



COPPERMINE
COMMONS

Discover Untapped Opportunity

Situated in the heart of the Dulles Technology Corridor, Coppermine Commons consists of three best-in-class office buildings. The 608,000-square-foot park is located just minutes from the Dulles International Airport and two of the region's largest demand drivers including the National Reconnaissance Office and the CIA campus.

Campus Overview

- Unparalleled \$12 million renovation completed
- Dramatic exterior design of precast and glass
- Class A finishes throughout the lobbies and interiors
- Significantly greater cooling capacity for technology uses
- Clear ceiling heights of 10 feet
- 42' x 30' column spacing
- Beautifully landscaped park
- Athletic facility including tennis + basketball courts
- Above market parking ratio of 3.7 per 1,000 SF
- Prime Dulles Corridor location
- Less than one mile to the Dulles International Airport
- Proximate to the hotels, restaurants, retail and residential areas
- Fiber-rich location with more than a dozen providers surrounding the park which afford tenants a wide array of options



Transforming Your Workspace

Coppermine Commons is the ideal work habitat for the business that works hard, but welcomes time to recharge and create a larger sense of community. Scope of \$12 million exterior and interior renovations includes:

- Expansive outdoor tenant lounge
 - Extensive health club and spa
- Conference facility w/ break-out rooms
- Large dining area to seat 300 people
- Substantial upgrades in the lobby and restrooms



Building Lobby



On-Site Cafeteria



300 Seat Capacity



Outdoor Lounge



Conference Lounge



Conference Facility

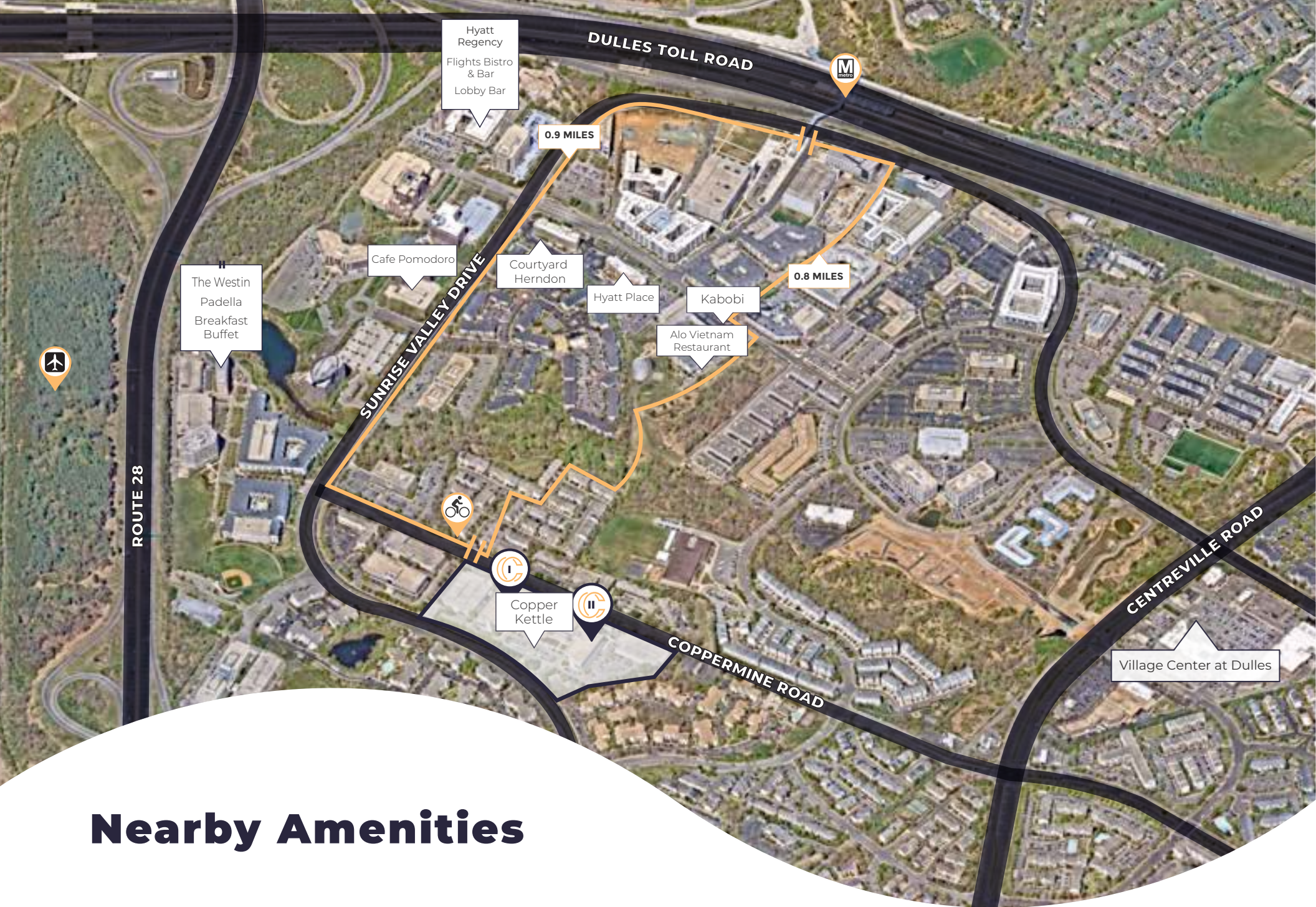


Fitness Facility

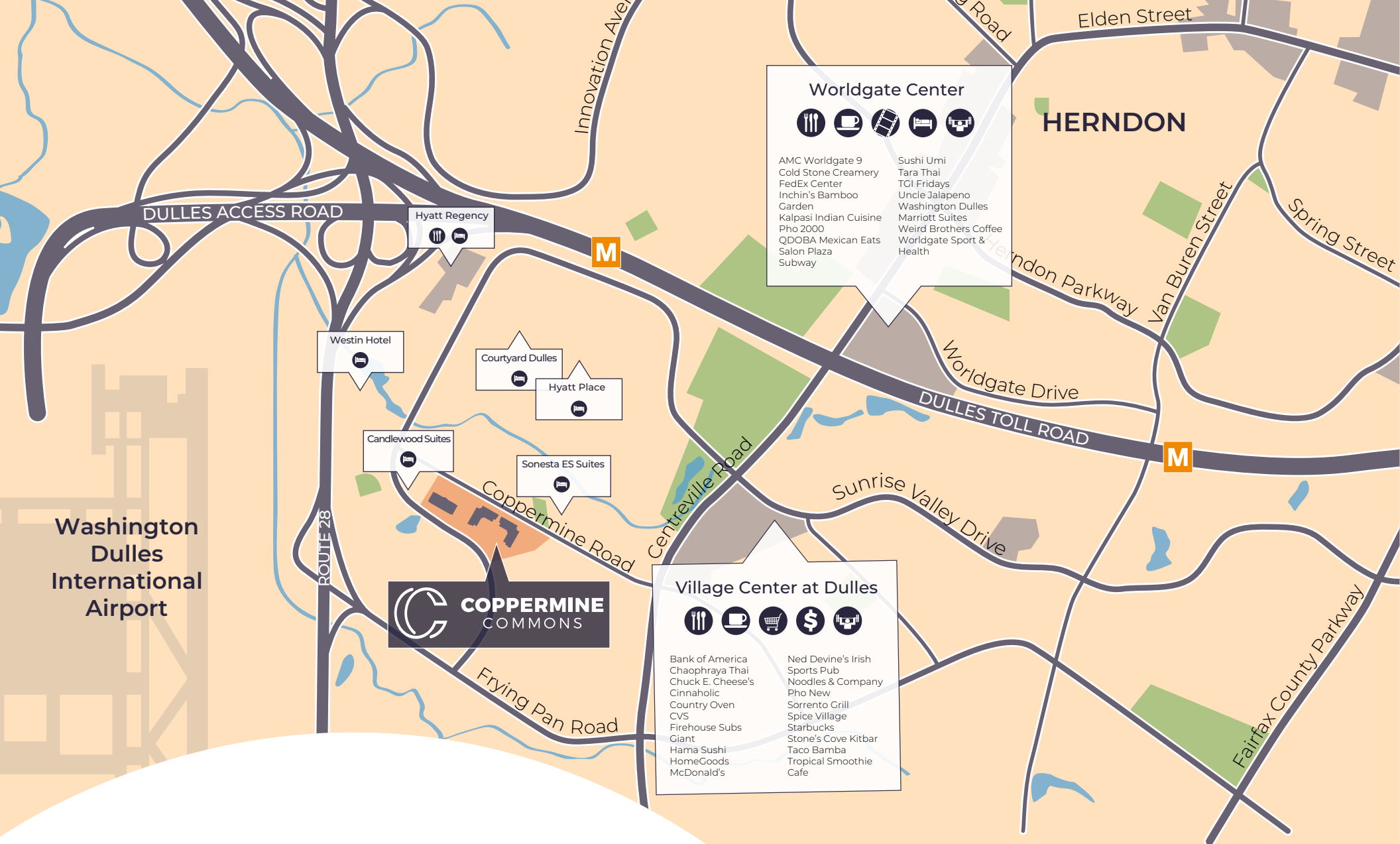


Exceptional Locale

Coppermine Commons offers exceptional vehicular access via Route 28, Route 50, Dulles Toll Road and I-66; only 0.8 miles to the Innovation Center Metro Station. The surrounding Dulles and Herndon neighborhoods offer a variety of restaurants, retail and entertainment.



Nearby Amenities



Worldgate Center

Icons: Restaurant, Coffee, Theater, Hotel, Gym

AMC Worldgate 9
Cold Stone Creamery
FedEx Center
Inchin's Bamboo Garden
Kalpasi Indian Cuisine
Pho 2000
QDOBA Mexican Eats
Salon Plaza
Subway

Sushi Umi
Tara Thai
TGI Fridays
Uncle Jalapeno
Washington Dulles Marriott Suites
Weird Brothers Coffee
Worldgate Sport & Health

Village Center at Dulles

Icons: Restaurant, Coffee, Shopping, Bank, Pharmacy

Bank of America
Chaophraya Thai
Chuck E. Cheese's
Cinnaholic
Country Oven
CVS
Firehouse Subs
Giant
Hama Sushi
HomeGoods
McDonald's

Ned Devine's Irish Sports Pub
Noodles & Company
Pho New
Sorrento Grill
Spice Village
Starbucks
Stone's Cove Kitbar
Taco Bamba
Tropical Smoothie Cafe

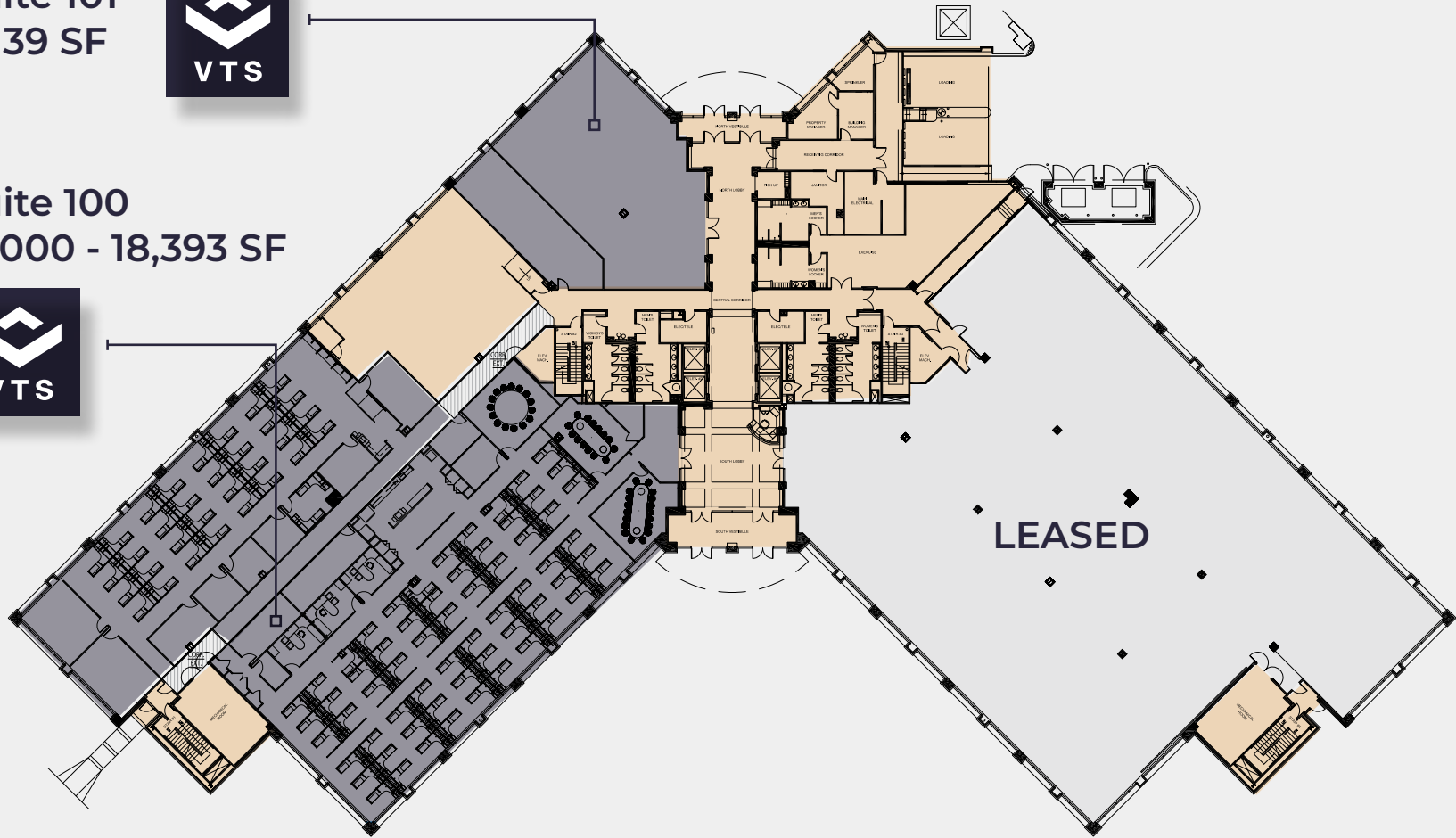
Location Amenities



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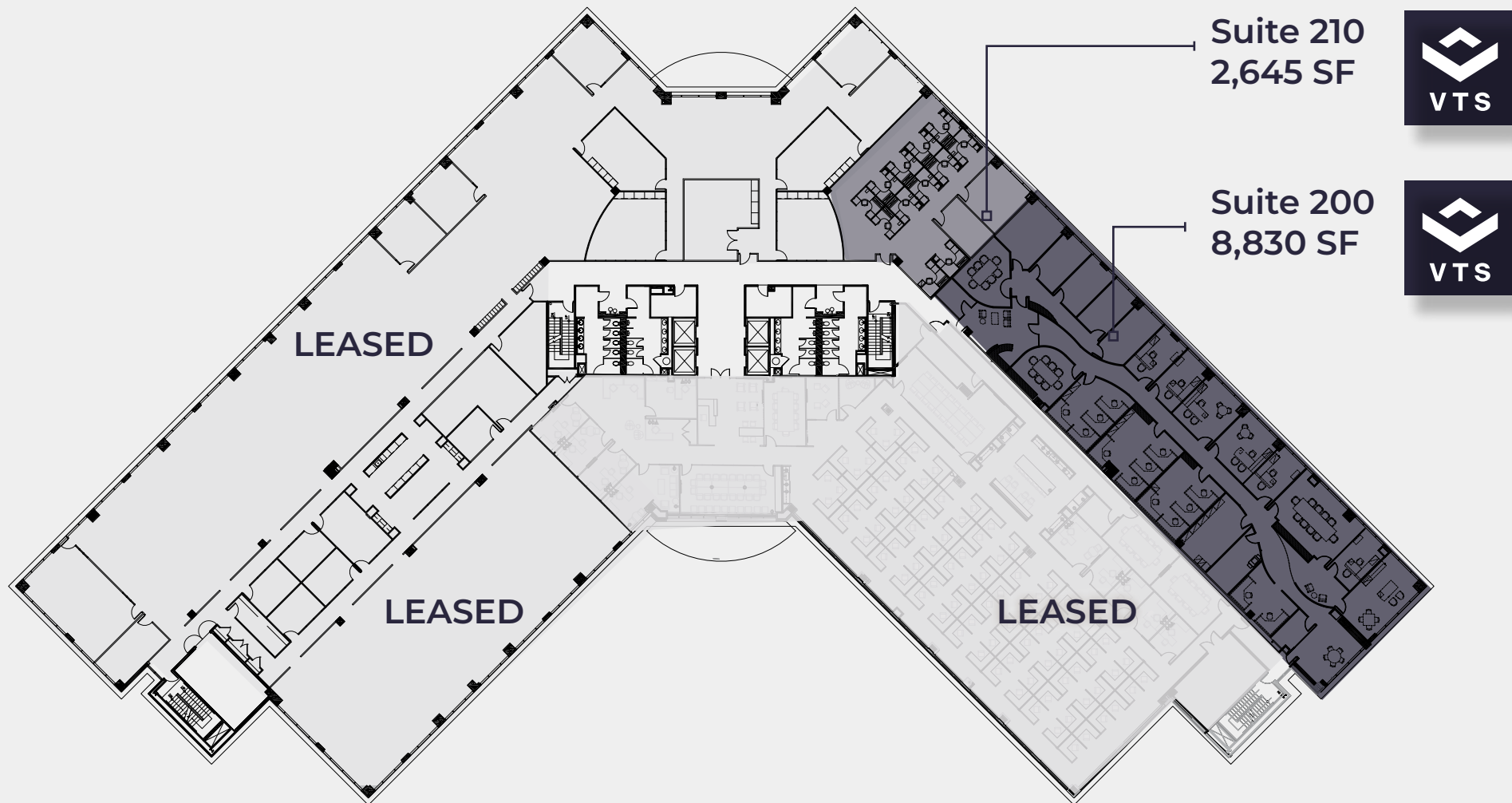
13861 Sunrise Valley Drive

Class:	A	Stories:	4
RBA:	211,813 SF	Column Spacing:	42' x 30'
Year Built / Ren.	1999 / 2019	Finished Ceiling:	10'
Typical Floor:	55,900 SF	Parking:	3.7 per 1,000 SF



Site Plan Key





Site Plan Key



13861 Sunrise Valley Drive
CCI | 2nd Floor | Up to 11,475 SF



Spec Suite 400
10,264 SF

13861 Sunrise Valley Drive
CC1 | 4th Floor | 10,264 SF

Site Plan Key





COPPERMINE COMMONS

13865 Sunrise Valley Drive

Class:	A	Stories:	4
RBA:	189,694 SF	Column Spacing:	42' x 30'
Year Built / Ren.	2000 / 2019	Finished Ceiling:	10'
Typical Floor:	54,800 SF	Parking:	3.7 per 1,000 SF

**CONFERENCE
FACILITY
+ CAFE**

**Suite 100
13,775 SF
Available 6/1/2027**

**Suite 110
6,333 SF
Available Now**



**Suite 120
4,753 SF**

Site Plan Key



13865 Sunrise Valley Drive
CCII | 1st Floor | 24,861 SF



Owners



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Leasing Team



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