

SUGAROAK OFFICE RETREAT

423-491 CARLISLE DRIVE, HERNDON, VA



NOW LEASING | OFFICE SPACE



CHRIS O'CONNOR
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PROPERTY HIGHLIGHTS



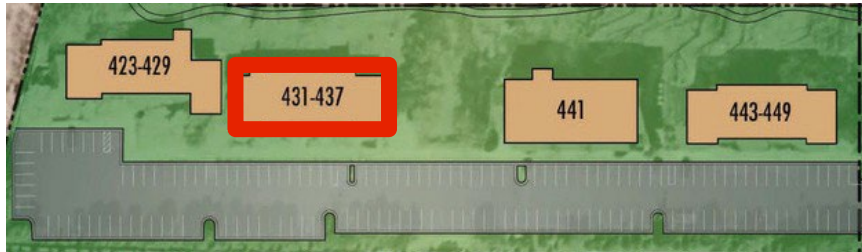
- **Single Offices & Suites Available**
- Direct access to W&OD (Washington & Old Dominion) and Sugarland Run Trails
- Onsite Health Club, Personal Trainer, Pilates, Yoga, & Massage | Wildlife habitat | Bird Sanctuary
- Near Reston Hospital, Reston Town Center and the Dulles Hi-Tech Corridor
- Professional, 2 story, multi-building office retreat with secure, interior entrances
- Conveniently located off East Elden Street, adjacent to the Fairfax County Parkway, and 267

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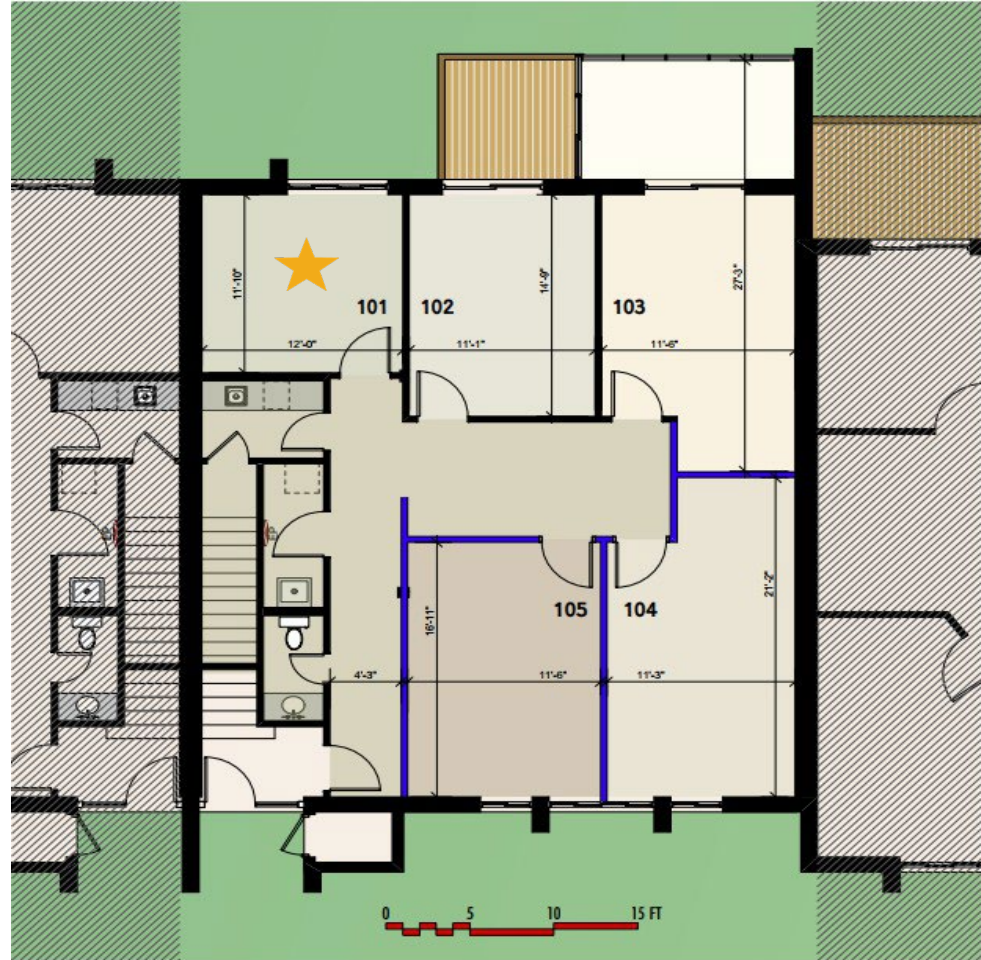
423-491 CARLISLE DRIVE, HERNDON, VA



AVAILABLE FLOOR PLAN | SUITE 435A – SUITE 101



- Rare first floor single office
- Shared waiting area
- Private restroom
- Kitchenette
- Very large picture window overlooking the woods

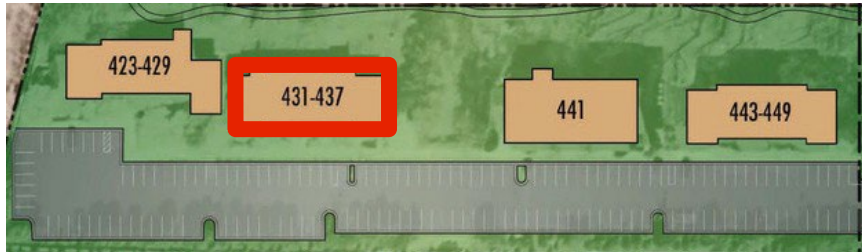


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AVAILABLE FLOOR PLAN | SUITE 441A – 1,990 SF



AVAILABLE NOVEMBER 2026

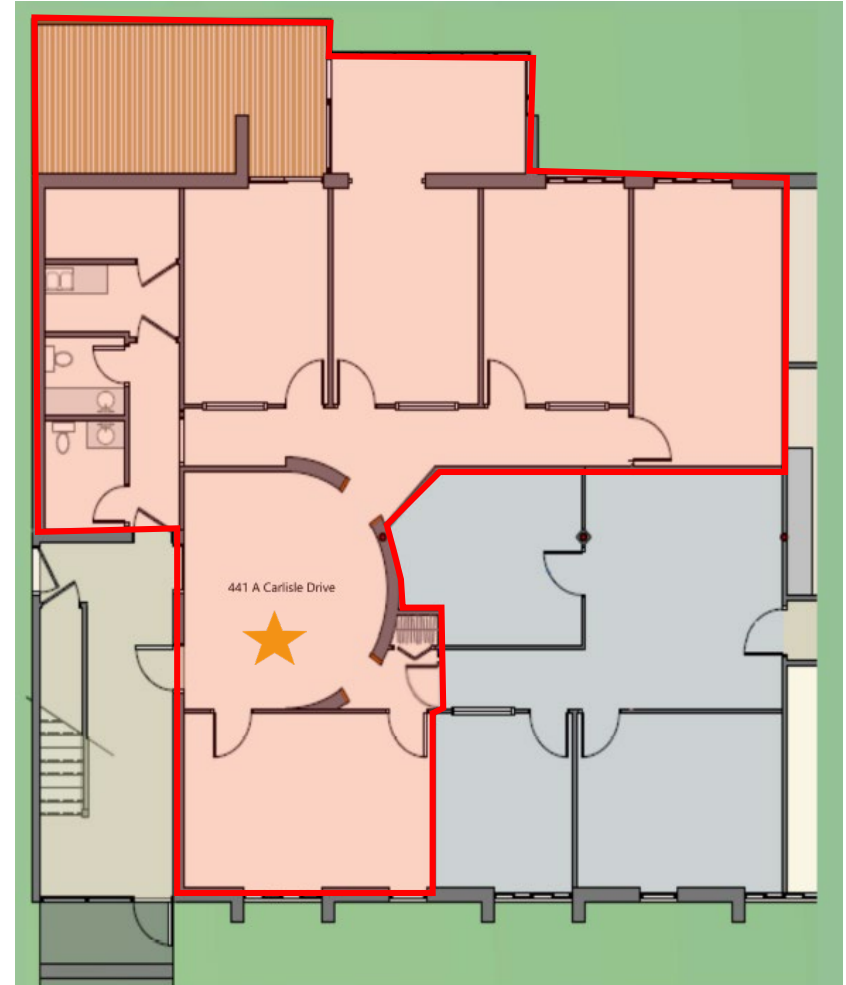
Approximately **2,000 SF** of beautifully finished office space featuring:

- Welcoming reception area
- Spacious conference room
- Four large private offices
- Two private restrooms
- Kitchenette
- Private deck overlooking the woods
- Attractive, modern finishes throughout

This thoughtfully designed suite offers a professional, move-in-ready environment with plenty of natural light and a peaceful wooded view

Ideal for a variety of professional office users.

Contact us to schedule a tour or for additional leasing information.

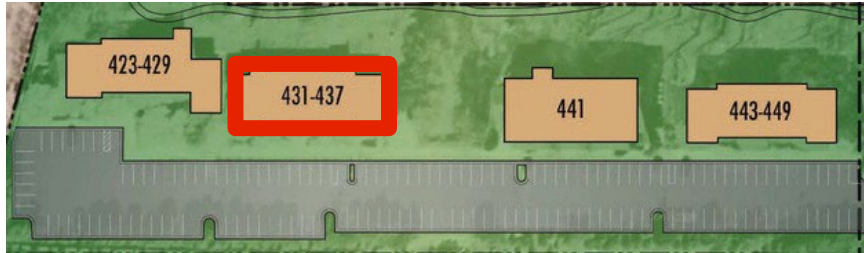


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AVAILABLE FLOOR PLAN | SUITE 431A – 1,060 SF

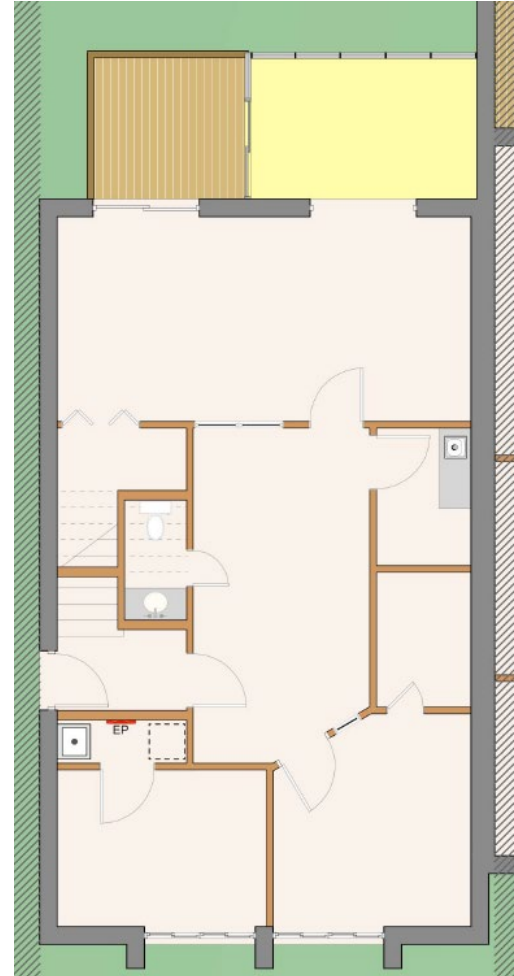


AVAILABLE DECEMBER 2026

Approximately **1,060 SF** of rare first floor office suite featuring:

- Welcoming reception area
- Spacious conference room
- Two large private offices
- Private restrooms
- Kitchenette
- Private deck overlooking the woods
- Solarium overlooking the woods

Contact us to schedule a tour or for additional leasing information.

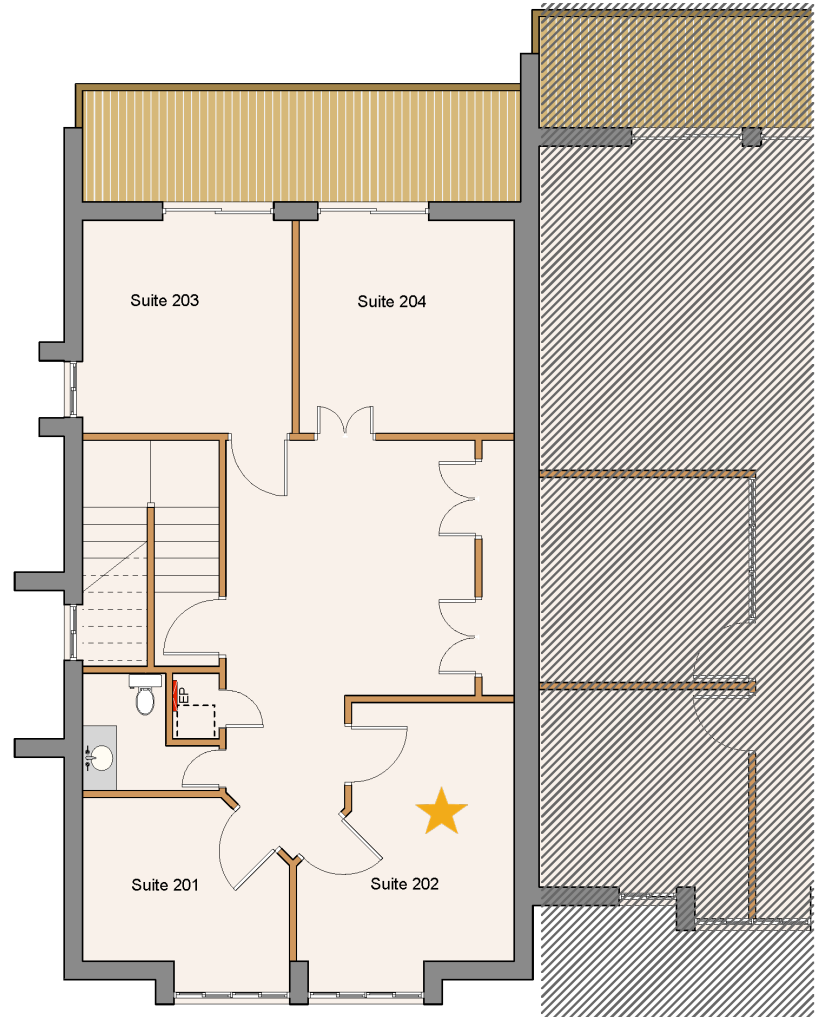


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AVAILABLE FLOOR PLAN | SUITE 443B – SUITE 202



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AVAILABLE FLOOR PLAN | SUITE 453B – 1,041 sf



AVAILABLE NOVEMBER 2026

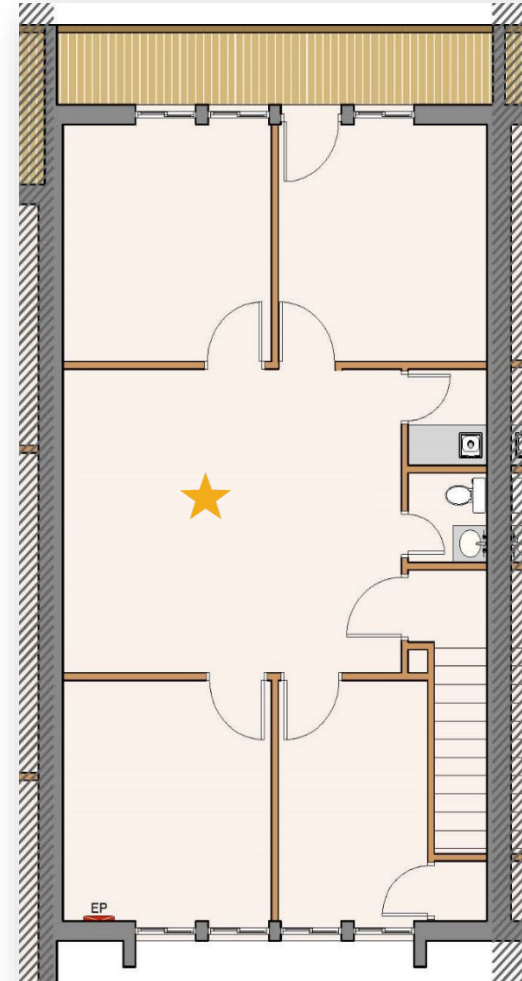
Approximately **1,041 SF** of beautifully finished office space featuring:

- Welcoming reception area
- Four large private offices
- Private restroom
- Kitchenette
- Private deck overlooking the woods
- Attractive, modern finishes throughout

This thoughtfully designed suite offers a professional, move-in-ready environment with plenty of natural light and a peaceful wooded view

Ideal for a variety of professional office users.

Contact us to schedule a tour or for additional leasing information.

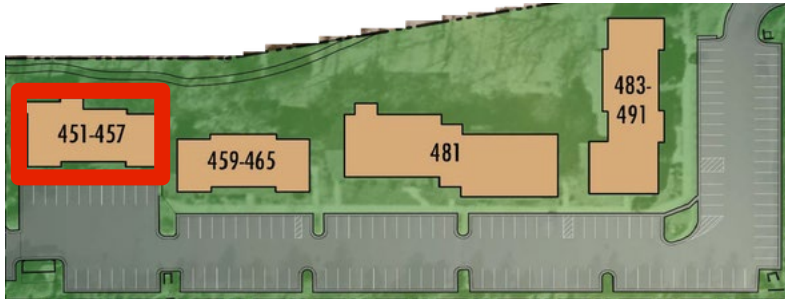


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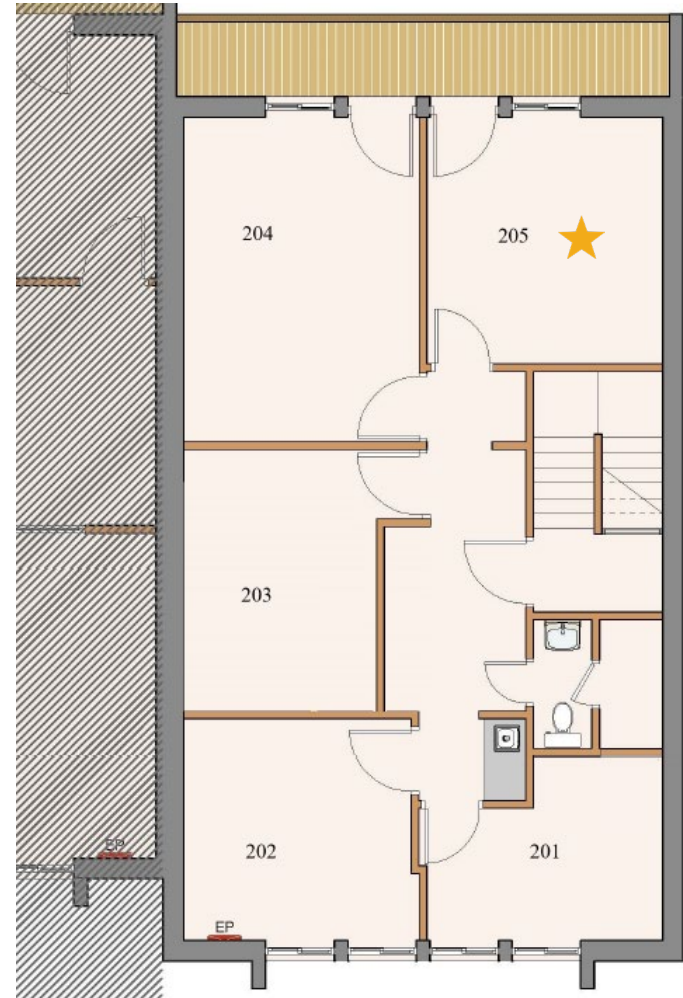
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AVAILABLE FLOOR PLAN | SUITE 457B – SUITE 205



- Second floor single office
- Shared waiting area
- Private restroom
- Kitchenette
- Deck overlooking the woods

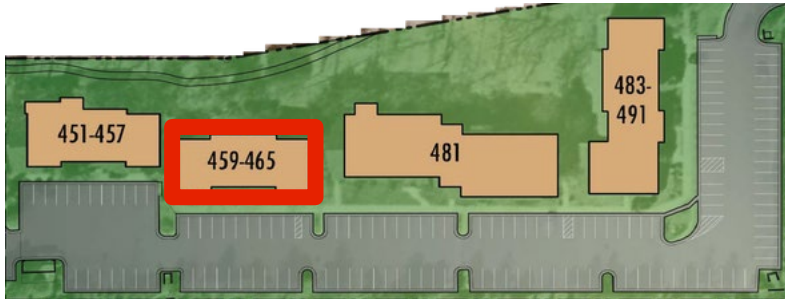


SUGAROAK OFFICE RETREAT

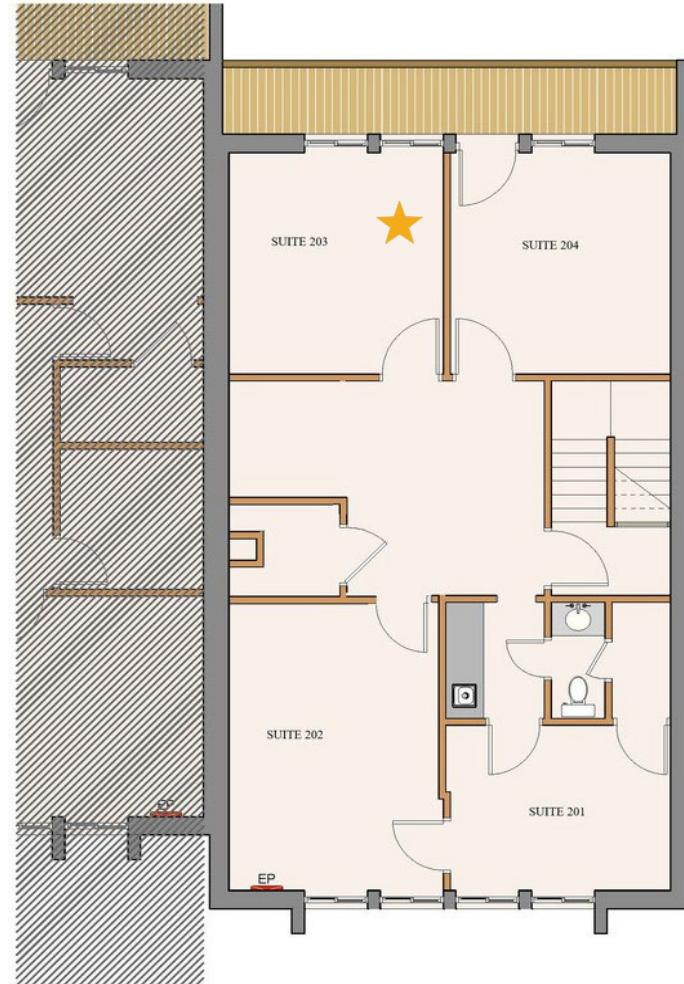
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AVAILABLE FLOOR PLAN | SUITE 465B – SUITE 203



- Second floor single office
- Shared waiting area
- Private restroom
- Kitchenette
- 2 large windows overlooking the woods

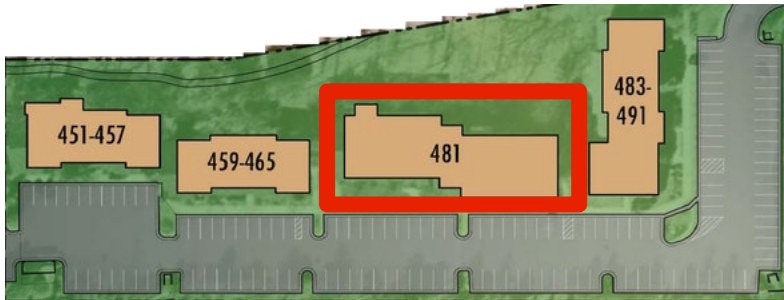


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AVAILABLE FLOOR PLAN | SUITE 481B – OFFICE 3, 7 & 8



- Second floor single offices
- Shared waiting area
- Large Kitchenette
- Window views overlooking the woods

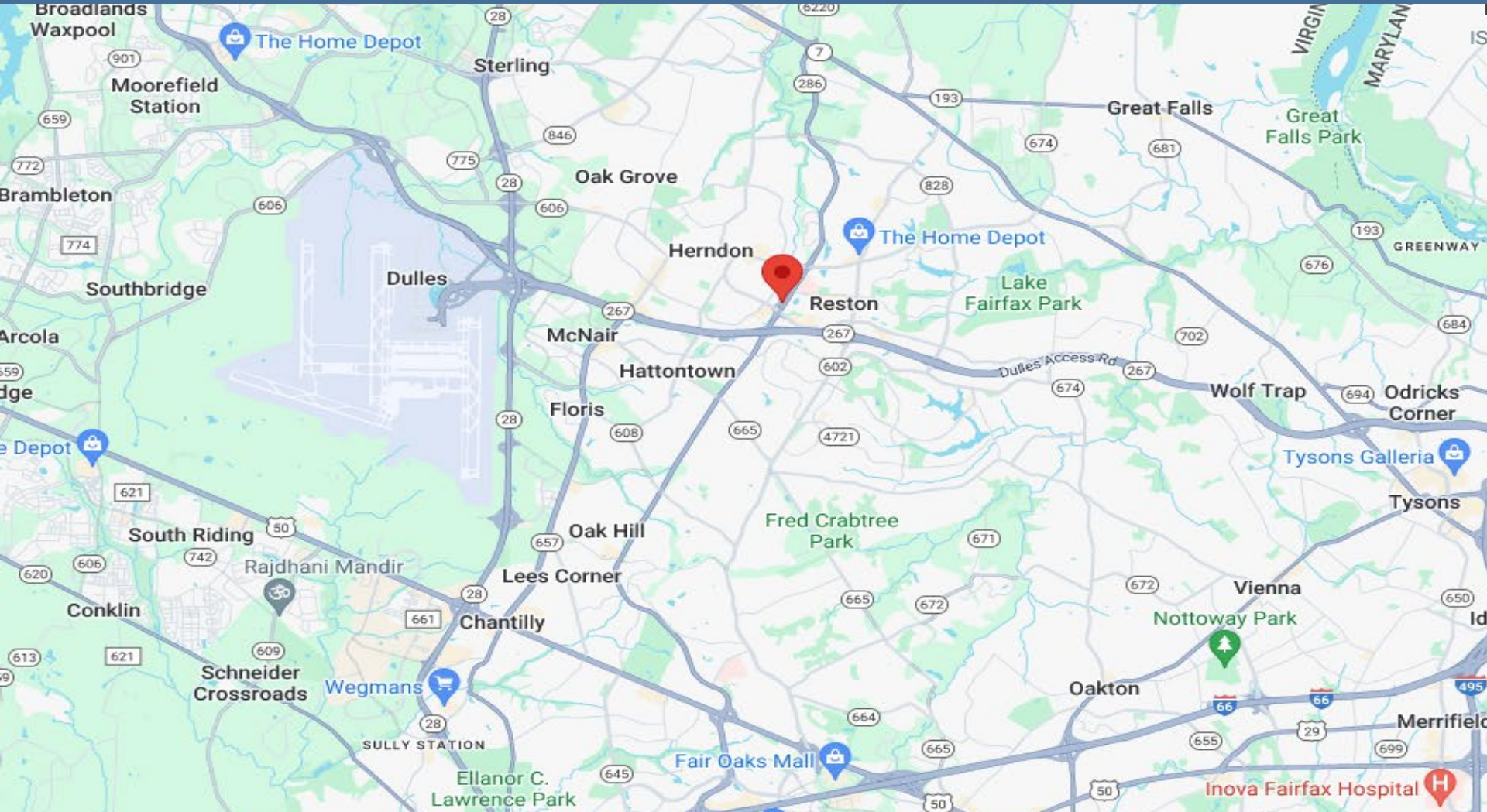


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LOCATION



www.sugaroak.com | Herndon, VA - Richmond, VA - Atlanta, GA | 804.956.3448