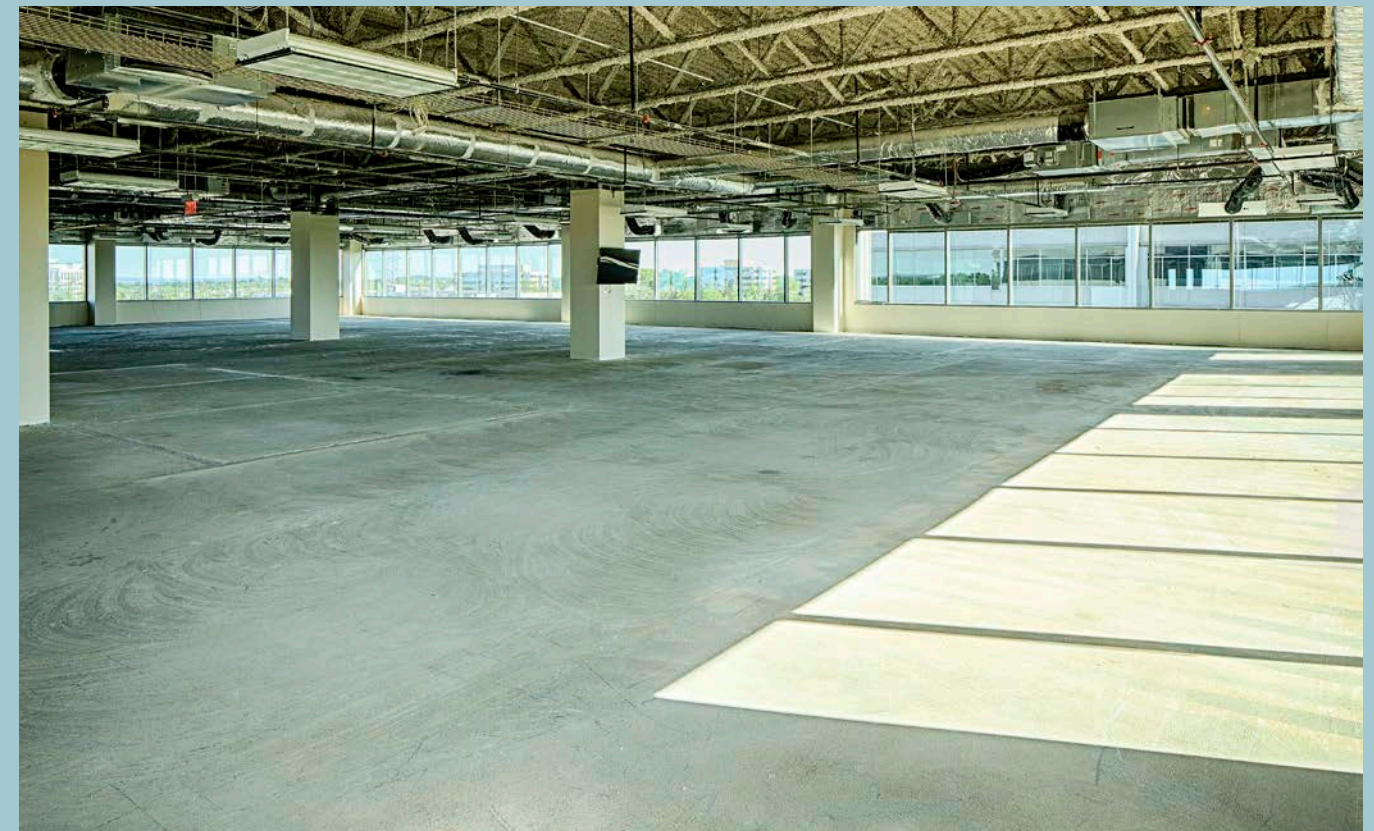
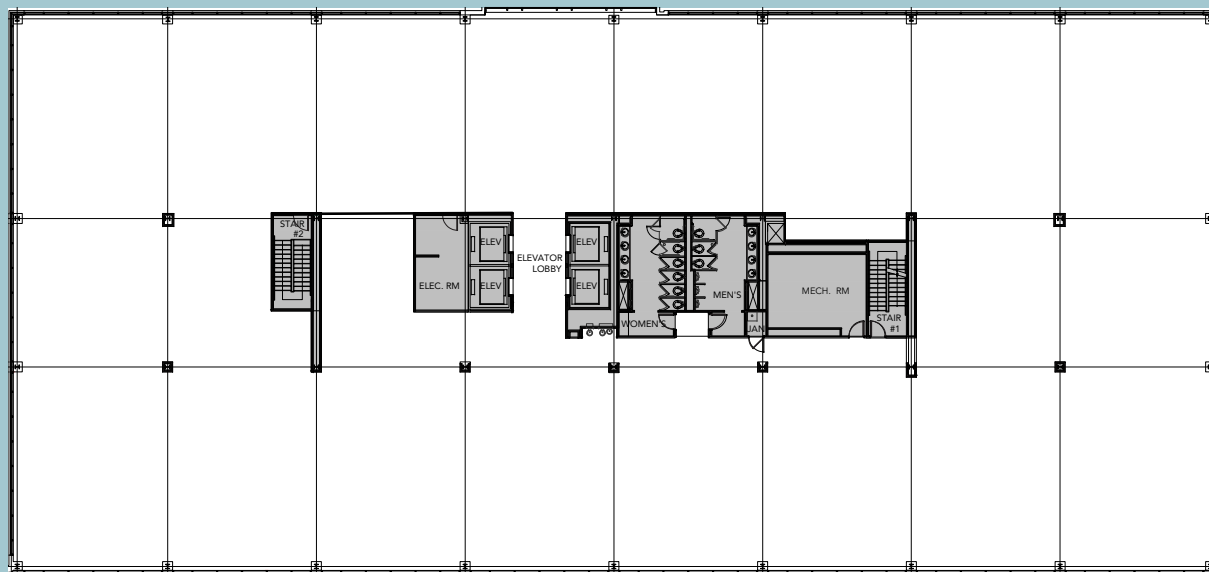
CUTTING EDGE "AMENITIZATION" OF 1ST FLOOR

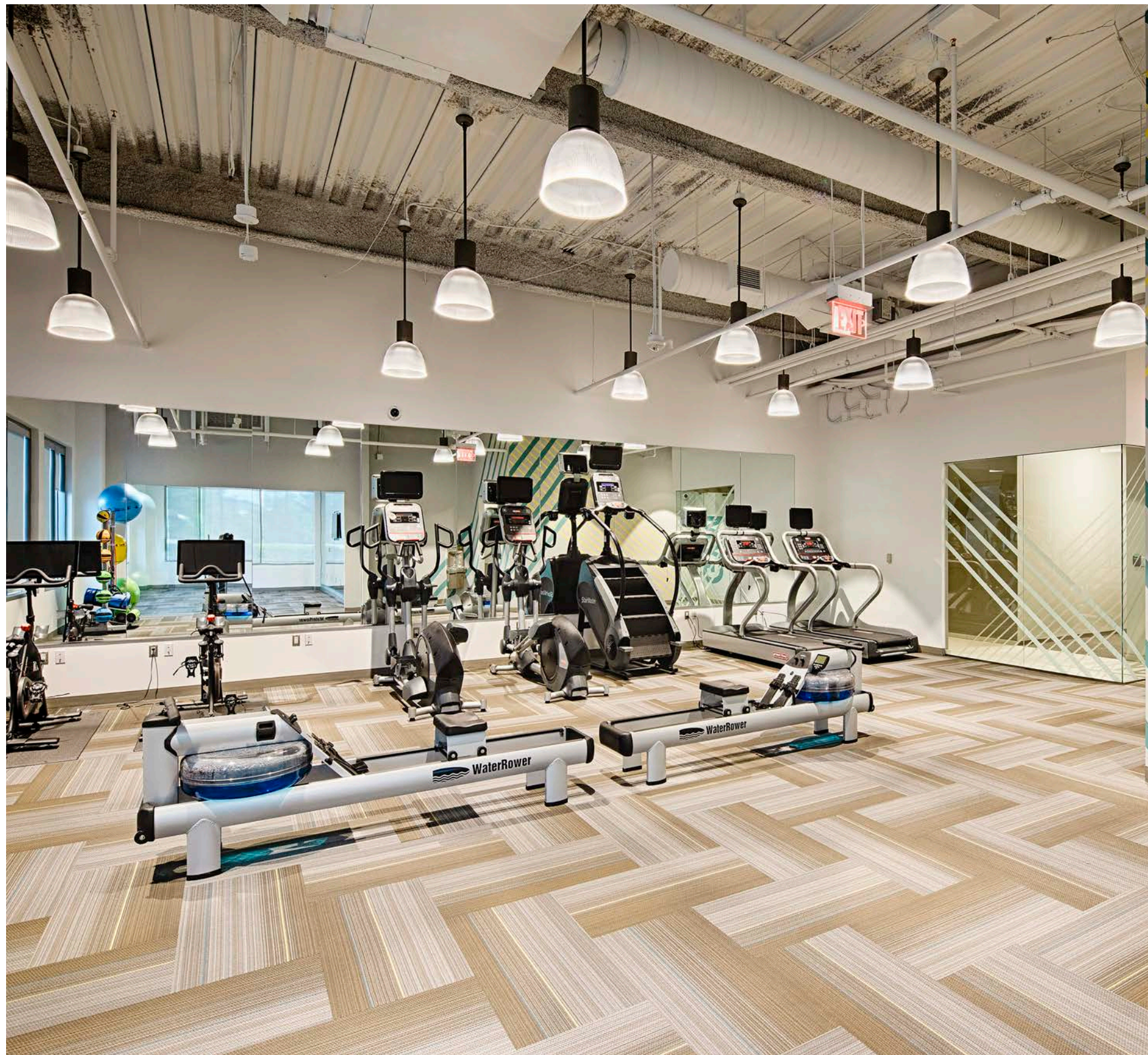


- Fitness Center
- Office Areas
- Conference Center
- Game Room
- Cafe
- Tenant Lounge Area



TYPICAL FLOOR PLATE | 29,894 RSF





YOGA ROOM

SOUND BODY, SOUND MIND
BRAND NEW FITNESS CENTER

State-of-the-art fitness center with exercise machines, free-weights, yoga room and renovated locker rooms with showers.

ACCESSIBILITY

DULLES TOLL ROAD

267

HERNDON METRO STATION



2245
at
HERNDON
METRO

CORPORATE PARK DR

WOODLAND POINTE AVE

EXISTING TRAIL

FUTURE TRAIL

WETLANDS WALKING PATH

HERNDON MONROE
WETLAND PRESERVE

SUNRISE VALLEY DRIVE

MONROE STREET



SUNRISE VALLEY DRIVE

WOODLAND PARK CROSSING



COMING SOON:

3 NEW RESTAURANTS
& COFFEE SHOP

HEART OF THE DULLES CORRIDOR



WALK TO METRO...ACCESS



FUTURE HERNDON METRO
COMING 2020

CONVENIENTLY LOCATED NEAR:

- Herndon Metro: 6 minute walk
- Dulles Toll Road: Quick & Easy Access
- Dulles International Airport: 4.2 miles
- Reston Town Center: 2.7 miles
- Fairfax County Parkway & Route 28



RESTON TOWN CENTER

DULLES AIRPORT

2245
AT
HERNDON
METRO

TYSONS



2
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AT
HERNDON
METRO

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