

DULLES CORNER



 CUSHMAN &
WAKEFIELD

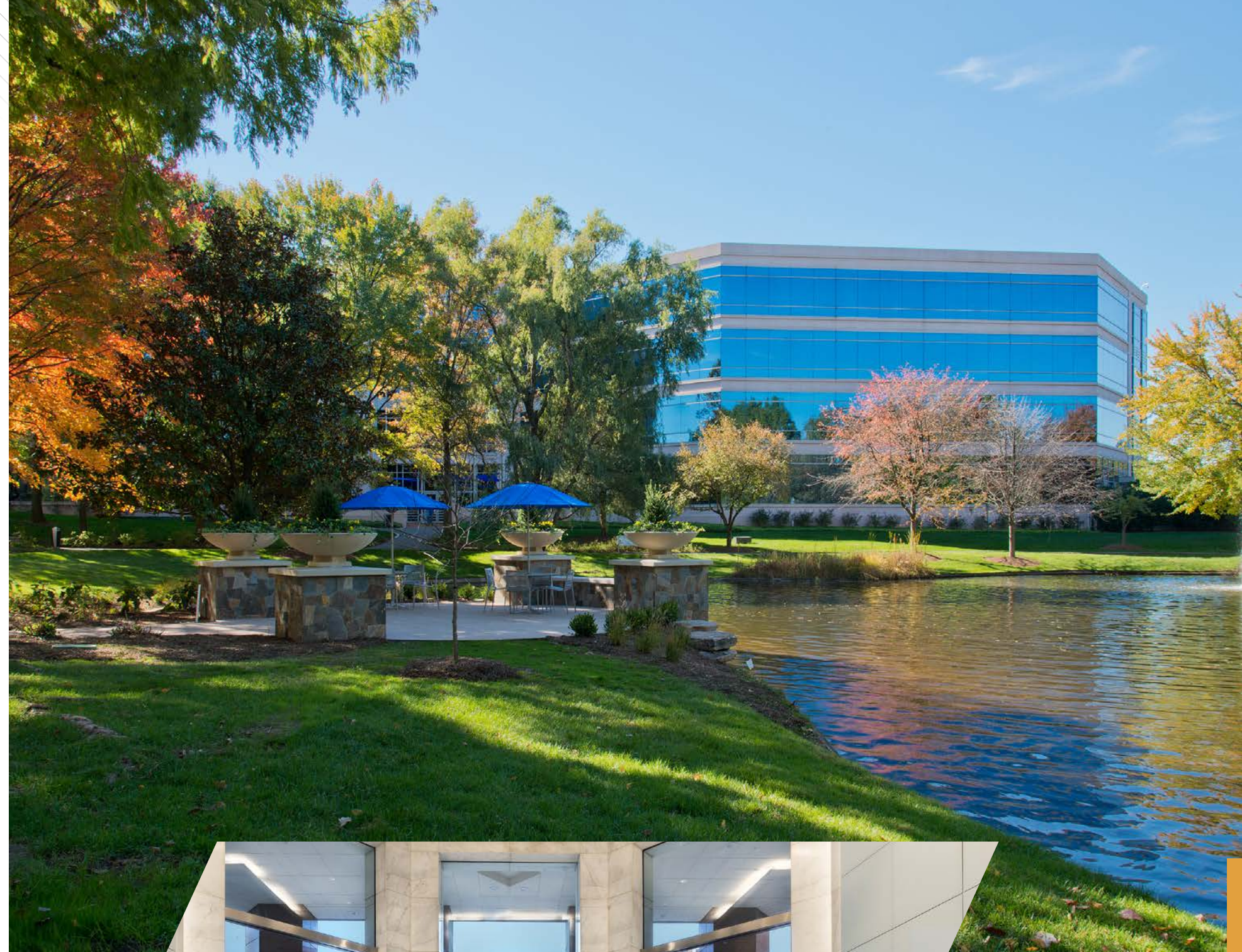
LIMITLESS OPPORTUNITY

UNPARALLELED CONVENIENCE

DULLES CORNER PROVIDES A PREMIER CAMPUS ENVIRONMENT WITH EXTENSIVE INDOOR/OUTDOOR OPPORTUNITIES.

CAMPUS HIGHLIGHTS

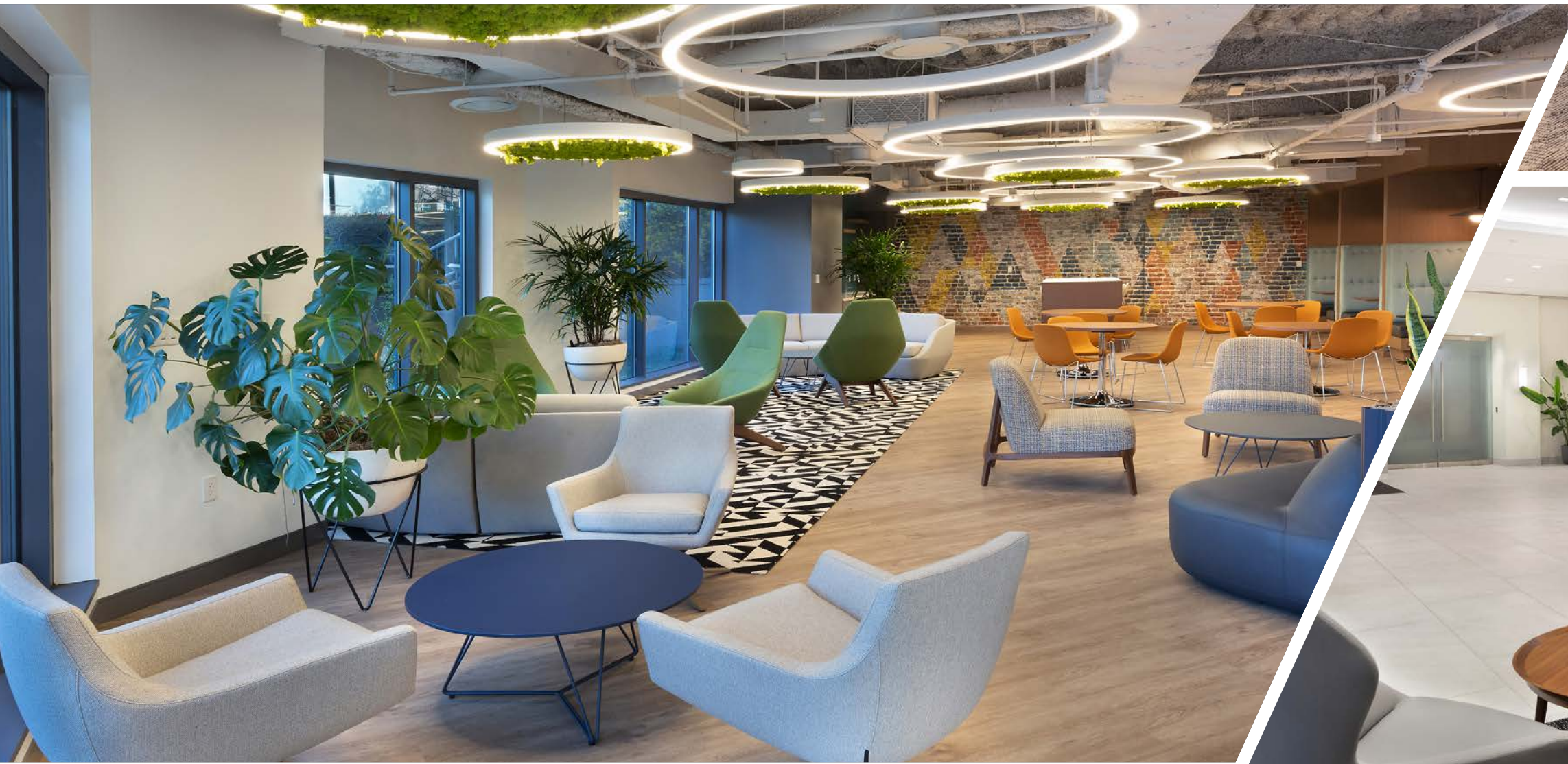
- Private fitness center with locker rooms and towel service
- Multiple on-site food options and weekly food trucks
- On-site conference facility with capacity for up to 50 people, adjacent to a business lounge and catering kitchen
- Manicured outdoor garden with walking paths and fountains
- Complimentary shuttle to Dulles International Airport
- Surrounded by amenities such as hotels, daycare, and shopping.
- Modern lobbies at 2355, 2411, and 13880 Dulles Corner



MODERN LOBBIES

THE ART OF ARRIVAL

STEP INTO OUR
NEW MODERN LOBBIES





UNLEASH **CREATIVITY**

WITH OUR DYNAMIC
CONFERENCE CENTER &
BUSINESS LOUNGE





REDEFINE
YOUR LIMITS

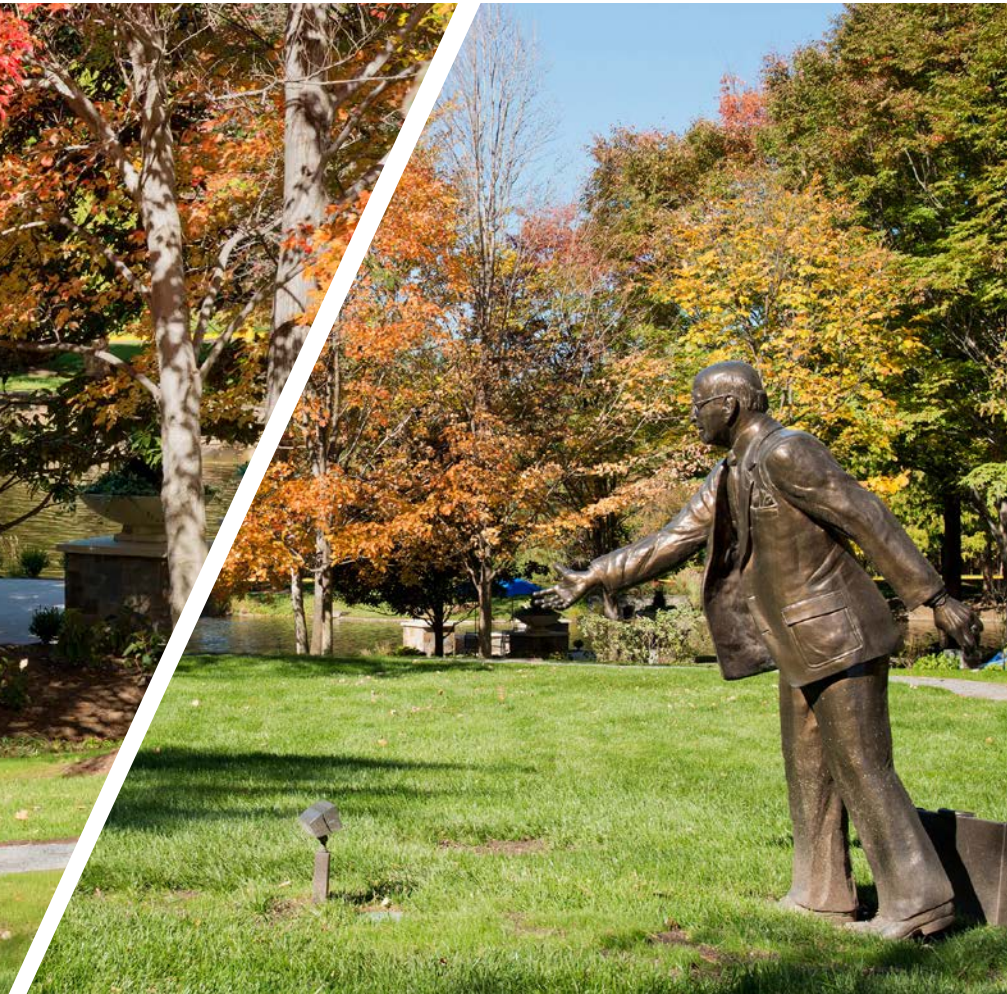
EVOLVE IN OUR BOLD &
BRIGHT FITNESS CENTER



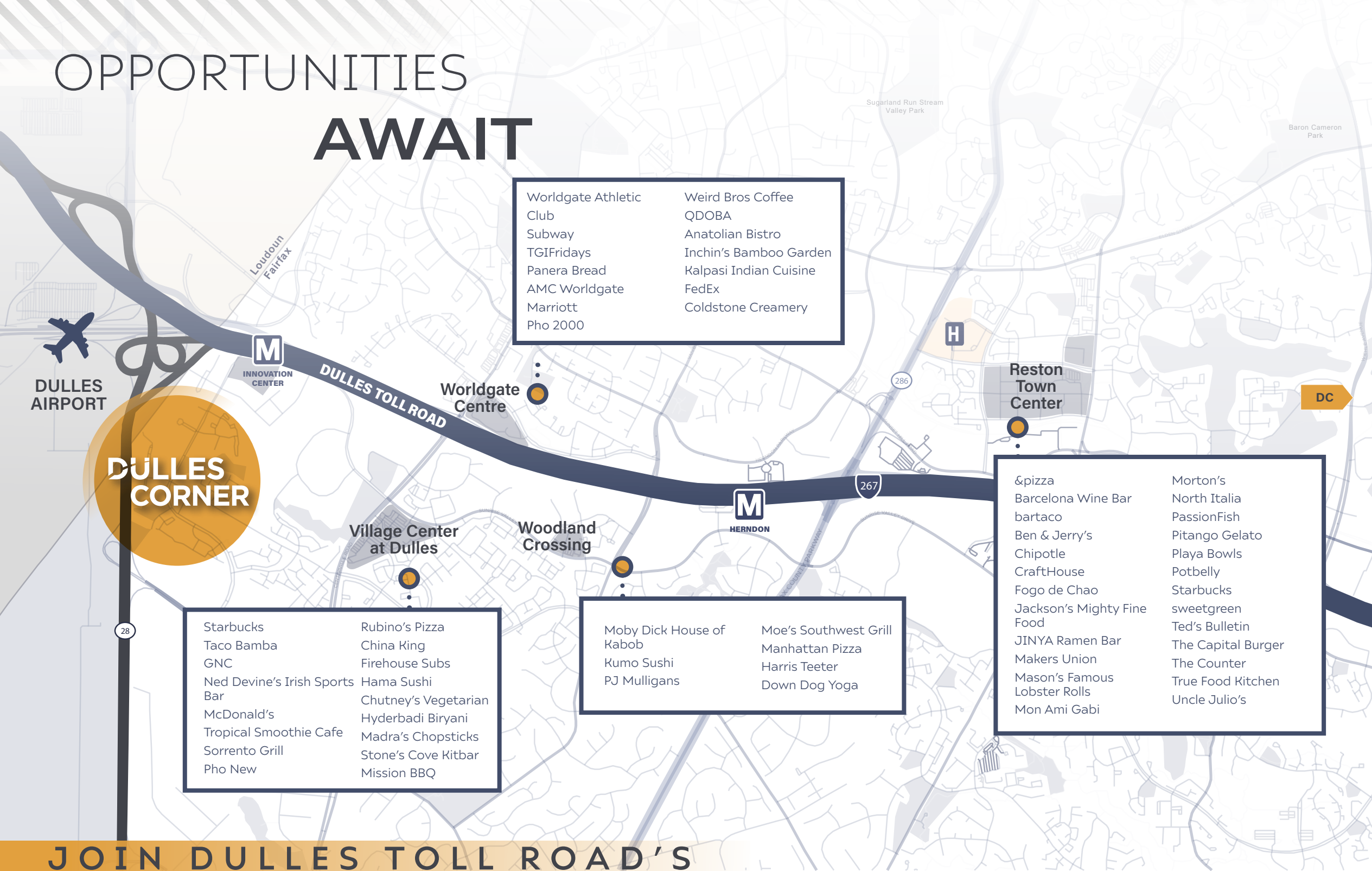


IMMERSE YOURSELF

EXPERIENCE SERENITY
AT DULLES CORNER'S
SCENIC PARK



OPPORTUNITIES AWAIT



JOIN DULLES TOLL ROAD'S THRIVING COMMUNITY



SHUTTLE TO DULLES
to Airport provided by
Hyatt Dulles



5 MINUTE DRIVE
to Dulles International
Airport



5 MINUTE DRIVE
to Dulles Toll Road



11 MINUTE WALK
to Innovation Center
Metro Station



8 MINUTE DRIVE
to Herndon Metro Station



7 MINUTE DRIVE
to Reston Town Center

REDISCOVER BALANCE AND CONNECTIVITY

12PM

GRAB A BITE TO EAT AT
HAMA SUSHI



7AM

YOGA FLOW CLASS AT DOWN
DOG YOGA



2PM

MID-DAY ARCADE BREAK
WITH COWORKERS

8AM

PICK UP YOUR NITRO COLD
BREW AT STARBUCKS



5PM

ENJOY TACOS & GUAC WITH
FRIENDS AT BARTACO



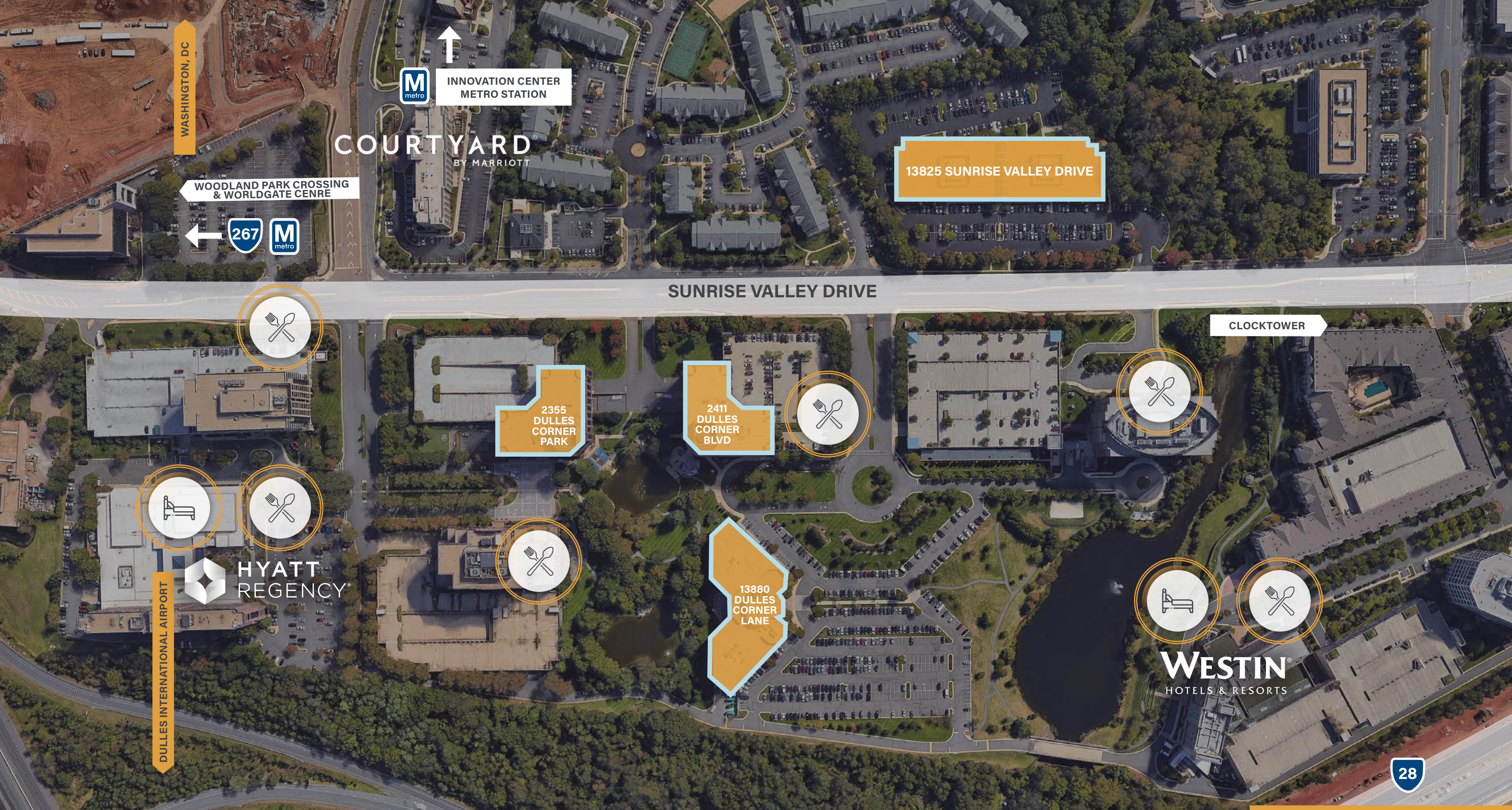
10AM

GET SOME VITAMIN D, TAKE
YOUR ZOOM MEETING FROM
THE OUTDOOR PATIO



6:30

GET WEEKEND READY WITH A
BLOWOUT AT DRYBAR



WASHINGTON, DC



INNOVATION CENTER METRO STATION

COURTYARD BY MARRIOTT

13825 SUNRISE VALLEY DRIVE

WOODLAND PARK CROSSING & WORLDGATE CENTRE



SUNRISE VALLEY DRIVE

CLOCKTOWER



2355 DULLES CORNER PARK

2411 DULLES CORNER BLVD



HYATT REGENCY



13880 DULLES CORNER LANE



WESTIN HOTELS & RESORTS

DULLES INTERNATIONAL AIRPORT

28

THE NEIGHBORHOOD IS FILLED WITH POTENTIAL



2355 DULLES CORNER BOULEVARD

2355 DULLES CORNER BOULEVARD

OWNER	Rockpoint & Brandywine Realty Trust
SIZE	179,115 SF
STORIES	8
TYPICAL FLOOR PLATE	27,198 SF
CEILING HEIGHT	Finished: 1st Floor - 8'0"; 2nd Floor - 10'0"; Typical Floors: 8'10"; 8th Floor 9'10"
COLUMN SPACING	30'x30'
ELEVATOR CABS	Four (4) building elevators at 3,000 lbs and two (2) garage elevator
PARKING RATIO	3:2;1,000
LOADING DOCK	Two (2)-covered bays located at the rear of the building
HVAC SYSTEM	Heating, cooling and ventilation is provided by a variable air volume system with two air handling and condenser units per floor.
SECURITY	A card security systems exists in the building. After hours building perimeter security patrol.
BUILDING HOURS	Monday-Friday: 8:00 AM - 6:00 PM; Saturday 9:00 AM - 1:00 PM
FINISHES	Exterior: A combination of red granite and reflective blue glass windows; Lobby: White marble floor accented with red and green marble, light cherry wood stained walls with bronze and marble accents.
YEAR BUILT	1988, Renovated 2022

Outside, you are greeted by Dulles Corner's "Central Park" with water gardens, fountains, extensive landscaping, walking paths, and outdoor eating areas.

RENOVATED LOBBY DELIVERED!

Certified Gold by WiredScored.

BUILDING AMENITIES



RENOVATED LOBBY



MULTIPLE CONFERENCE FACILITIES



WIFI CAPABLE COLLABORATIVE SPACES



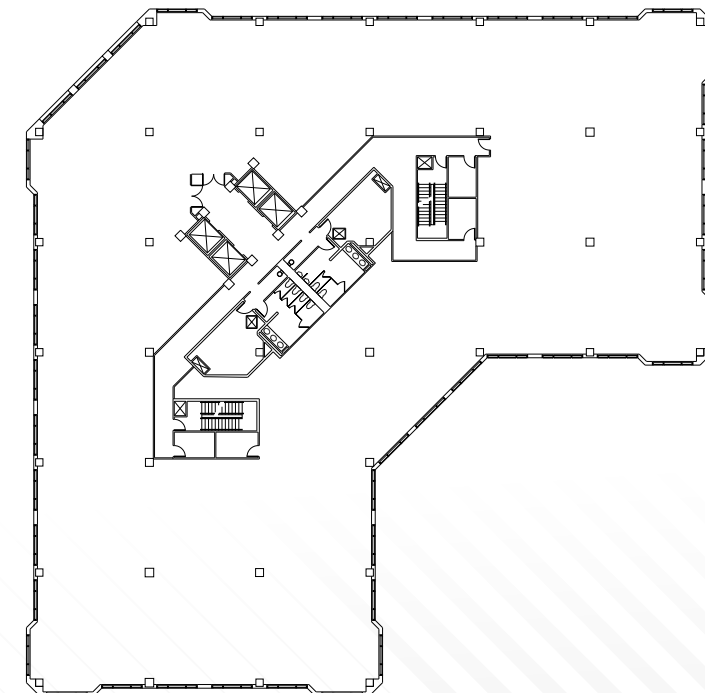
COLD BREW COFFEE ON TAP



RISING STARS DAYCARE ONSITE



TYPICAL FLOOR PLAN





INTEGRATED SUSTAINABILITY
BUILT FOR THE FUTURE



2411 DULLES CORNER PARK

2411 Dulles Corner Park is an award winning premier office building located in the center of the Dulles Corner campus.

Energy Star rated building - this building uses 35% less energy and releases 35% less carbon dioxide into the atmosphere than typical buildings.

Certified Gold by WiredScored.

RENOVATED LOBBY DELIVERED!

Certified Gold by WiredScored.

BUILDING AMENITIES



RENOVATED LOBBY



FITNESS CENTER



CONFERENCE



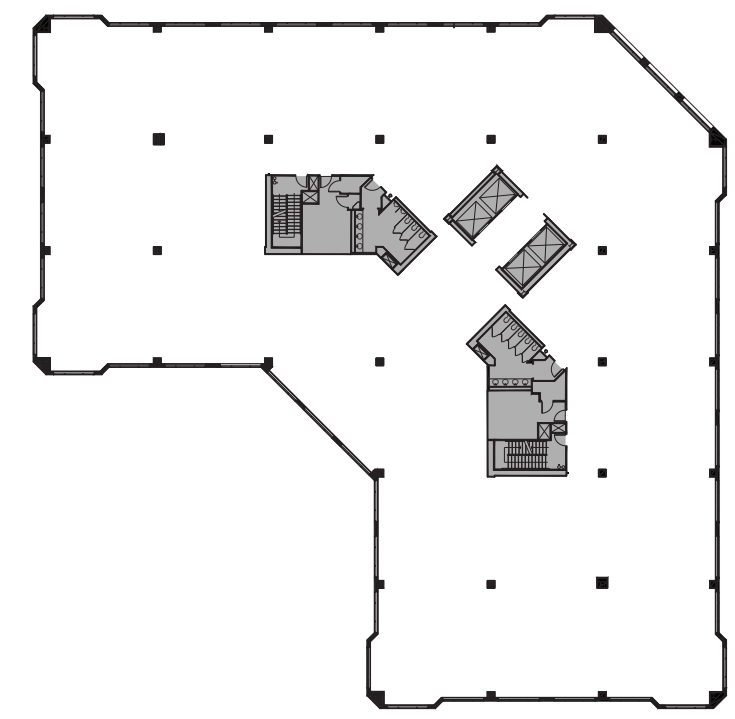
CENTRAL PARK CAFÉ



2411 DULLES CORNER PARK

OWNER	Rockpoint & Brandywine Realty Trust
SIZE	176,437 SF
STORIES	8
TYPICAL FLOOR PLATE	27,173 SF
CEILING HEIGHT	Finished: 1st Floor - 8'0"; 2nd Floor - 10'0"; Typical Floors: 8'10"; 8th Floor 9'10"
COLUMN SPACING	30'x30'
ELEVATOR CABS	Four (4) building elevators at 3,000 lbs and two (2) garage elevator
PARKING RATIO	3:2;1,000
LOADING DOCK	Two (2)-covered bays located at the rear of the building
HVAC SYSTEM	Heating, cooling and ventilation is provided by a variable air volume system with two air handling and condenser units per floor.
SECURITY	A card security systems exists in the building. After hours building perimeter security patrol.
BUILDING HOURS	Monday-Friday: 8:00 AM - 6:00 PM; Saturday 9:00 AM - 1:00 PM
FINISHES	Exterior: A combination of red granite and reflective blue glass windows.
YEAR BUILT	1990
YEAR RENOVATED	2014/2015

TYPICAL FLOOR PLAN



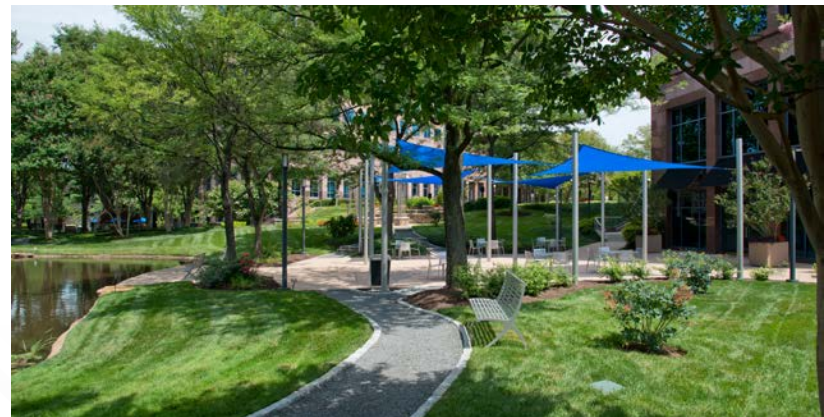


13825 SUNRISE VALLEY DRIVE

13825 Sunrise Valley Drive is an efficiently operated two story building featuring easy access to the Toll Road and Route 28. The building features shell condition spaces ready for full build out and ready to go suites.

Prominent existing tenants include: Peraton and Team Velocity Marketing.

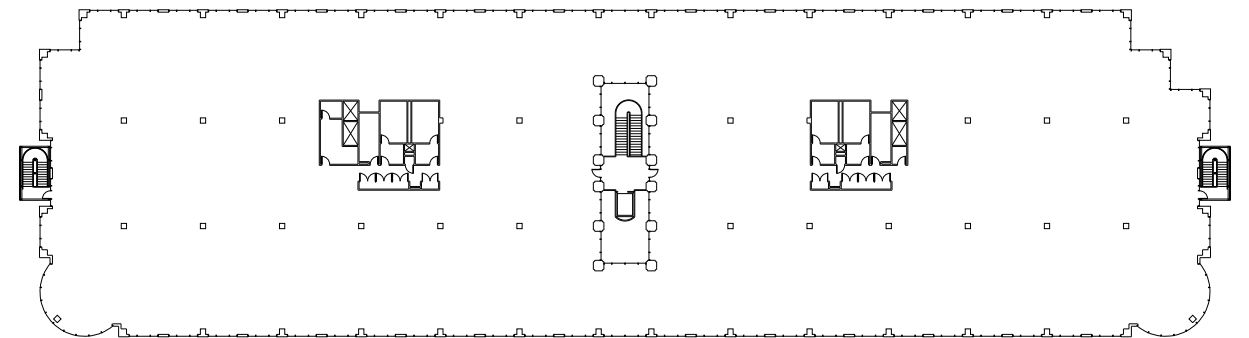
Energy Star rated building. This building uses 35% less energy and releases 35% less carbon dioxide into the atmosphere than typical buildings.



13825 SUNRISE VALLEY DRIVE

OWNER	Rockpoint & Brandywine Realty Trust
SIZE	104,153 SF
STORIES	2
TYPICAL FLOOR PLATE	52,076 SF
CEILING HEIGHT	Finished: 1st Floor - 9'0"; 2nd Floor - 8'10";
COLUMN SPACING	30'x40'
ELEVATOR CABS	One hydraulic elevator (3,500 lbs., 125 f.p.m.) serving building
PARKING RATIO	3:6;1,000
LOADING DOCK	One loading space
HVAC SYSTEM	Heating, cooling and ventilation is provided by a variable air volume system with roof mounted condenser units. The system maintains a set air temperature in the supply ductwork and varies the quantity of air supplied to the space in order to control space temperature. The building is equipped with energy-saving equipment.
SECURITY	A card security systems exists in the building. After hours building perimeter security patrol.
BUILDING HOURS	Monday-Friday: 8:00 AM - 6:00 PM; Saturday 9:00 AM - 1:00 PM
FINISHES	Exterior: Composed of an articulated pre-cast facade with horizontal ribbon-glass windows construct on a five-foot module. The roof is a 0.60 single-ply ballasted Carlisle membrane; Lobby: Granite with marble accents.
YEAR BUILT	1989, Renovated 2005

TYPICAL FLOOR PLAN





13880 DULLES CORNER LANE

Centrally located within Dulles Corner Park, with a breathtaking view of the water garden and greenery.

Energy Star rated building - this building uses 35% less energy and releases 35% less carbon dioxide into the atmosphere than typical buildings.

RENOVATED LOBBY DELIVERED!

Certified Gold by WiredScored

BUILDING AMENITIES



RENOVATED LOBBY



FITNESS CENTER



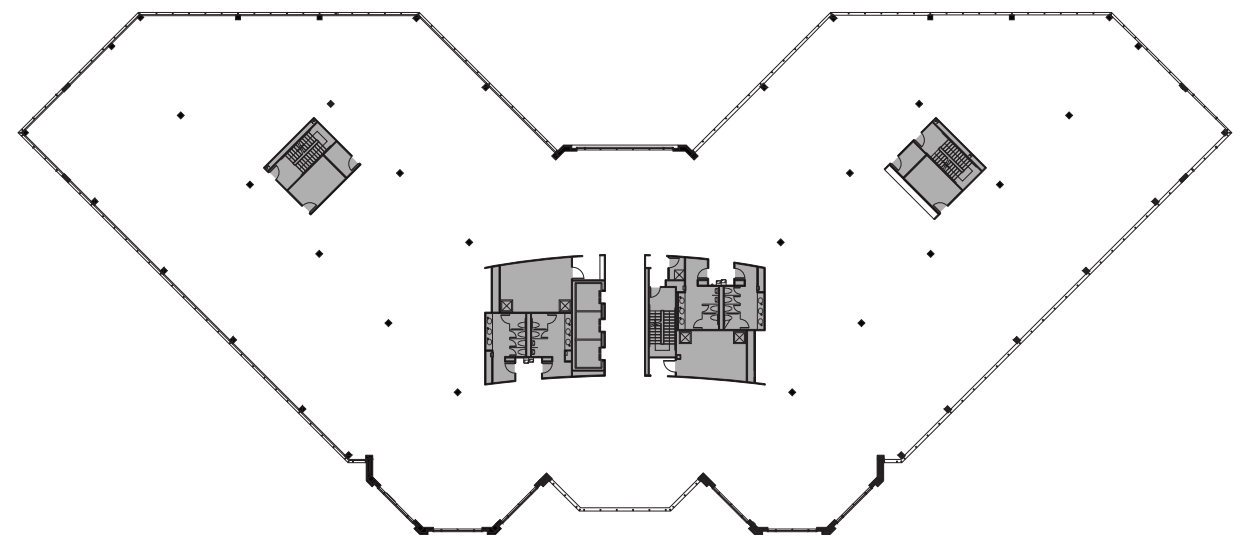
IMPROVED LOBBY SEATING



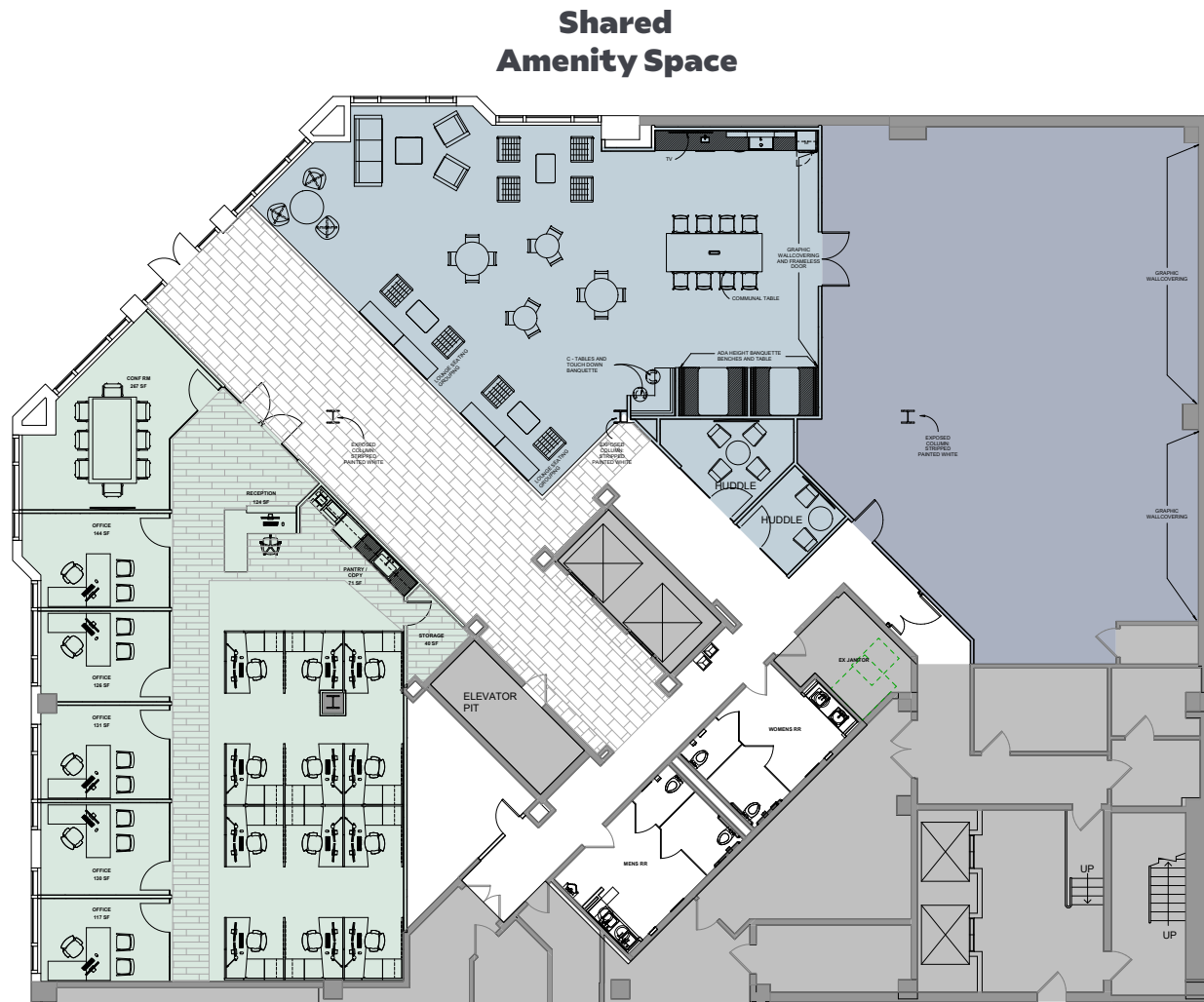
13880 DULLES CORNER LANE

OWNER	Rockpoint & Brandywine Realty Trust
SIZE	151,877 SF
STORIES	4
TYPICAL FLOOR PLATE	40,491 SF
CEILING HEIGHT	Typical Floors - 9'6"; Slab-to-slab - 13'6"; Finished: 1st Floor - 10'10"
COLUMN SPACING	30'x37.5'
ELEVATOR CABS	Two (2) hydraulic passenger elevators and one passenger/freight elevator.
PARKING RATIO	3:15;1,000
LOADING DOCK	One loading space
HVAC SYSTEM	Magnetic bearing chillers supply a set chill water temperature to two air handlers per floor that distribute a set air temperature to a variable air volume system.
SECURITY	A card security systems exists in the building. After hours building perimeter security patrol.
BUILDING HOURS	Monday-Friday: 8:00 AM - 6:00 PM; Saturday 9:00 AM - 1:00 PM
FINISHES	Exterior: Composed of an articulated per-case facade with horizontal ribbon-glass windows constructed on a five-foot module. The roof is a 0.60 single-ply ballasted Carlisle membrane; Lobby: Granite with marble accents.
YEAR BUILT	1997
INTERIOR RENOVATED	2004/2005

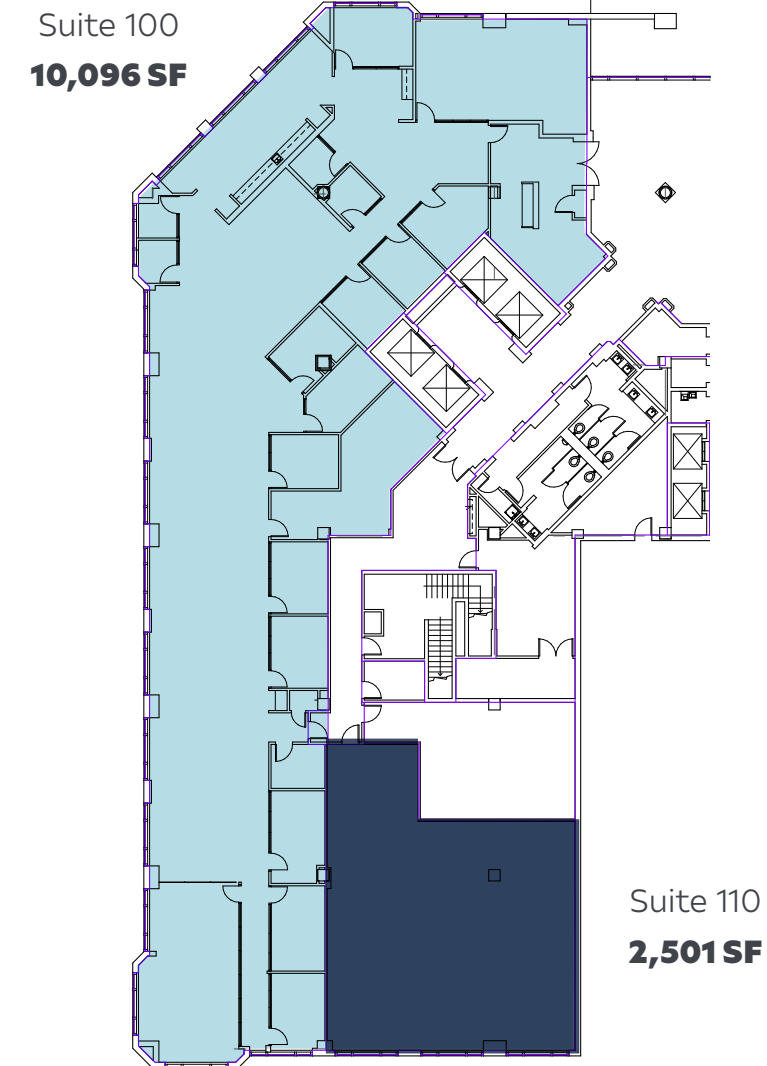
TYPICAL FLOOR PLAN



LOWER LEVEL 2,792 SF



1ST FLOOR Suite 100 - 12,597 SF

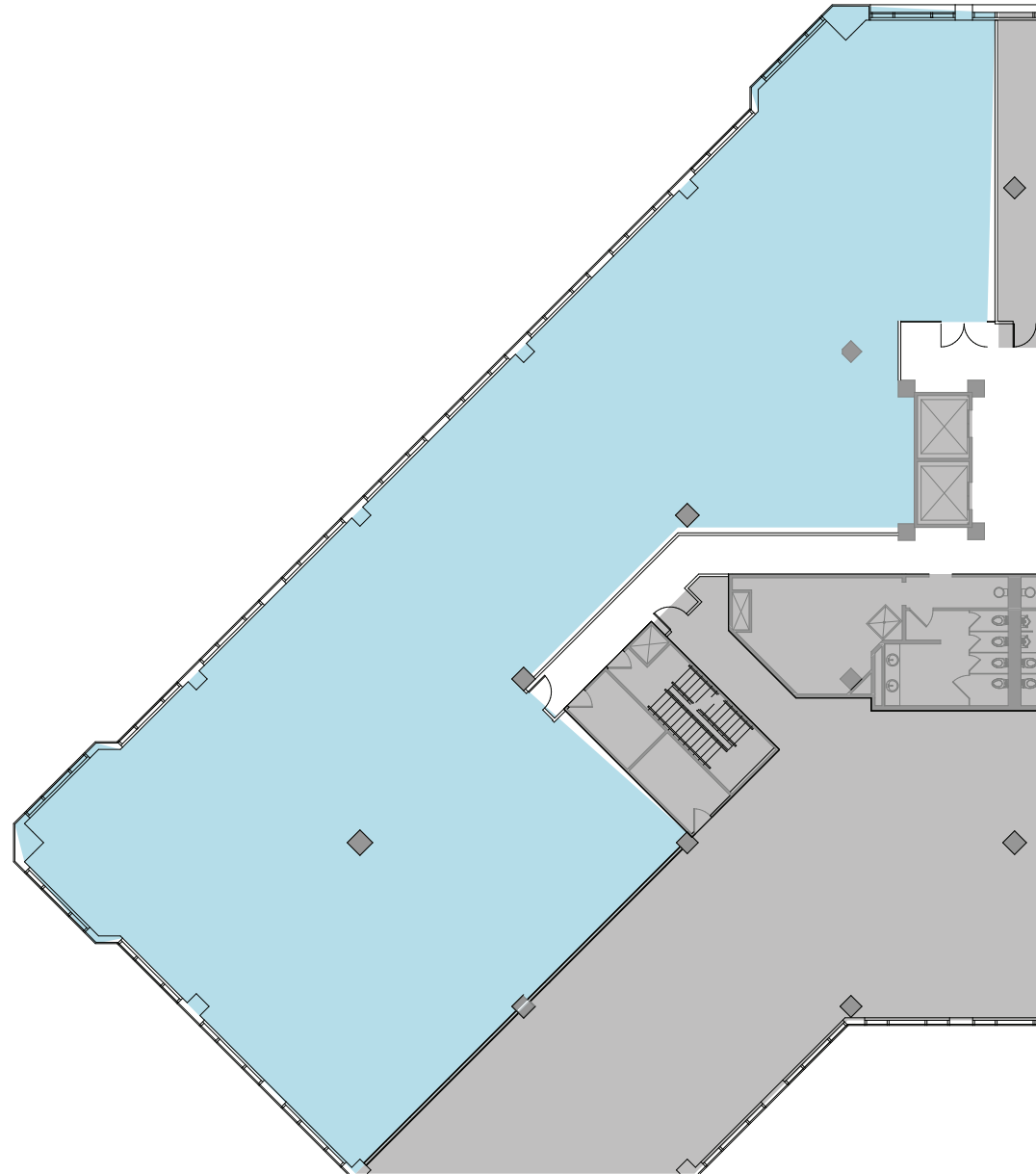


DULLES CORNER

2355 DULLES CORNER BOULEVARD

3RD FLOOR

Suite 350 - **9,333 SF**



TIM SUMMERS MATT BUNDY JOSH MASI WILL THOMAS CHLOE EYRING
+1 703 448 1200

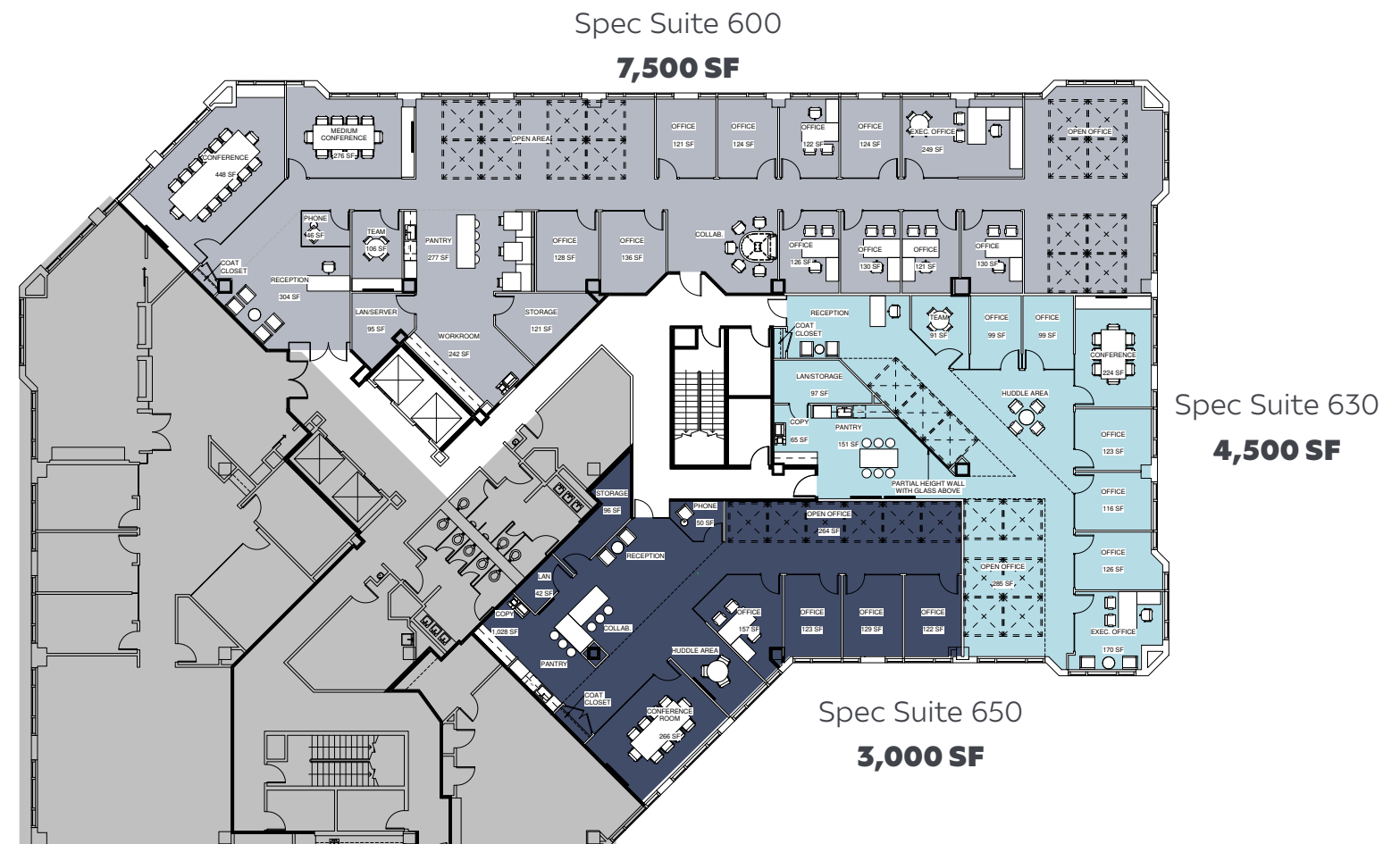


DULLES CORNER

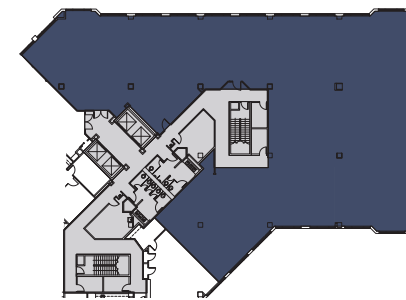
2355 DULLES CORNER BOULEVARD

6TH FLOOR

15,000 SF



As-Built Condition



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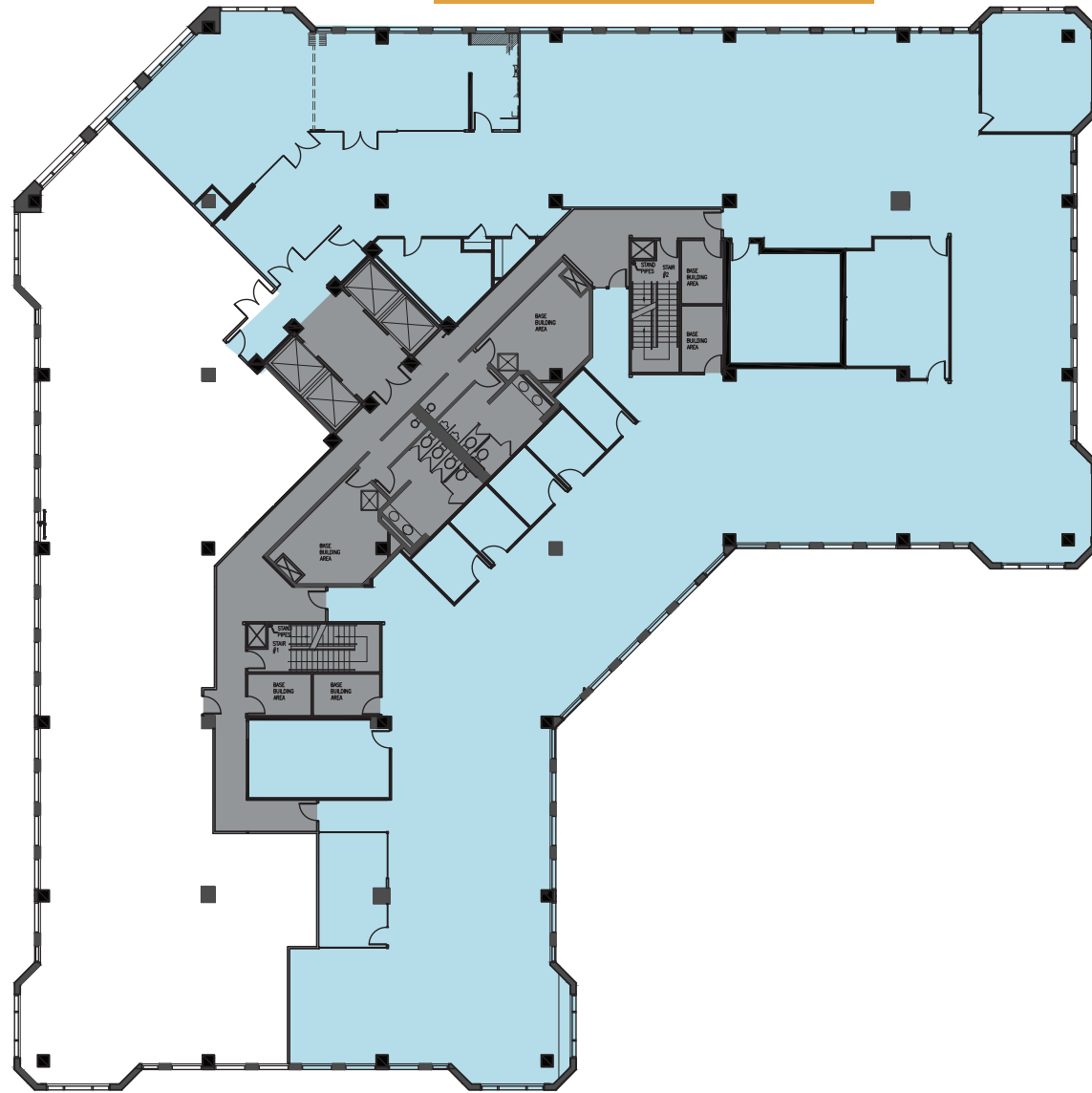


DULLES CORNER

2355 DULLES CORNER BOULEVARD

7TH FLOOR
18,901 SF

Plug & Play Fully Furnished



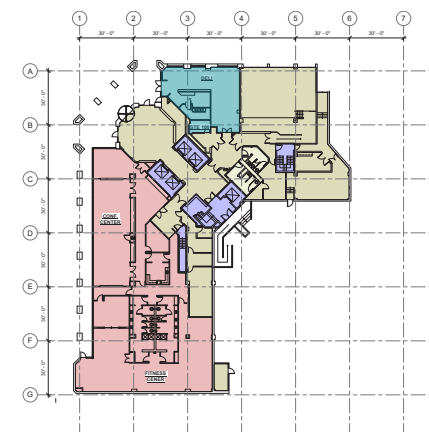
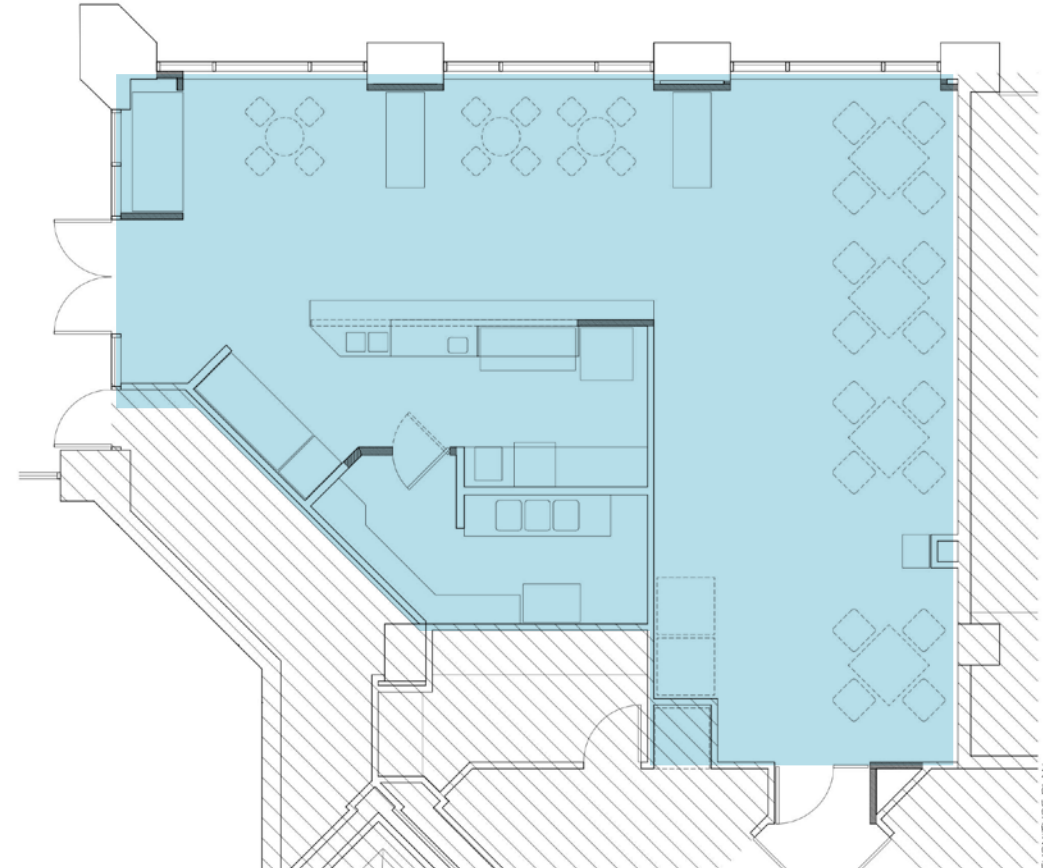
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DULLES CORNER

2411 DULLES CORNER PARK

PLUG-AND-PLAY CAFÉ
1,445 SF



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2ND FLOOR SPEC SUITES

Suite 250
10,214 SF



Suite 220
2,604 SF

3RD FLOOR

Suite 350 - **5,250 SF**

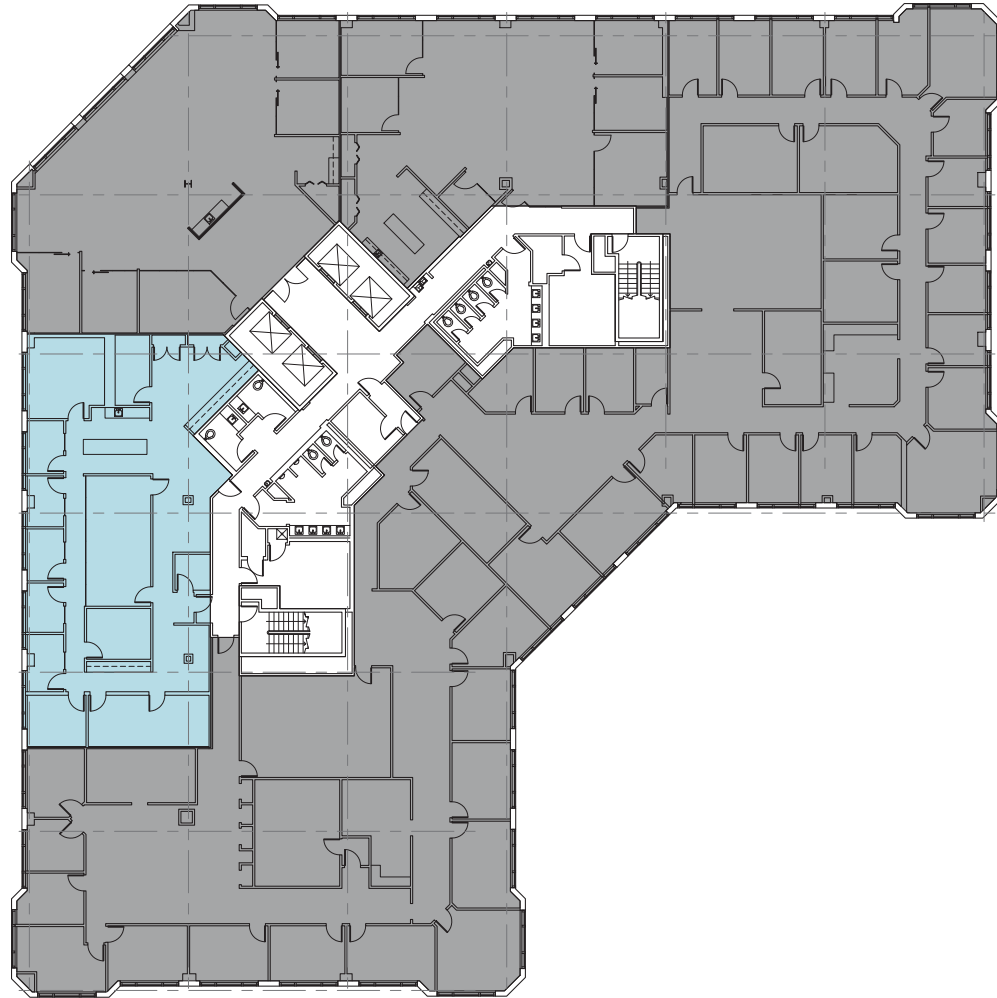


DULLES CORNER

2411 DULLES CORNER PARK

4TH FLOOR

Suite 425 - **3,480 SF**



Suite 425
3,480 SF

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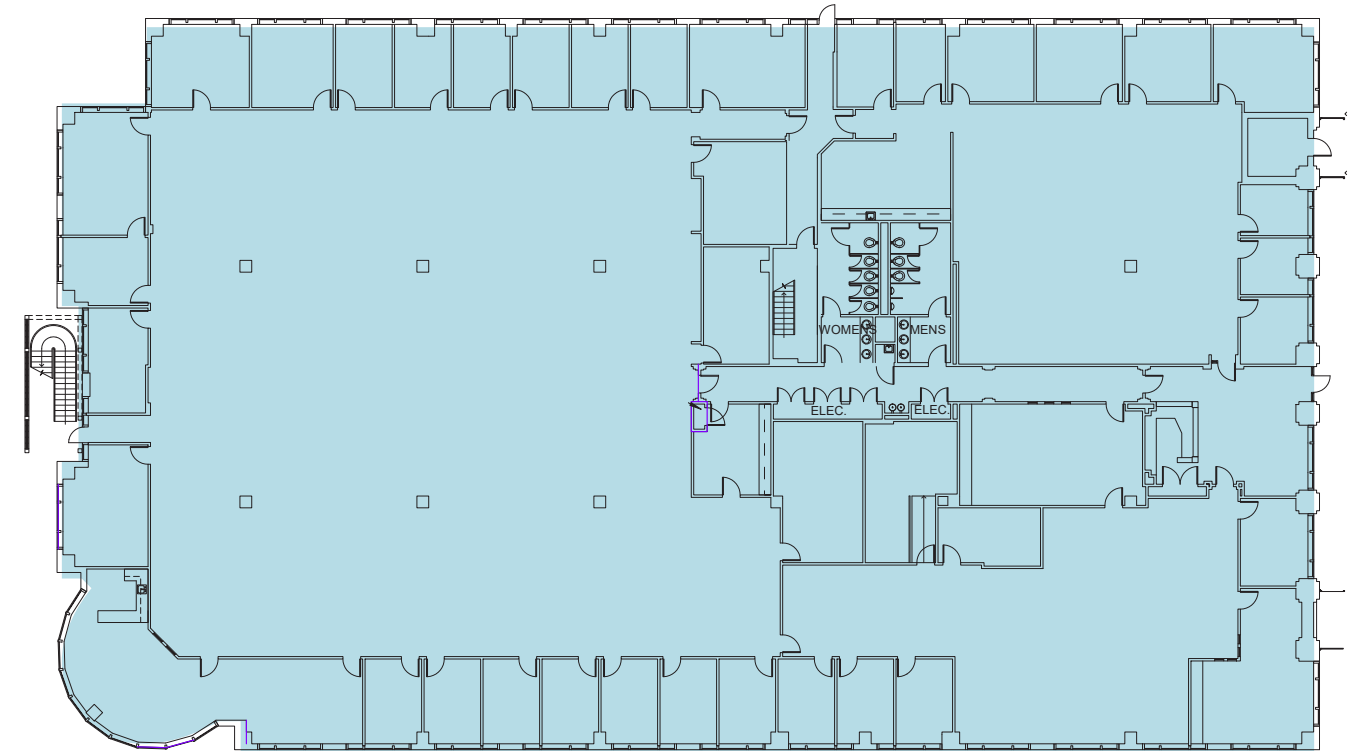


DULLES CORNER

13825 SUNRISE VALLEY DRIVE

1ST FLOOR

25,984 SF



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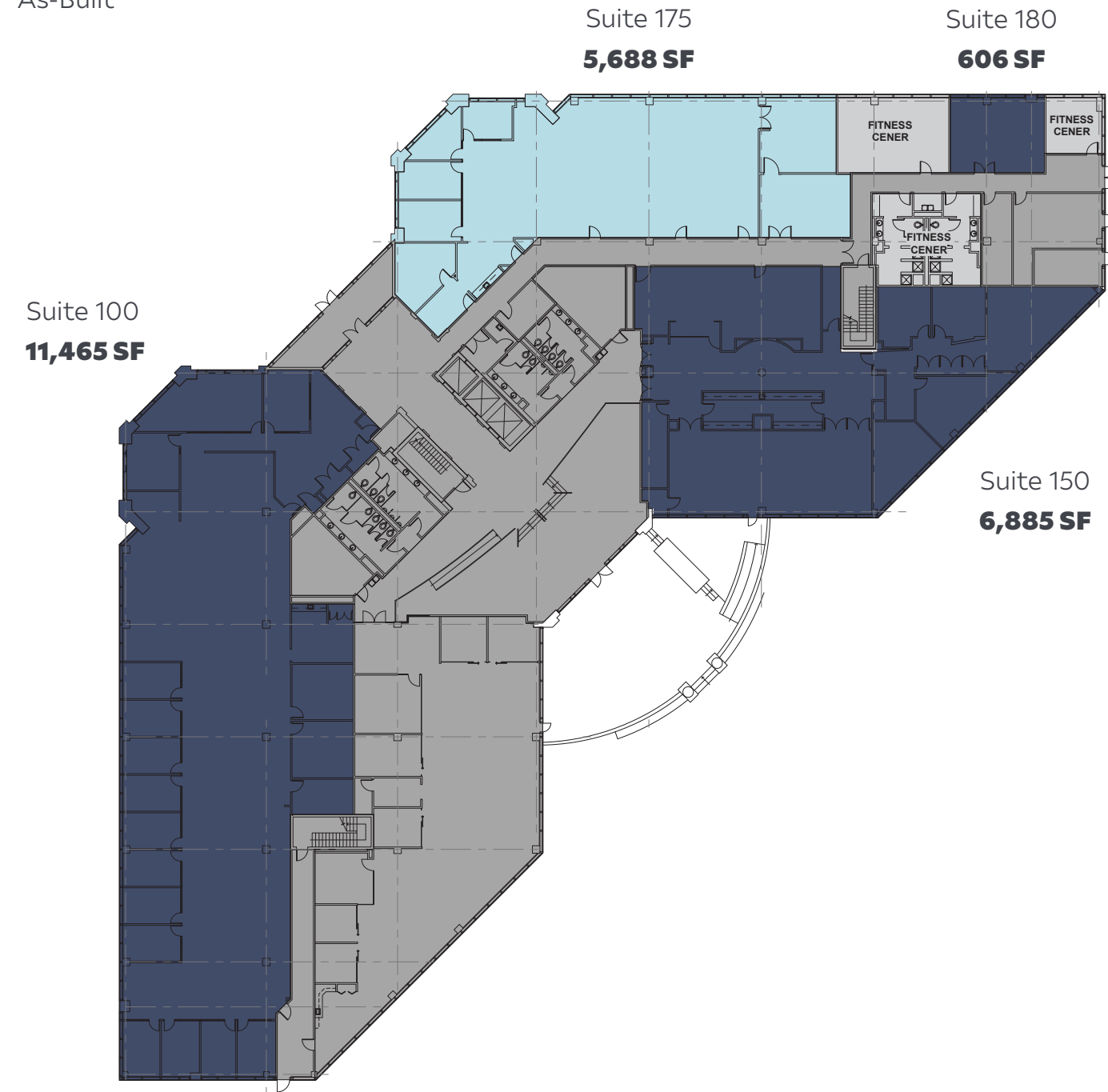


DULLES CORNER

13880 DULLES CORNER LANE

1ST FLOOR

As-Built



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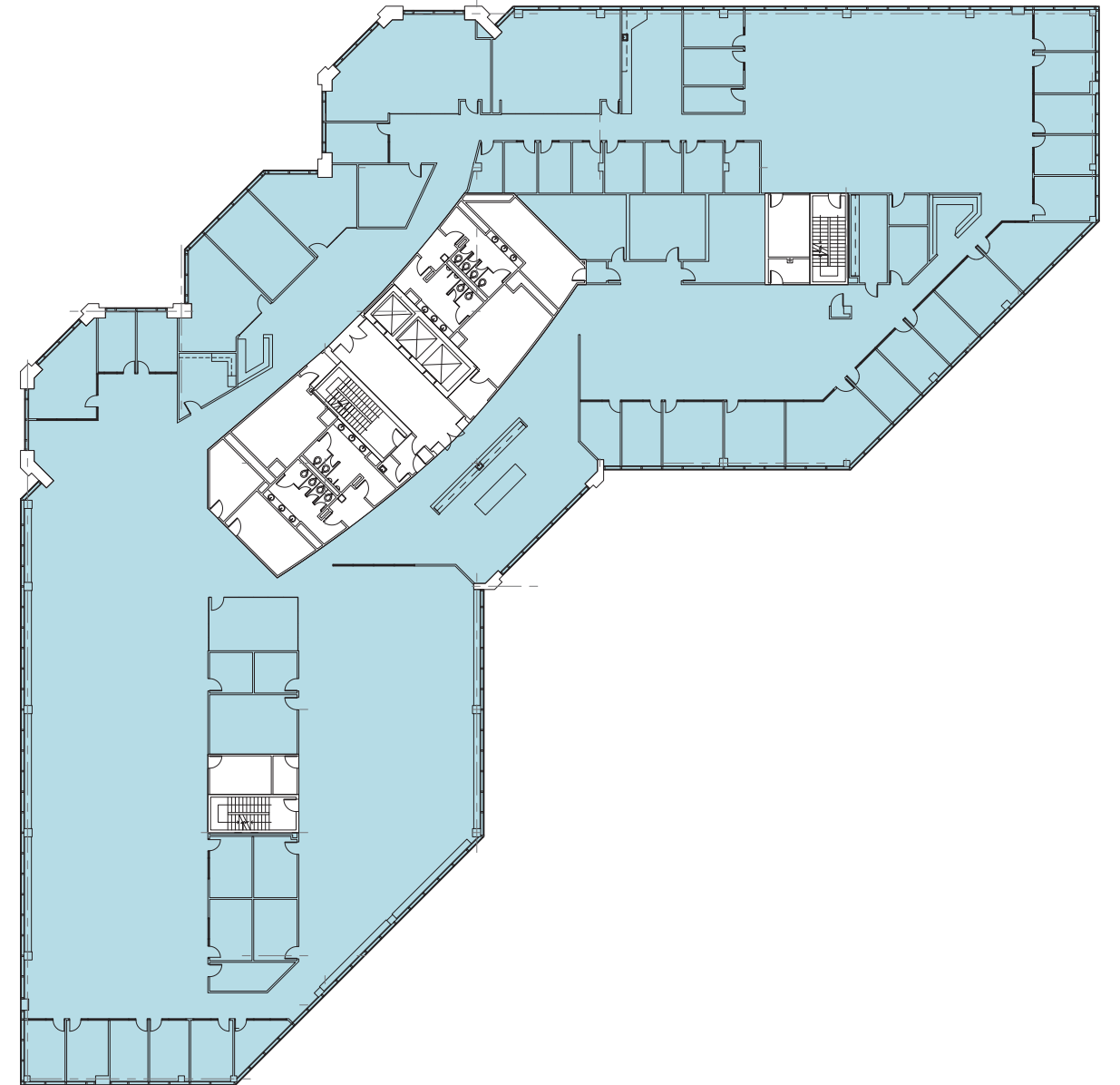


DULLES CORNER

13880 DULLES CORNER LANE

2ND FLOOR

Suite 200 - **40,491 SF**



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+1 703 448 1200

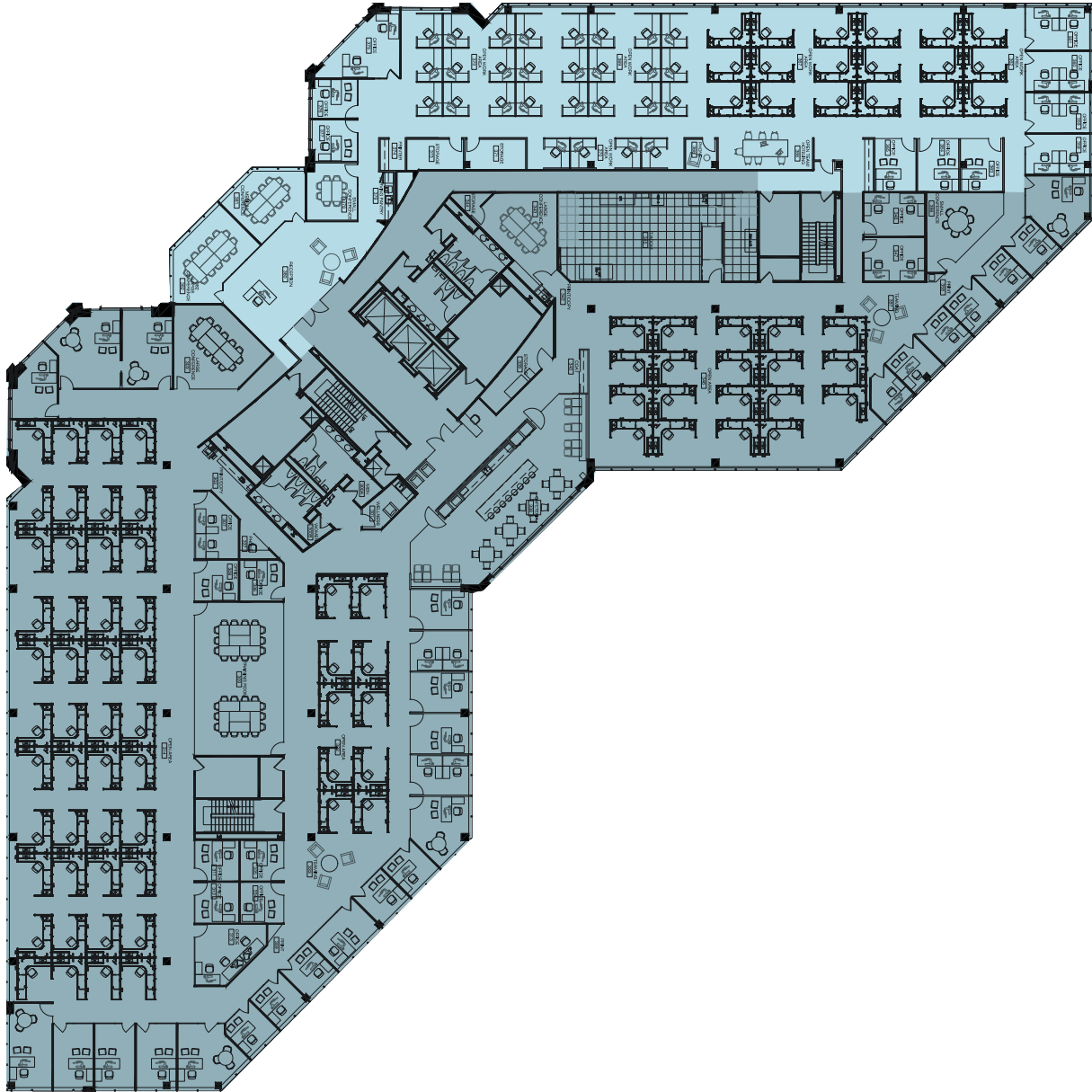


DULLES CORNER

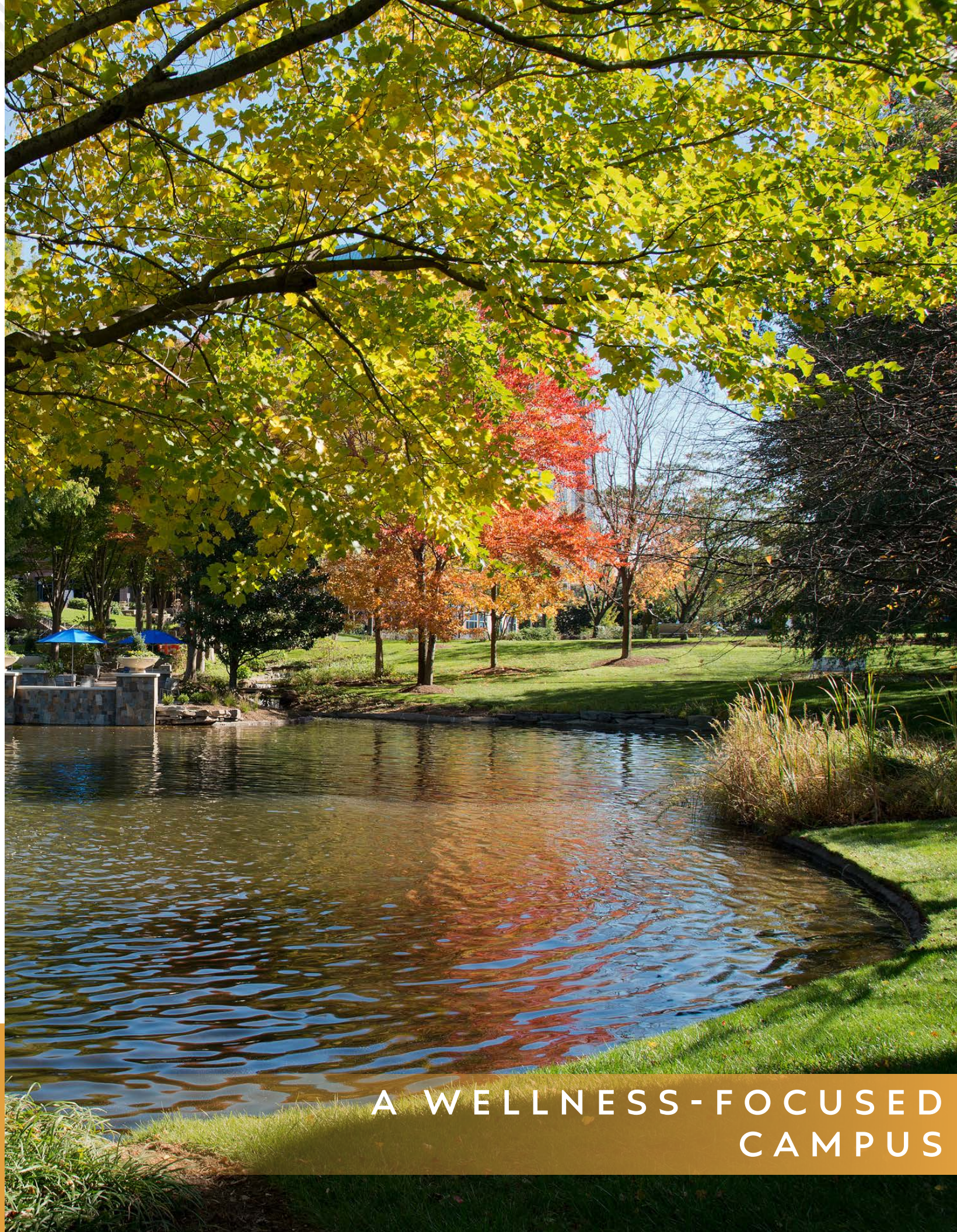
13880 DULLES CORNER
LANE

3RD FLOOR

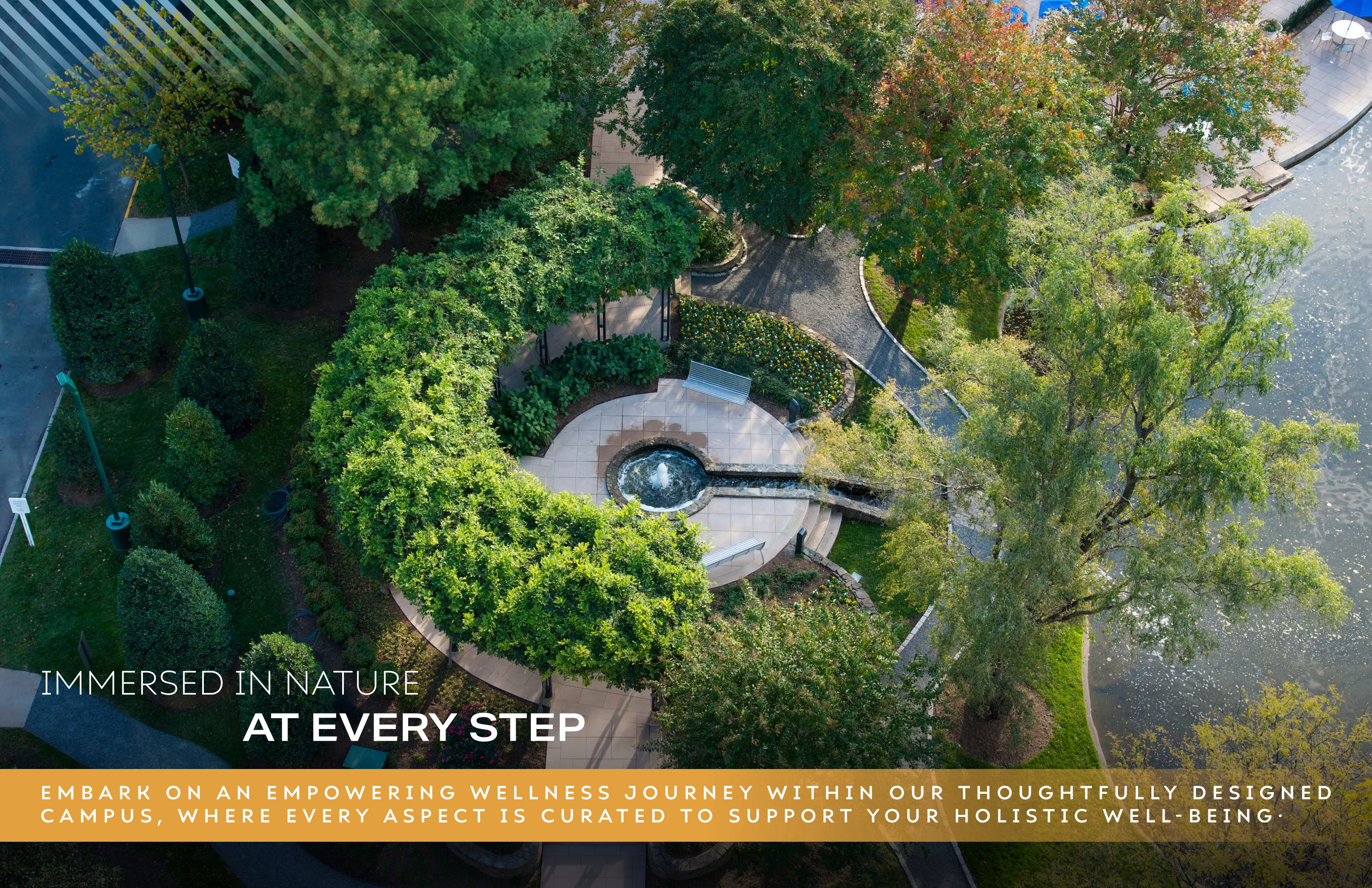
Full Floor Available up to **40,491 SF**



TIM SUMMERS MATT BUNDY JOSH MASI WILL THOMAS CHLOE EYRING
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A WELLNESS-FOCUSED
CAMPUS



IMMERSED IN NATURE
AT EVERY STEP

EMBARK ON AN EMPOWERING WELLNESS JOURNEY WITHIN OUR THOUGHTFULLY DESIGNED CAMPUS, WHERE EVERY ASPECT IS CURATED TO SUPPORT YOUR HOLISTIC WELL-BEING.

DULLES CORNER

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