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AT
HERNDON
METRO

2245 AT HERNDON METRO

2245 MONROE STREET HERNDON, VA 20171

2245 at Herndon Metro is a Class A,
6-story office building with 162,357 SF

Walking distance to the Herndon Metro

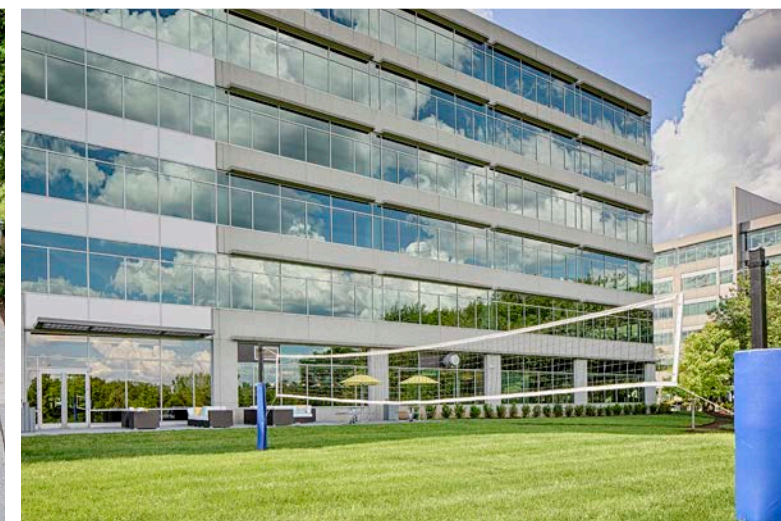
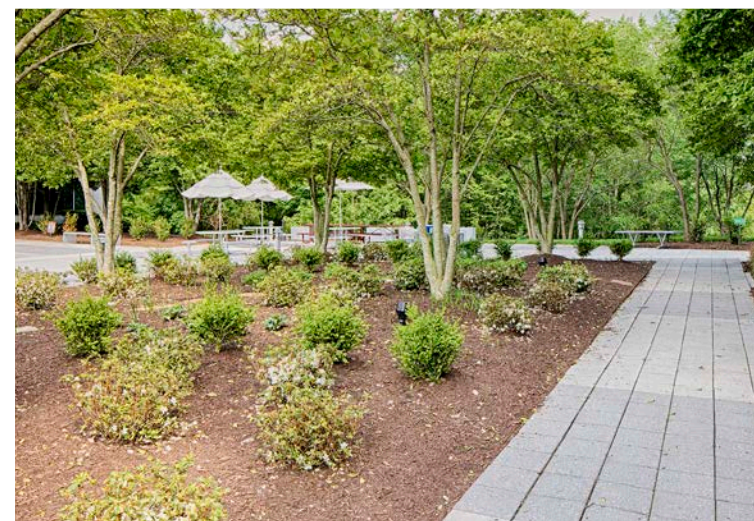
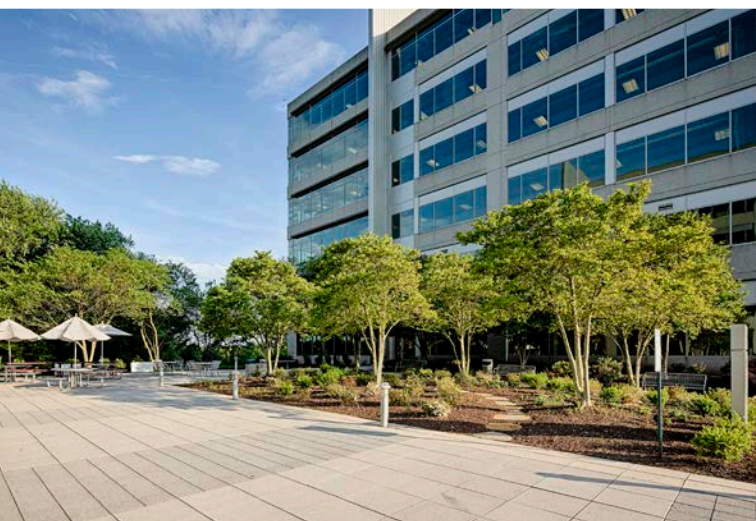
Provides a unique tenant experience
enhanced by significant new amenity
improvements

The building is surrounded by the
natural beauty of the 15.75-acre
Herndon Monroe Wetland Preserve
which includes several walking trails,
bridge and 1.4-acre pond

Quality, stable ownership

On-site property management &
building engineer

WORK INSPIRED.



LOBBY



BUILDING FEATURES:



Structured
Parking



3.47 per 1,000
Parking Ratio



Back-up
Generator



Building Signage
Available



Flexible Floor
Layout



Storage Area
With Loading



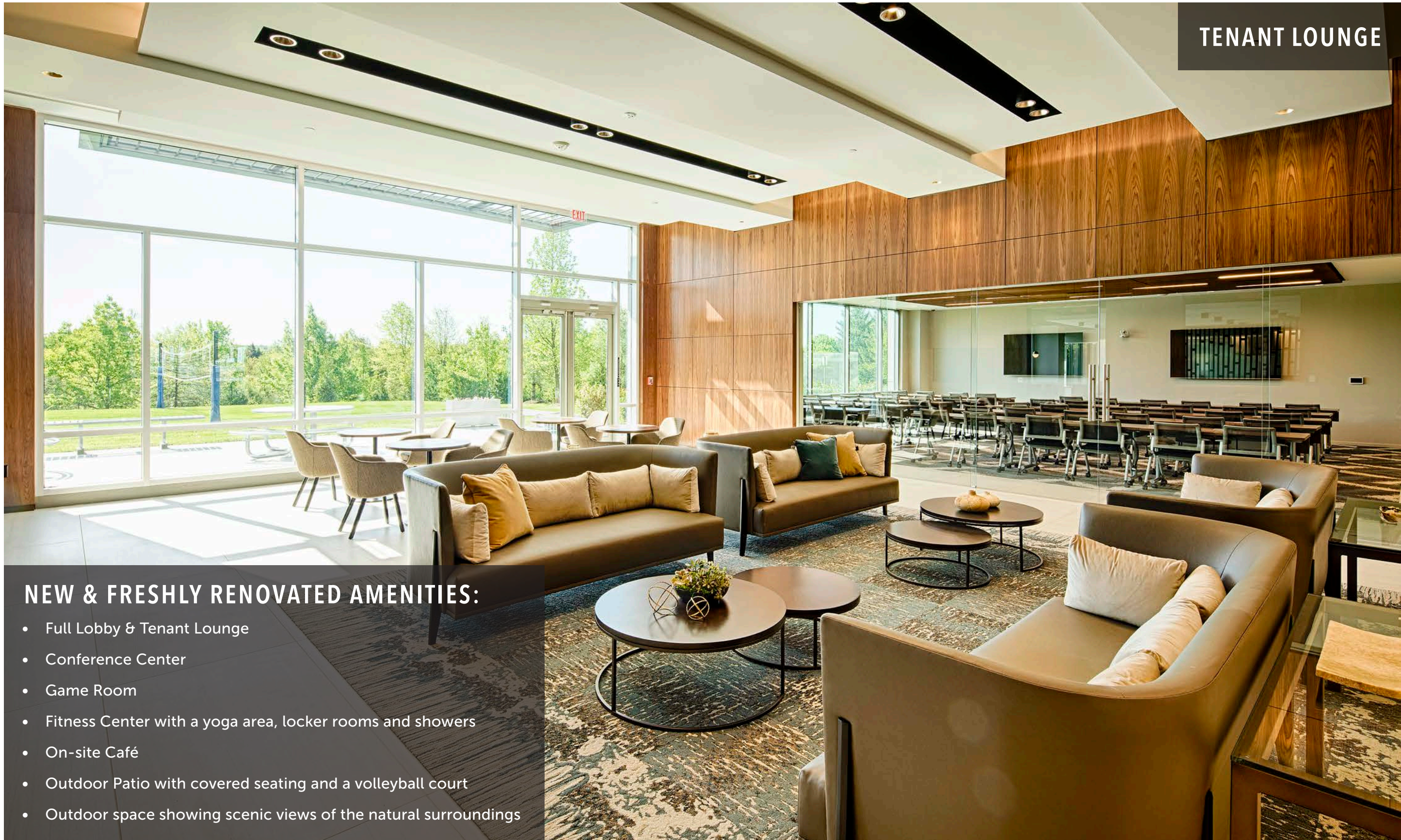
4 Renovated
Elevator Cabs



WiFi

NEW & FRESHLY RENOVATED AMENITIES:

- Full Lobby & Tenant Lounge
- Conference Center
- Game Room
- Fitness Center with a yoga area, locker rooms and showers
- On-site Café
- Outdoor Patio with covered seating and a volleyball court
- Outdoor space showing scenic views of the natural surroundings



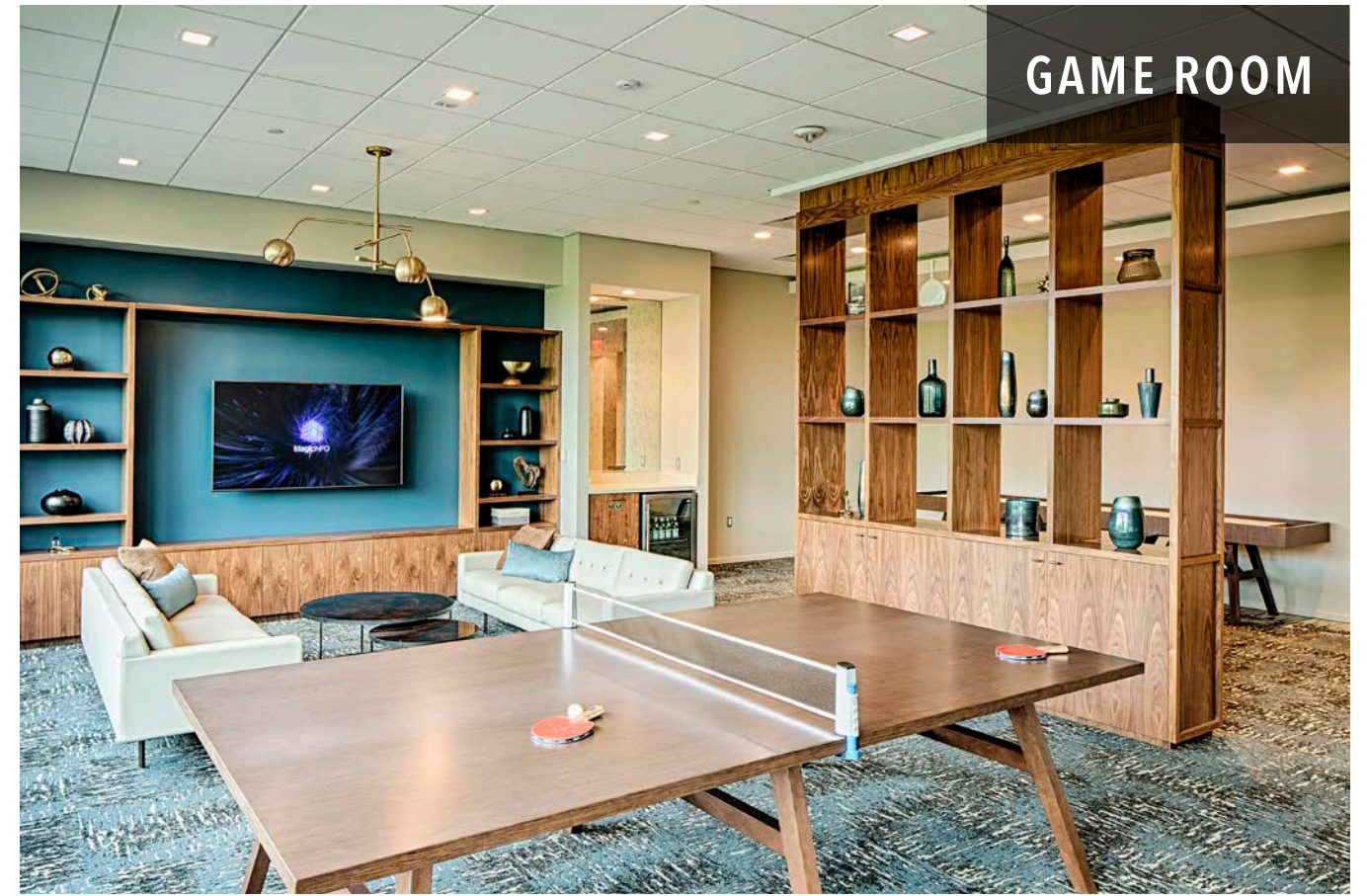
FRESH / BRIGHT CAFE
45 SEAT CAPACITY



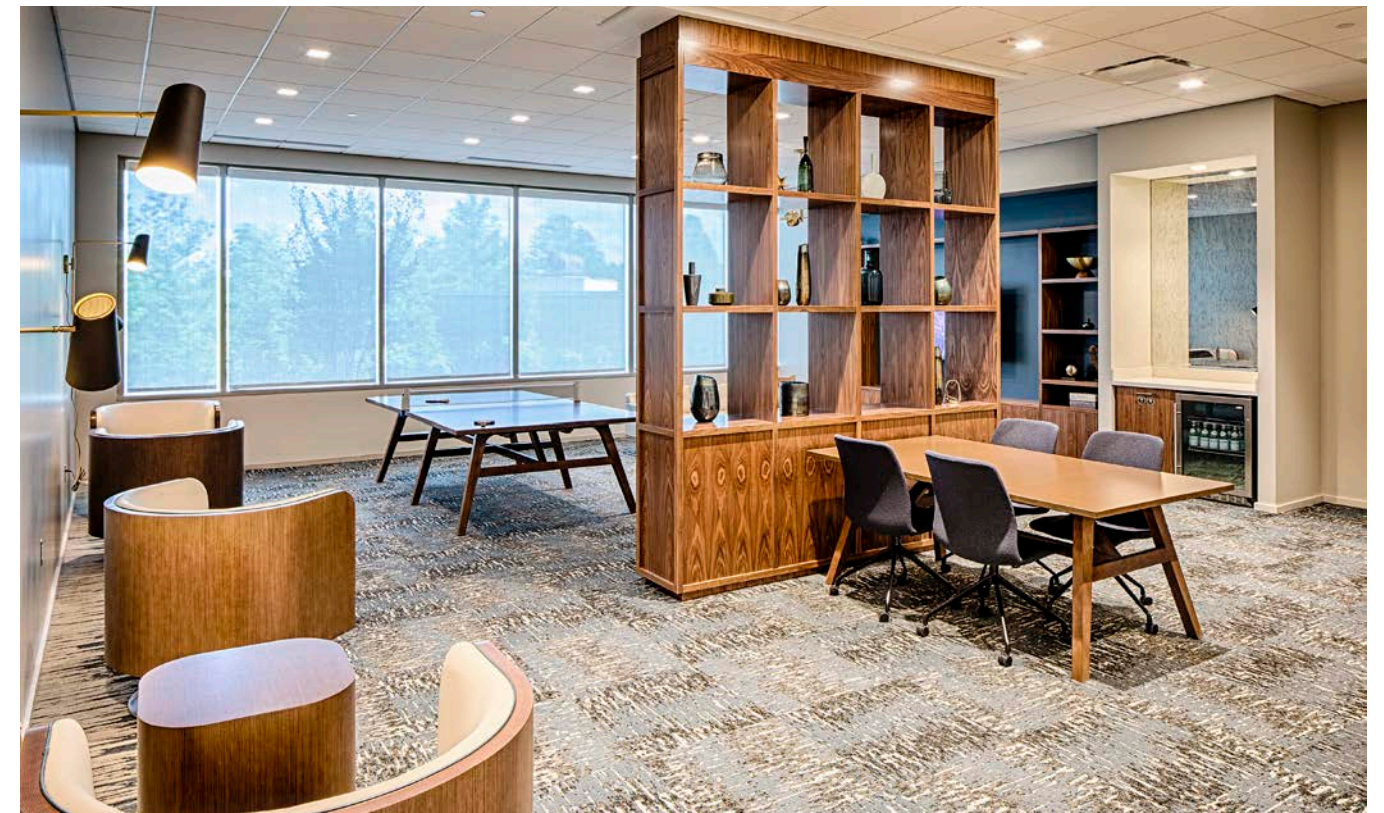


STATE-OF-THE-ART
CONFERENCE CENTER

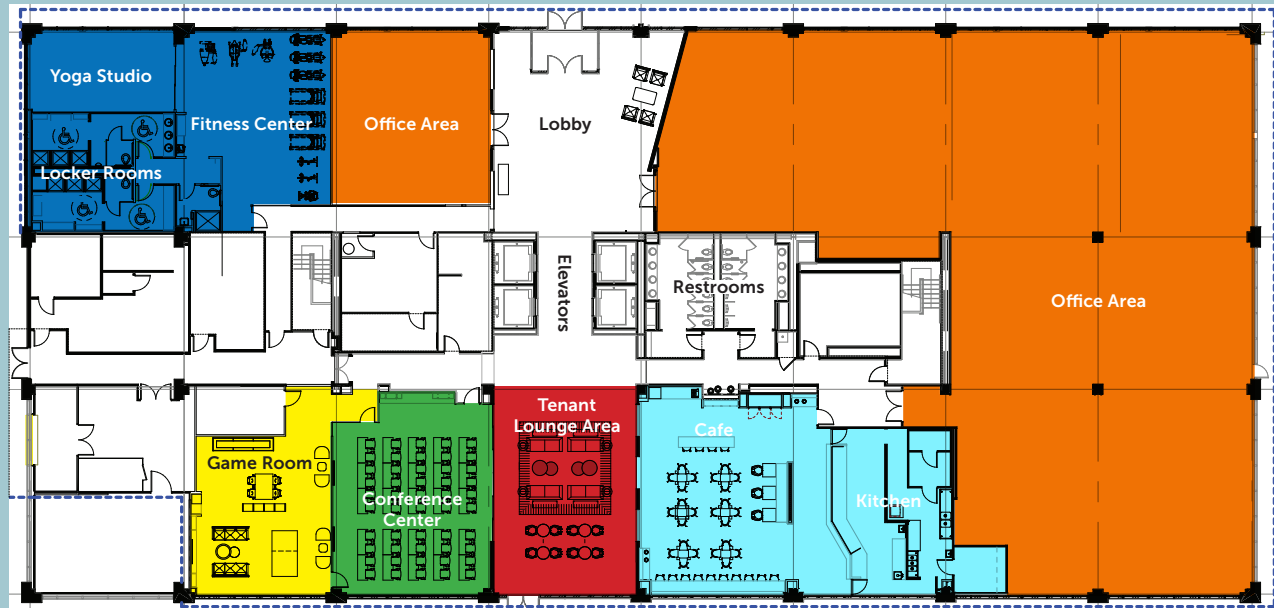
80 SEAT CAPACITY



GAME ROOM



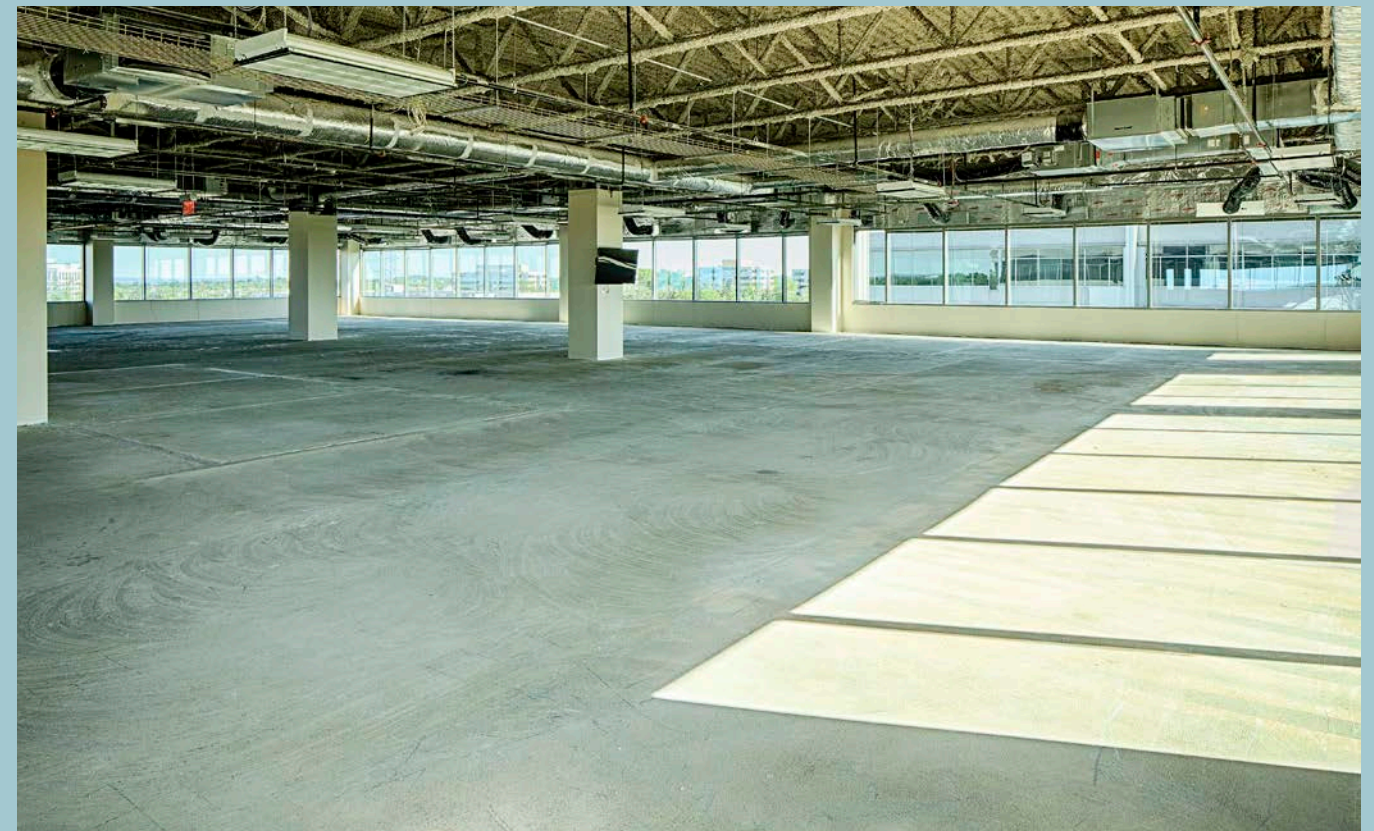
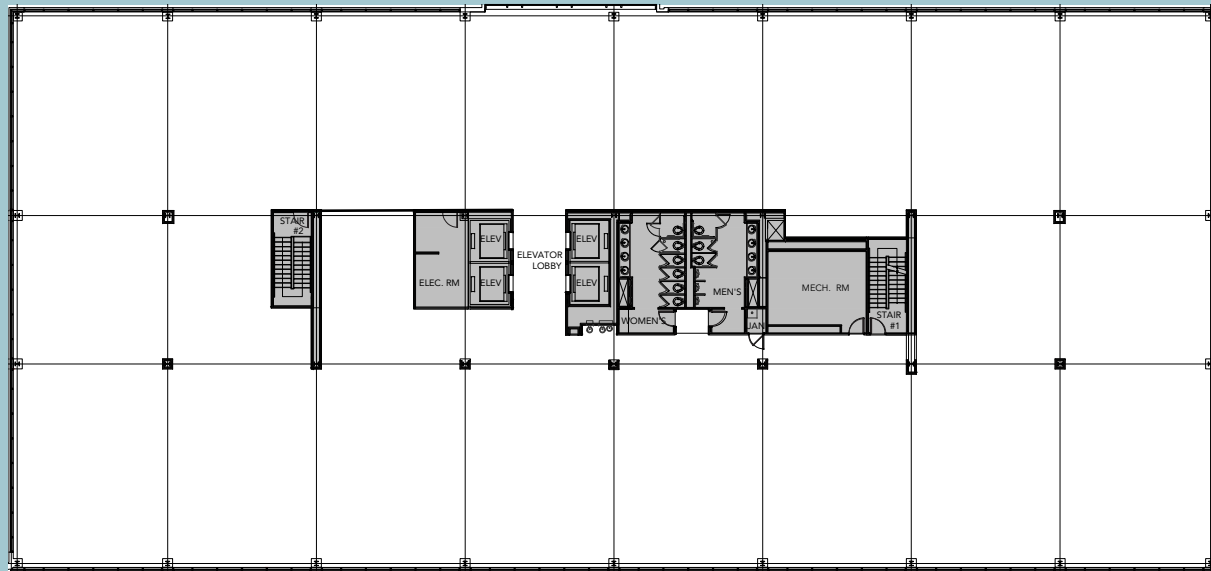
CUTTING EDGE "AMENITIZATION" OF 1ST FLOOR



- Fitness Center
- Office Areas
- Conference Center
- Game Room
- Cafe
- Tenant Lounge Area



TYPICAL FLOOR PLATE | 29,894 RSF





YOGA ROOM

SOUND BODY, SOUND MIND
BRAND NEW FITNESS CENTER

State-of-the-art fitness center with exercise machines, free-weights, yoga room and renovated locker rooms with showers.

ACCESSIBILITY



2245
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METRO



WOODLAND PARK CROSSING



COMING SOON:

3 NEW RESTAURANTS
& COFFEE SHOP

HEART OF THE DULLES CORRIDOR



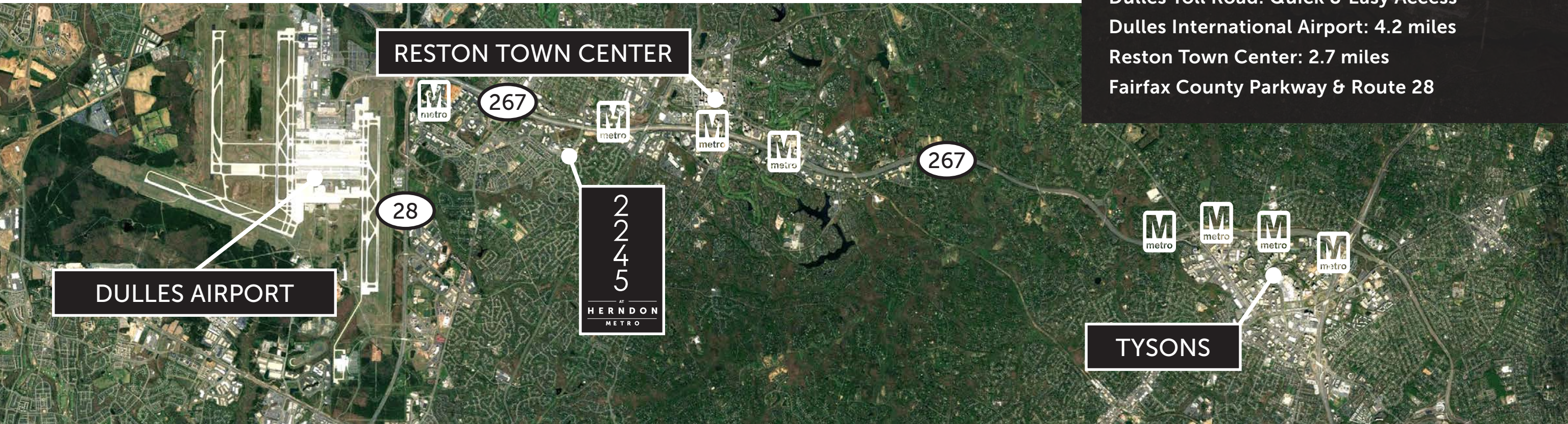
WALK TO METRO...ACCESS



FUTURE HERNDON METRO
COMING 2020

CONVENIENTLY LOCATED NEAR:

- Herndon Metro: 6 minute walk
- Dulles Toll Road: Quick & Easy Access
- Dulles International Airport: 4.2 miles
- Reston Town Center: 2.7 miles
- Fairfax County Parkway & Route 28





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FOR MORE INFORMATION PLEASE CONTACT: