



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
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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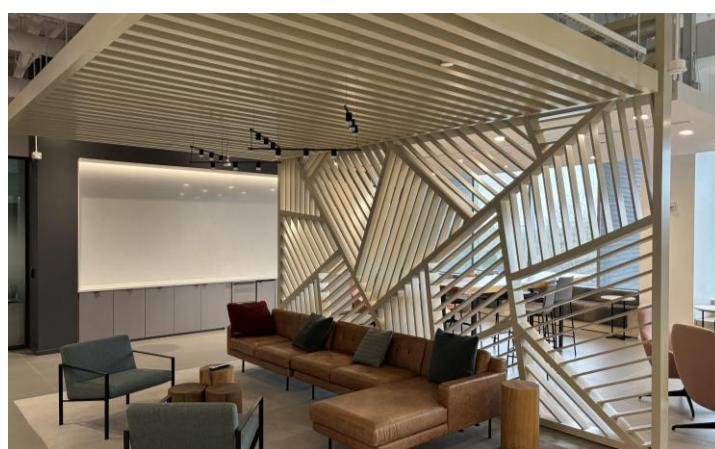
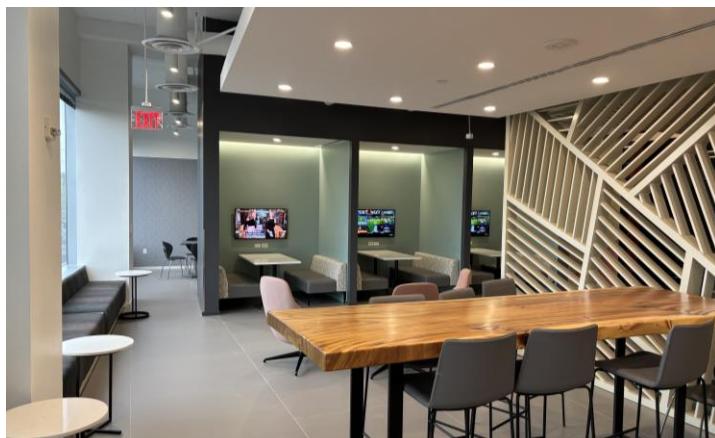
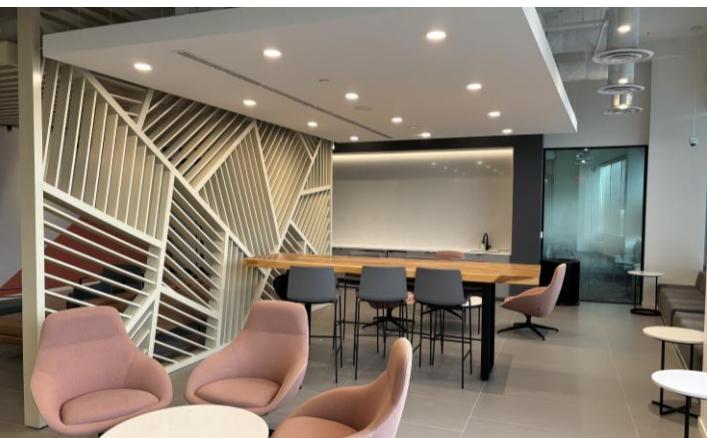
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Photos – Building Amenities

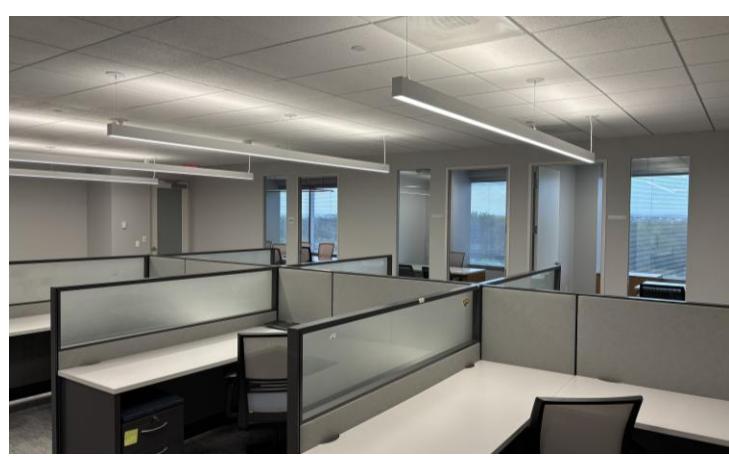


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Photos – Suite 300



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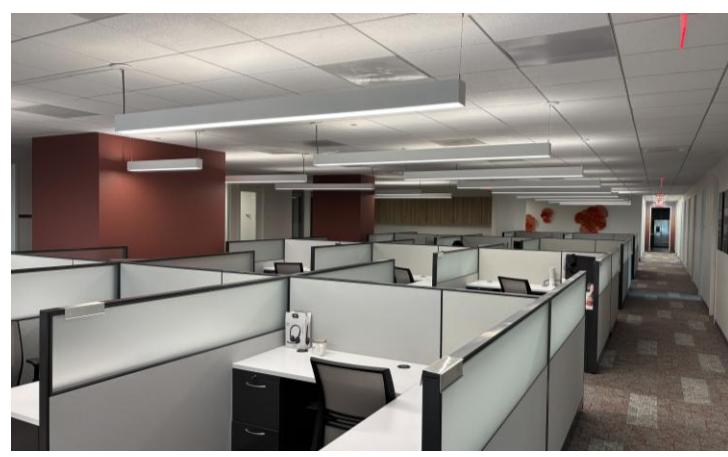
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For Sublease | Office Space
21000 Atlantic Blvd Suite 300 & 750

Photos – Suite 750



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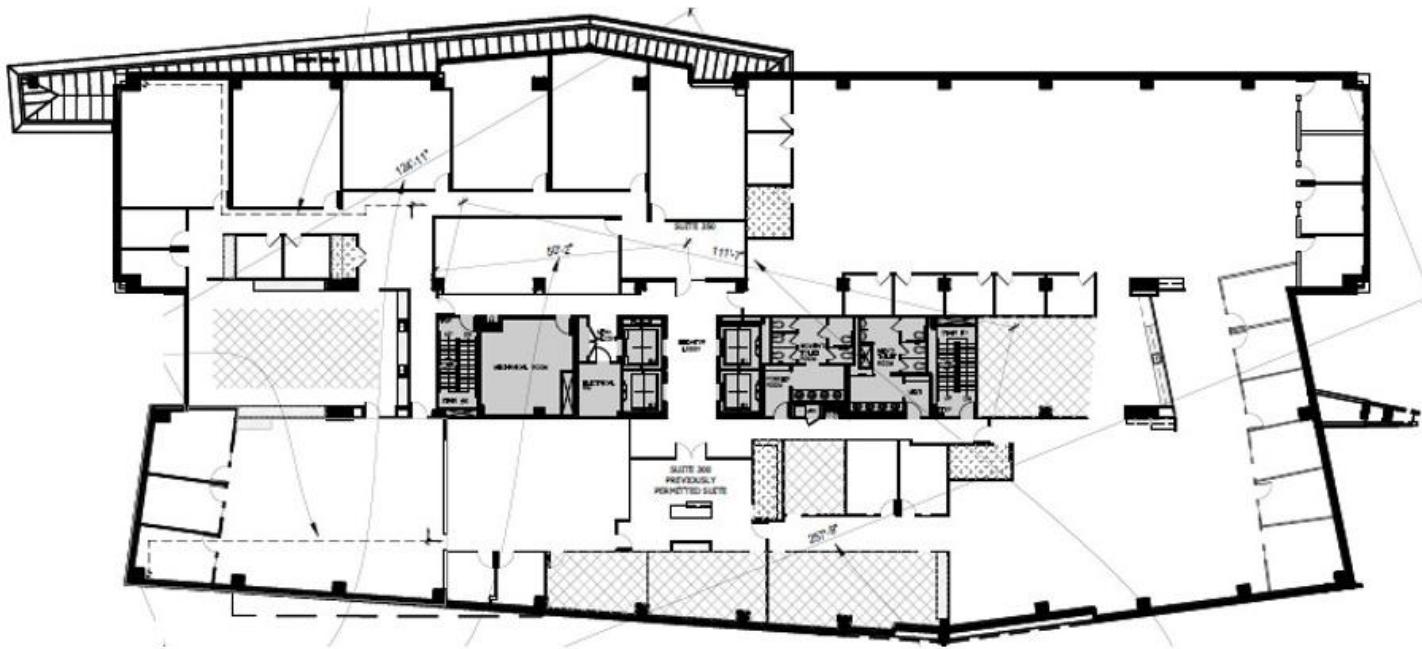
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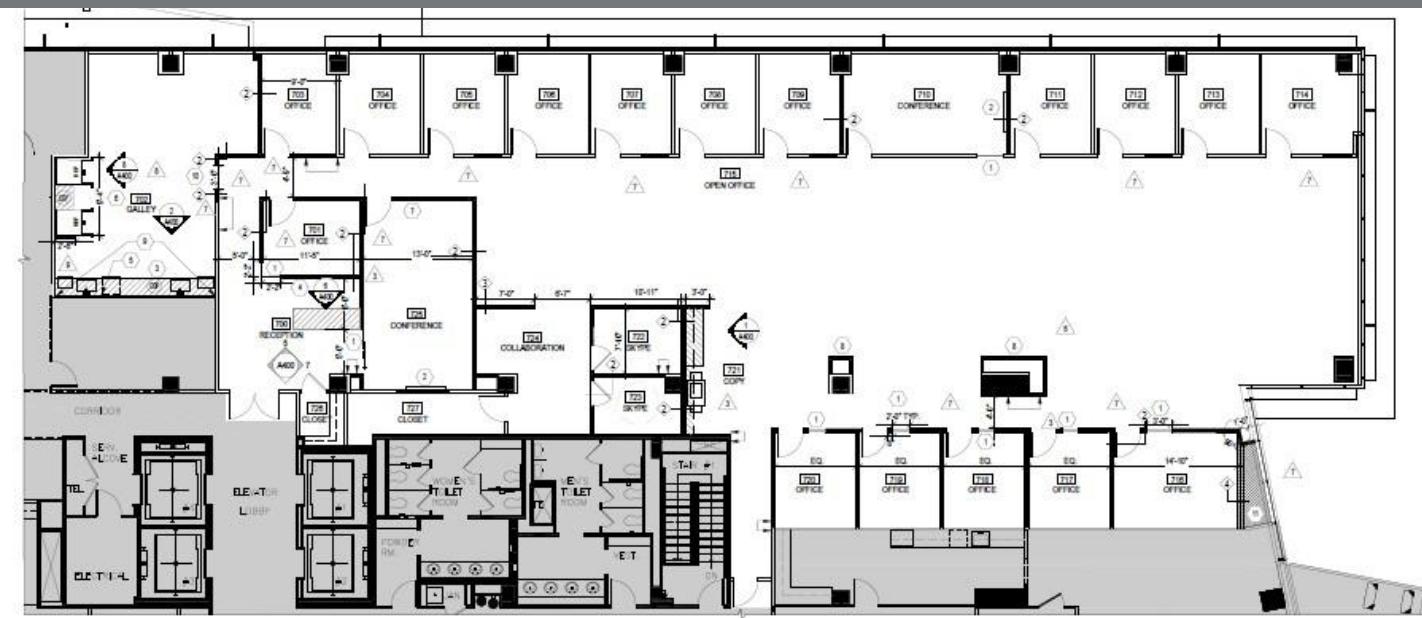
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Floor Plans

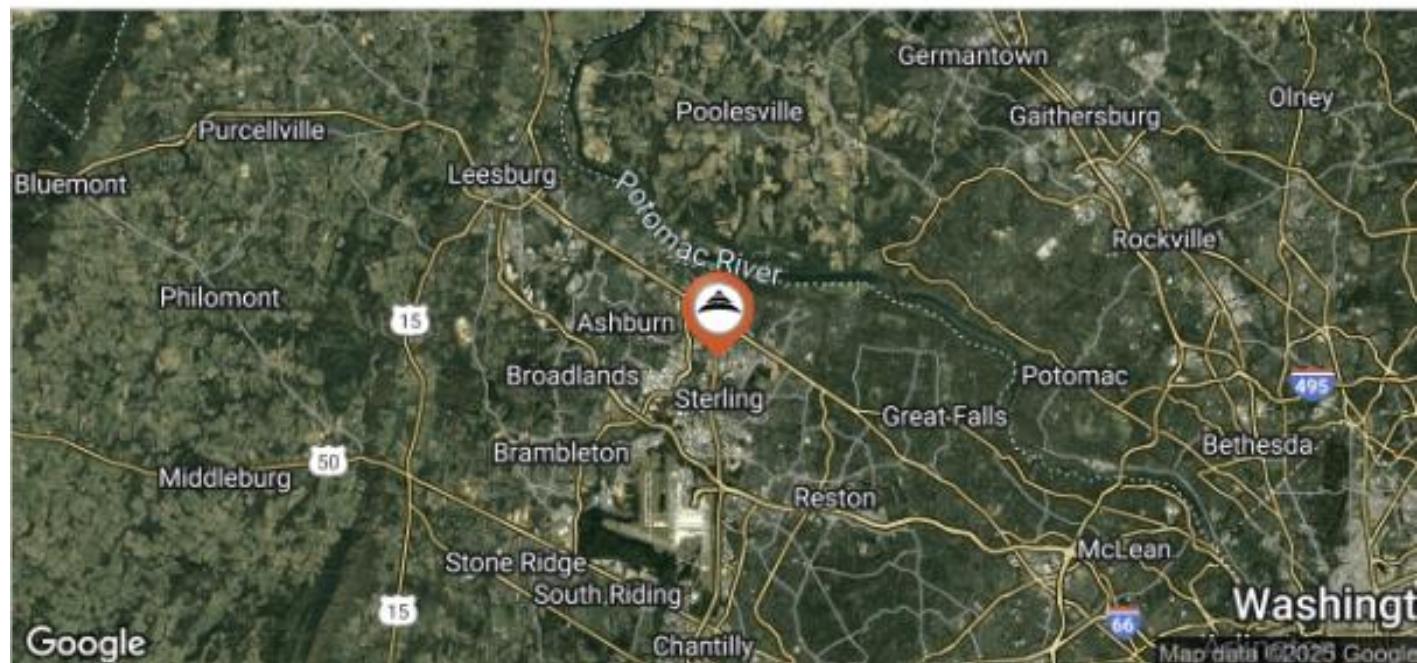
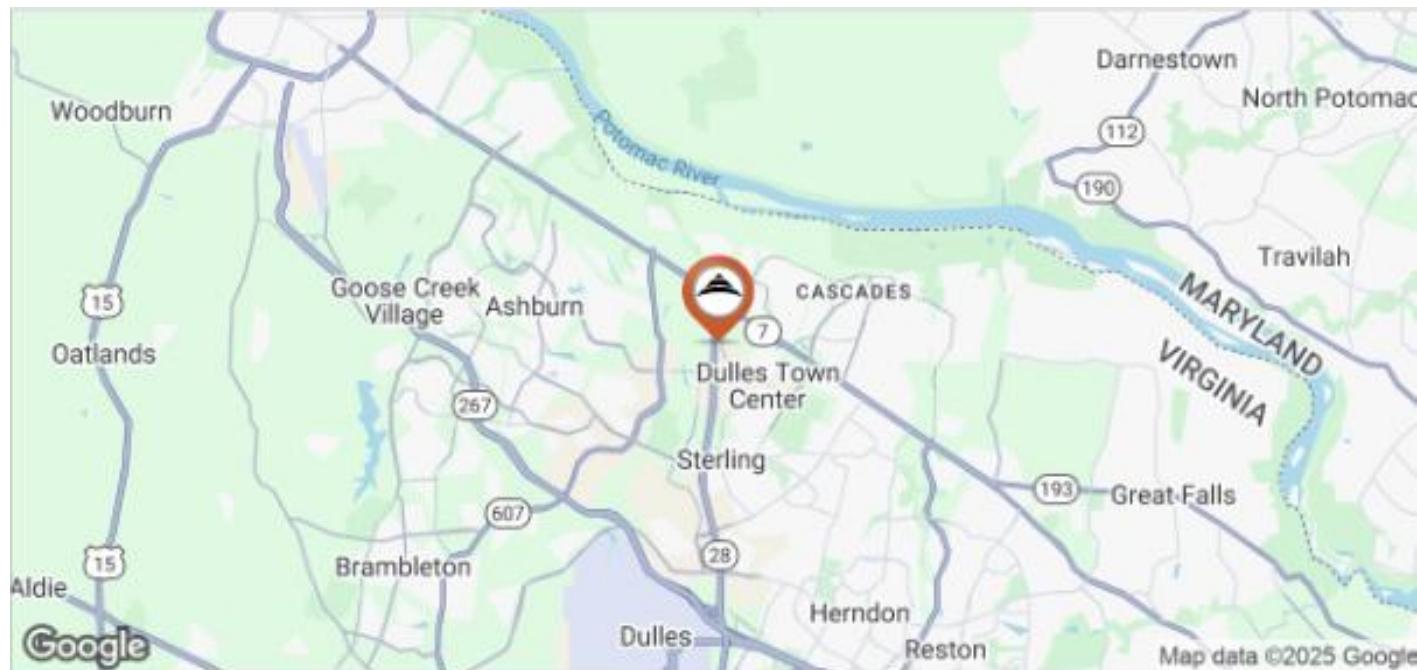
Suite 300



Suite 750



Maps



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