

# THE INDUSTRIAL LOCATION

Serving Reston & Herndon Business Needs



## RESTON HERNDON BUSINESS PARK

300 - 366 VICTORY DRIVE

HERNDON, VA

**FLEXIBLE WAREHOUSE OPTIONS: 4,000 - 8,000 SF**

### AMENITIES

- Retail and restaurant amenities on-site and within close proximity
- Superb accessibility from Fairfax County Parkway & Dulles Access Road (Route 267)
- Minutes from Tysons Corner and Dulles Airport
- Reston Town Center with shopping & restaurants one mile away
- Close proximity to Metro
- Professional park environment with excellent tenant growth potential
- Dedicated local management & stable ownership with your unique requirements in mind

## WAREHOUSE & OFFICE AVAILABILITIES

SUITE 326 - 4,000 SF

SUITE 338 - 4,000 SF

RATE: \$10.50 PSF, NNN

SUITE 328 & 330 - 8,000 SF

RATE: \$12.50 PSF, NNN

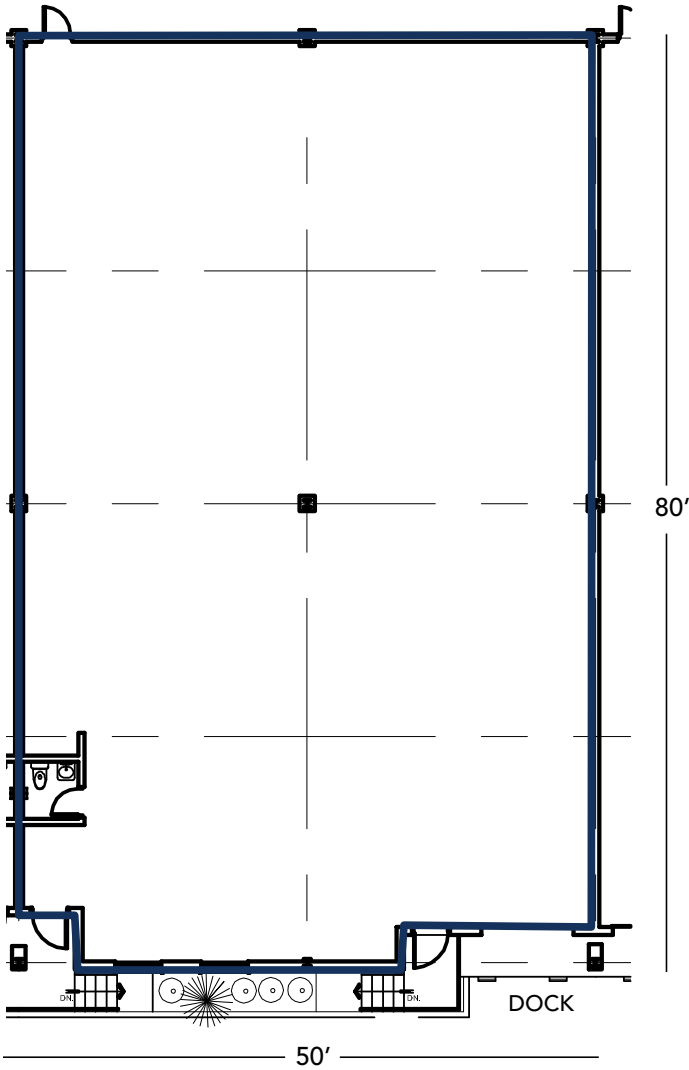
## SPACE NOTES

- NNN expenses: \$2.55 PSF (includes trash removal)
- 18' - 22' clear ceiling heights
- Drive-in and dock loading

## LOCATION MAP



# WAREHOUSE/OFFICE OPTIONS 308-366 VICTORY DRIVE



## BUILDING 2

SUITE 326

4,000 SF

\$10.50 PSF NNN

Available 5/17

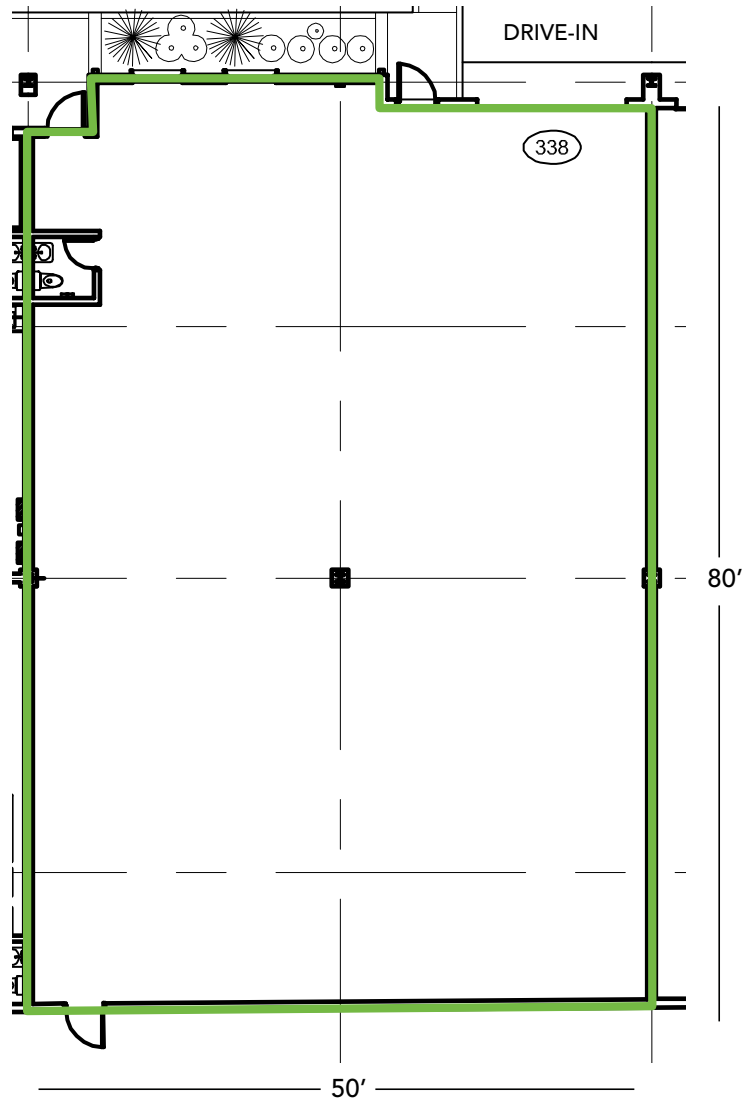
## BUILDING 3

SUITE 338

4,000 SF

\$10.50 PSF NNN

Available 3/17



BEV SHEFFLER  
703.749.9453  
bev.sheffler@transwestern.com

CAULLEY DERINGER  
703.749.9415  
caulley.deringer@transwestern.com

STEVE CLOUD  
703.749.9455  
steve.cloud@transwestern.com

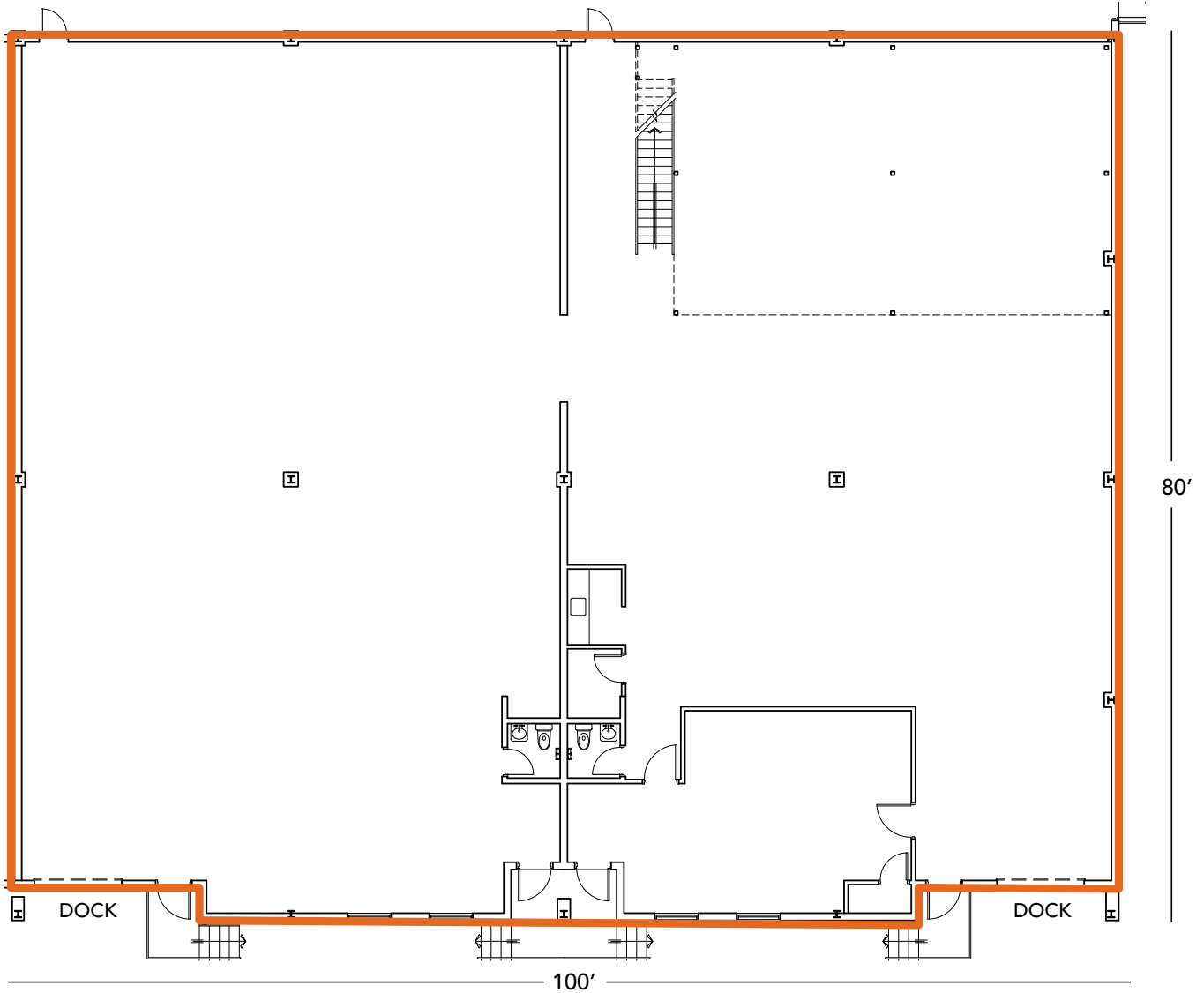
# WAREHOUSE/OFFICE OPTIONS 308-366 VICTORY DRIVE

## BUILDING 2

SUITE 328-330

8,000 SF

\$12.50 PSF NNN

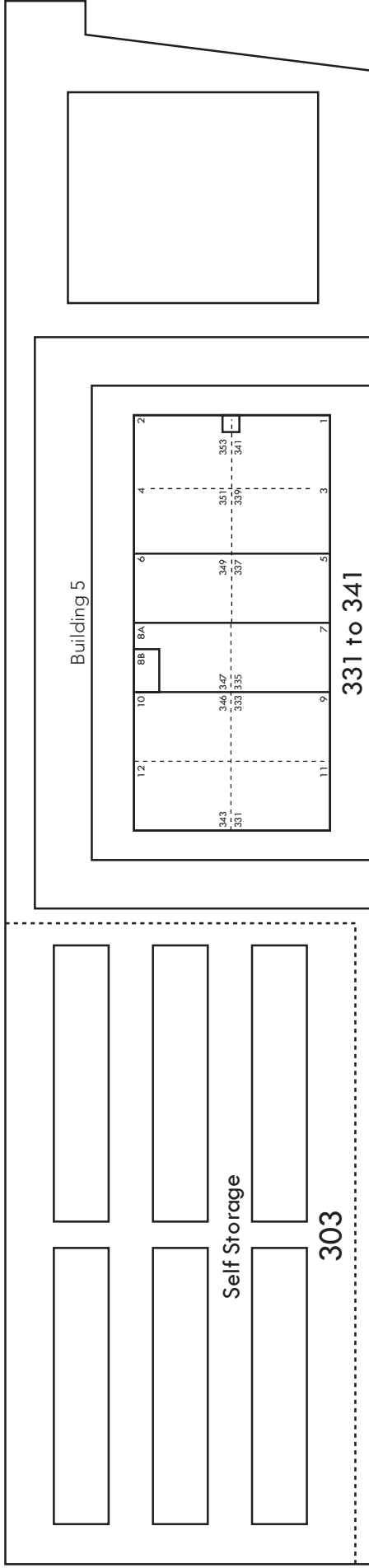




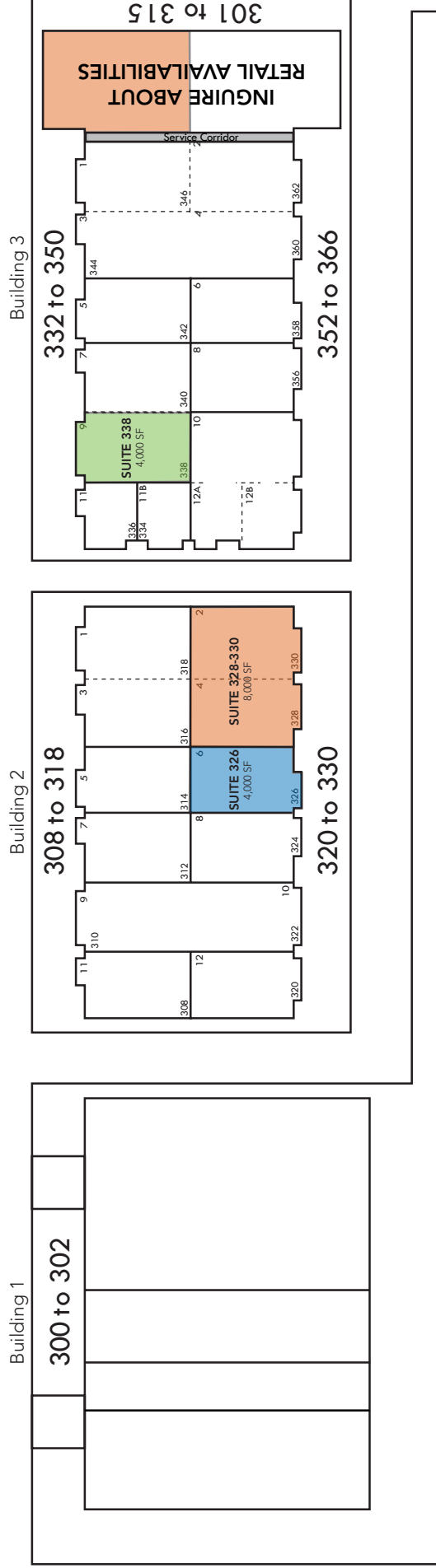
JOIN



# IN HERNDON'S MOST PROMINENT INDUSTRIAL PARK!



## Victory Drive



7900 Tysons One Place  
Suite 600  
McLean, VA 22102  
Ph: 703.821.0040  
Fax: 704.734.2837  
transwestern.com



BEV SHEFFLER  
703.749.9453  
bev.sheffler@transwestern.com

CAULLEY DERINGER  
703.749.9415  
caulley.deringer@transwestern.com

STEVE CLOUD  
703.749.9455  
steve.cloud@transwestern.com