

MONUMENT III

AT WORLDGATE

12930 WORLDGATE DRIVE | HERNDON, VA 20170



LOCATION



VIEWS



CONFERENCE
CENTER



TENANT
LOUNGE



SPEC SUITES

SUPERIOR BUILDING

- Efficient Floors
 - + Column Free – 30' x 46'
 - + Rectangular Floorplate
- 3.3/1,000 parking
 - + 6 story under building parking
 - + Surface parking
- Amenities:
 - + New Conference Facility, Tenant Lounge, and Fresh Market
 - + Fitness Center – Under Construction
 - + Golf Simulator – Under Construction
- Spare generator available
- Elevated Parking Structure provides amazing views
 - + Clear views of Dulles International Airport, Reston Town Center, Dulles Technology Center, and more
 - + Over 100,000 cars drive past the building each day
- Walking distance to Worldgate Center with more than 200,000 SF of amenities.
- Direct access to the Dulles Toll Road. Short walk to Herndon Metro Station. Shuttle to Herndon Metro. 3 miles to Dulles International Airport 11 miles to Tysons
- Join corporate neighbors - AWS, ManTech, Peraton, HPE, Everfox, Honeywell, L3, and more

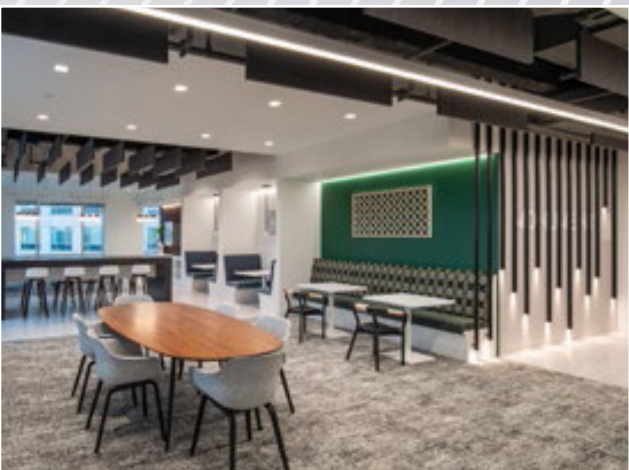
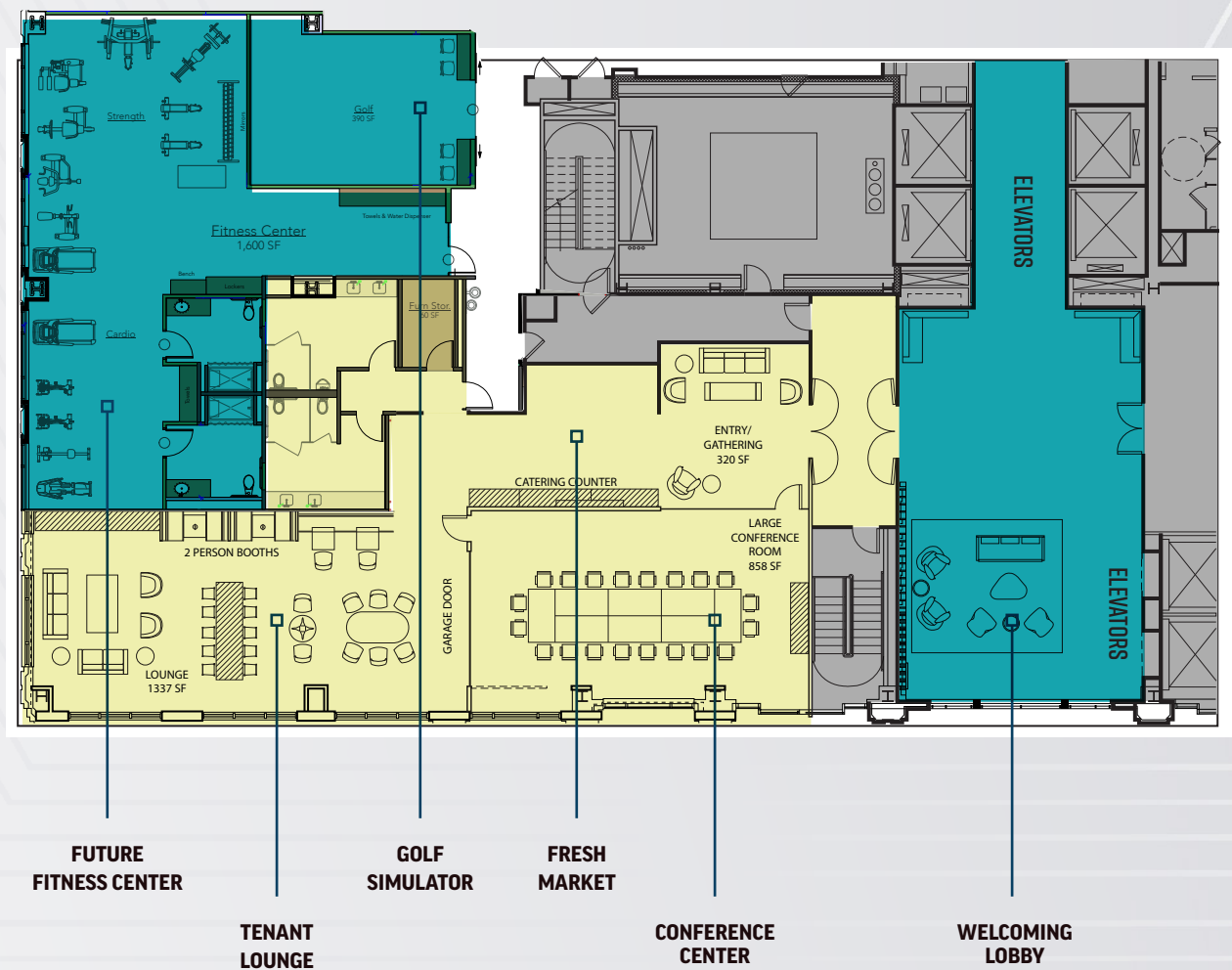
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NEW WELCOMING LOBBY



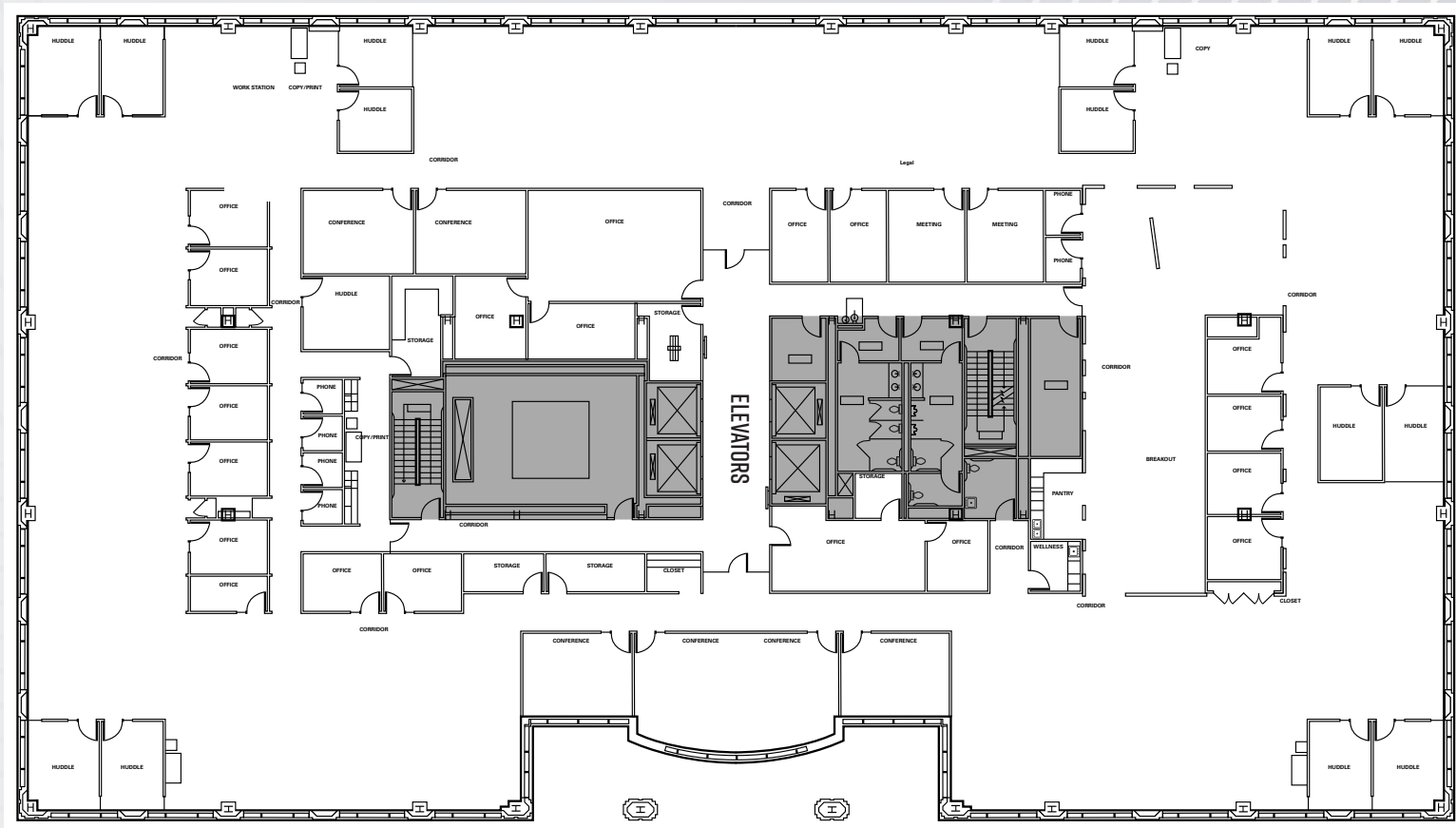
CONFERENCE CENTER + TENANT LOUNGE WITH FRESH MARKET





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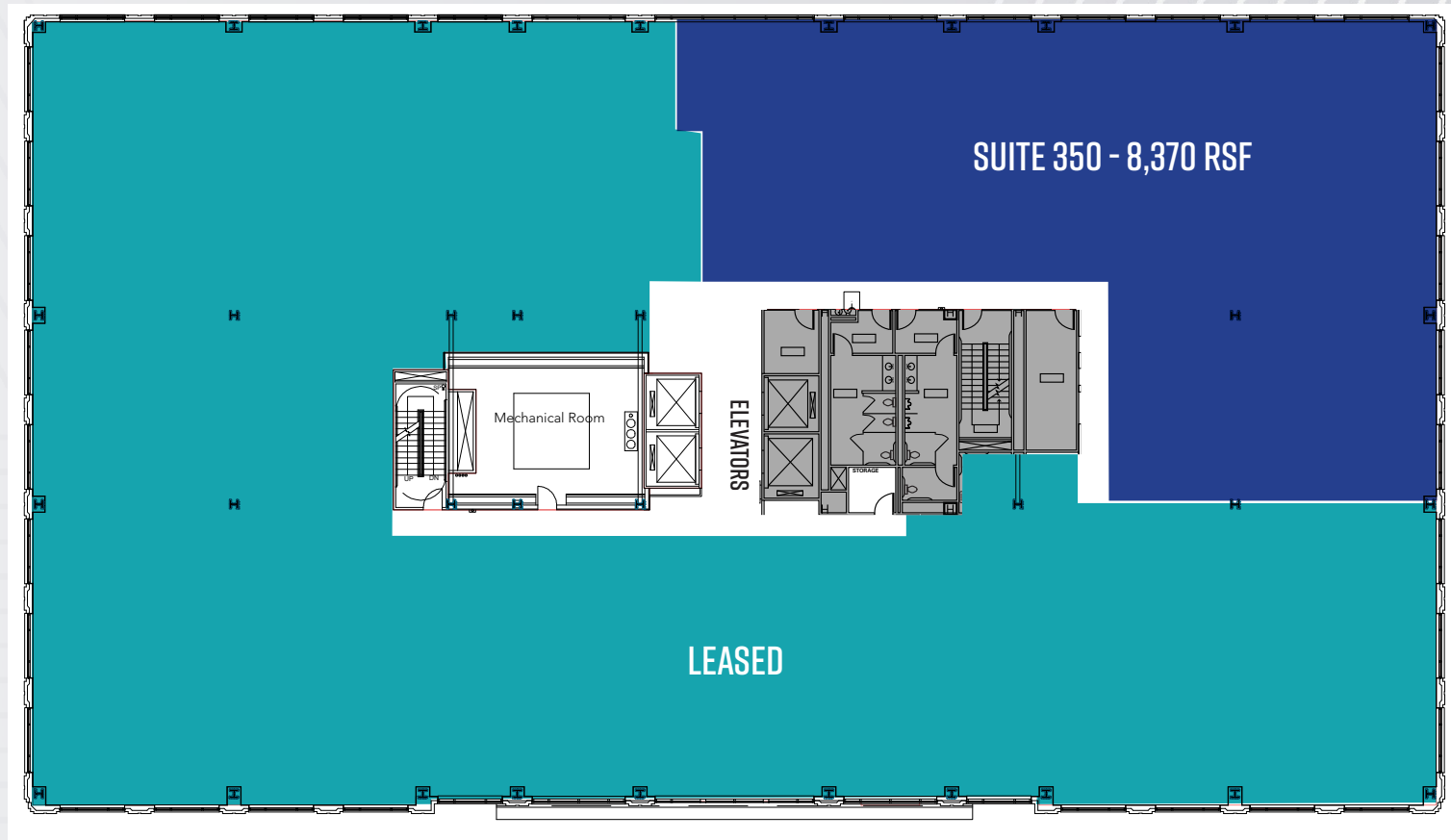
TOP FLOOR AVAILABLE
SUITE 700 | 28,486 RSF
HIGH END FINISHES



DULLES TOLL ROAD

MONUMENT |||
AT WORLDGATE

AVAILABILITY
SUITE 350 | 8,370 RSF
SHELL CONDITION



DULLES TOLL ROAD

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AVAILABILITY

1ST FLOOR | 4,000 - 20,000 RSF
SPEC SUITES FORTHCOMING



DULLES TOLL ROAD



TOP FLOOR VIEWS





EXCELLENT SPACE CONDITION

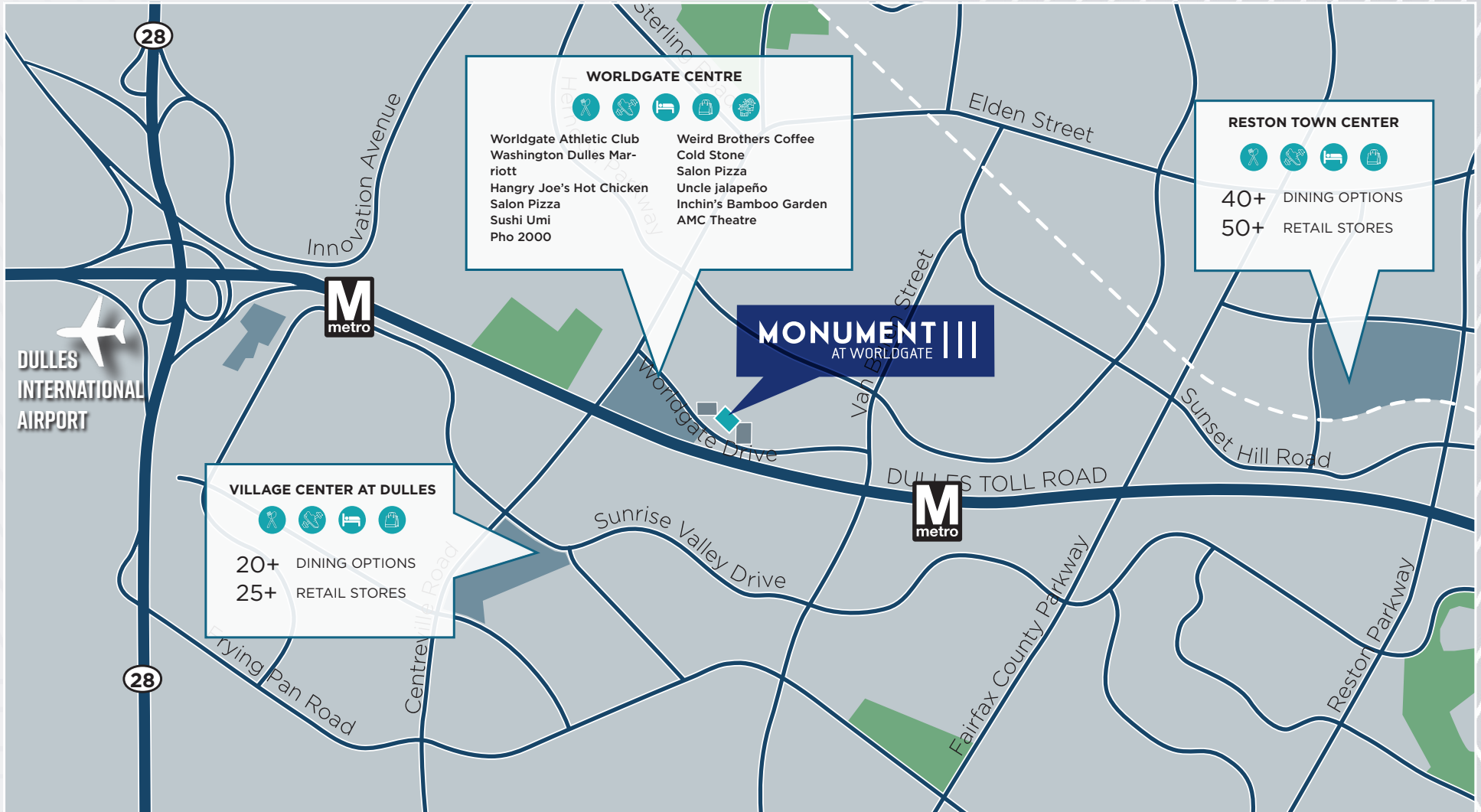


EASY ACCESS

- + DIRECT ACCESS TO DULLES TOLL ROAD < .5 MILES
- + SHORT WALK OR SHUTTLE TO HERNDON METRO STATION
- + 3 MILES TO DULLES INTERNATIONAL AIRPORT
- + 11 MILES TO TYSONS



DINE, SHOP + STAY ACTIVE



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CROWN PROPERTIES

- new, low leverage loan
- 45 year old privately held company
- Comprehensive Asset management
- Proven track record in creating value

NEWMARK

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