



21000 ATLANTIC BOULEVARD

DULLES TOWN CENTER



LERNER

NEWMARK

# BUILDING OVERVIEW

21000 Atlantic Boulevard is a seven-story, 184,000 square foot Class 'A' office building located at Dulles Town Center. The building, which received the Award for Excellence in Architecture by the Virginia Foundation for Architecture, offers convenient access to Routes 28 and 7, the Dulles Toll Road and Washington Dulles International Airport. 21000 Atlantic Boulevard is part of the Dulles Town Center mixed-use master plan, which features Dulles Town Center mall with over 185 retailers and restaurants, as well as The Courtyard By Marriott at Dulles Town Center and several residential communities. The building is located in heart of Loudoun County, one of the fastest growing and wealthiest counties in the United States.

## CLASS 'A' OFFICE SPACE NOW AVAILABLE

## BUILDING HIGHLIGHTS

- » Award-winning Class 'A' 184,000 SF | 7-story tower
- » Typical floor: 27,256 sf
- » Typical column spacing: 40' x 30'
- » Panoramic views
- » Ample on-site amenities including Fitness Center, Conference Center, Tenant Lounge and micromarket
- » Abundant surface parking - surface parking: 3.4/1,000 sf
- » Enclosed loading area and available storage space
- » On-site security staff
- » Building signage opportunity - 100,000+ views per day
- » 12 minute drive to Washington Dulles International Airport
- » Developed, owned and managed by Lerner
- » Access to fiber, cloud and AWS available through multiple carriers and dark fiber available through Summit!G



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SIGNAGE AVAILABLE

9,136 SF  
AVAILABLE

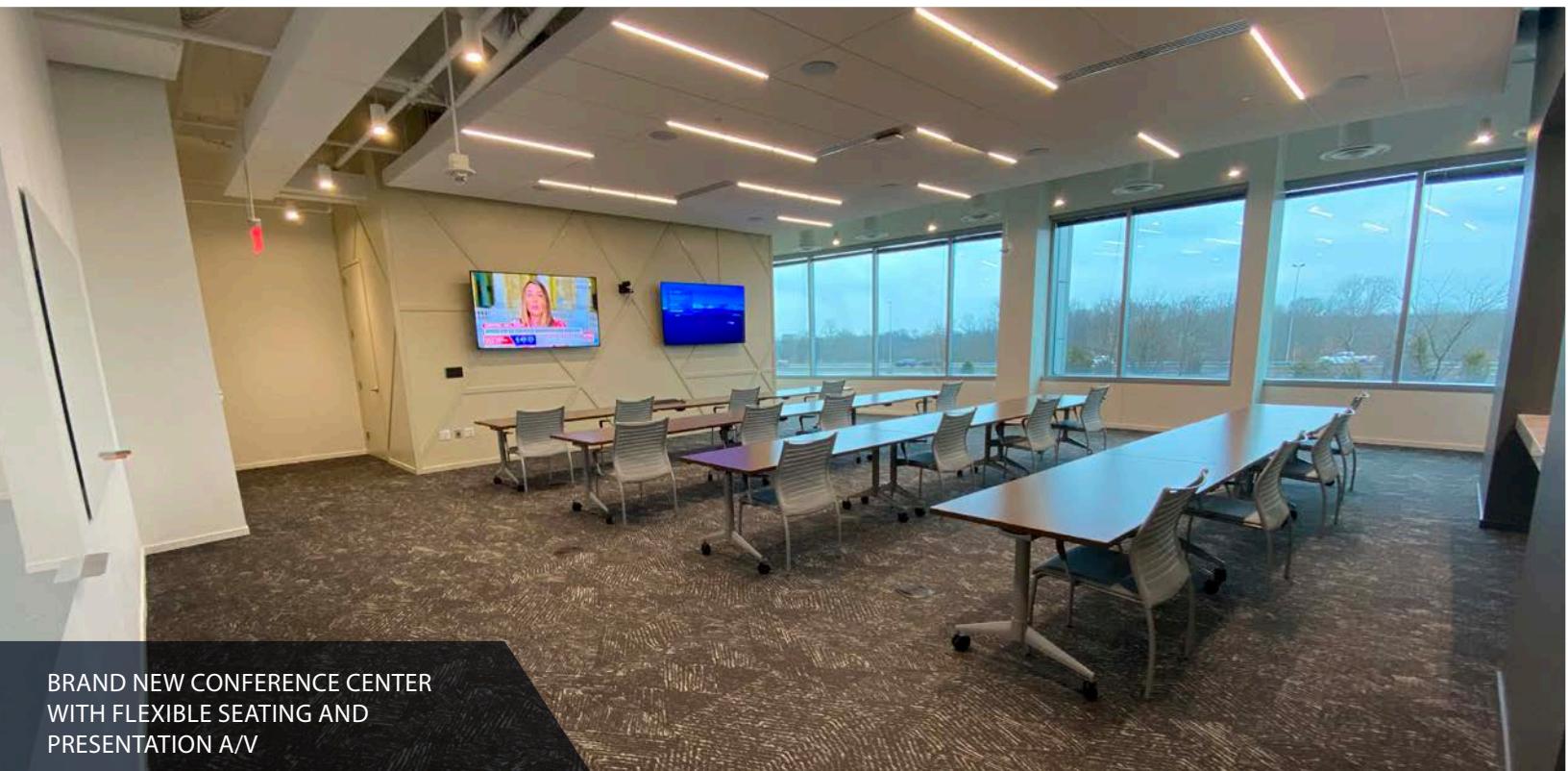
27,256 SF  
AVAILABLE

6,000 - 27,256 SF  
AVAILABLE

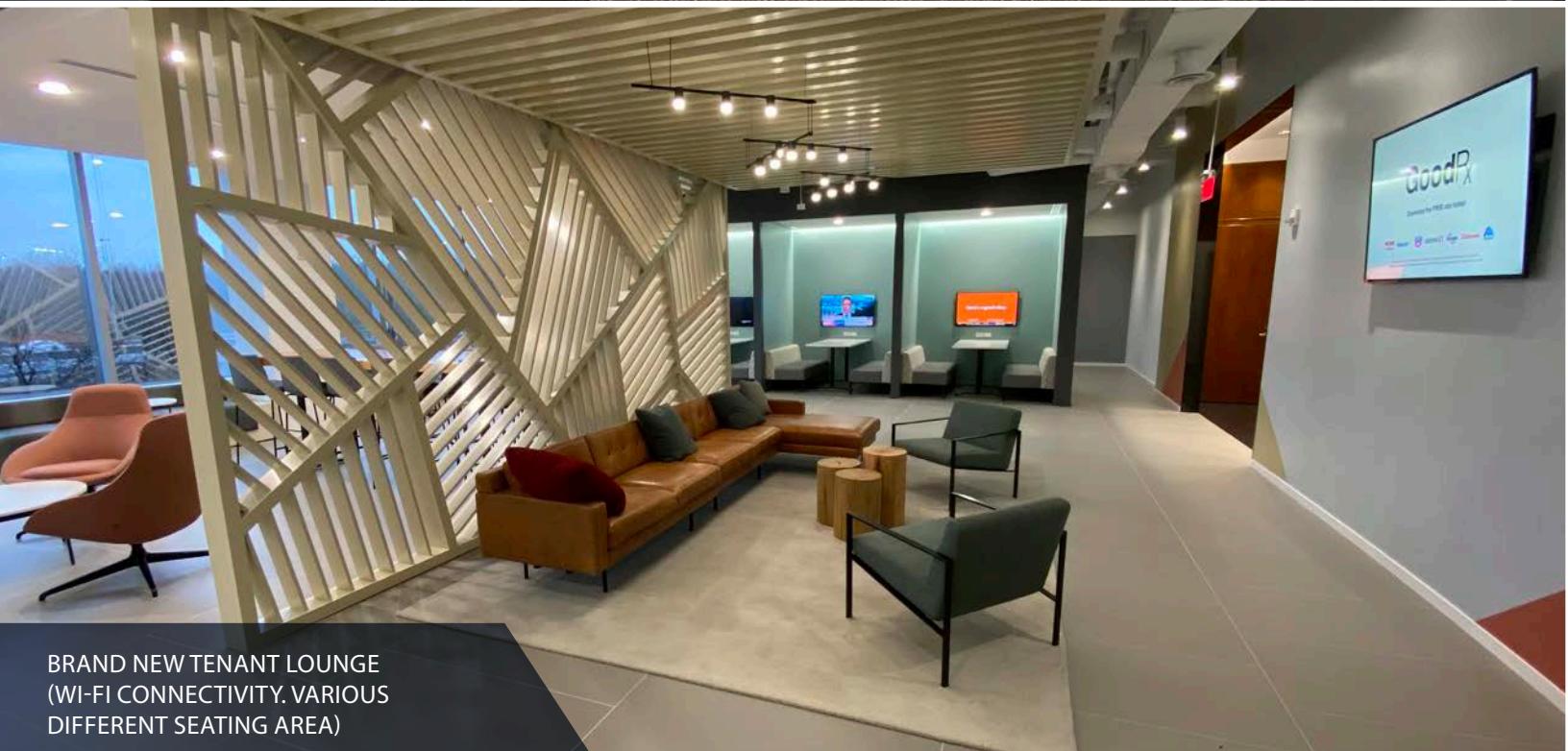
8,000 - 19,513 SF  
AVAILABLE

7  
6  
5  
4  
3  
2  
1

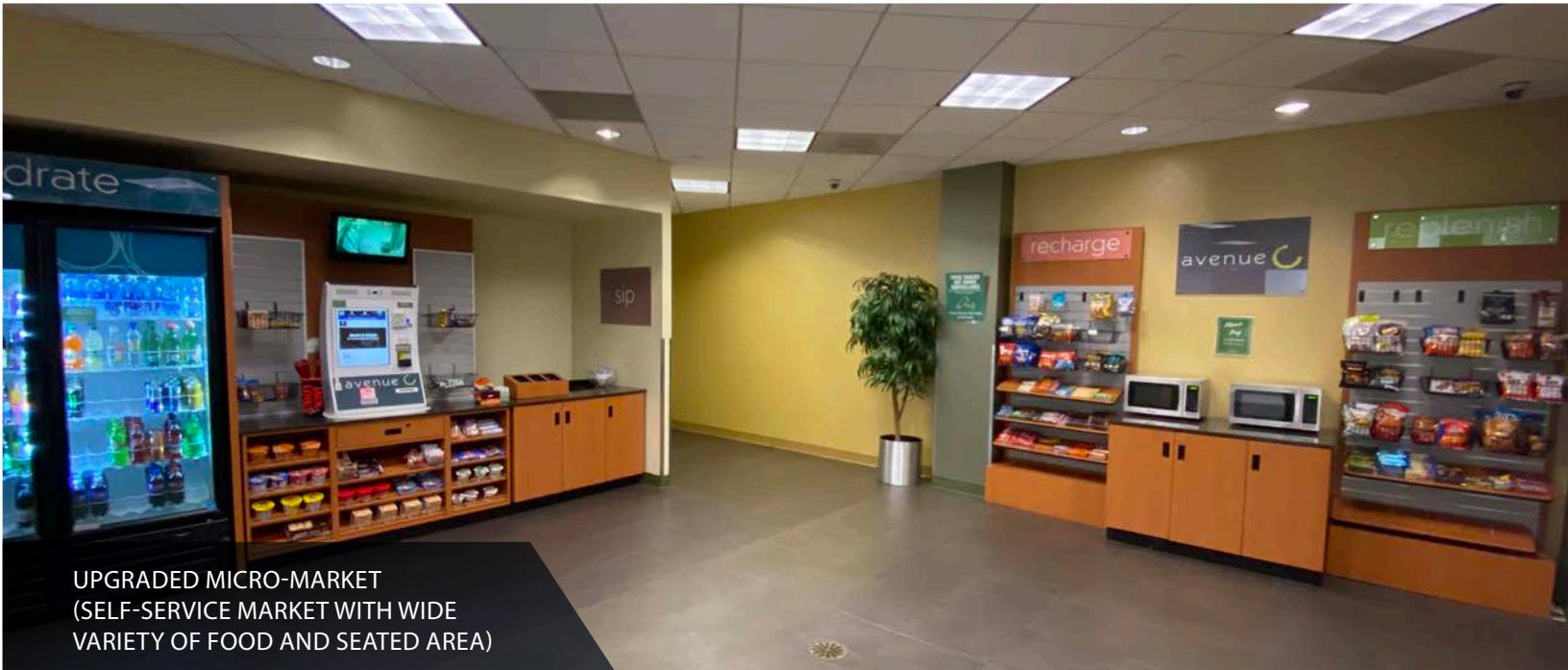
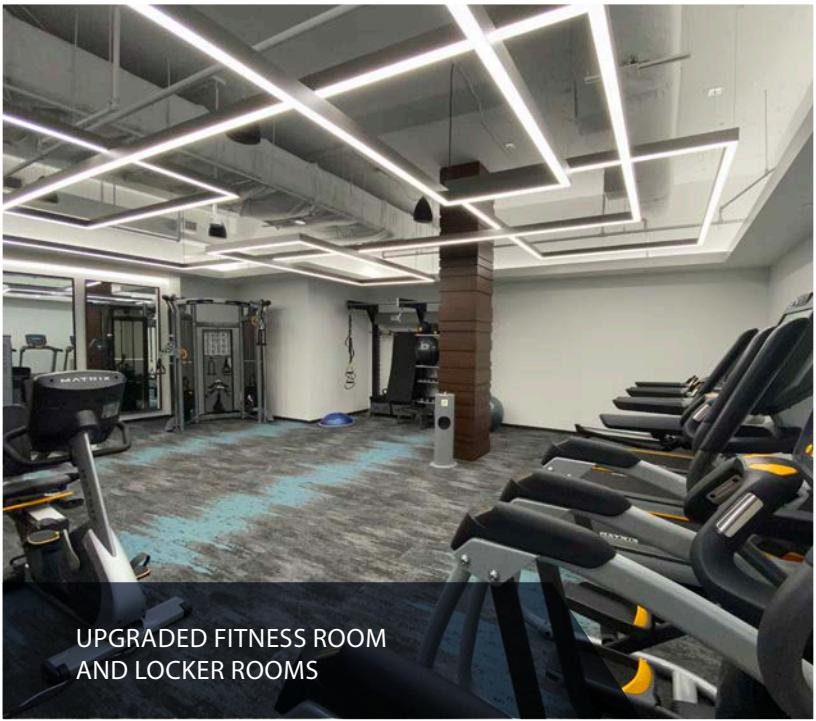
# NEW ONSITE AMENITIES



BRAND NEW CONFERENCE CENTER  
WITH FLEXIBLE SEATING AND  
PRESENTATION A/V



BRAND NEW TENANT LOUNGE  
(WI-FI CONNECTIVITY. VARIOUS  
DIFFERENT SEATING AREA)



# LOCATION & ACCESSIBILITY

## AMENITIES

- Dulles Town Center
- Banner's Hallmark
- Ben & Jerry's Ice Cream
- Benihana
- Chiang Mai Thai
- Chick-fil-A
- Chopathi India Kitchen

One Loudoun  
Alamo Drafthouse Cinema  
Bar Louie  
Elevation Burger  
Matchbox  
Starbucks  
Suntrust  
Zoes Kitchen

Dulles 28 Centre  
AT&T  
Bubbles Salon  
Buffalo Wild Wings  
Chick-Fil-A  
FedEx Office  
Gamestop  
GNC  
Hair Cuttery  
Massage Envy  
Moby Dick House of Kabob  
Petco  
Potbelly Sandwich Works  
Ulta Beauty  
Verizon Wireless  
Wegmans Food Market

## ACCESS

Washington Dulles  
International Airport  
8 Minute Drive  
  
Reston  
14 Minute Drive  
  
Tysons Corner  
24 Minute Drive  
  
Interstate 495  
25 Minute Drive  
  
Washington DC  
45 Minute Drive



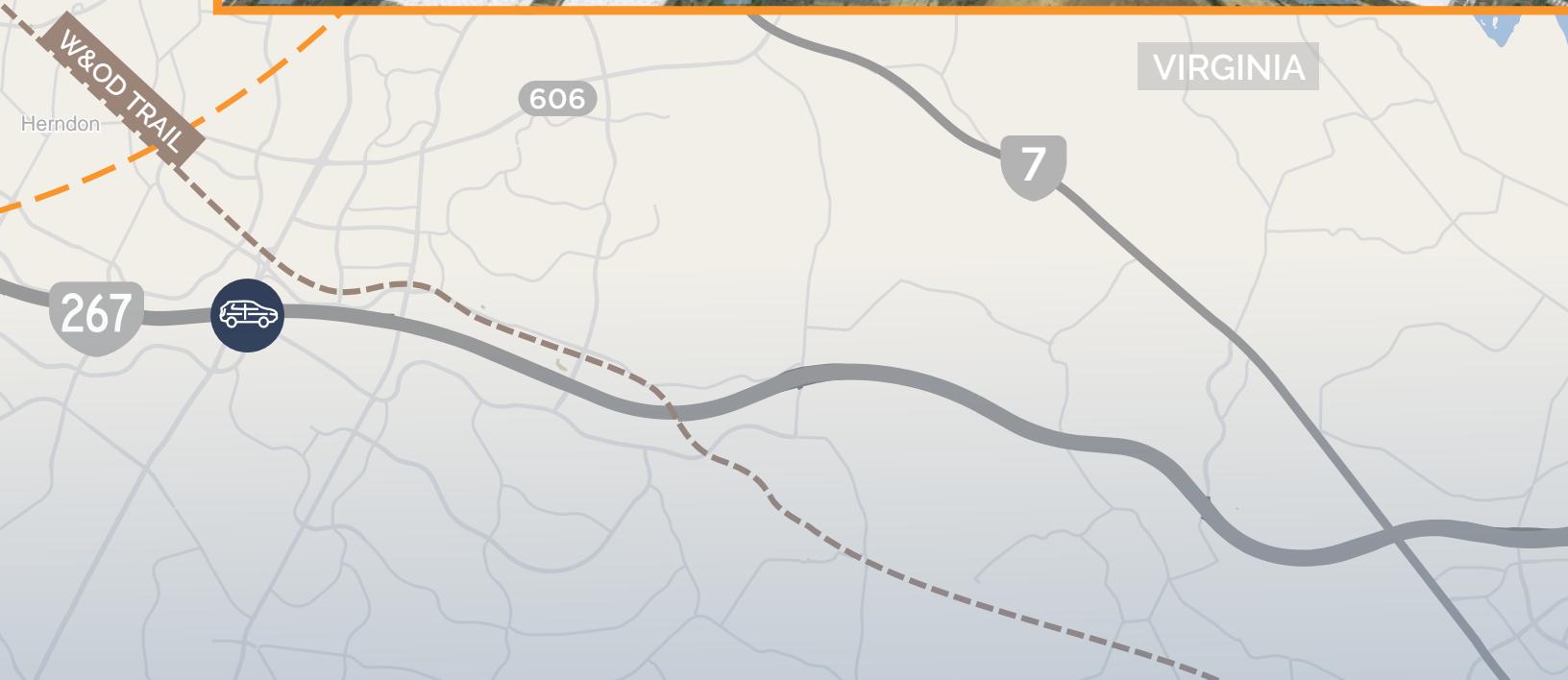
Dick's Sporting Goods  
Four Seasons Salon & Spa  
Great Steak  
Grill Kabob  
JCP  
LongHorn Steak House  
Lord & Taylor

M&T Bank  
Macy's  
MasterWok  
Mim's Cafe  
P.F. Chang's  
PNC Bank  
Red Lobster

Red Robin Gourmet Burgers  
Sarku Japan  
Sears Auto Center  
Sephora  
The Cheesecake Factory  
The Greene Turtle

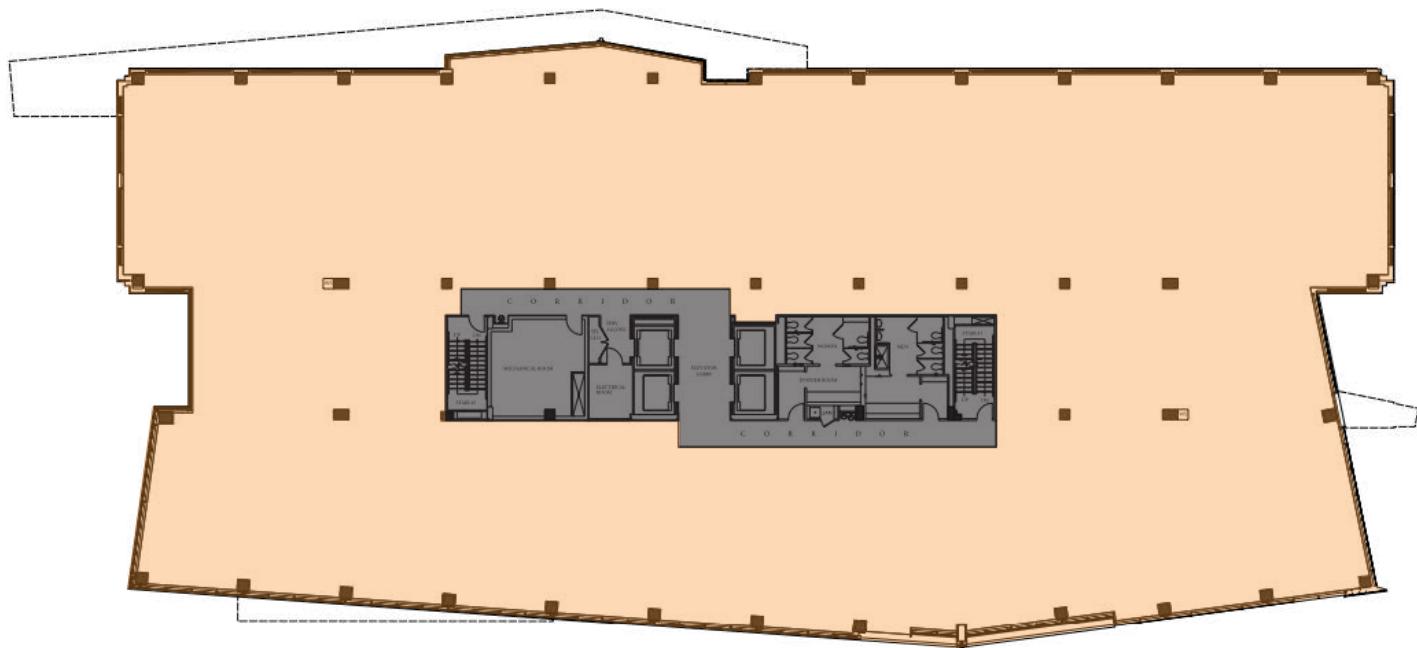
Nokes Plaza Amenities  
Bassett  
Burger 21  
Cafesano  
Jimmy John's  
Magnolia's Natural Nail Care  
Nothing Bundt Cakes

## DULLES TOWN CENTER



# TYPICAL FLOOR PLAN

Typical Floor Plan



# TEST-FIT

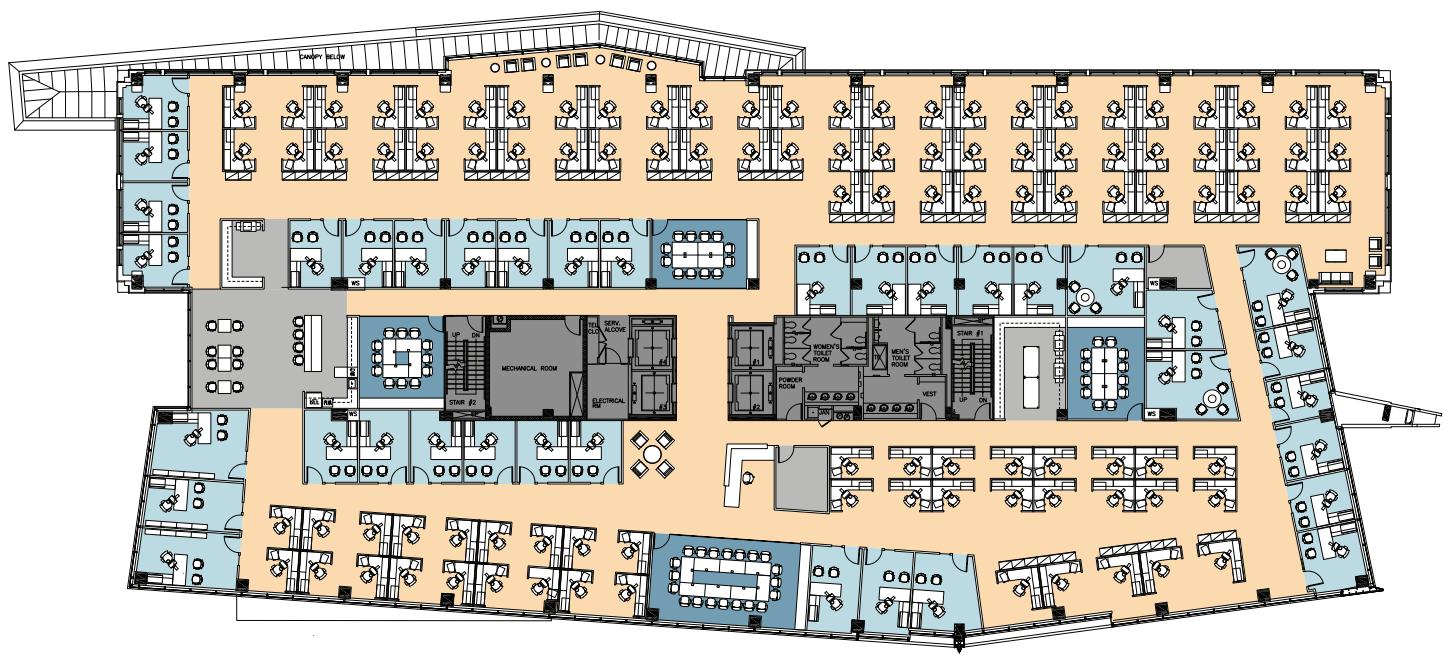
Multi Tenant Floor Plan

5,285 RSF

9,840 RSF



Single Tenant Floor Plan



26,569 RSF



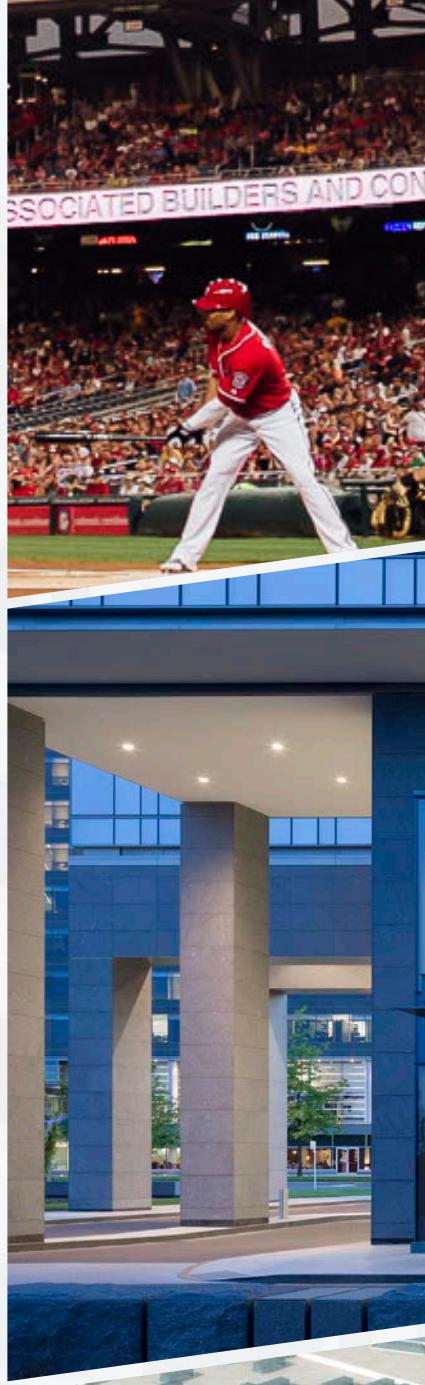
# LERNER

**Balancing vision and innovation with experience and integrity, the Lerner organization is a respected leader in Washington, DC area real estate development, investment and management.**

Since its founding by Theodore N. Lerner in 1952, no company has done more to transform and define the landscape of metropolitan Washington. Lerner has the distinction of being a family-owned and operated company with three generations currently working together to create enduring, sustainable communities.

Lerner is widely recognized as a best-in-class developer of residential, office, hotel and retail assets, with particular expertise in the development of large-scale mixed-use projects and the art of place-making. Its award-winning portfolio of over 20 million square feet of developed commercial real estate and thousands of multifamily residences illustrates the diverse capabilities of Lerner to plan, develop, construct and manage well-designed and high-quality properties to their greatest potential.

Lerner is also renowned as a pioneer in sustainable development, having built a number of projects that have been on the cutting edge of sustainability—including the first LEED(r) Gold Certified office building in Washington, DC (20 M Street) and the first LEED(r) Platinum building in the Mid-Atlantic region (2000 Tower Oaks Boulevard).







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**NEWMARK**