



  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

HERNDON, VA

# 2245 MONROE STREET

Agency Leasing

Walmart Labs, the technology subsidiary of Walmart signed an 11-year lease for 162,357 square feet of office space at 2245 Monroe Street at Herndon Metro in Herndon, Virginia.

Barings Advisors provides asset advisory services for the project. Based in Charlotte, North Carolina, Barings is an international investment firm and subsidiary of Mass Mutual with more than \$338 billion of commercial real estate assets under management.

Part of a two-building project, 2245 Monroe St. is a high-end, Class A office property in the Dulles Corridor that provides walkability to the new Herndon Metro. It underwent massive renovations beginning in 2019, including the overhaul of the entire first floor to include a new lobby, tenant lounge, fitness center, café, game room and outdoor patio. In addition, the five floors above the lobby were white boxed into a clean shell condition.

Walmart Labs leverages the expertise of software engineering teams, designers, data scientists and product managers to create top solutions for Walmart’s future online and in-store shopping experiences.

“These high-quality renovations are impeccably suited to a dynamic workforce with a centralized location.”

Caulley Deringer  
Executive Vice President