

FOR LEASE

OFFICE CONDO

CROSSROADS OF HERNDON
1043 STERLING ROAD, UNIT 103-104
HERNDON, VIRGINIA
www.baileys4u.com/commercial/crossroads

For more information,
or to see the property,
please contact:

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Available for lease – 2,000 SF corner office with
building signage and outstanding visibility

Located near intersection of Sterling Rd & Elden St

Excellent access from major roadways; restaurants
and other amenities onsite and nearby

Unit features private entrances, 4 large offices,
reception and open areas, and more

**Offered for lease for \$18.00/SF or \$3,000/month Rent
includes condo fee & property taxes**

THE
Bailey★Team
REAL ESTATE

Information contained here was obtained from sources deemed to be reliable, but accuracy thereof is not warranted.
Property is offered subject to prior sale or lease, change of terms or withdrawal without notice.

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SPACE OVERVIEW

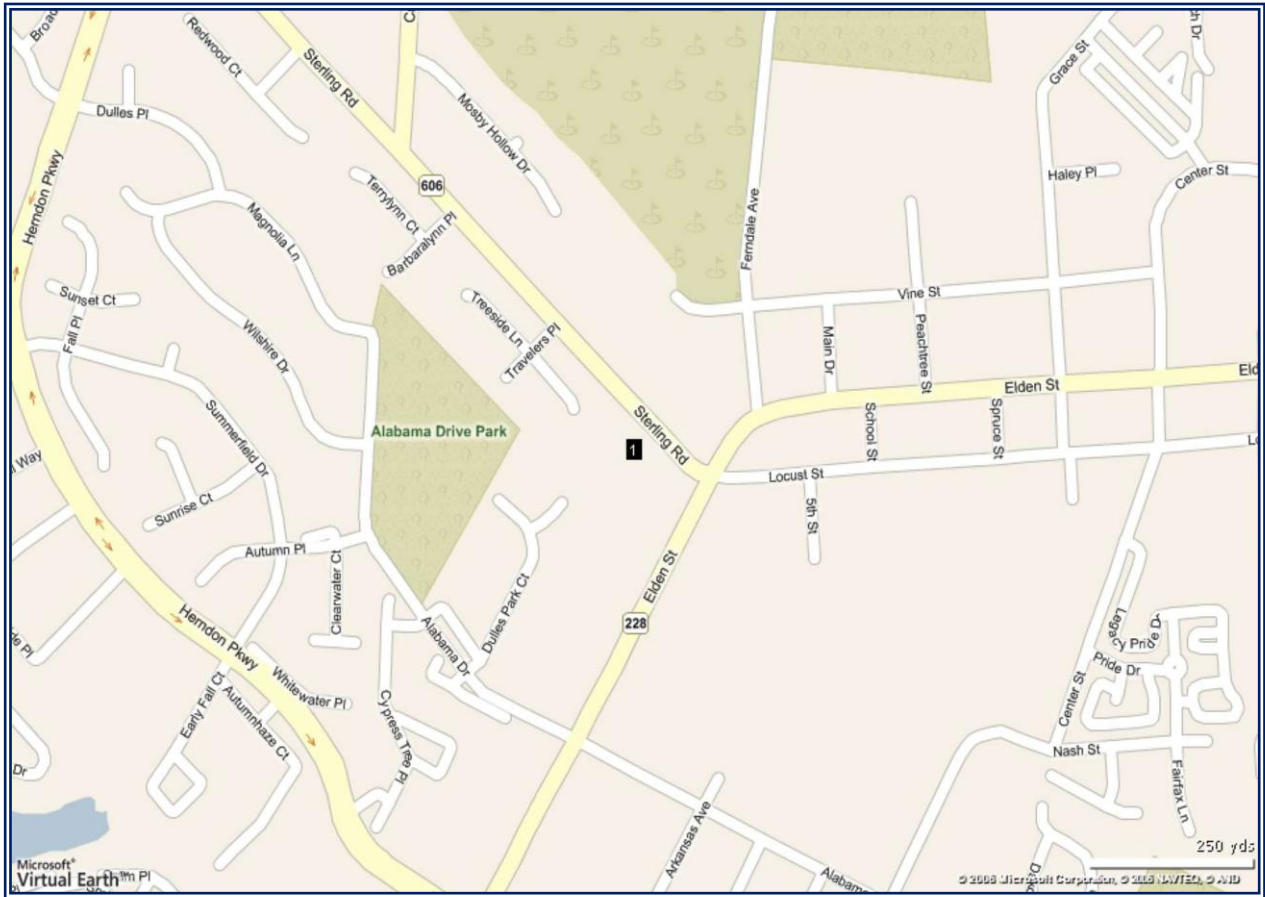
- PROFILE** Crossroads of Herndon is a commercial condominium development comprised of nine two-story buildings on 5.2 acres. Constructed in stages between 1989-1990. Buildings have full brick exteriors, pitched roofs and newer operable windows. Landscaping is attractive and mature.
- OVERVIEW** Unit 103-104 is a first floor 2,000 SF unit with multiple entrances. Features double glass door entry to reception area with built-in counter, four private offices (one extra large office could serve as conference room) and open area for work stations or other use. Additionally, there are two restrooms, a small kitchenette, lots of windows, upgraded lighting and ceiling tile, chair rail and crown molding, and individual thermostat control for heating and cooling. Recently painted and carpeted.
- LOCATION** Located at the high traffic intersection of Elden Street (22,000 vehicles per day) and Sterling Road (16,000 vehicles per day) in Herndon. Crossroads of Herndon is part of the vibrant Dulles Corridor. Features superb property access, just 3/4 of a mile from the Dulles Toll Road, 1/2 a mile from the Herndon historical district, and 3-1/2 miles from Dulles International Airport.
- PARKING** Total of 318 parking spaces available for use in common with others. Parking is free and unreserved.
- ZONING** The property is zoned CO which permits office, health care (including medical and dental offices and clinics), financial and pharmacy uses, among others.
- PRICING** Offered for lease for \$18.00/SF or \$3,000/month. Rent includes condo fee and property taxes.





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LOCATION MAP



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