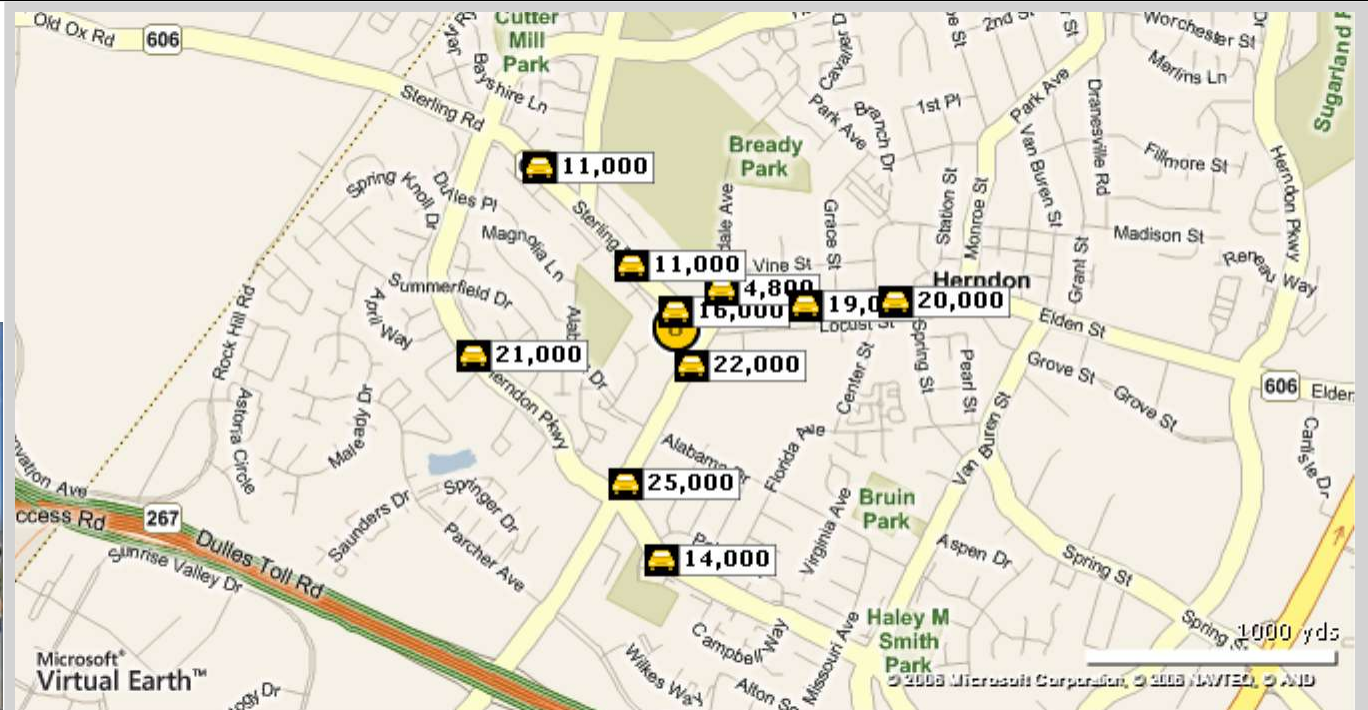


Traffic Count Report

Crossroads of Herndon Bldg F

1043 Sterling Rd, Herndon, VA 20170

Building Type: **Class B Office**
 Class: **B**
 RBA: **8,000 SF**
 Typical Floor: **4,000 SF**
 Total Available: **3,000 SF**
 % Leased: **62.5%**
 Rent/SF/Yr: **\$19.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Sterling Rd	Elden St	0.09 SE	2007	16,000	AADT	.04
2	Elden St	Sterling Rd	0.07 NE	2007	22,000	AADT	.09
3	Ferndale Ave	Vine St	0.03 N	2007	4,800	AADT	.13
4	Sterling Rd	Travelers Pl	0.05 SE	2007	11,000	AADT	.18
5	Elden St	Spruce St	0.02 E	2007	19,000	AADT	.30
6	Elden St	Herndon Pky	0.05 SW	2007	25,000	AADT	.38
7	Herndon Pky	Wintergreen Ln	0.21 SE	2007	21,000	AADT	.47
8	Sterling Rd	Redwood Pl	0.04 SE	2007	11,000	AADT	.48
9	Elden St	Center St	0.05 W	2007	20,000	AADT	.51
10	Herndon Pky	Juniper Ct	0.05 SE	2007	14,000	AADT	.54