
PROPERTY FOR LEASE

Ownership:	Arrowbrook Centre, LLC
Acreage:	3.63 acres
GPIN:	Fairfax County - 0163 20 0006 (Herndon, Virginia)
Terms:	Ground lease term and rent TBD.
Density:	Existing CDP which contemplates intense office, hotel and retail development being reconsidered for a 50 year term. Ownership focused on leasing the ground with 121 existing parking spaces to facilitate up to 250 hotel rooms and 7,645 SF of retail uses.
Construction:	TBD
Link to Dropbox:	Link to Arrowbrook A4-A6 Data

A unique hotel development opportunity at a superior location with surface parking and ancillary retail possible.

Notes: Principals and Buyer Brokers being compensated by Buyer are solicited. Property is subject to change in price and/or removal from the market at any time and for any reason whatsoever. The information above and enclosed is deemed to come from reliable sources but is not guaranteed and is subject to errors and omissions.

SHOWN BY APPOINTMENT ONLY
FOR FURTHER INFORMATION AND APPOINTMENT TO INSPECT
Call: 703-591-7020