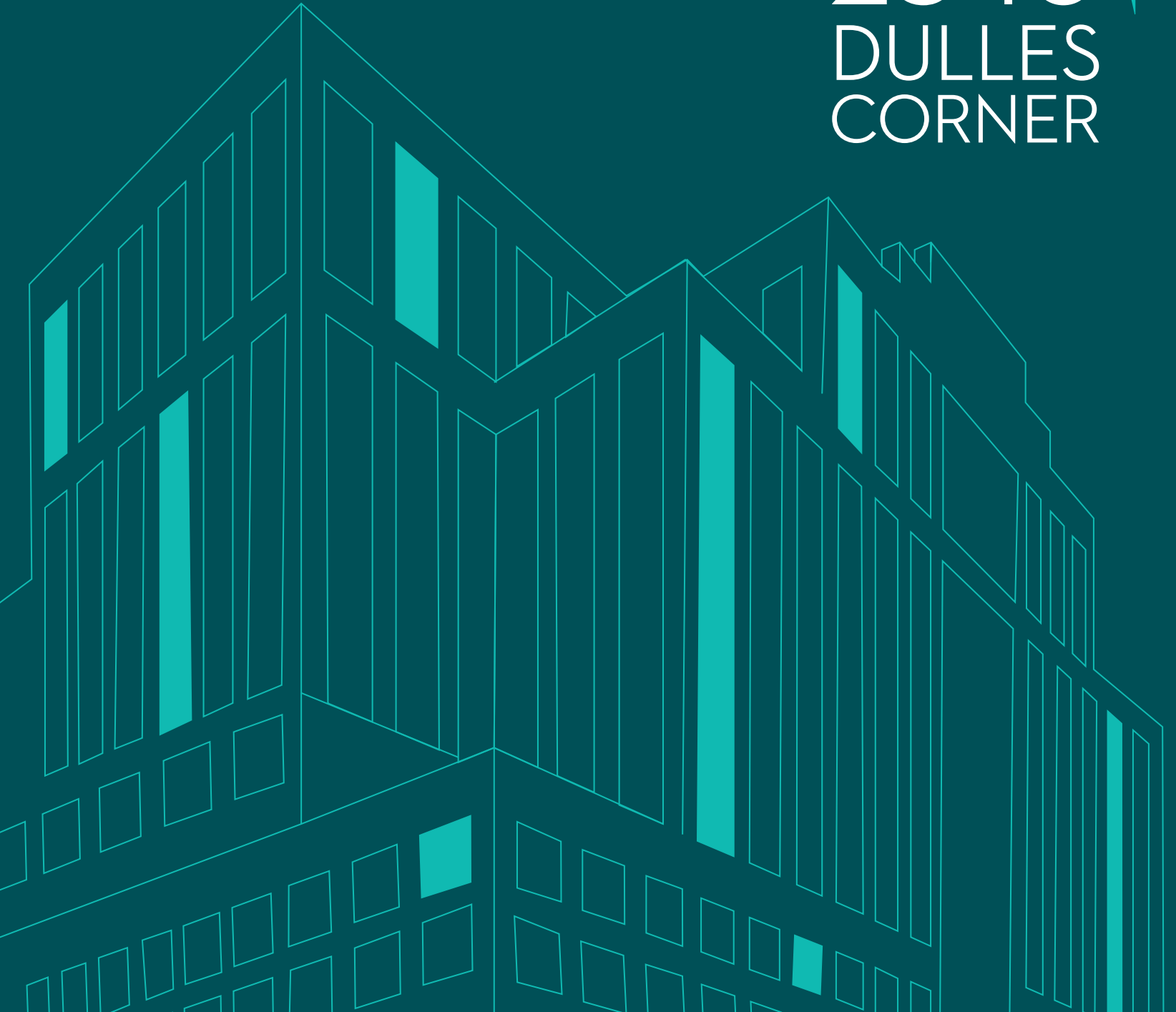


2340  
DULLES  
CORNER



# YOUR NEXT WORKPLACE DESTINATION

Renovation delivering in 2023...

Situated in the award winning Dulles Corner Park, this office destination provides space to work, collaborate and unwind in one central location. The redevelopment will feature new amenities, re-imagined building lobby and thriving green space, making 2340 Dulles a benchmark property for the Dulles area's next phase of growth.



**265K SF**  
OFFICE TOWER

**22K SF**  
OPEN FLOOR PLATES

**12K SF**  
AMENITY SPACE

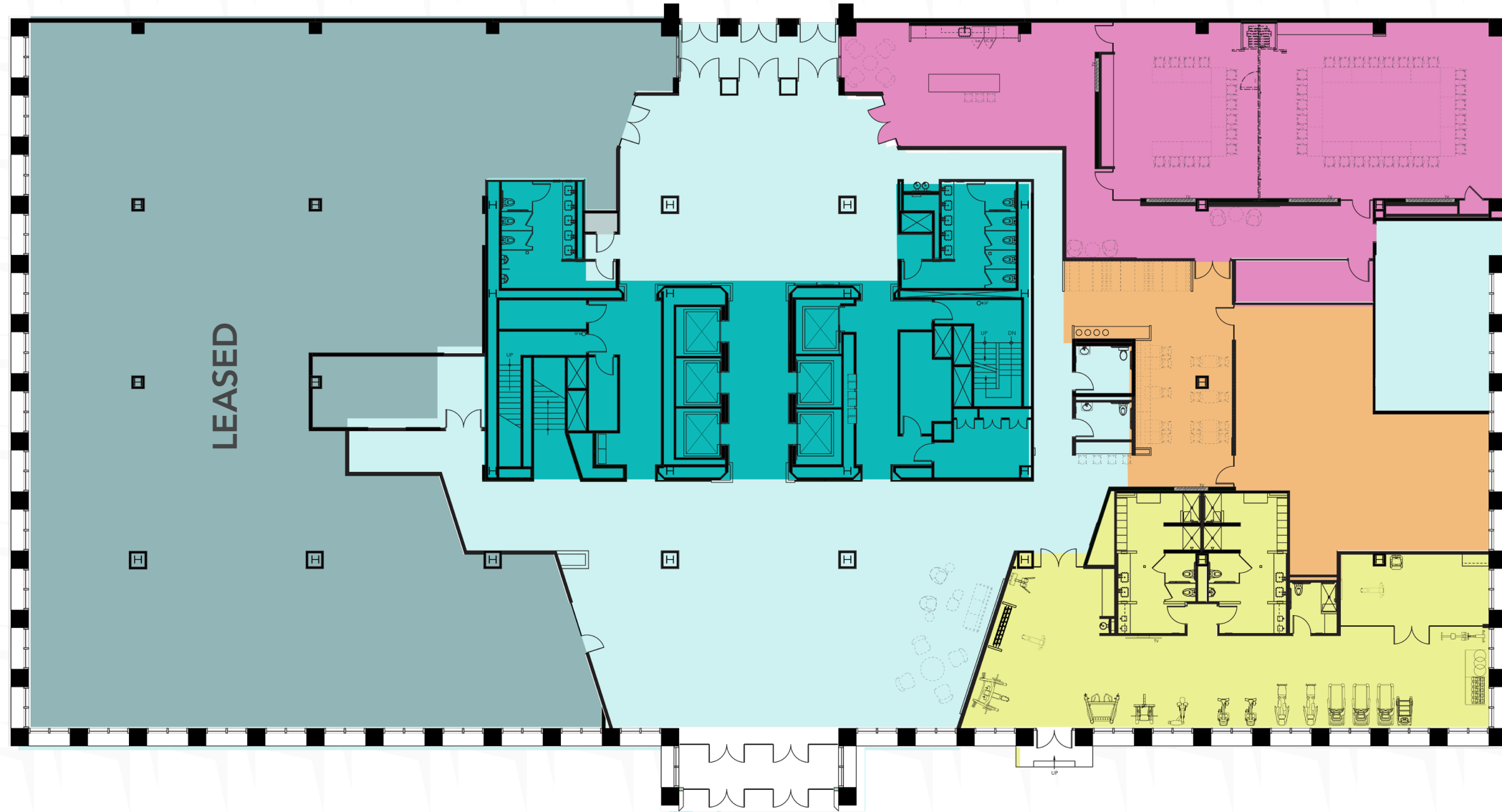
- » Expansive destination lobby
- » State-of-the-art conference center
- » Spacious fitness facility
- » Tenant lounge
- » Cafe with patio seating
- » Potential for private terraces
- » Sweeping views of Blue Ridge Mountains
- » Abundant parking: 1,084 spaces

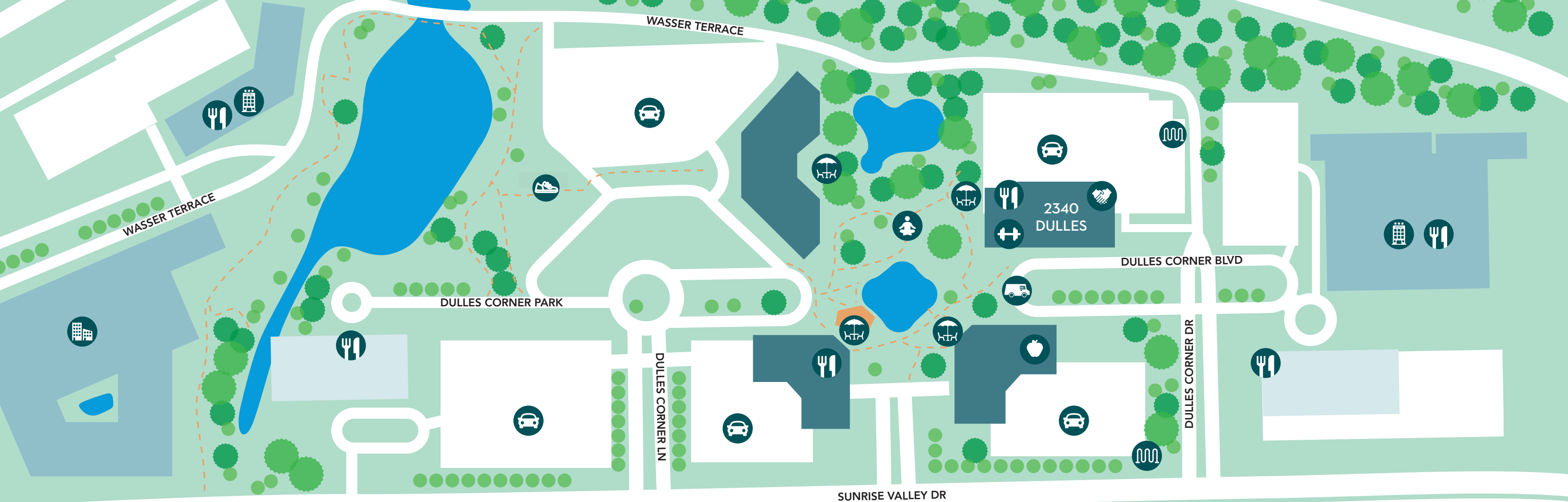
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Slab to Slab Heights  
lower level: 18' 6"  
lobby level: 19' 6"  
floors 2 -10: 13' 2"





# UPGRADED AMENITIES

- CONFERENCE
- CAFE / LOUNGE
- FITNESS CENTER





2340 Dulles is designed with convenience in mind; a commanding aesthetic of green spaces, ample car parking and amenities within and just beyond.

- |  |   |   |
|--|---|---|
|  Play & Learn (daycare) |  Outdoor Seating       |  Food Trucks         |
|  Parking Garage         |  Outdoor Walking Trail |  Yoga                |
|  Fitness Center         |  Conference Facility   |  Residential Rentals |
|  Deli / Restaurants     |  Bike Racks            |  Hotels              |



# OFFICE @ 2340 DULLES

## first class, window seats

2340 Dulles has quality design around every corner - and great views on every floor. Providing an environment that fosters innovation and productivity, these breathtaking views of the Blue Ridge Mountains will inspire any team.

Space that inspires — designed for productivity, creativity and business success.



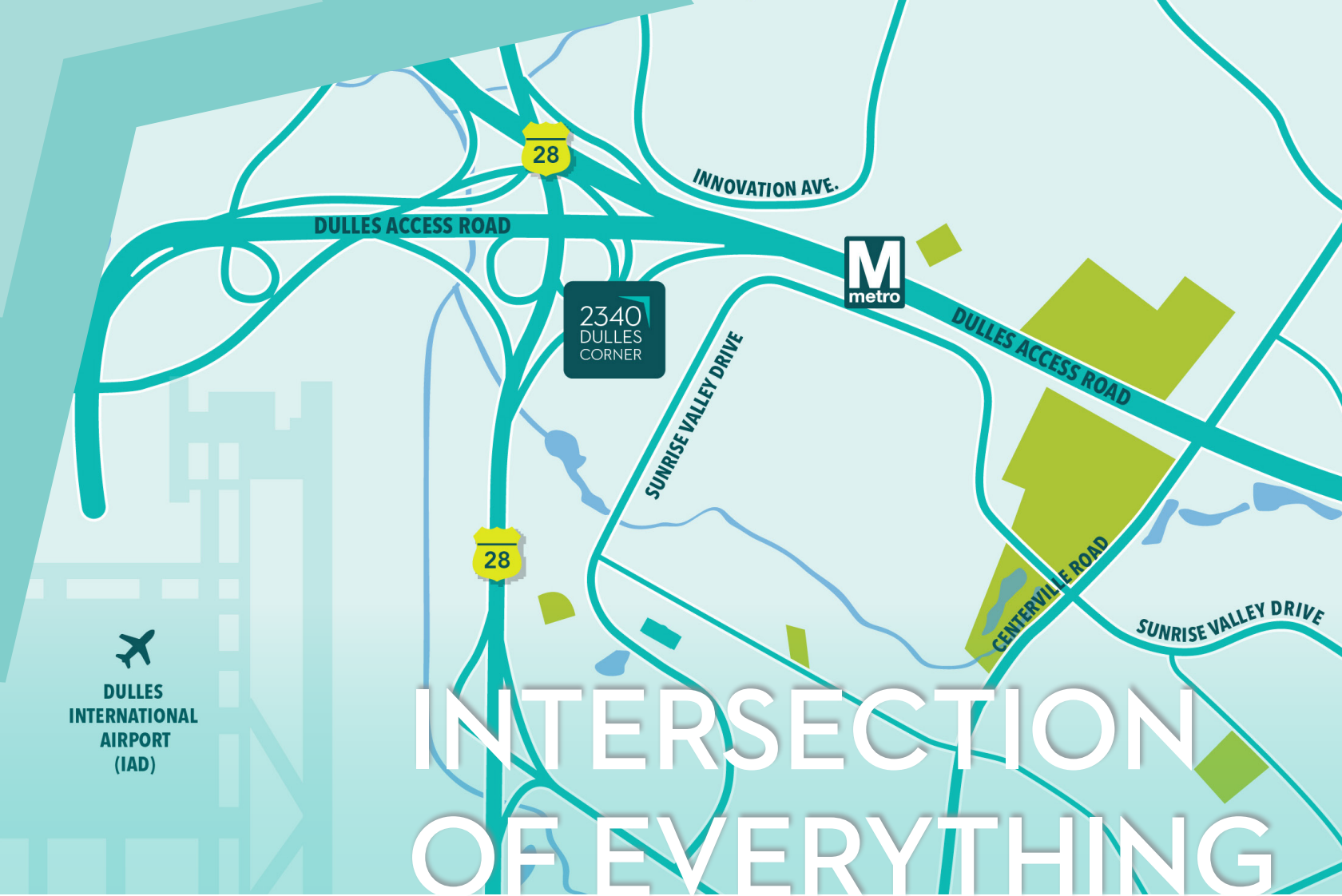
# INSIDE THE PARK

## let's get together

Whether you're holding an important business meeting, linking up for yoga on the lawn, or spreading a blanket for a picnic near the food-trucks, the Park is the place where people come together to collaborate while sharing food, stories and experiences.



Dynamic public spaces like [Dulles Corner Park](#) promote community and well being.

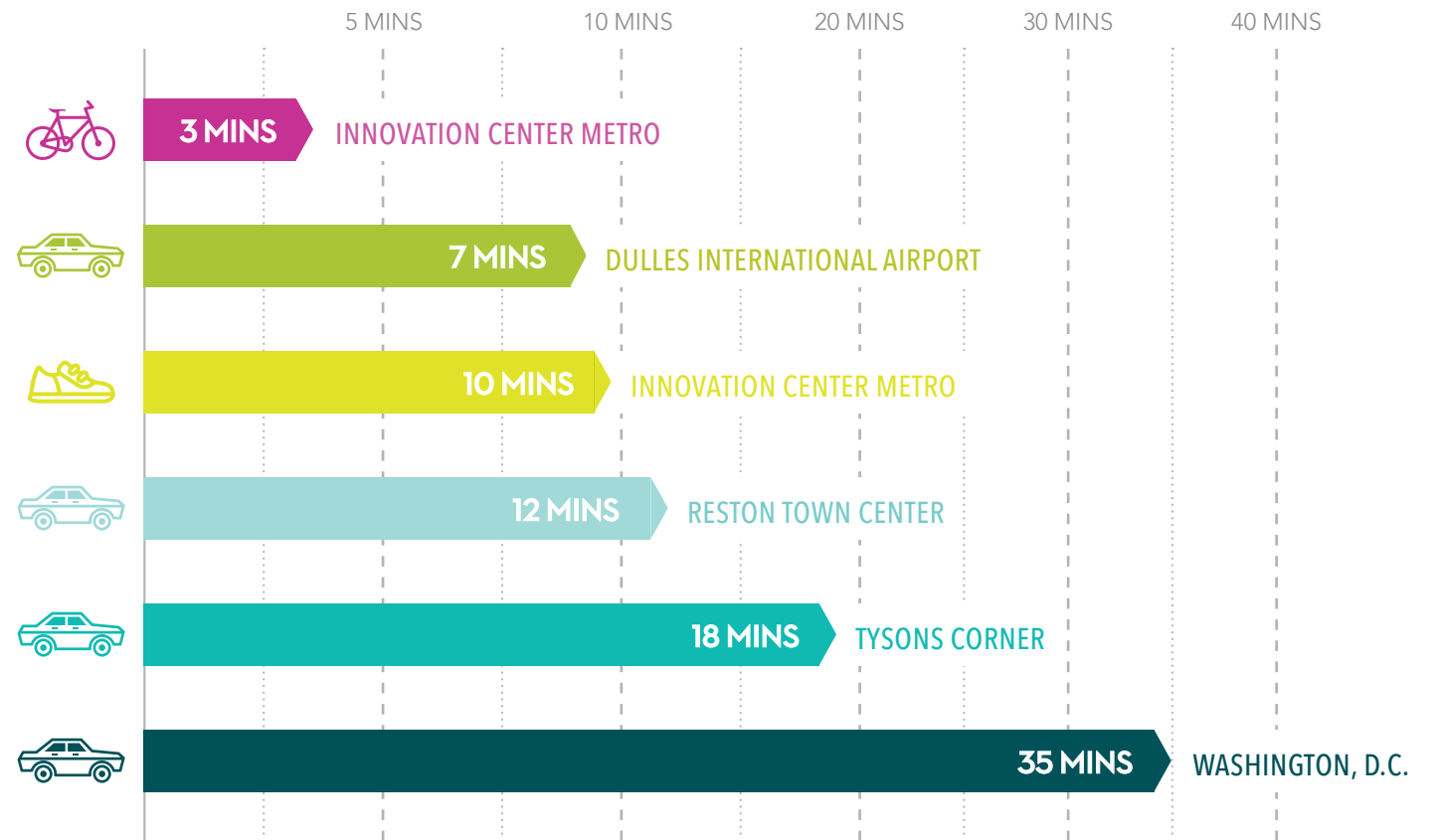


DULLES INTERNATIONAL AIRPORT (IAD)

# INTERSECTION OF EVERYTHING

## getting there is easy

At 2340 Dulles, enjoy convenient access to nearby amenities and greater Metro DC. Walk to a host of retail and food destinations, as well as hotel and residential options. Add in connections to the metro area with any set of wheels you like, and with robust connectivity to global business, it's more than a win-win location.





# THE NEIGHBORHOOD



...amenities within a 3 mile radius



## RESTAURANTS

- Moe's Southwest Grill
- Kumo Sushi
- Moby Dick House of Kabob
- Paradise Biryani Pointe
- Manhattan Pizza
- Starbucks
- Mission BBQ
- Bar Louie
- PJ Mulligan's Public House
- TGI Fridays
- Panera Bread
- Tara Thai
- Stone's Cove Kitbar
- Noodles & Company
- Chao Phra YA Thai
- Sorrento Grill
- Firehouse Subs



## HOTELS

- Washington Dulles Airport Marriott
- Hampton Inn & Suites Washington Dulles
- Holiday Inn Wash-Dulles International
- Hyatt House Sterling-Dulles
- Airport North
- Hyatt Regency Dulles
- The Westin Washington Dulles Airport
- Hilton Washington Dulles Airport
- Homewood Suites by Hilton Dulles Airport
- Crowne Plaza Dulles Airport
- Washington Dulles Marriott Suites
- Embassy Suites by Hilton Dulles Airport
- Courtyard Herndon Reston
- Hampton Inn & Suites Herndon-Reston
- Holiday Inn Express Reston
- Hyatt Regency Reston
- Sheraton Reston Hotel
- The Westin Reston Heights



## RETAIL CENTERS

- The Village Center at Dulles
- Arrowbrook Centre
- Worldgate Centre
- Woodland Park Crossing
- Reston Town Center
- Downtown Herndon





2340  
DULLES  
CORNER



# LAND YOUR BUSINESS HERE



**24M**  
PASSENGERS / YEAR



**125+**  
DESTINATIONS AROUND THE WORLD



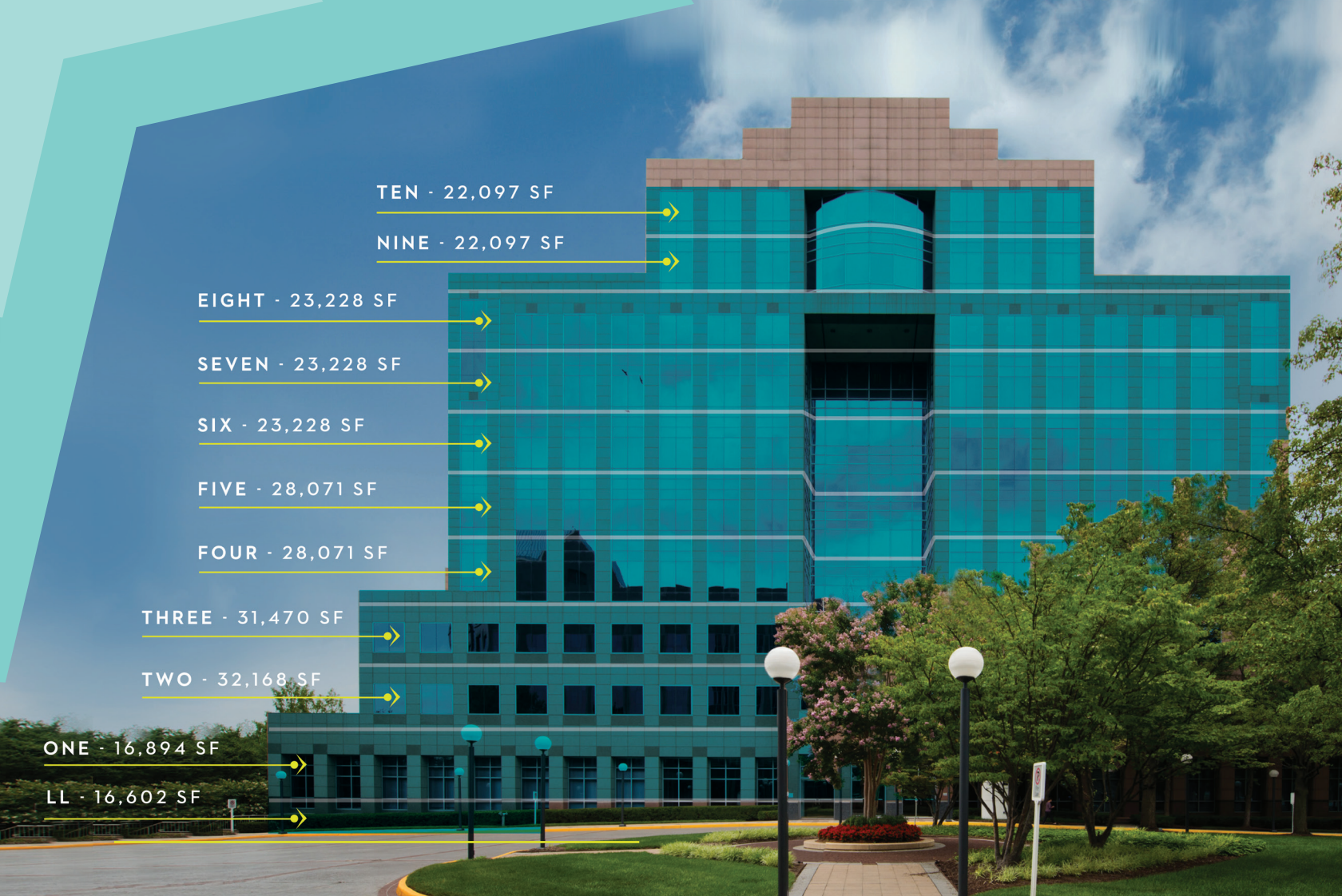
**60K**  
PASSENGERS / DAY



**#1**  
INTERNATIONAL PASSENGER  
TRAFFIC IN THE MID-ATLANTIC

## by air, anywhere

A new DC-area hub for creative talent, Dulles is the center of a huge growth cycle thanks to the low cost of living and business friendly environment. With direct access to Dulles International Airport and one of the nation's finest Transportation networks, 2340 Dulles is a perfect match for international, corporate, and tech-sector employees.



Two floors remain with unobstructed views and suites ranging from 8,000 - 22,000 SF.



**265K SF**  
OFFICE TOWER

**22K SF**  
OPEN FLOOR PLATES

**12 - 15K SF**  
AMENITY SPACE

Typical Floor Plate: 21,000 - 30,000 sq.ft.  
Column Spacing: 30' x 30'  
Parking Ratio: 4.00 / 1,000 sq.ft.

Slab to Slab Heights  
lower level: 18' 6"  
lobby level: 19' 6"  
floors 2 -10: 13' 2"

Five passenger elevators with 3,500 lb capacity  
Key card entry with after hours security  
Loading area consists of two covered stalls with four foot high dock and hydraulic load leveler



## The Brandywine Difference

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.

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