



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 SummitIG



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SIGNAGE AVAILABLE

9,136 SF
AVAILABLE

7

6

5

4

3

2

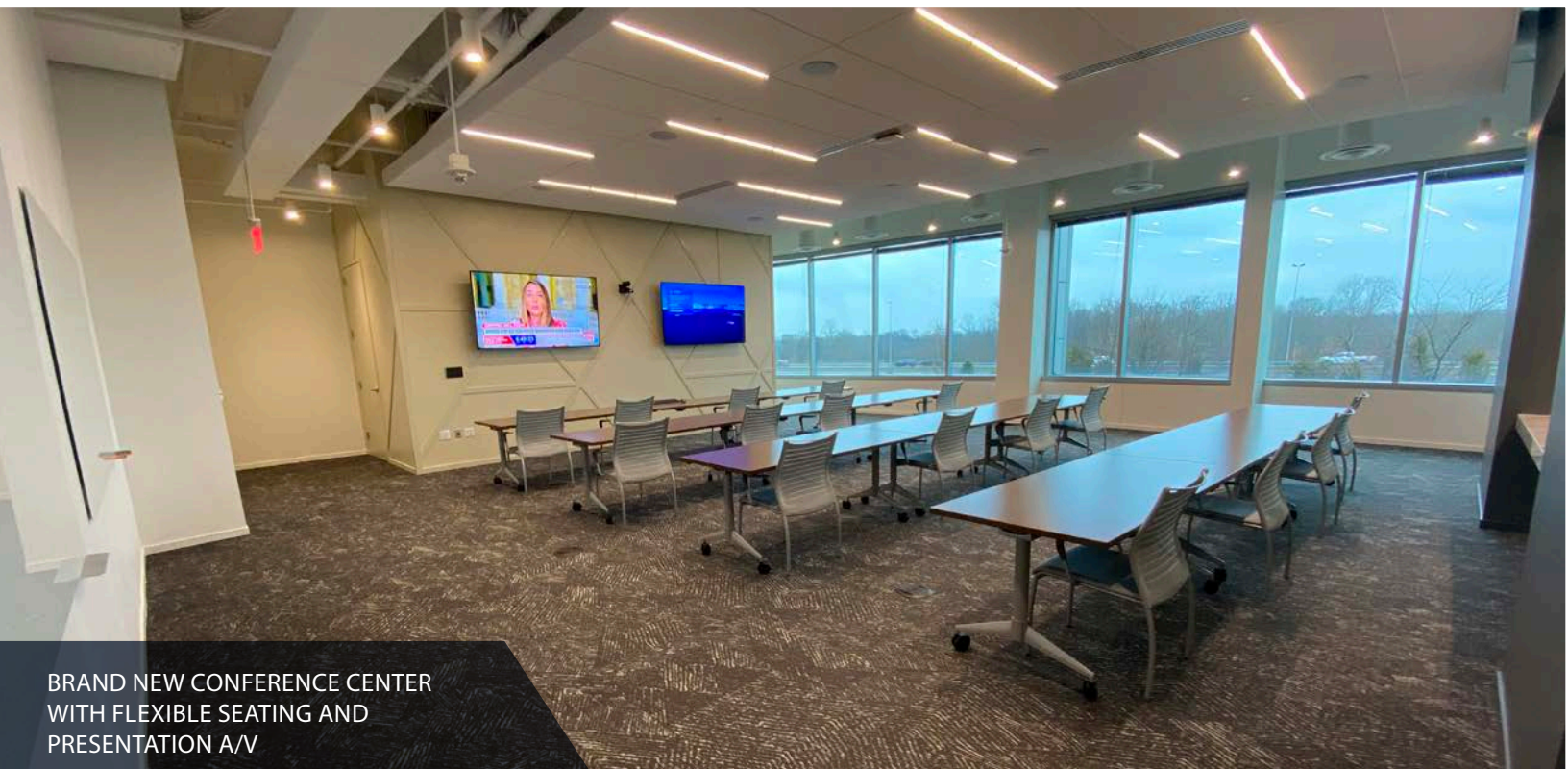
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27,256 SF
AVAILABLE

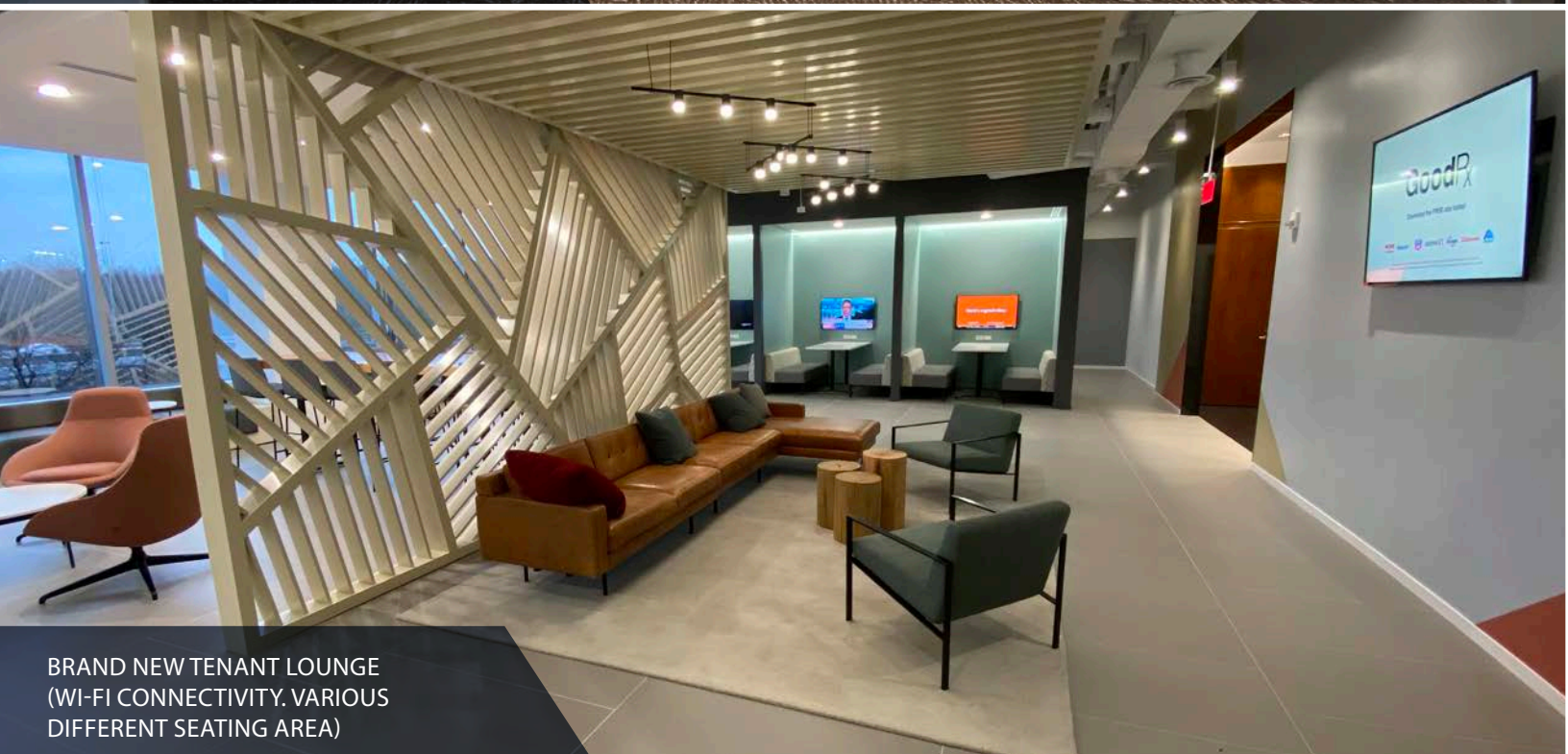
6,000 - 27,256 SF
AVAILABLE

8,000 - 19,513 SF
AVAILABLE

NEW ONSITE AMENITIES



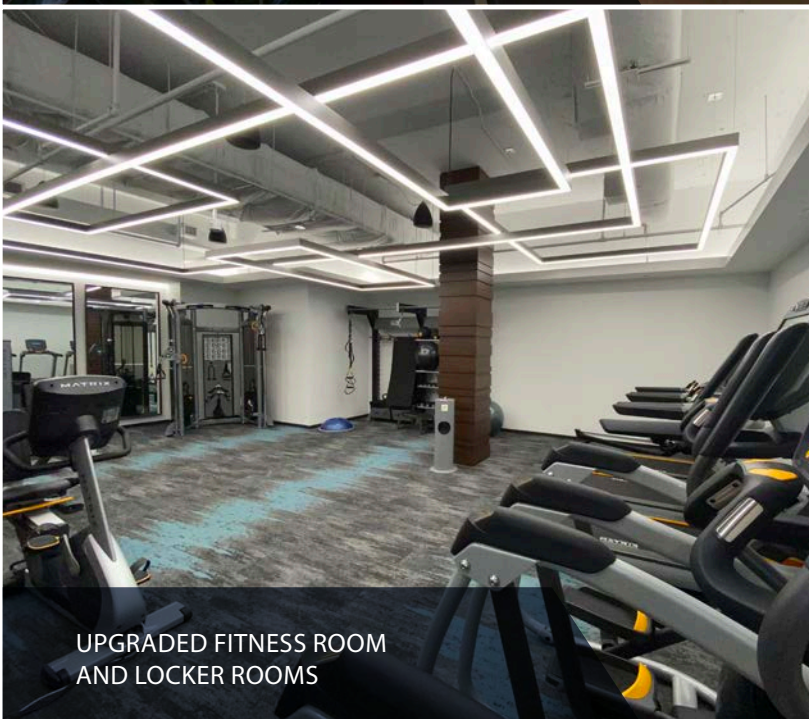
BRAND NEW CONFERENCE CENTER
WITH FLEXIBLE SEATING AND
PRESENTATION A/V



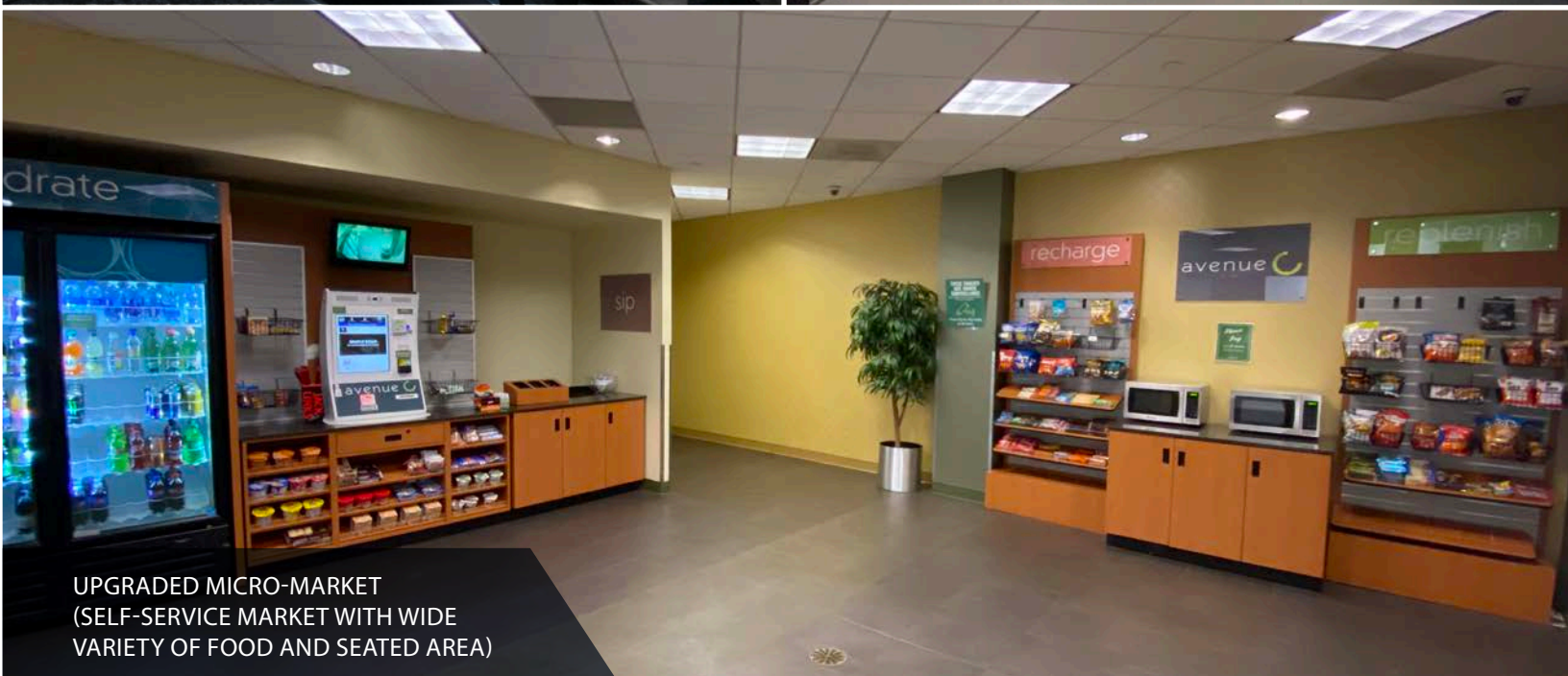
BRAND NEW TENANT LOUNGE
(WI-FI CONNECTIVITY, VARIOUS
DIFFERENT SEATING AREA)



FULLY RENOVATED LOBBY



UPGRADED FITNESS ROOM
AND LOCKER ROOMS



UPGRADED MICRO-MARKET
(SELF-SERVICE MARKET WITH WIDE
VARIETY OF FOOD AND SEATED 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
Mimi'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

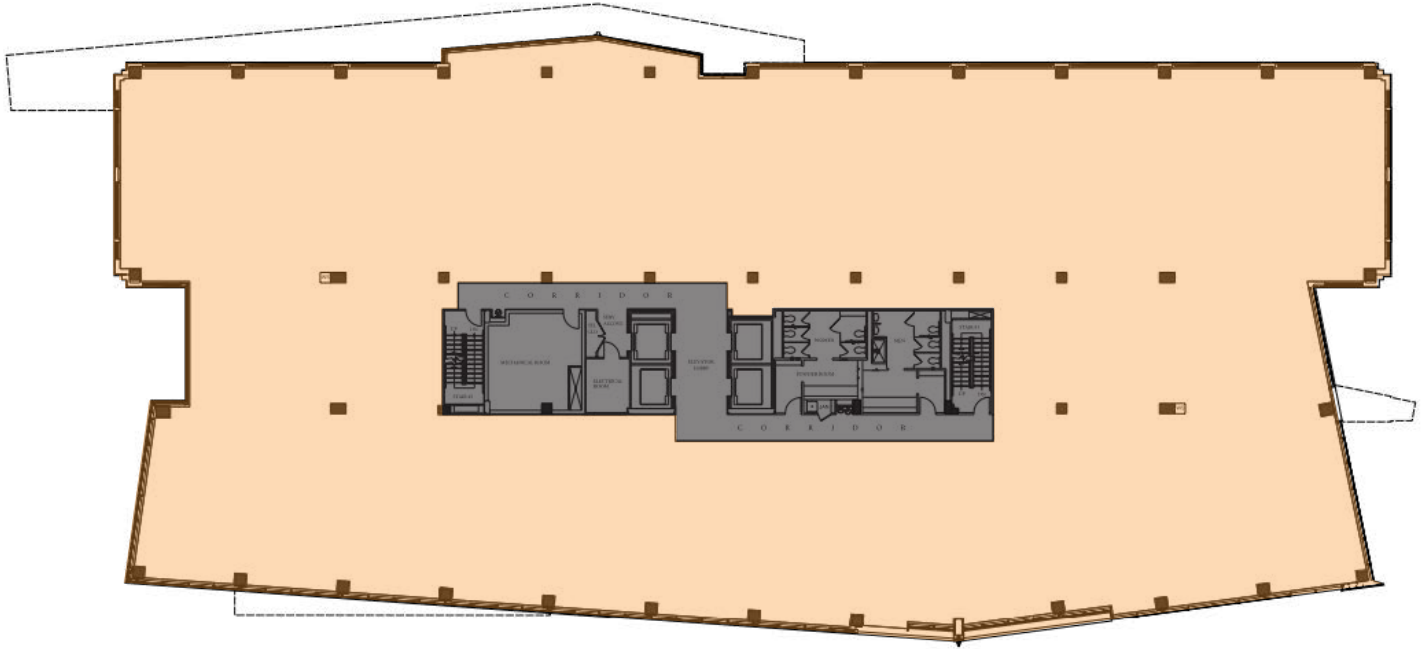
Bassett
Burger 21
Cafesano
Jimmy John's
Magnolia's Natural Nail Care
Nothing Bundt Cakes

DULLES TOWN CENTER



TYPICAL FLOOR PLAN

Typical Floor Plan

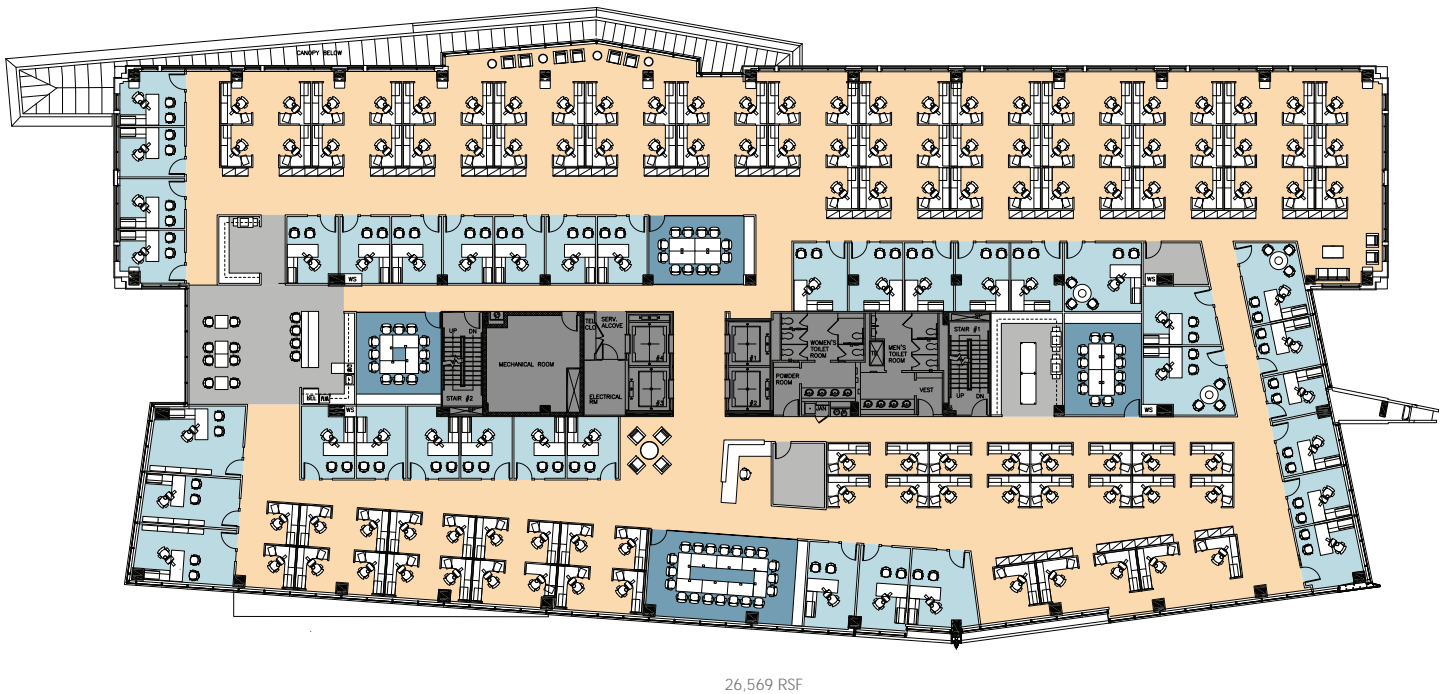


TEST-FIT

Multi Tenant Floor Plan



Single Tenant Floor Plan





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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