

160,045 SF CLASS A OFFICE | GENEROUS ALLOWANCE OR TURNKEY

Full Building Opportunity with Dulles Toll Road Signage



CLASS A OFFICE | GENEROUS ALLOWANCE OR TURNKEY

Full Building Opportunity with Toll Road Signage

- Class A building offered at an incredible value.
- Well-capitalized and creative owner able to accommodate any requirement (e.g. ICD-705).
- Premier location fronting the Dulles Toll Road.
- Signage seen by 88,000 vehicles per day.
- Surrounded by flexible housing choices for employees to rent or purchase.
- Quick walk to Harris Teeter and lunch options across the street, plus nearly 625,000 SF of retail amenities within an easy 5-minute drive.



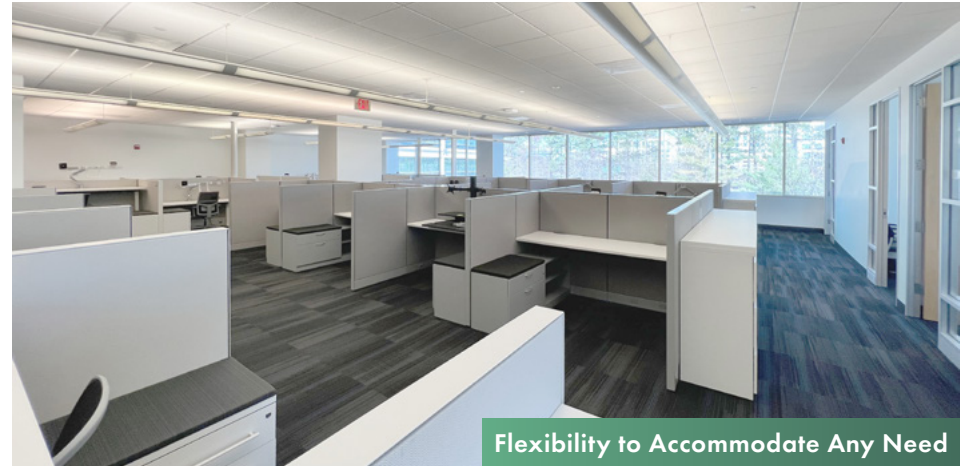
Spaces to Connect and Collaborate



Incredible Value with Creative Ownership



Premium Class A Offices



Flexibility to Accommodate Any Need



Easy Lunch Options Across the Street

CLASS A SPACE AT INCREDIBLE VALUE

Signage Seen By 88,000 VPD



CLASS A SPACE AT INCREDIBLE VALUE

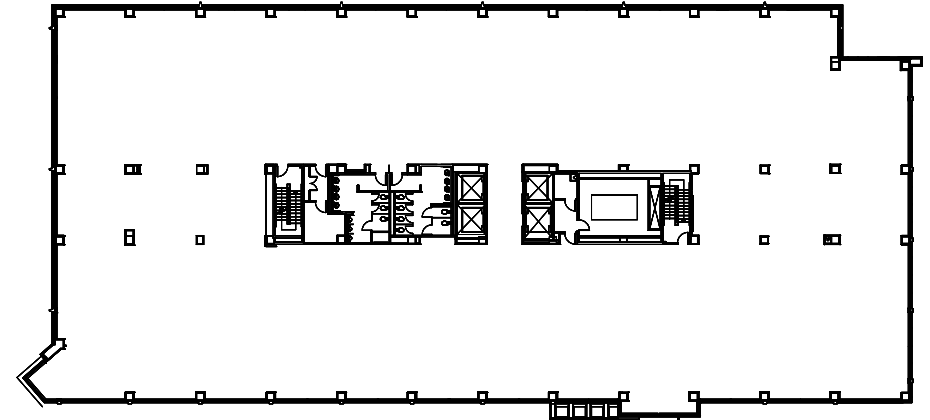
Adjacent to Walkable Retail Amenities



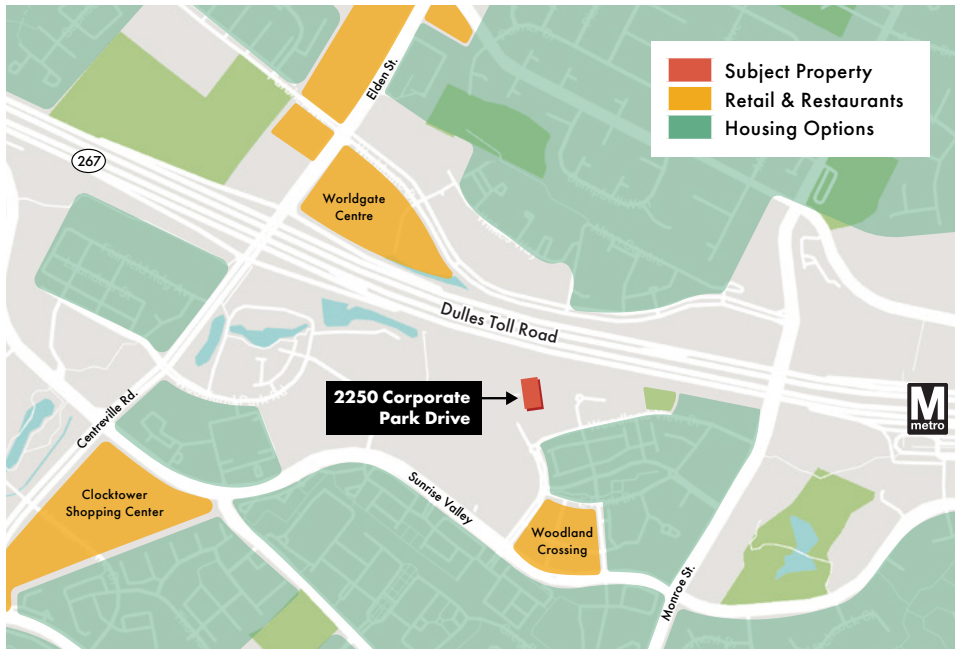
PLAZA RIDGE II | 2250 Corporate Park Drive | 160,045 SF

6	27,434 SF	Vacant 27,434 SF
5	27,434 SF	Vacant 27,434 SF
4	27,434 SF	Vacant 27,434 SF
3	27,434 SF	Vacant 27,434 SF
2	27,491 SF	Vacant 27,491 SF
1	22,818 SF	Vacant 22,818 SF

- Flexible Floor Plates
- High Load Capacity
- Toll Road Signage



A Premium Destination for Your Clients & Employees



Ownership:



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All information has been obtained from sources deemed reliable and offered with no guarantee of accuracy.

