



### Summary

#### Available Suites

Suite 300: 4,290 – 27,256 SF

Suite 750: 9,372 SF

Lease Rates: Contact Broker

Lease Term: Through 10/31/2033  
(shorter term available)

### Property Highlights

- Up to 36,628 SF available for sublease including Suite 300 and Suite 750
- Suite 300 includes multiple training rooms, conference rooms, offices, breakrooms and large open areas for cubicles
- Suite 750 includes reception area, conference rooms, breakroom, offices and large open area for cubicles
- Furniture available
- Building amenities include fitness center, conference center, and tenant lounge with a Monumental Markets kiosk
- Located adjacent to Dulles Town Center with a myriad of shopping and dining choices
- Convenient access to Routes 28 and 7, the Dulles Toll Road and Washington Dulles International Airport (IAD)

### Demographics

#### 2 Mile

#### 5 Miles

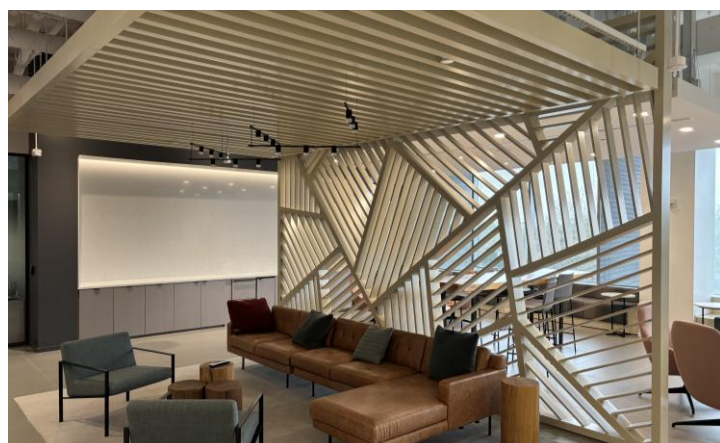
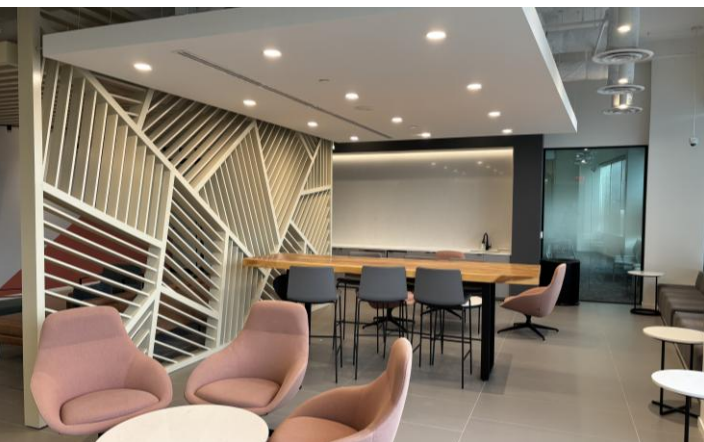
#### 10 Miles

|                   | 2 Mile    | 5 Miles   | 10 Miles  |
|-------------------|-----------|-----------|-----------|
| Total Households: | 14,499    | 72,435    | 190,488   |
| Total Population: | 37,072    | 211,308   | 548,566   |
| Average HH Income | \$145,768 | \$166,030 | \$175,053 |

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**David Colvin**  
 703.435.4007 x115  
 dcolvin@veritycommercial.com

**Ken Traenkle**  
 703.435.4007 x102  
 ktraenkle@veritycommercial.com



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**Verity Commercial** | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | [veritycommercial.com](http://veritycommercial.com)





For Sublease | Office Space  
21000 Atlantic Blvd Suite 300 & 750

Photos – Suite 300



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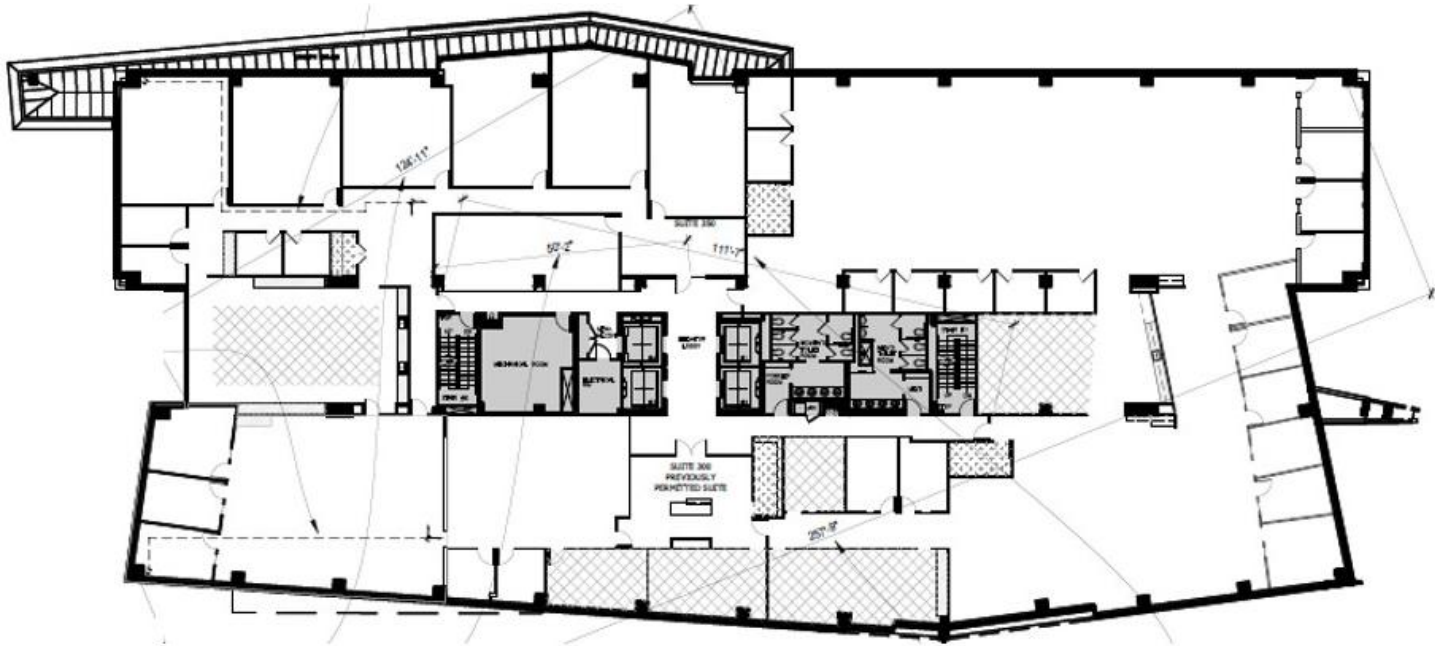
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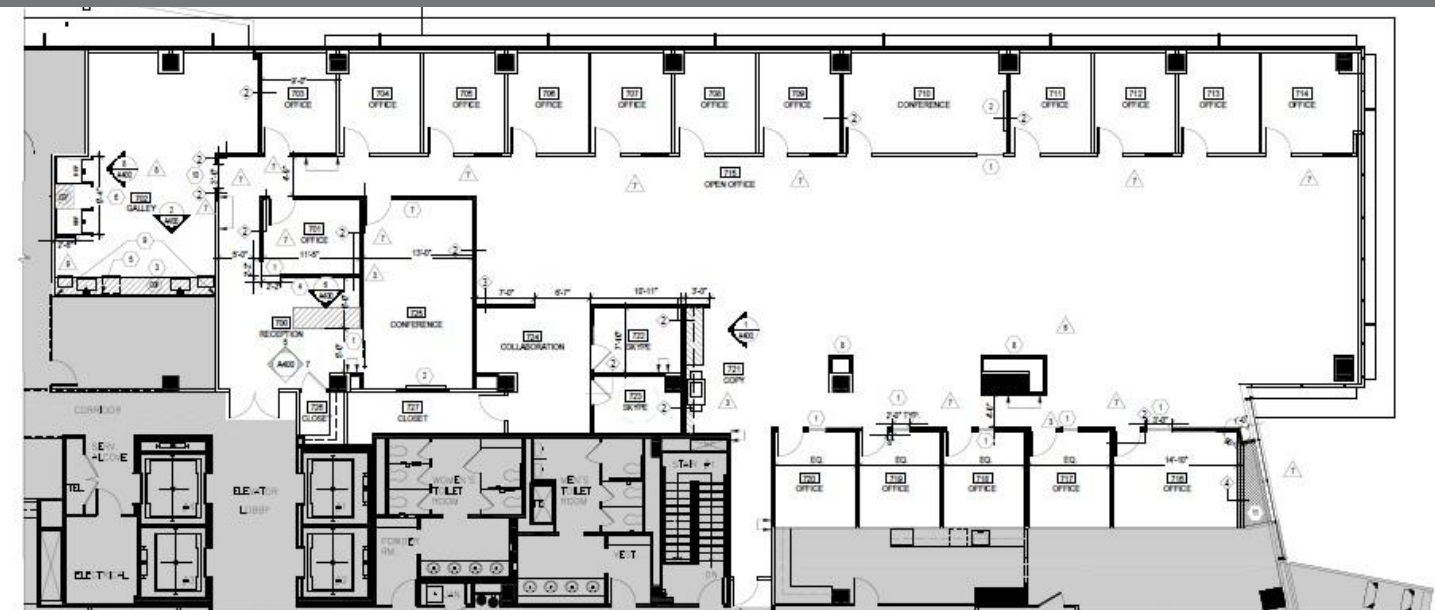


## Floor Plans

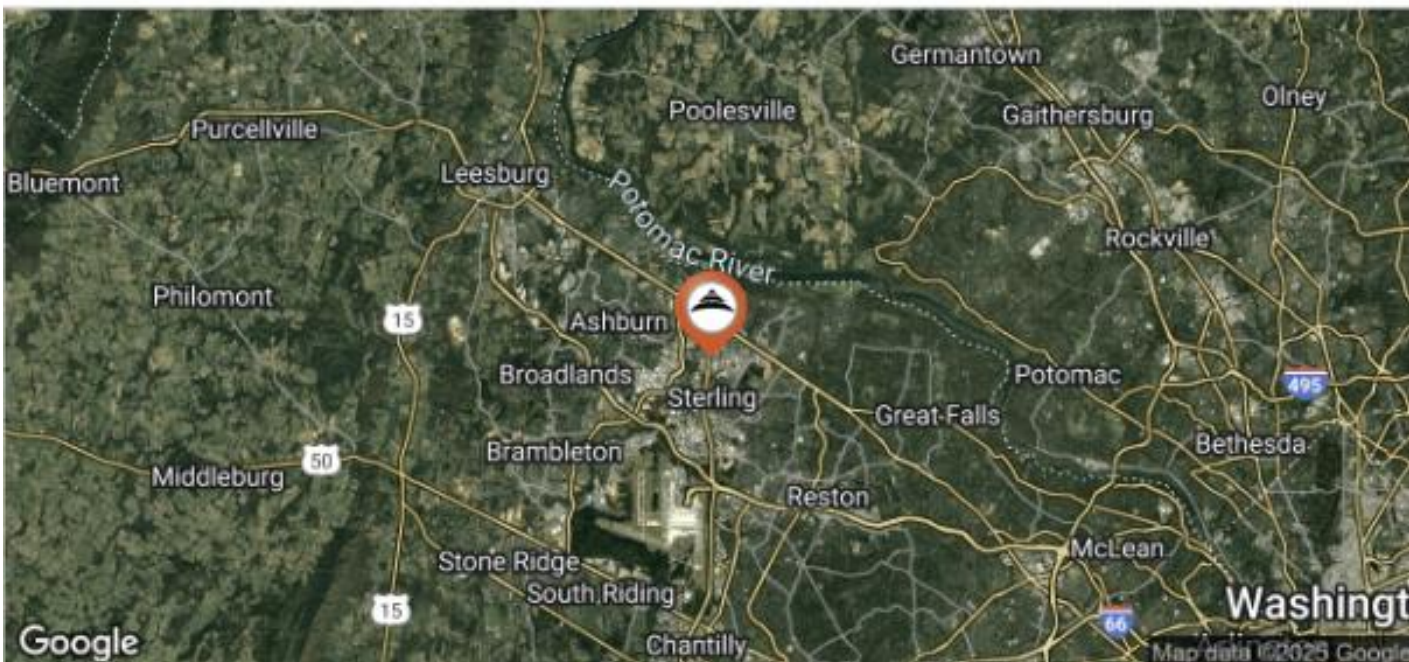
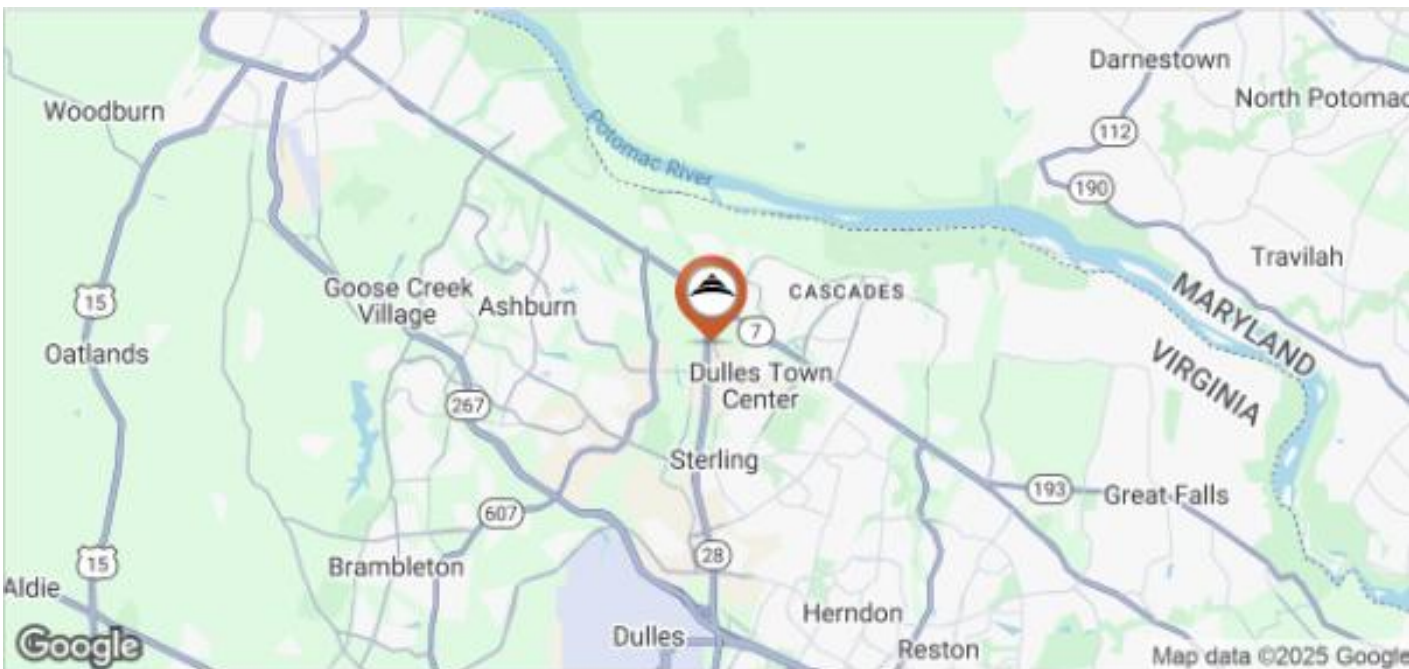
### Suite 300



### Suite 750



## Maps



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