

MONUMENT |||
AT WORLDGATE

ELEVATED FOR SUCCESS

WITH OUR NEW TENANT AMENITIES



ELEVATED
LOBBY



CONFERENCE
CENTER



SHOWERS &
LOCKERS



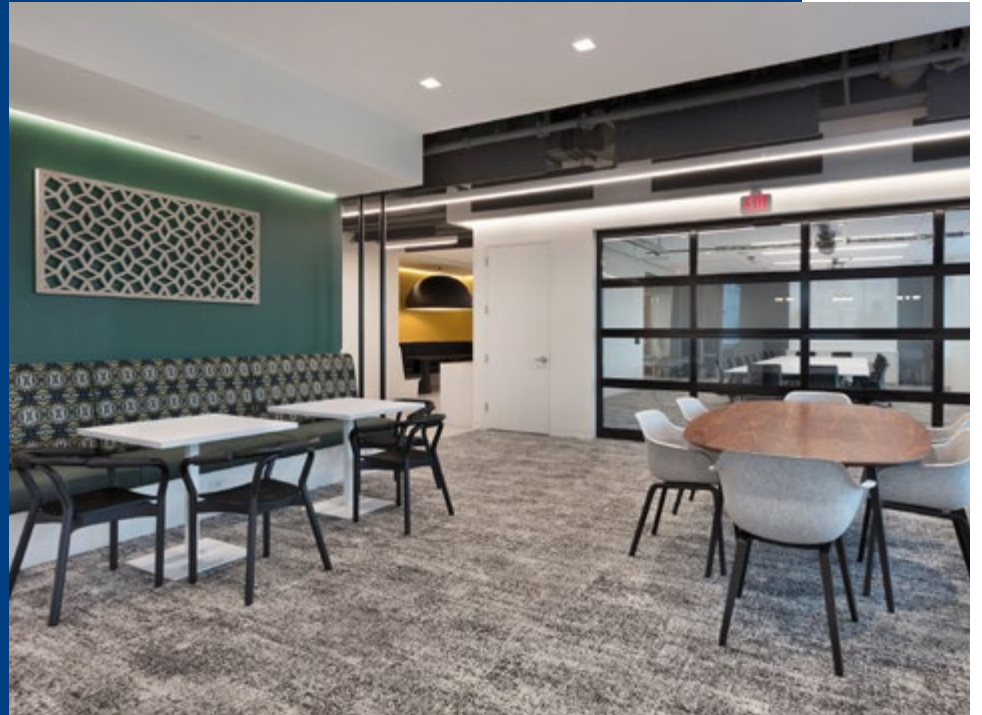
TENANT
LOUNGE



12930 WORLDGATE DRIVE | HERNDON, VA 20170

SKY IS THE LIMIT

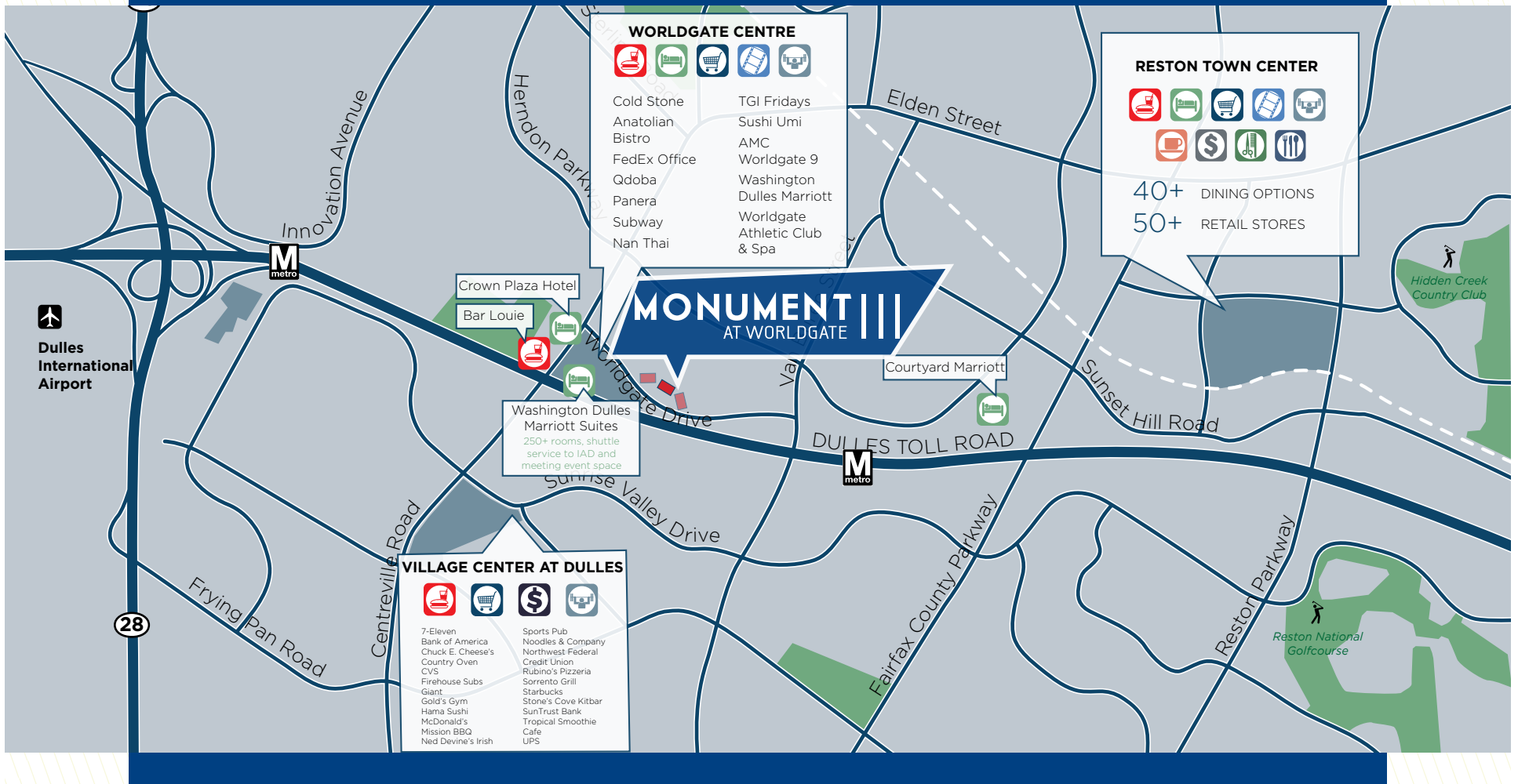
- Prime corporate signage opportunities overlooking the Dulles Toll Road.
- Direct access to the Dulles Toll Road. Four miles to Dulles International Airport and equal distance to two metro rail stations.
- Walking distance to Worldgate Center with more than 200,000 SF of amenities.
- Above ground structured parking at 3.4/1,000 SF.
- Located in the heart of the Dulles Technology Corridor, surrounded by an abundance of internet and cyber-security companies.



MONUMENT III AT WORLDGATE

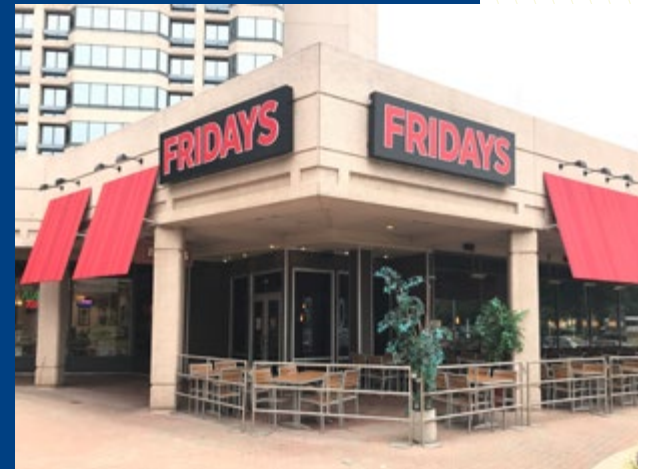
AMENITIES AROUND

Conveniently located directly across from Worldgate Centre with over 200,000 SF of amenities, including a full service Marriott Hotel, Worldgate Athletic Club & Spa, a 9-screen movie theater and a variety of eateries and retail shops.



A TASTE OF WORLDGATE

A variety of international cuisine coupled with traditional American flare, with over 17 restaurants and 20 retailers to satisfy your hunger of work/life balance - all that, just steps away from your building.



GREAT ACCESS

IMMEDIATE TOLL ROAD INGRESS & EGRESS



IN GOOD COMPANY

The Dulles Technology Corridor (NOVA's hotbed) is home to many defense, technology and cyber-security companies, all seeking office space along the Dulles Toll Road and within minutes from Dulles International Airport, CIA, NRA, DIA, Amazon and other Fortune 1,000 firms. Mix and mingle with your neighbors.



MONUMENT |||
AT WORLDGATE

EXPOSURE + VISIBILITY

1M+ VIEWS PER WEEK

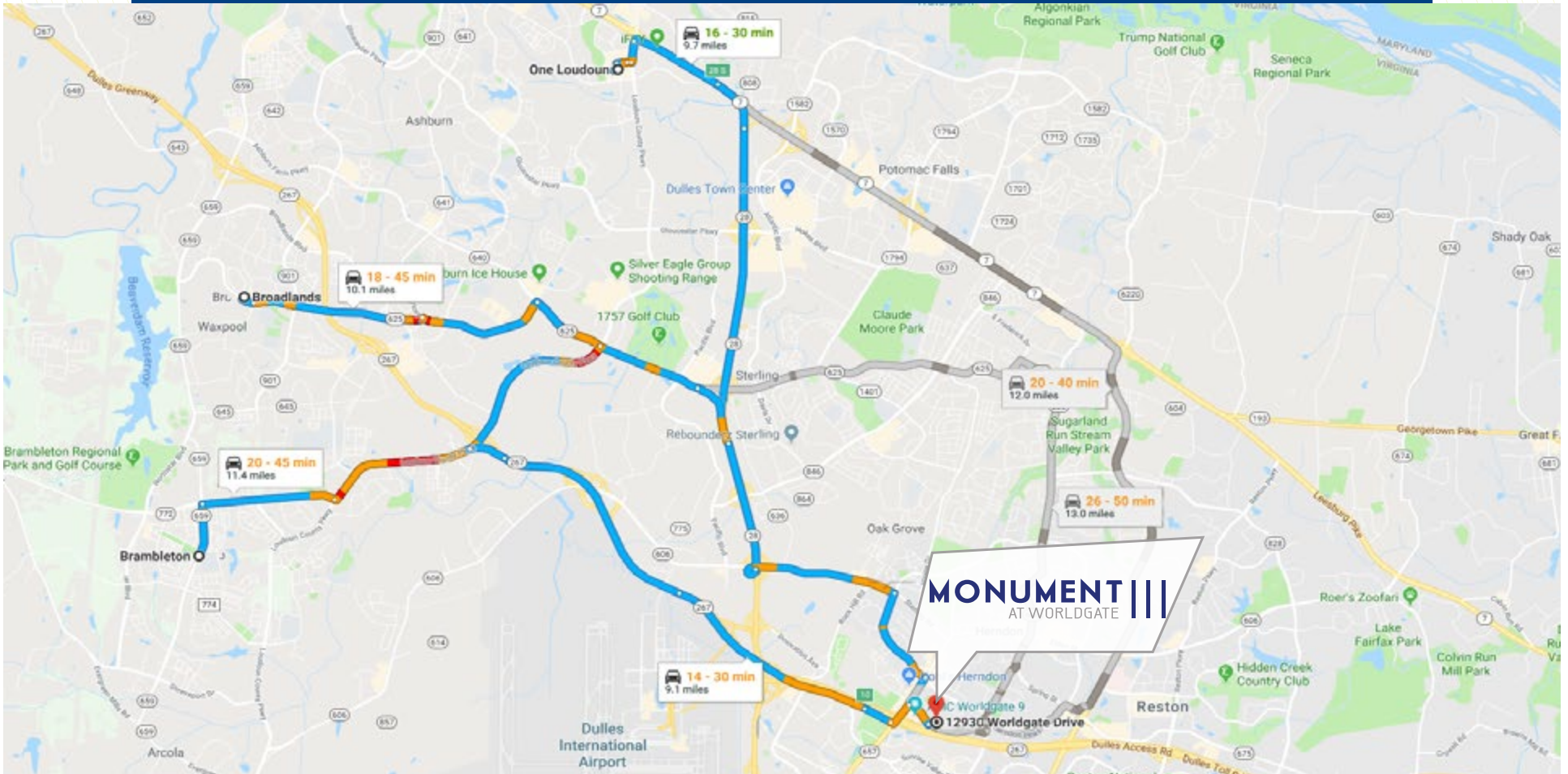
With more than 1 million cards passing weekly, we can ensure prime visibility and exposure along the Dulles Toll Road.



GET HERE IN MINUTES

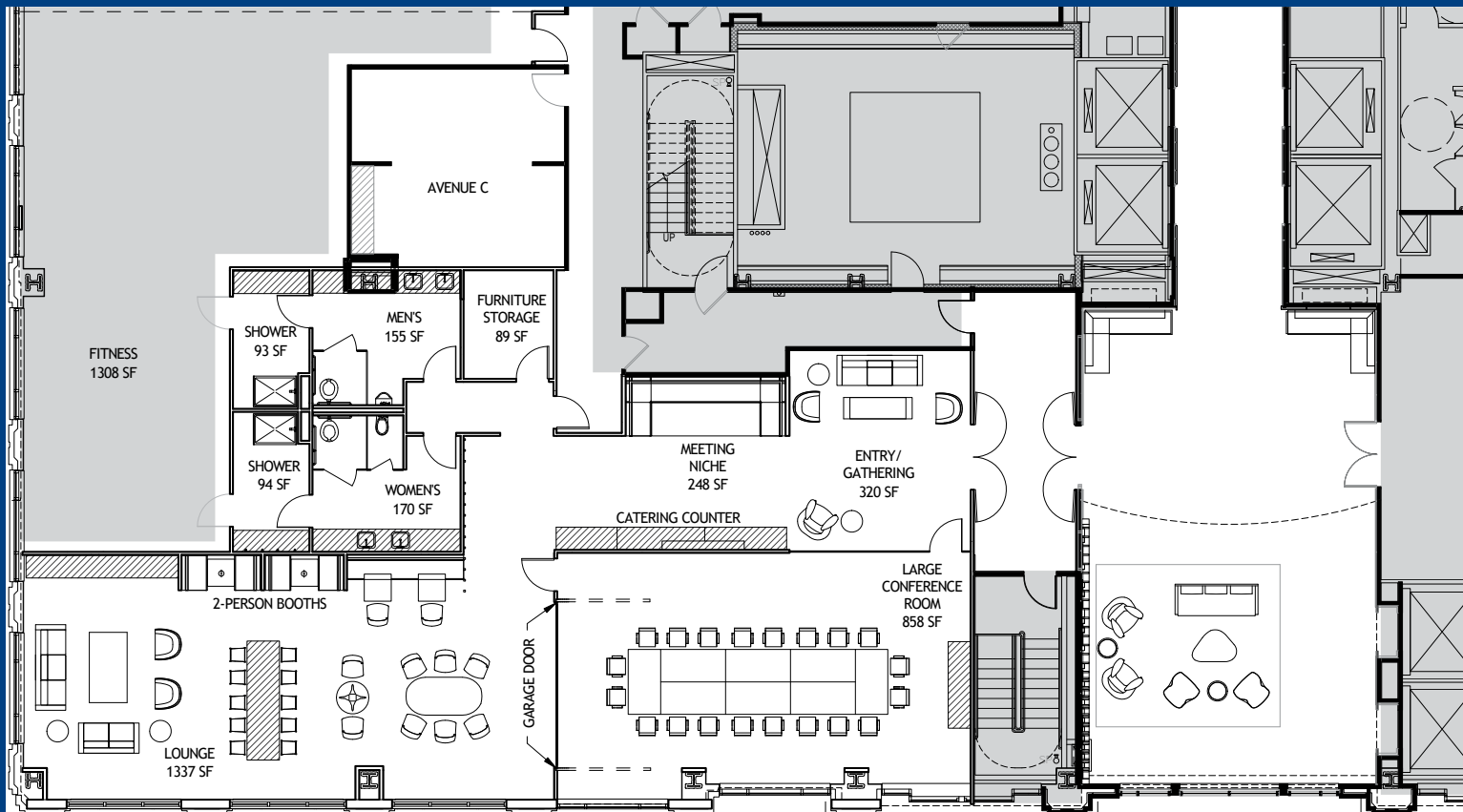
YOUR 9 AM COMMUTE

Easy access, quick commute and multiple routes from Loudoun County major residential areas.



ELEVATED FOR SUCCESS

ELEVATED LOBBY AND LOUNGE



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ELEVATED LOBBY



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AT WORLDGATE

DIFFERENT BY DESIGN

WATCH OUR FILM



SKY IS THE LIMIT

6 LEVELS OF ABOVE GROUND PARKING

7TH FLOOR ELEVATED MAIN LOBBY

TENANT LOUNGE



CONFERENCE CENTER



AVAILABILITY

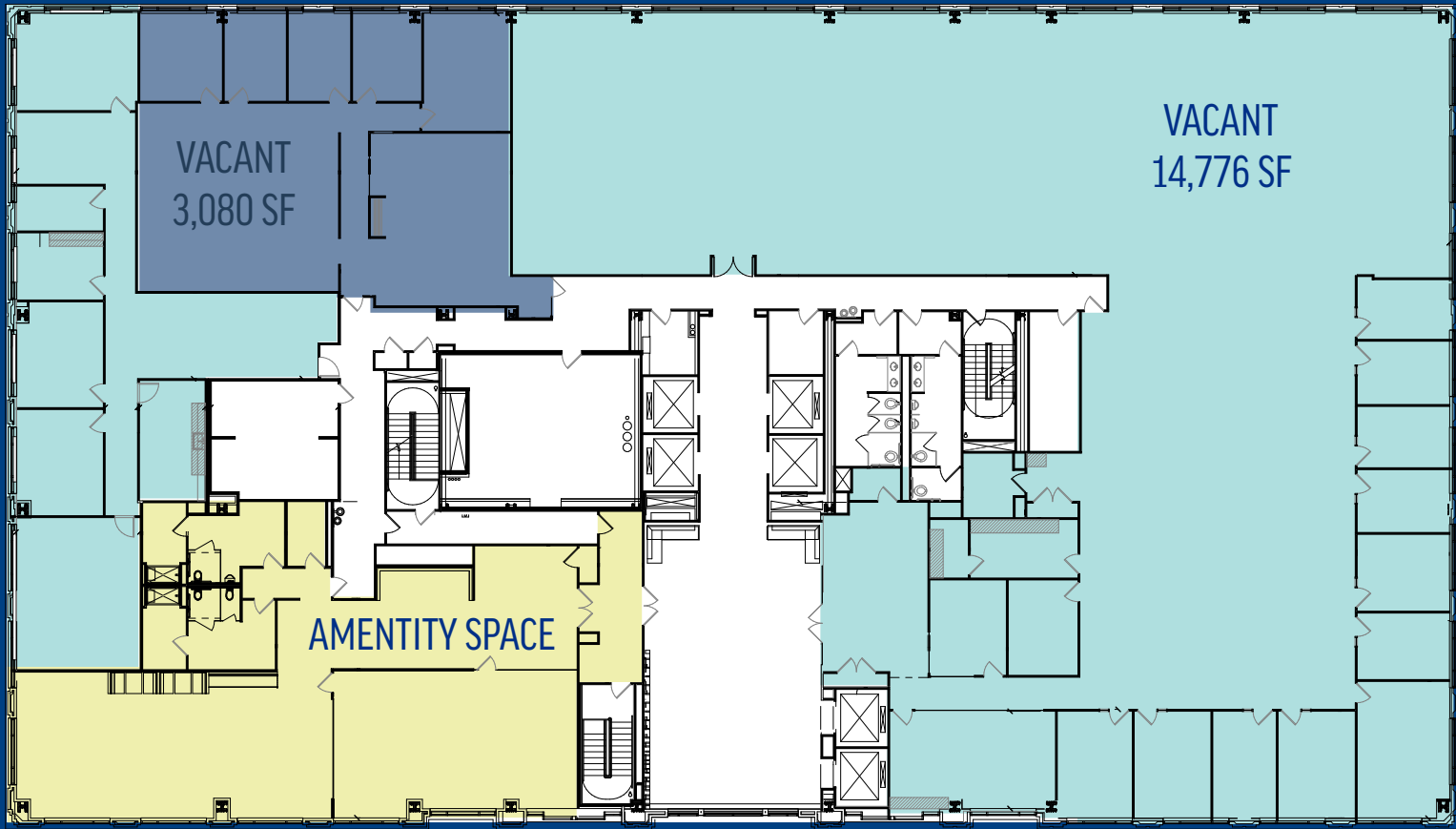
7TH FLOOR // 2,950 - 20,806 SF

VACANT
2,950 SF

VACANT
3,080 SF

VACANT
14,776 SF

AMENITY SPACE



MONUMENT |||
AT WORLDGATE

MEET YOUR TEAM

OWNERSHIP:



OFFICE LEASING:

**AVISON
YOUNG**

8300 Greensboro Drive, Suite 275, Tysons, VA 22102, avisonyoung.com, 703.288.2700

Olivia Vietor | Vice President
olivia.vietor@avisonyoung.com
D: 703.382.1982
C: 301.442.0696

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