

# FOR SALE



131 ELDEN STREET • HERNDON, VIRGINIA 20170

**3,139 SQUARE FOOT**

*Formerly insurance offices*

# A Plug & Play Opportunity!



*Built-In  
Cabinetry*



*Receptionist Area*



*Hallway*



*Suite Entry*



*Kitchen*

This property is a condominium located in an elevator 3-Story Office building at the intersection of Fairfax County Parkway and Elden Streets in Herndon, VA. The building offers ample parking, renovated lobby, and directory. The Tenants include professionals, doctors, and dentists,

The Suite offered for sale is a 3,139 square foot condominium office including extensive upgrades and built-ins. Formally an insurance office, it includes reception area, kitchen, and storage areas. This is a PLUG AND PLAY OPPORTUNITY with all desks, chairs, and lobby furniture conveying.

# The Suite Amenities:



*Lobby and Elevators*



*Front Door*

## **The Suite consists of the following:**

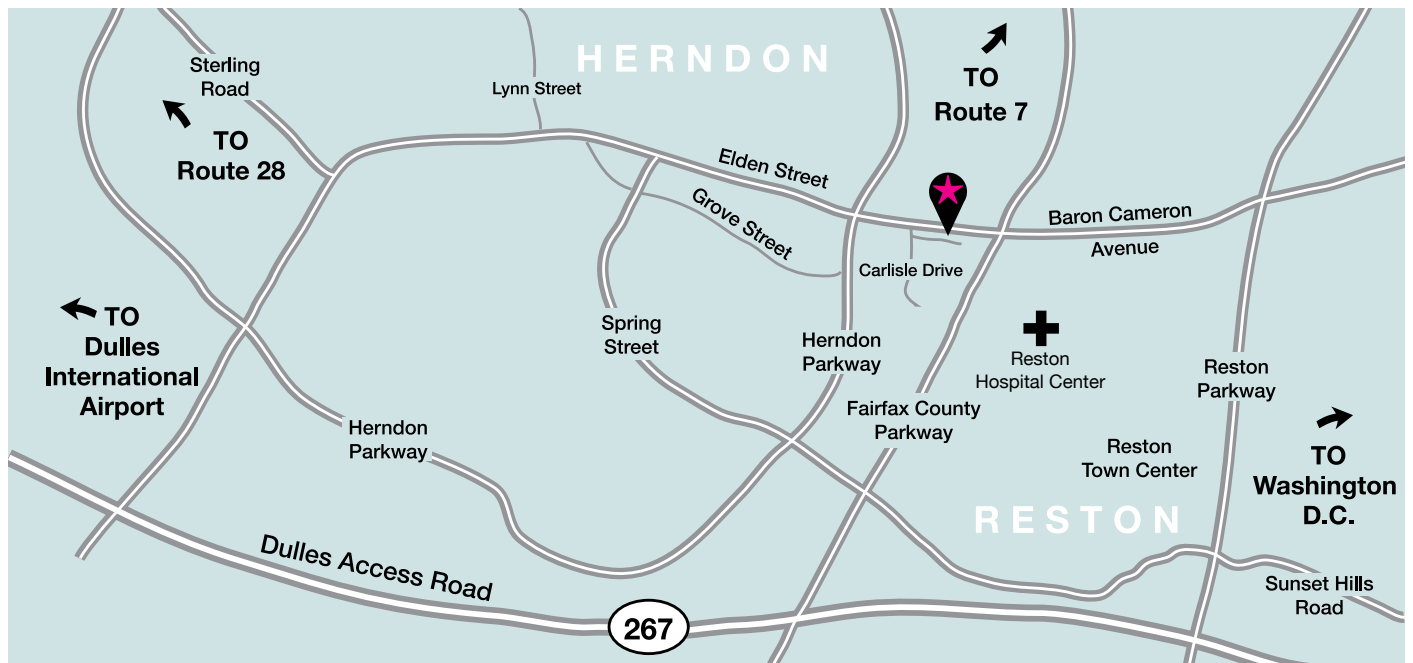
- (8) Demised Offices
- (4) Interior Offices
- Office furniture including desks, chairs, and filing cabinetry
- Lobby with built in reception area (granite counters)
- Lobby furniture
- Kitchen Including Refrigerator, Microwave, built in cabinetry
- Breakroom
- Networking Area
- Multi Zoned HVAC controls
- (2) Entrances
- Freshly Painted
- Fully carpeted with wood-like accents
- Suite and Directory Signage available



*Office with Furniture*



*Reception Area*



Listed by:

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