

13450 Sunrise Valley Drive



Stats

Building Size: 52,991 RSF

Building Type: Class A

Stories: 2

Parking Ratio: 4/1,000 SF

Exterior: Brick + Glass

Ceiling Height: 9 ft



Highlights

Free onsite parking

Fiber optics available

State of the art energy management system

Highly appointed common area finishes



Amenities

Fitness center located in 13454 Sunrise Valley Drive

Concierge services available through Simpli

Onsite property management services, national award winner for tenant satisfaction

NORTH



Location

Within 1/2 mile of over 25 restaurants, 5 hotels and 2 large shopping centers

Strategically located in Dulles Technology Center; the heart of Virginia's Dulles Technology corridor

Direct Access to Dulles Toll Road

Less than 1/4 mile walk to the innovation Metro Station



Proximity

Dulles International Airport	2.5 miles
Reston Town Center	3 miles
Tysons, VA	10.5 miles
Downtown Washington, DC	21 miles
Fort Belvoir	21.5 miles
Reagan National Airport	21.5 miles



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