

OFFICE BUILDINGS FOR LEASE

OPPORTUNITY

Sugarland Business Park

201-209 Elden St, Herndon, Virginia 20170

High-visibility locations along one of Herndon's busiest commercial roads (Route 228), ideal for attracting walk-in or drive-by clients.



HIGHLIGHTS

209 Elden Street

- Ground Floor Retail Available. 1,750 to 2,850 Square Feet of Prime Retail & Office Space Available starting at \$25.00 PSF Modified Gross.
- Office Space Available to Rent Immediately starting at Second Floor with \$22.00 PSF and Third Floor with \$20.00 PSF Modified Gross. Additional Office Space Becoming Available in 2026.

201 Elden Street

- Second Floor Office Space Available 2,400 Square Feet Available Immediately starting at \$20.00 PSF Modified Gross. Additional Office Space Becoming Available in 2026.

203 Elden Street

- Second Floor Office Space Available. 4,540 Square Feet Available Immediately at \$20.00 Modified Gross. Additional Office Space Becoming Available in 2026.



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

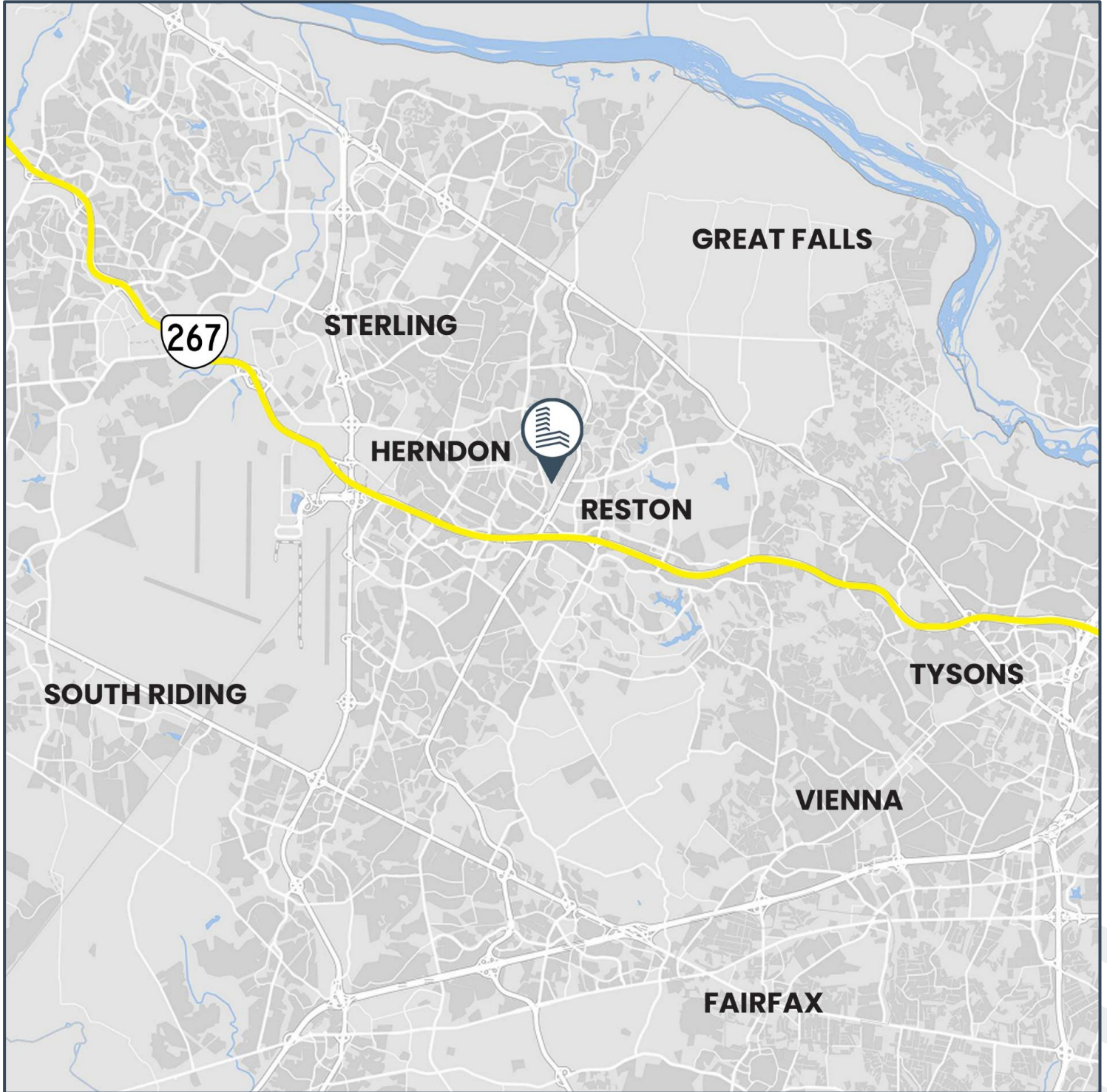
JONATHAN CHAPIN, MSRE

Vice President

☎ | 321.297.7707

✉ | jchapin@legatcre.com

LOCATION MAP



JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

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AMENITY MAP



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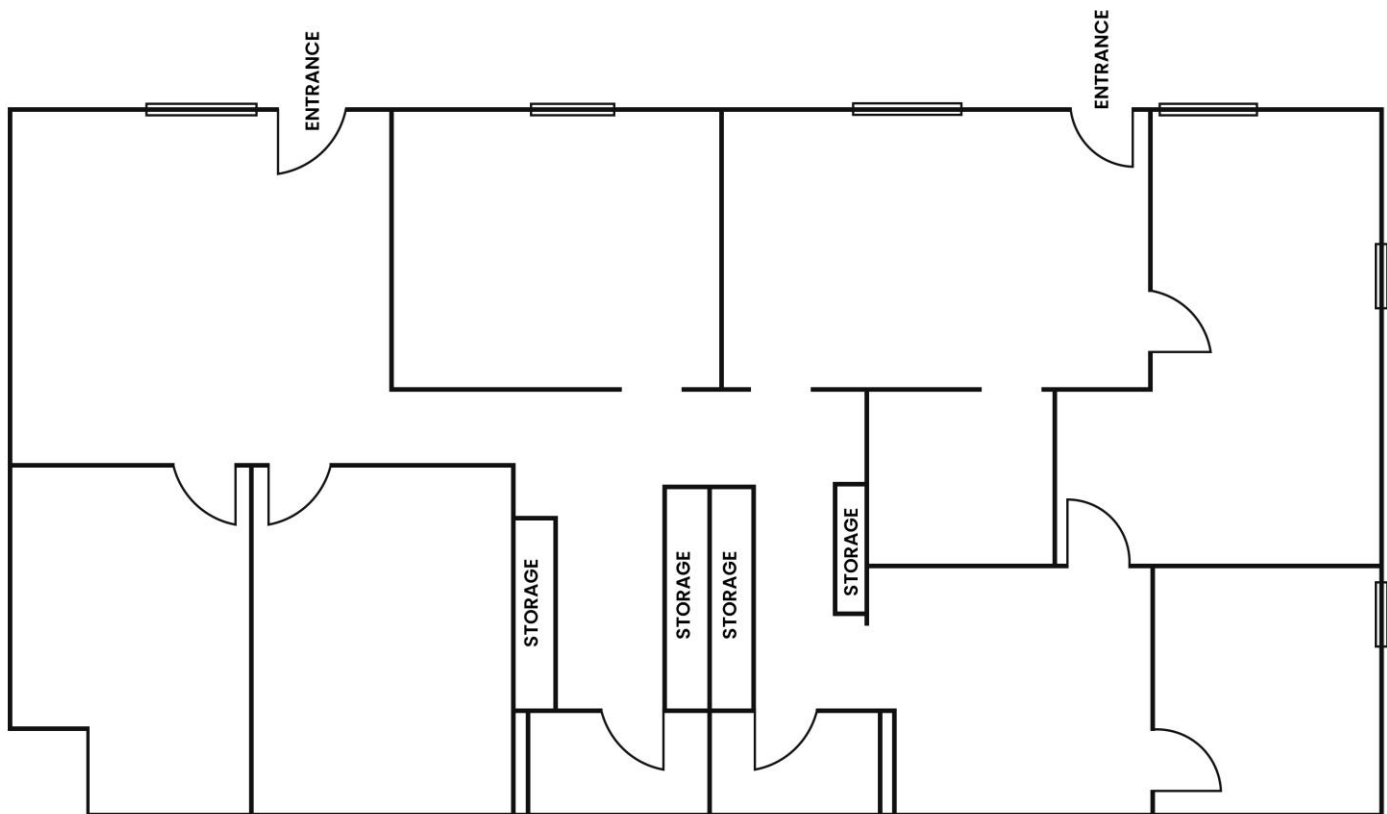
Suite 202

1,200 SF

Suite 203

1,200 SF

201 SUGARLAND PROFESSIONAL BLDG. – FLOOR PLAN



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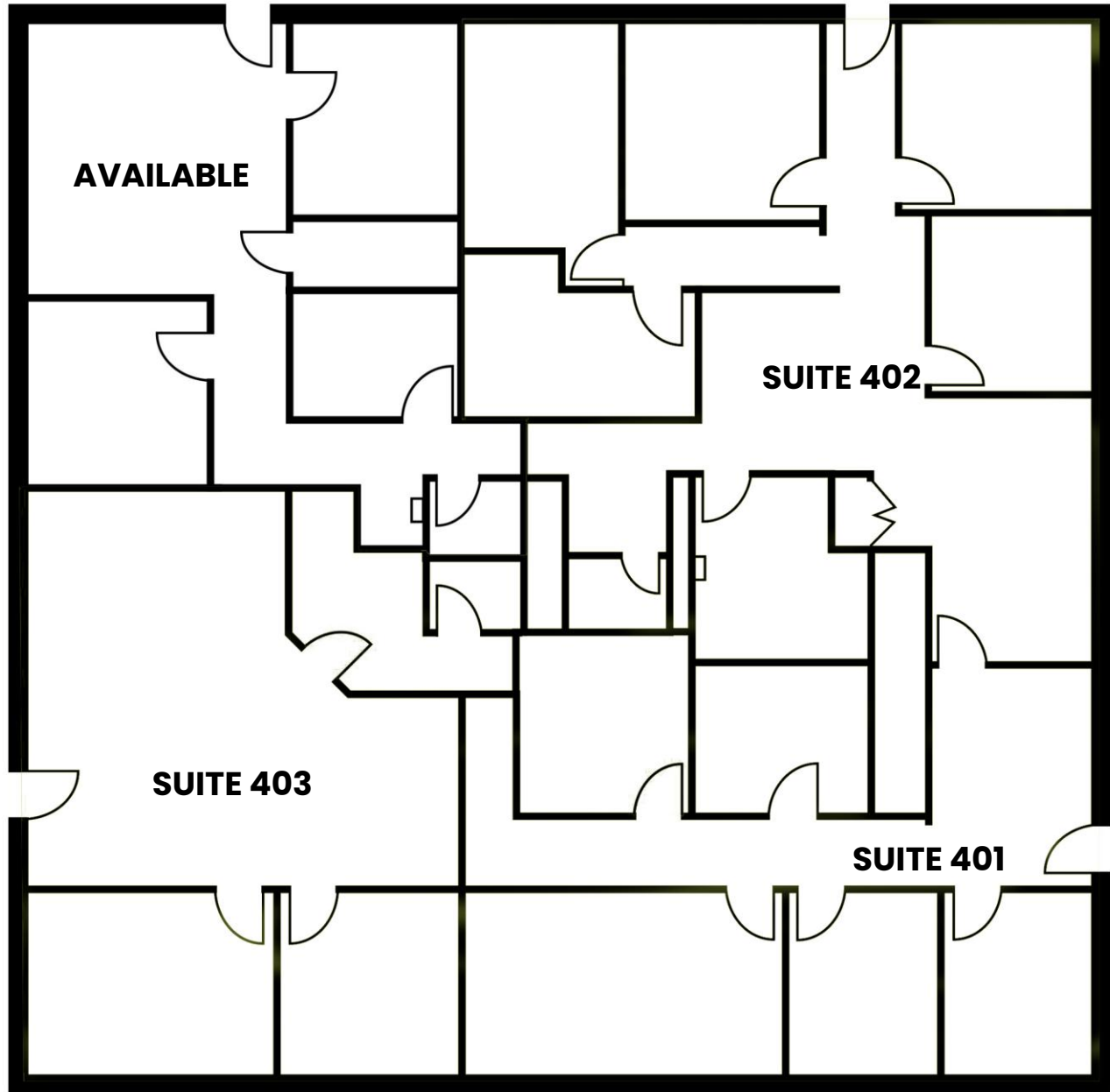
☎ | 321.297.7707

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Second Floor

4,540 SF (Entire Second Floor Available)

203 SUGARLAND PROFESSIONAL BLDG. – FLOOR PLAN



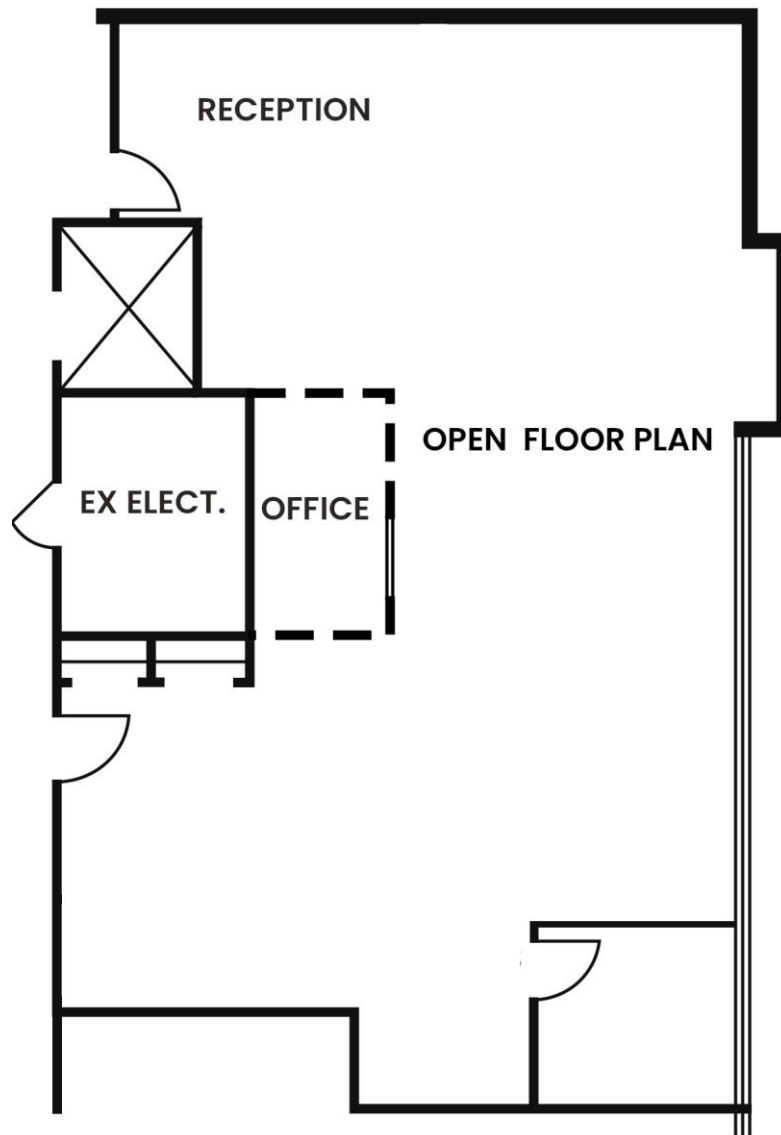
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Suite 106

1,750 SF

209 ELDEN PROFESSIONAL BLDG. – FLOOR PLAN



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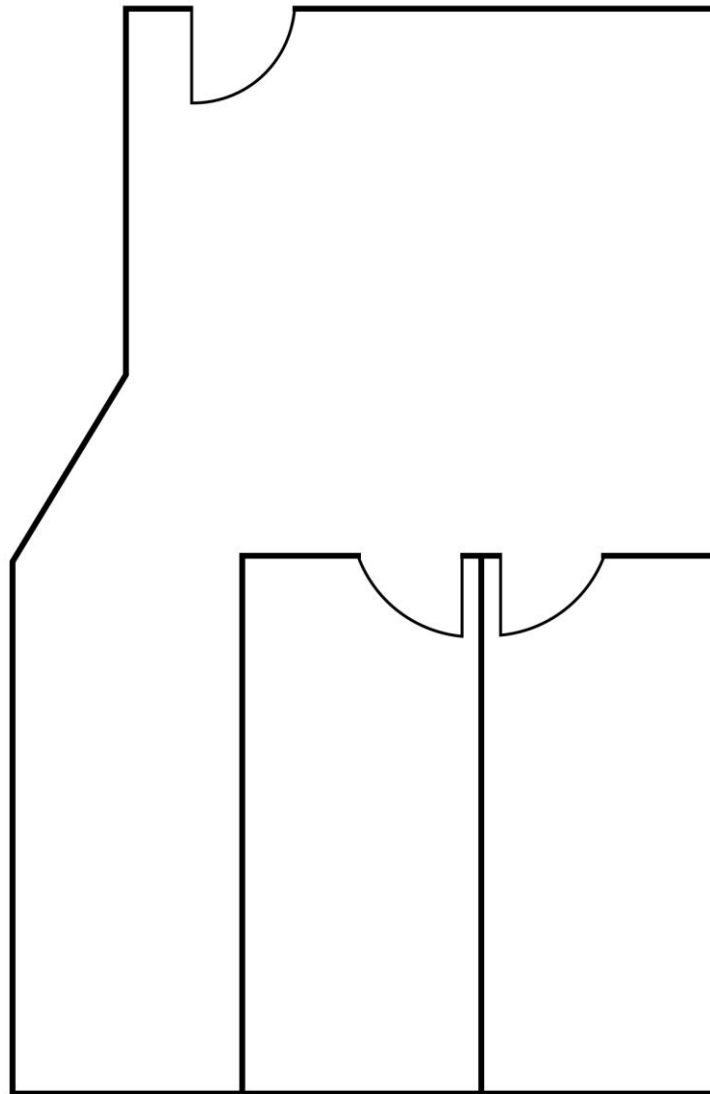
☎ | 321.297.7707

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Suite 203

850 SF

209 ELDEN PROFESSIONAL BLDG. – FLOOR PLAN



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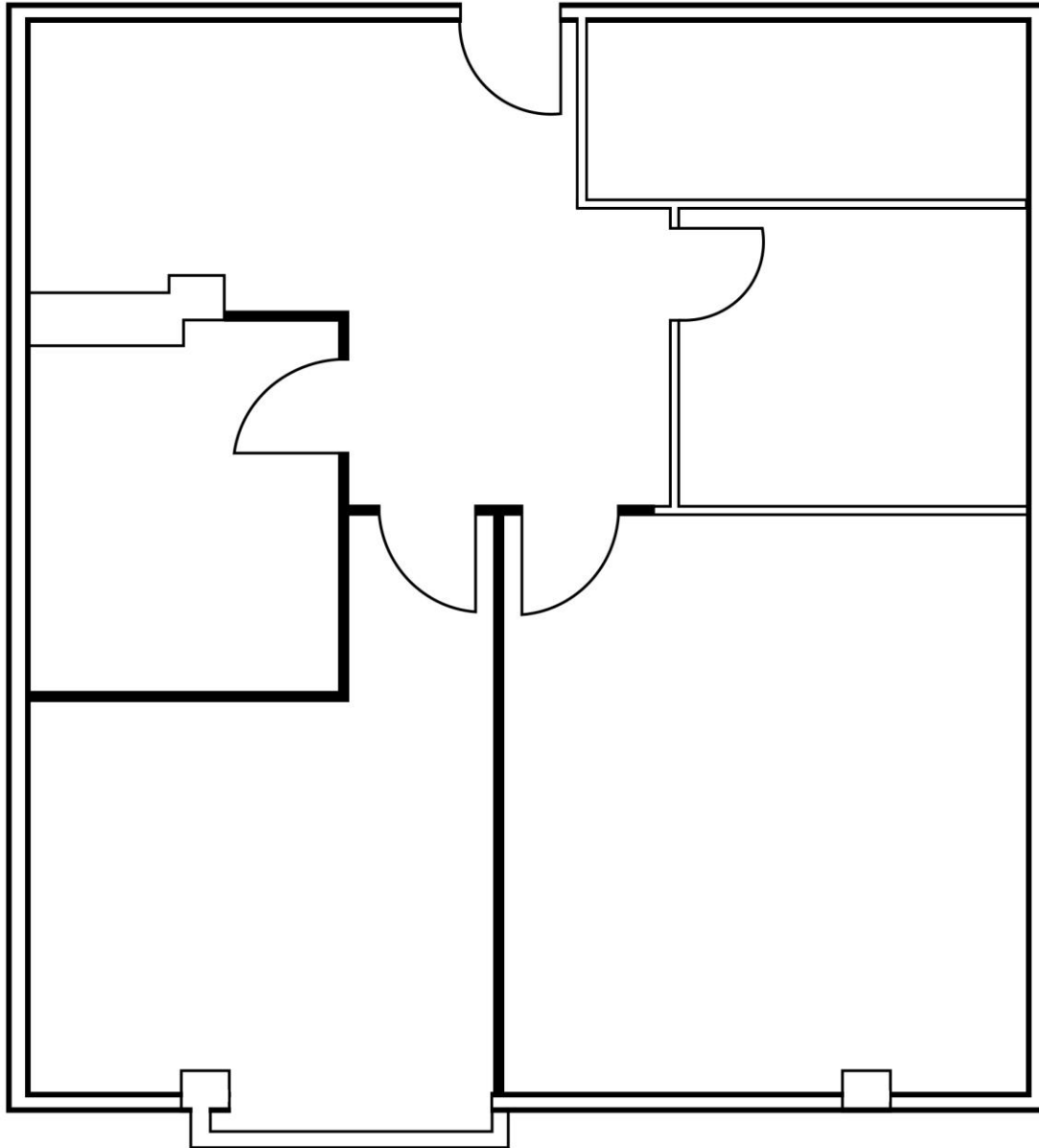
☎ | 321.297.7707

✉ | jchapin@legatcre.com

Suite 206

1,150 SF

209 ELDEN PROFESSIONAL BLDG. – FLOOR PLAN



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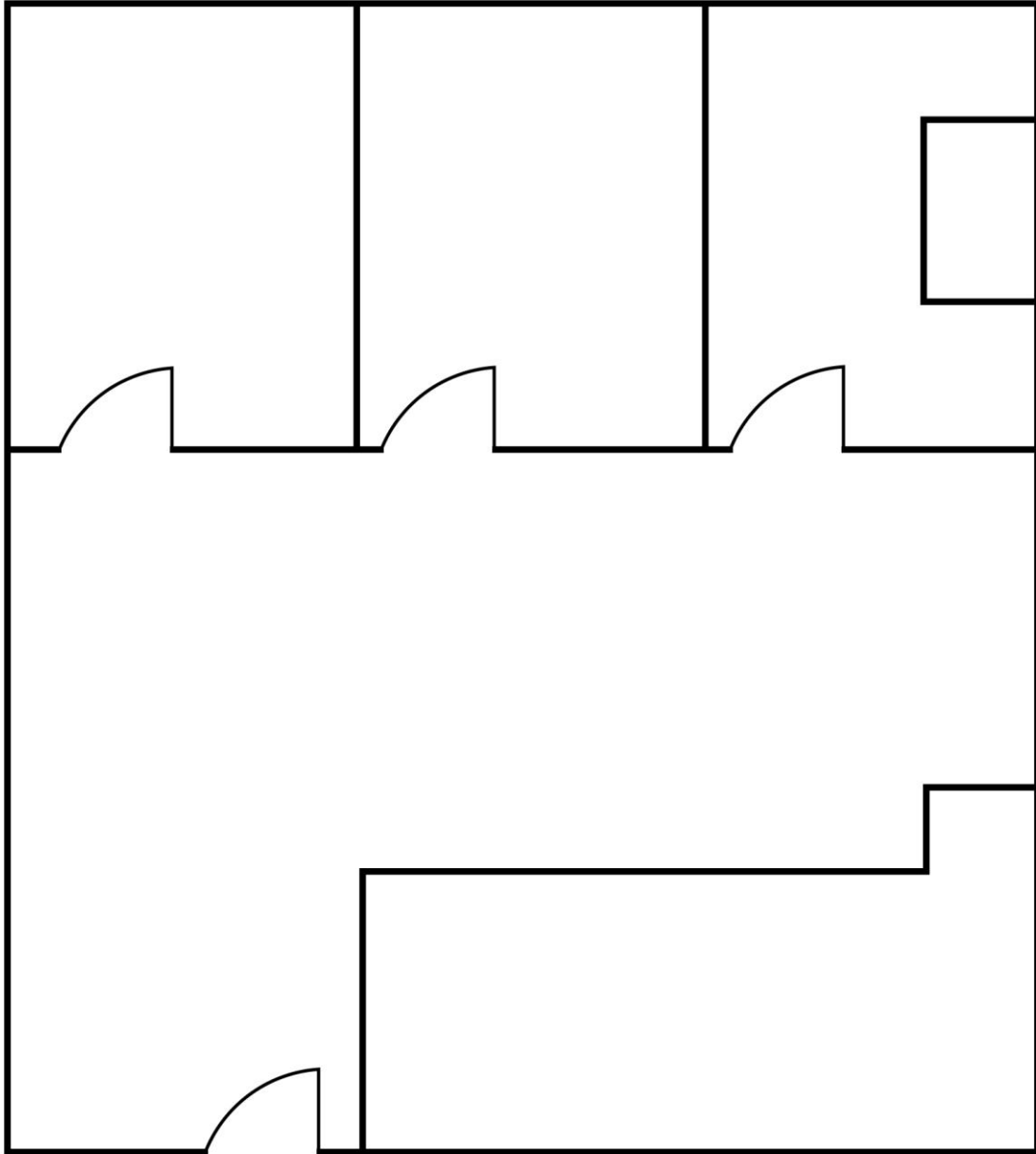
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Suite 302

1,005 SF

209 ELDEN PROFESSIONAL BLDG. – FLOOR PLAN



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EXTERIOR PHOTOS



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OFFICE BUILDINGS FOR LEASE

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INTERIOR PHOTOS



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