

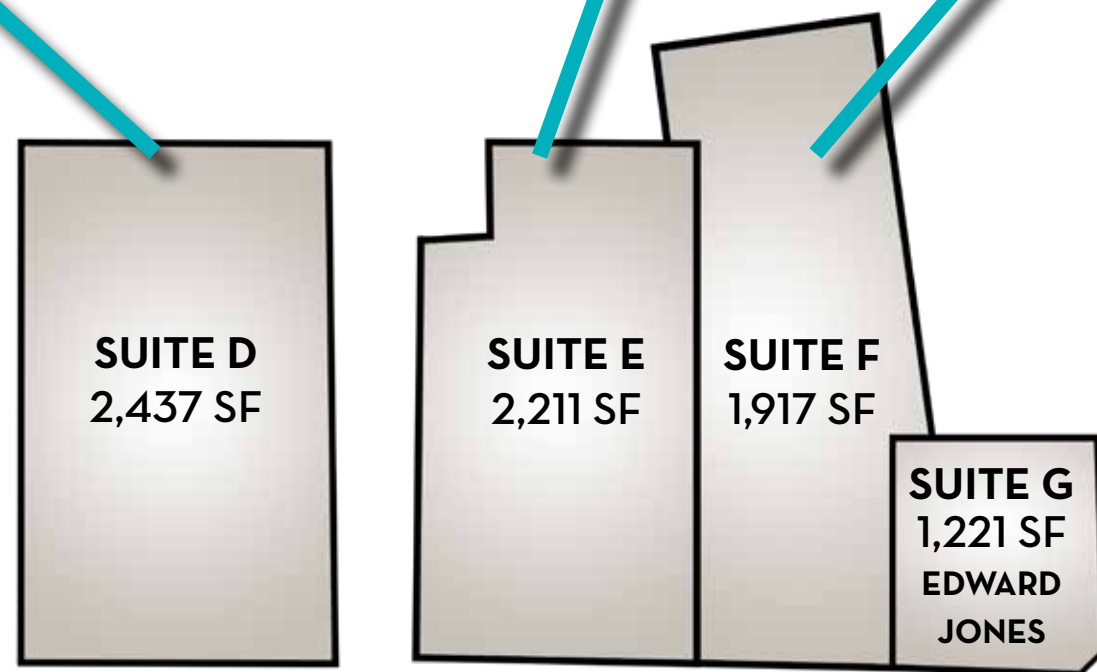
Van Metre

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RENTAL SPACE AVAILABLE

THE MARK AT DULLES STATION | HERNDON, VA

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2323 Dulles Station Boulevard | Herndon, VA 20171

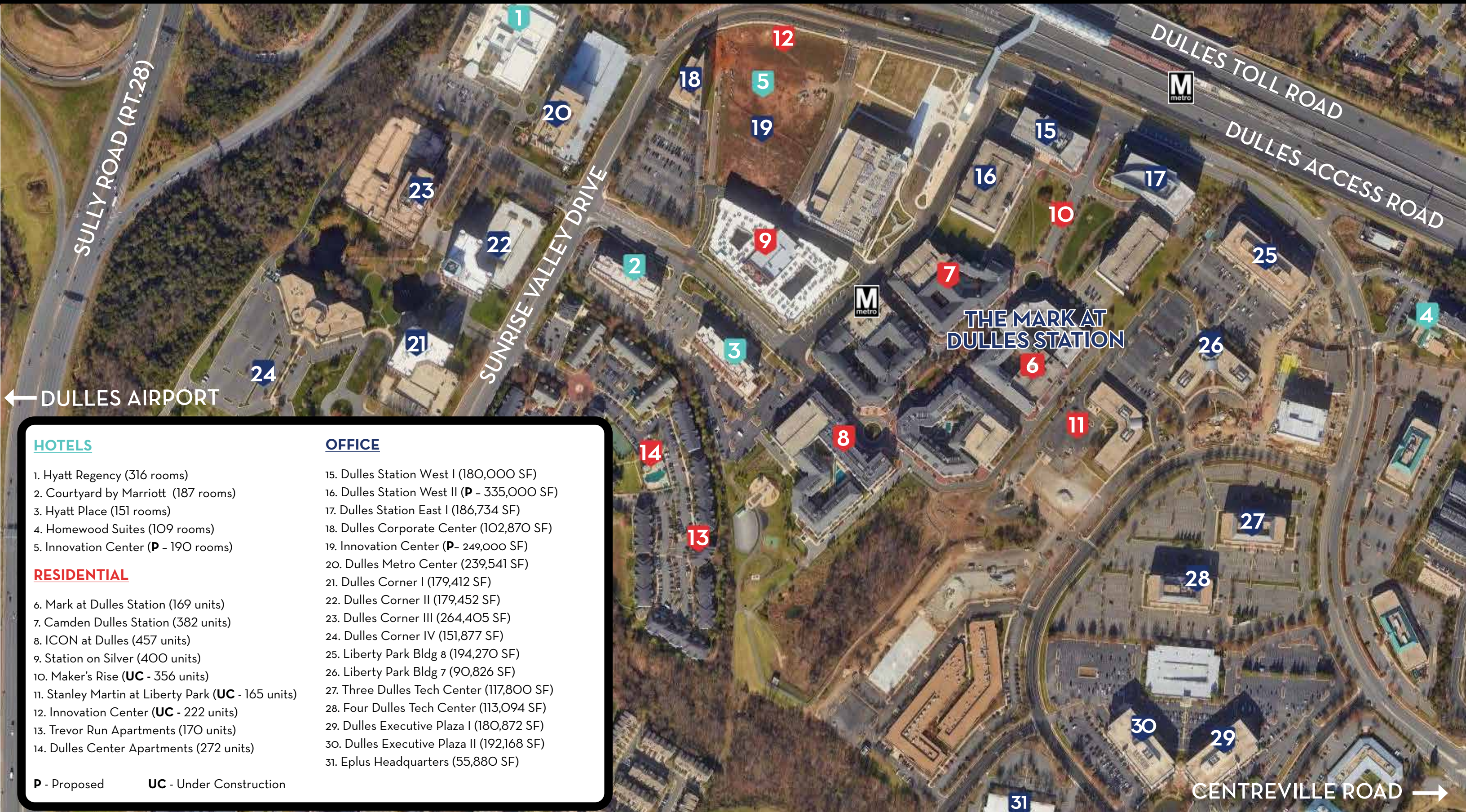


DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
POPULATION			
2012 Estimate	22,598	54,747	95,069
2026 Projection	23,873	58,761	101,547
2021-2026 Annual Rate	1.10%	1.43%	1.33%
HOUSEHOLDS			
2021 Estimate	8,359	19,067	33,383
2026 Projection	8,865	20,525	35,583
2021-2026 Annual Rate	1.18%	1.48%	1.28%
2021 MEDIAN HOUSEHOLD INCOME			
	\$100,788	\$114,025	\$123,393
2021 TOTAL EMPLOYEES			
	18,587	44,114	82,518
2019 VDOT AADT - Sunrise Valley Drive (10,000)			

PROPERTY HIGHLIGHTS

- Mixed use property consisting of 169 Class A apartments and 15,838 SF of street retail.
- Retail cotenants include Alo Vietnam Restaurant & Bar, Kabobi by the Helmand, Neo Smiles Dental, and Edward Jones.
- 300 covered parking spaces plus additional street parking.
- 3 blocks from the new Innovation Center Metro Station.
- 2.4 million SF of existing office space and 584,000 SF of proposed office space within walking distance.
- 1,850 units of existing residential units and 743 units under construction within walking distance.
- 763 existing hotel rooms within walking distance.
- Availability: Suite D - 2,437 SF; Suite E - 2,211 SF; Suite F - 1,917 SF.

SITE MAP



HOTELS

- 1. Hyatt Regency (316 rooms)
- 2. Courtyard by Marriott (187 rooms)
- 3. Hyatt Place (151 rooms)
- 4. Homewood Suites (109 rooms)
- 5. Innovation Center (P - 190 rooms)

RESIDENTIAL

- 6. Mark at Dulles Station (169 units)
- 7. Camden Dulles Station (382 units)
- 8. ICON at Dulles (457 units)
- 9. Station on Silver (400 units)
- 10. Maker's Rise (UC - 356 units)
- 11. Stanley Martin at Liberty Park (UC - 165 units)
- 12. Innovation Center (UC - 222 units)
- 13. Trevor Run Apartments (170 units)
- 14. Dulles Center Apartments (272 units)

P - Proposed UC - Under Construction

OFFICE

- 15. Dulles Station West I (180,000 SF)
- 16. Dulles Station West II (P - 335,000 SF)
- 17. Dulles Station East I (186,734 SF)
- 18. Dulles Corporate Center (102,870 SF)
- 19. Innovation Center (P- 249,000 SF)
- 20. Dulles Metro Center (239,541 SF)
- 21. Dulles Corner I (179,412 SF)
- 22. Dulles Corner II (179,452 SF)
- 23. Dulles Corner III (264,405 SF)
- 24. Dulles Corner IV (151,877 SF)
- 25. Liberty Park Bldg 8 (194,270 SF)
- 26. Liberty Park Bldg 7 (90,826 SF)
- 27. Three Dulles Tech Center (117,800 SF)
- 28. Four Dulles Tech Center (113,094 SF)
- 29. Dulles Executive Plaza I (180,872 SF)
- 30. Dulles Executive Plaza II (192,168 SF)
- 31. Eplus Headquarters (55,880 SF)