

OFFERING MEMORANDUM

OFFICE BUILDING - FOR SUBLEASE

13861 Sunrise Valley, Herndon, VA 20171



17,979 SF AVAILABLE ON 4TH FLOOR

CONTACTS

DANIEL KLUEGER

The Tenant Agency
202.401.6659
dklueger@tta-re.com

BRIAN ORZECOWSKI

The Tenant Agency
301.754.6166
borzechowski@tta-re.com

DENIZ YENER

The Tenant Agency
202.468.9313
dyener@tta-re.com

MARK BETHMANN

BellCornerstone
315.579.0045
mbethmann@bellcornerstone.com

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Herndon, VA 20171

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective subtenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sublease and its terms, and any negotiations or discussions with respect to the transaction (collectively, “Confidential Information”) are confidential. Prospect agrees that it shall, and that it shall cause Prospect’s representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect’s behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.

The logo for ST Engineering, featuring a stylized gear icon to the left of the text "ST Engineering". The building in the background is a modern, multi-story office building with large glass windows and a light-colored facade. The sky is blue with scattered white clouds. In the foreground, there is a landscaped area with green grass, small trees, and a paved walkway.



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EXECUTIVE SUMMARY

13861 SUNRISE VALLEY

Herndon, VA 20171

13861 Sunrise Valley Drive presents a flexible sublease opportunity in the Herndon, Virginia market, offering approximately 18,000 square feet of office space on the 4th floor. Located within a well-established Class A office campus in the Dulles Technology Corridor, the property is well suited for professional and technology users seeking a strategically positioned location with convenient access to the Dulles Toll Road (VA-267), Route 28, and Washington Dulles International Airport.

The sublease term runs through 2032, providing long-term stability in a market undergoing continued repositioning and flight-to-quality demand. The Herndon/Reston submarket benefits from a strong employment base tied to technology, government contracting, and professional services, making this an attractive opportunity for users looking to establish or expand their presence in Northern Virginia.



MARKET OVERVIEW



Herndon, VA

Herndon is a strategically positioned suburb in western Fairfax County, sitting right in the heart of Northern Virginia's Dulles Technology Corridor. With close proximity to Washington Dulles International Airport and solid Metro access via the Silver Line, it's both a commuter hub and a business gateway. Economically, Herndon blends its historic small-town feel with modern tech and corporate energy — attracting data centers, defense contractors, and high-tech firms while benefiting from spillover demand from Tysons, Reston, and Washington, D.C. Culturally, it's diverse and dynamic. A quarter of the population is under 18, and the town hosts community events, local arts, and recreation while offering a strong quality of life with parks, trails, and family-friendly amenities.



DEMOGRAPHIC SUMMARY

HERNDON, VA

POPULATION

Herndon
25,000

State: Virginia 8.8 M

MEDIAN AGE

Herndon
35.7 Years

State: Virginia 38.8 Years

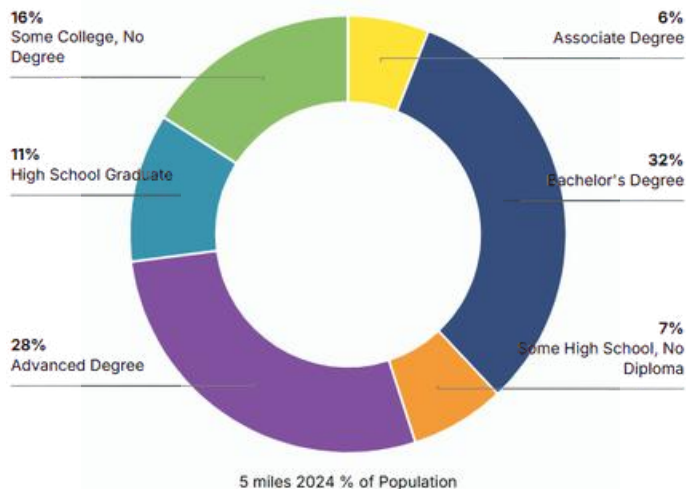
MEDIAN HOUSEHOLD INCOME

Herndon
\$141,418

State: Virginia \$90,974

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Virginia at large.



2025 STATISTICS

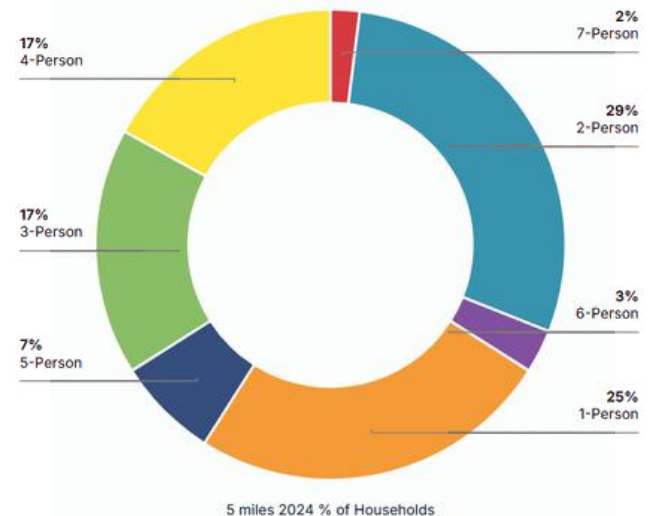
	2 m	5 m	10 m
Population 2025	47,519	220,579	756,636
Total Households	17,480	79,908	263,245
Avg Household Size	2.6	2.7	2.8
Avg Household Income	\$146,235	\$161,740	\$175,151

ECONOMIC INDICATORS

4.6% Herndon Unemployment Rate

4.6% U.S. Unemployment Rate

HOUSEHOLDS



Surrey
185,671

State: Virginia 3.33 M



Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

VA-267 (Dulles Toll Road / Dulles Access Road) – Primary east–west corridor linking Herndon directly to I-495 (Capital Beltway) and Washington, D.C., while also serving as the main access route to Washington Dulles International Airport.

VA-7 (Leesburg Pike) – Major arterial running northwest toward Leesburg and southeast toward Tysons Corner and the Beltway, supporting commuter and freight flow.

SR-228 (Elden Street / Dranesville Road) – State route running through downtown Herndon, connecting to SR-7 and local commercial corridors.

SR-606 (Elden Street / Sterling Road) – Important secondary connector between Herndon, Reston, and Loudoun County, tying into broader regional road networks.



AIRPORT PROXIMITY

Washington Dulles International Airport (IAD): Roughly 3–5 miles west of Herndon – the closest major airport with extensive domestic and international service, crucial for corporate travel and global connectivity.

Ronald Reagan Washington National Airport (DCA): ~20–26 miles southeast – convenient for short-haul domestic flights and easy access to downtown Washington via road or Metro.

Baltimore/Washington International Thurgood Marshall Airport (BWI): ~40–55 miles north – alternative large hub with broader flight options and often competitive pricing.

SITE OVERVIEW

SITE

Property Type:	Office
Building Class:	A
Year Built:	1999
Total SF:	200,531
Available SF:	17,979
Suite #:	450
Acres:	6.86 AC
Stories:	4
Parking Ratio:	3.70/1,000 SF



LOOPNET LISTING

<https://www.loopnet.com/Listing/13861-Sunrise-Valley-Dr-Herndon-VA/39241815/>



3D 
WALKTHROUGH



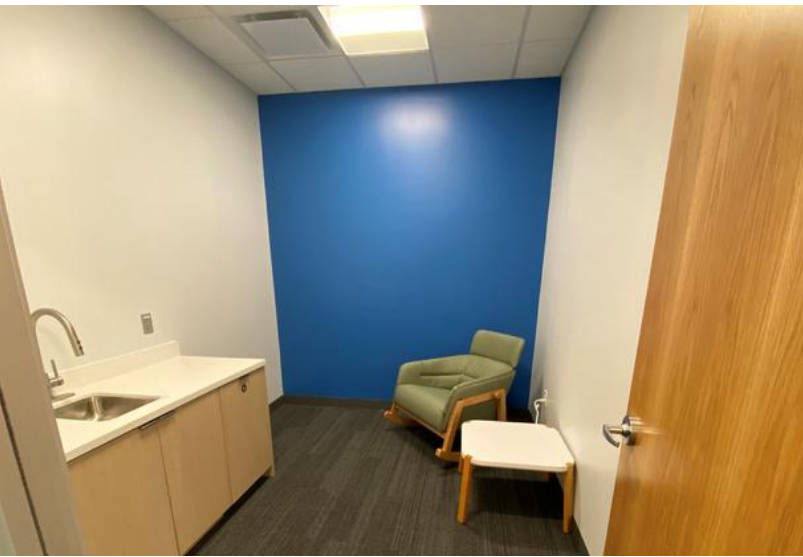
Matterport®



Coppermine Commons
13861 Sunrise Valley Drive
Building 1, Suite 450
Herndon, VA 20171







thetenantagency

DANIEL KLUEGER

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202.401.6659
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