

DULLES

METRO CENTER

2325 DULLES CORNER BOULEVARD



MONDAY
PROPERTIES



FORTRESS
REALTY PARTNERS

PROPERTY HIGHLIGHTS



225,000 SF

OF WORLD CLASS OFFICE SPACE



28,400 SF

PER FLOOR



12'6"

SLAB TO SLAB



9'

FINISHED CEILING HEIGHT



8

CORNER OFFICES PER FLOOR



3.0/1,000 SF

PARKING RATIO



6,000 SF

FITNESS AND CONFERENCE CENTER



DULLES CORNER AMENITIES

Corporate Business Address

- Top Rated Daycare Facility
- Rotating Food Trucks
- Mature Park Setting
- 50+ Miles of Trails

NEARBY SHOPPING CENTERS

Over 100 shops, restaurants, and services

- Woodland Park Crossing
- Worldgate Centre
- Reston Town Center
- Dulles Station

RESTAURANTS

- Kabobi by the Helmand
- Alo Vietnam Restaurant
- Sugar Rex
- Charred Restaurant
- Taco Bell
- Country Oven
- McDonalds
- Stone's Cove Kitbar
- Paradise Biryani Pointe
- Moby Dick House of Kabob
- Moe's Southwest Grill
- Weird Brother's Coffee
- Monroe Grill
- Dunkin'
- WOOBOI Chicken
- Amphora Bakery
- Panera
- Kumo Sushi
- Enayte Ethiopian Restaurant
- A Taste of the World
- Bar Louie
- Cold Stone Creamery
- Inchin's Bamboo Garden
- Tara Thai
- Anatolian Bistro
- Kalpasi Indian Cuisine
- TGI Fridays
- TEZ Indian American Grill
- McAlister's Deli
- Houlihan's
- Wendy's
- Pupuseria Dona Acuzena
- Padella Italian Dulles
- Manhattan Sushi
- Sushi Umi
- Pho 2000 Vietnamese

● Restaurants

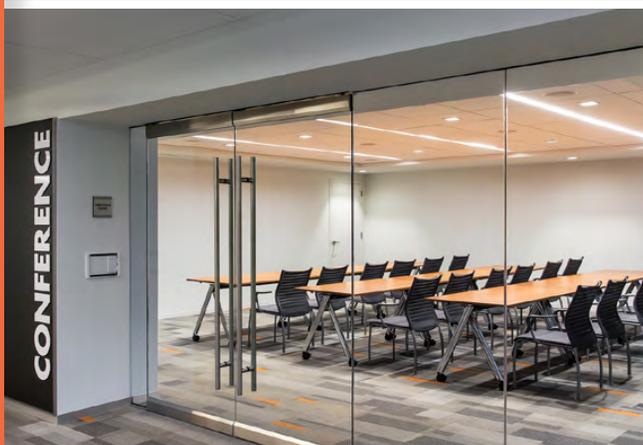
■ Retail



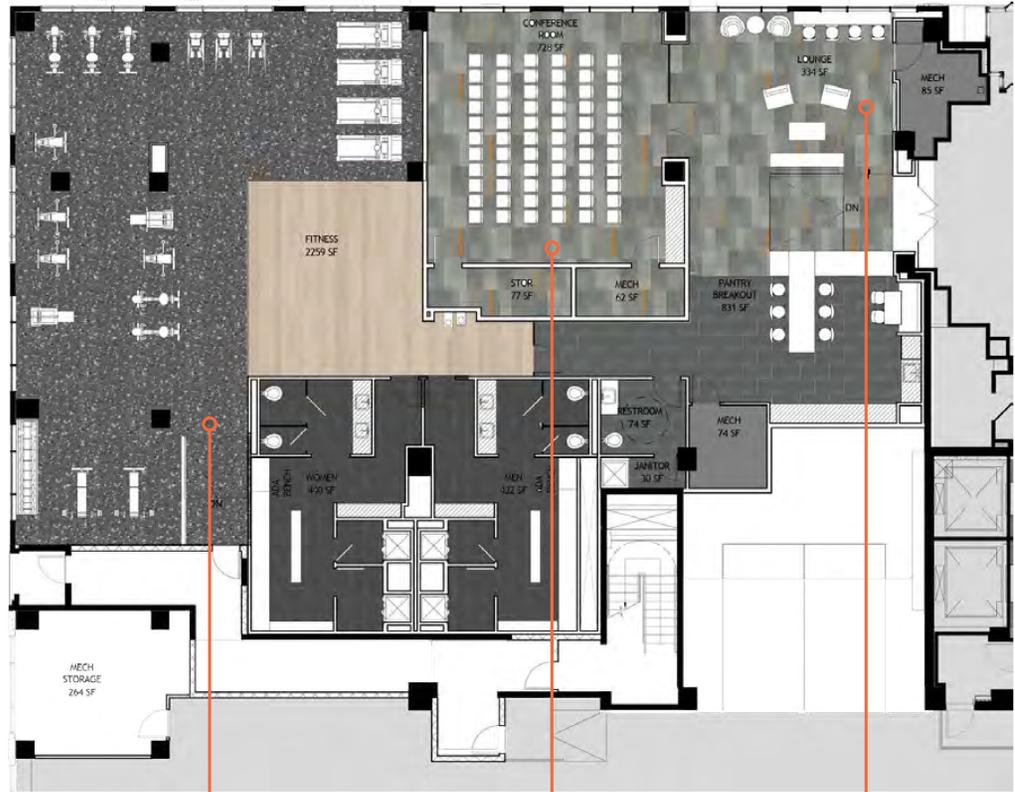
COLLABORATION SPACE



LOUNGE/CONFERENCE CENTER



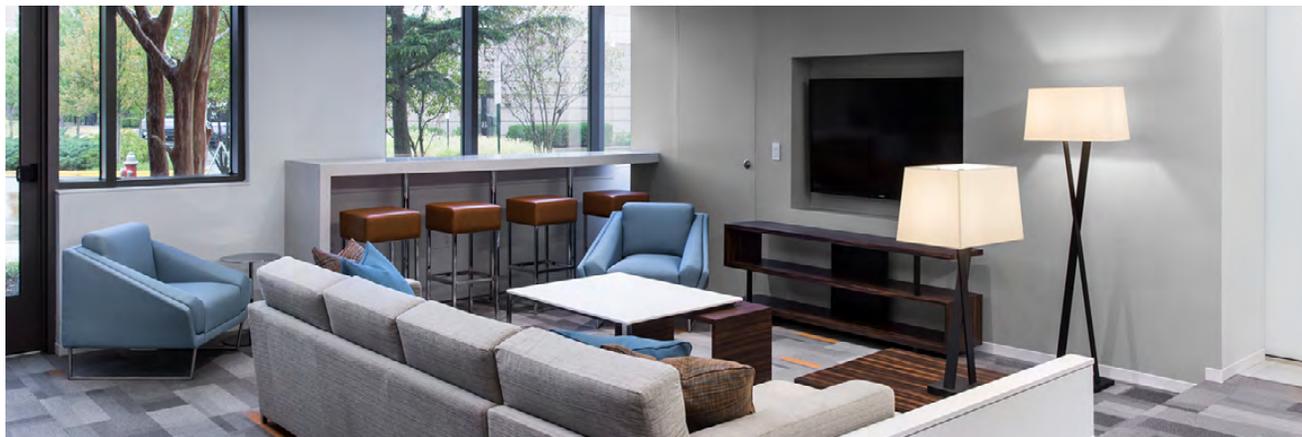
CONFERENCE CENTER



GROUND LEVEL FITNESS CENTER
With Abundant Natural Light

49-Person CONFERENCE CENTER

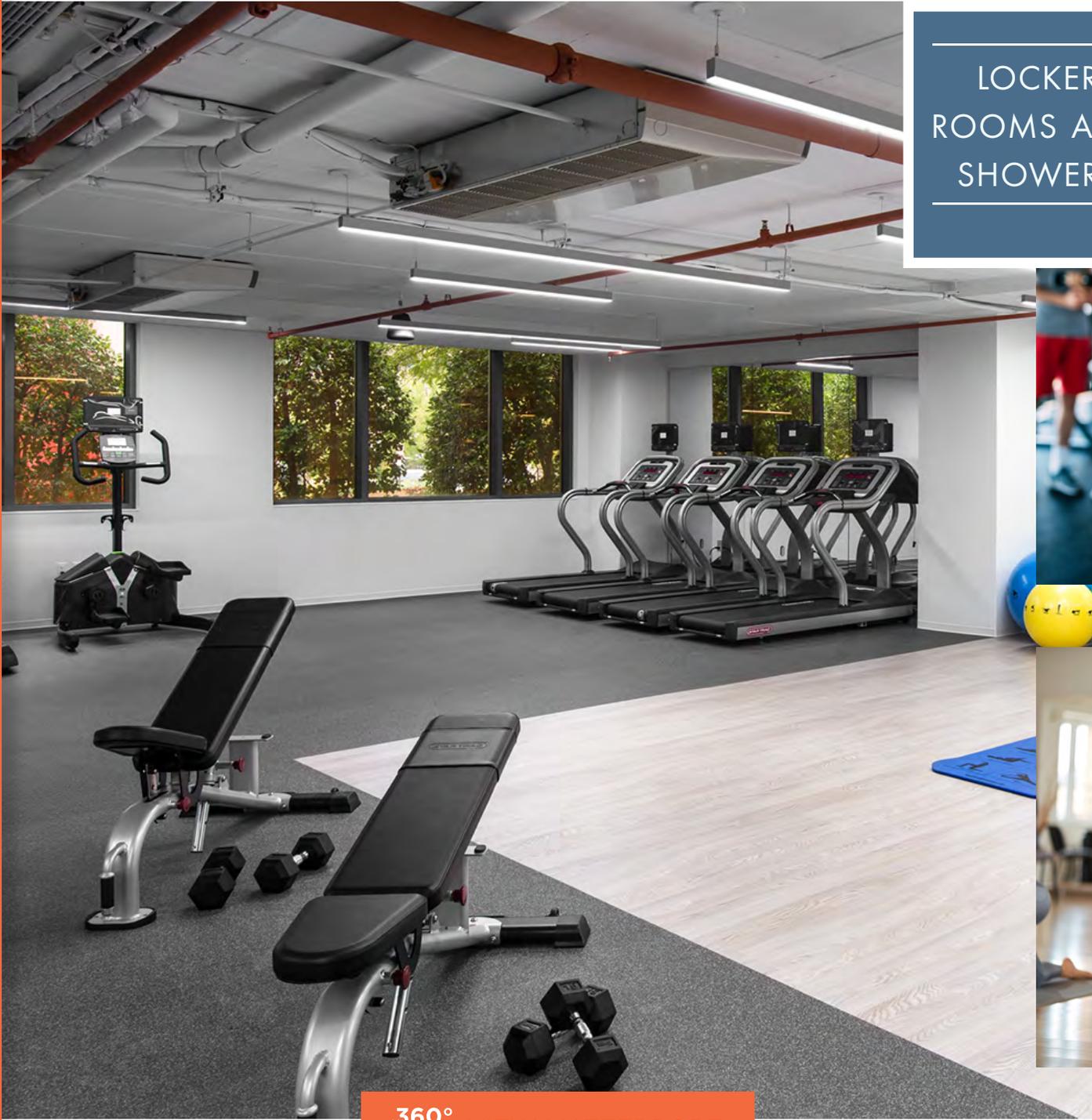
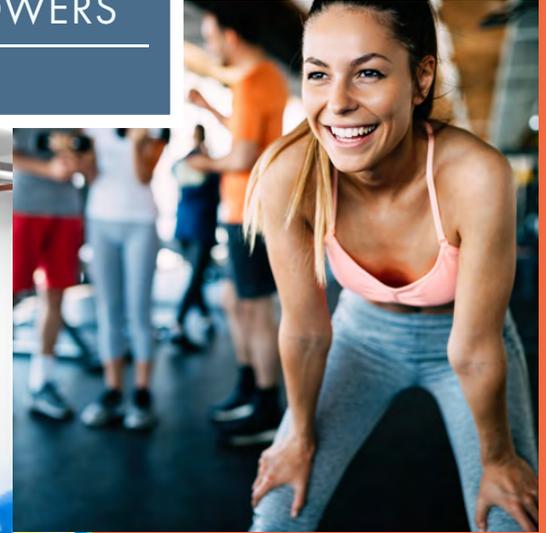
TENANT ONLY LOUNGE
With Pantry Breakout Area

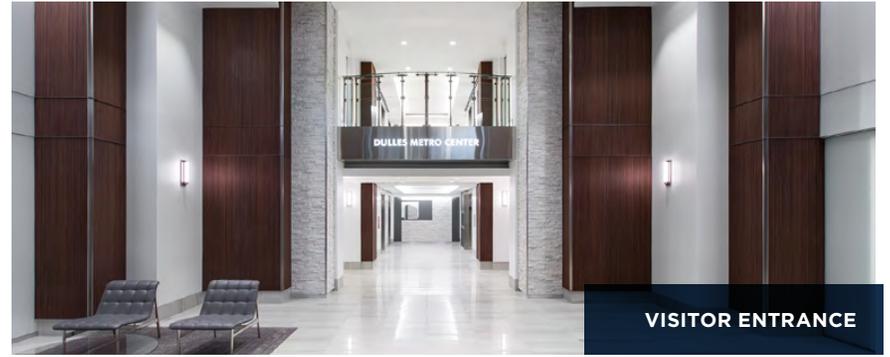


LOUNGE



LOCKER ROOMS AND SHOWERS





VISITOR ENTRANCE



MODERN FINISHES



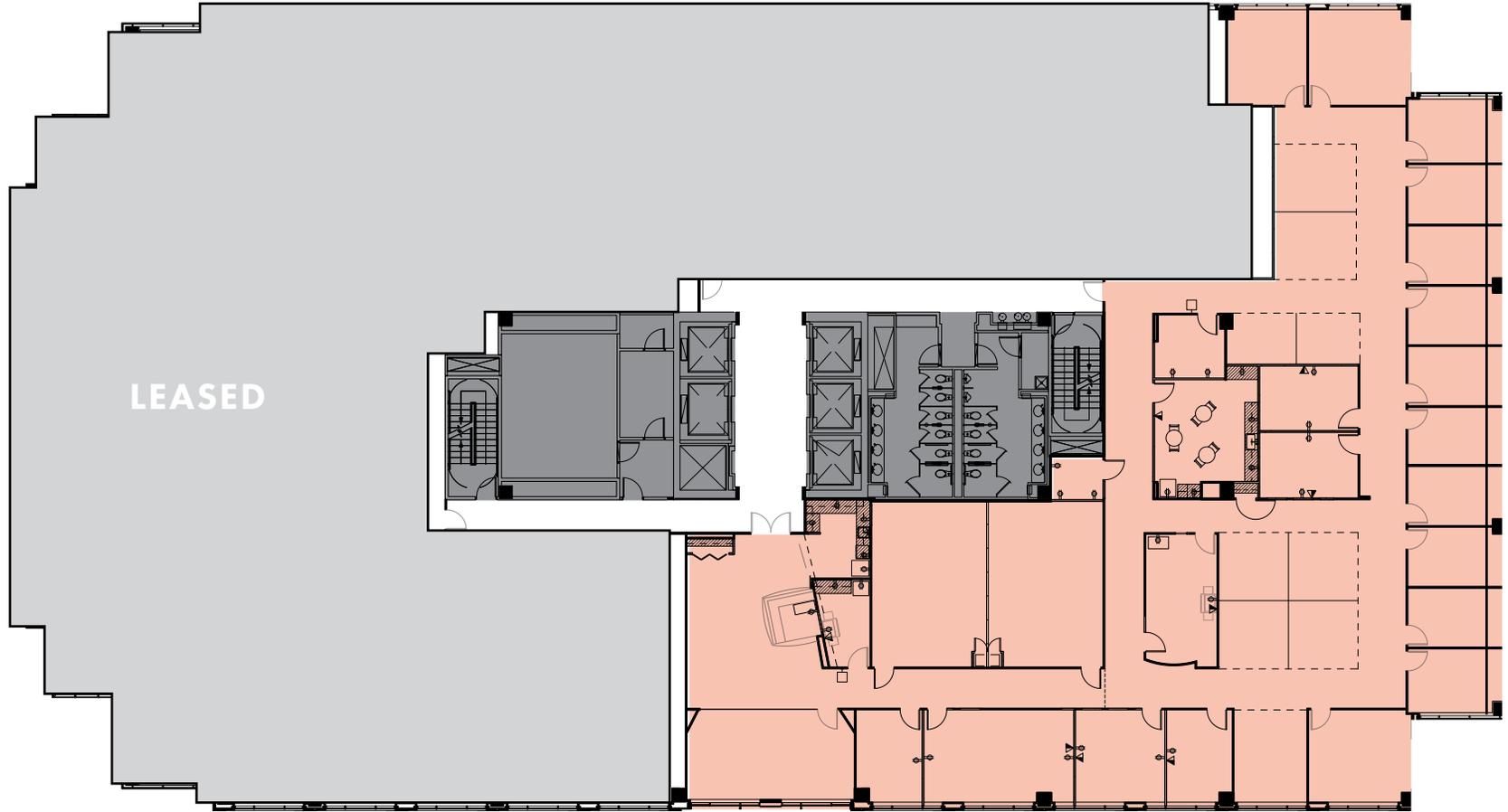
DIGITAL ART DISPLAY



LOBBY ELEVATORS

SUITE 500

11,179 SF



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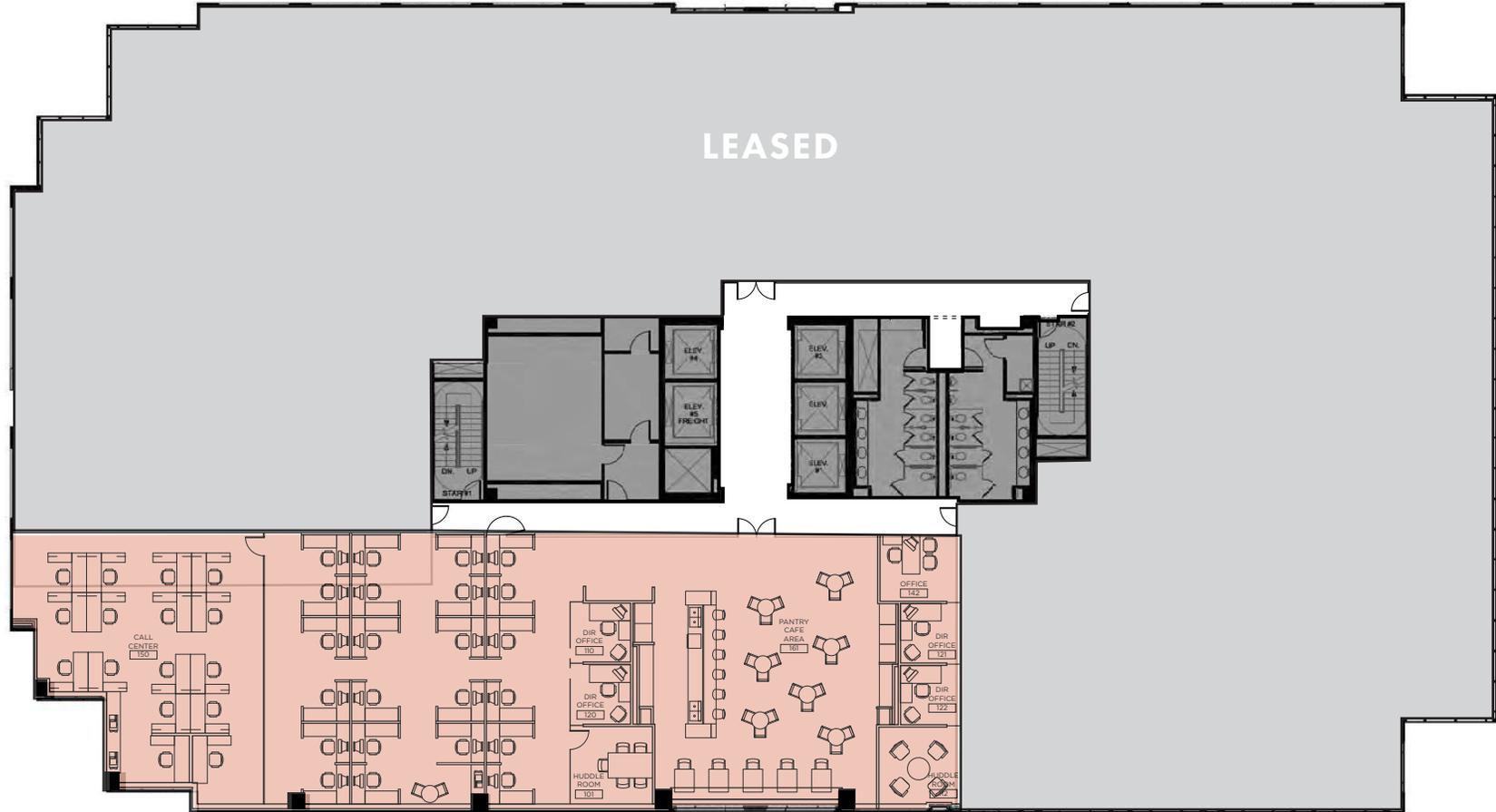
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6TH FLOOR

6,966 SF



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7TH FLOOR

5,430 - 16,076 SF

SUITE 710 - 10,646 SF



SUITE 750 - 5,430 SF

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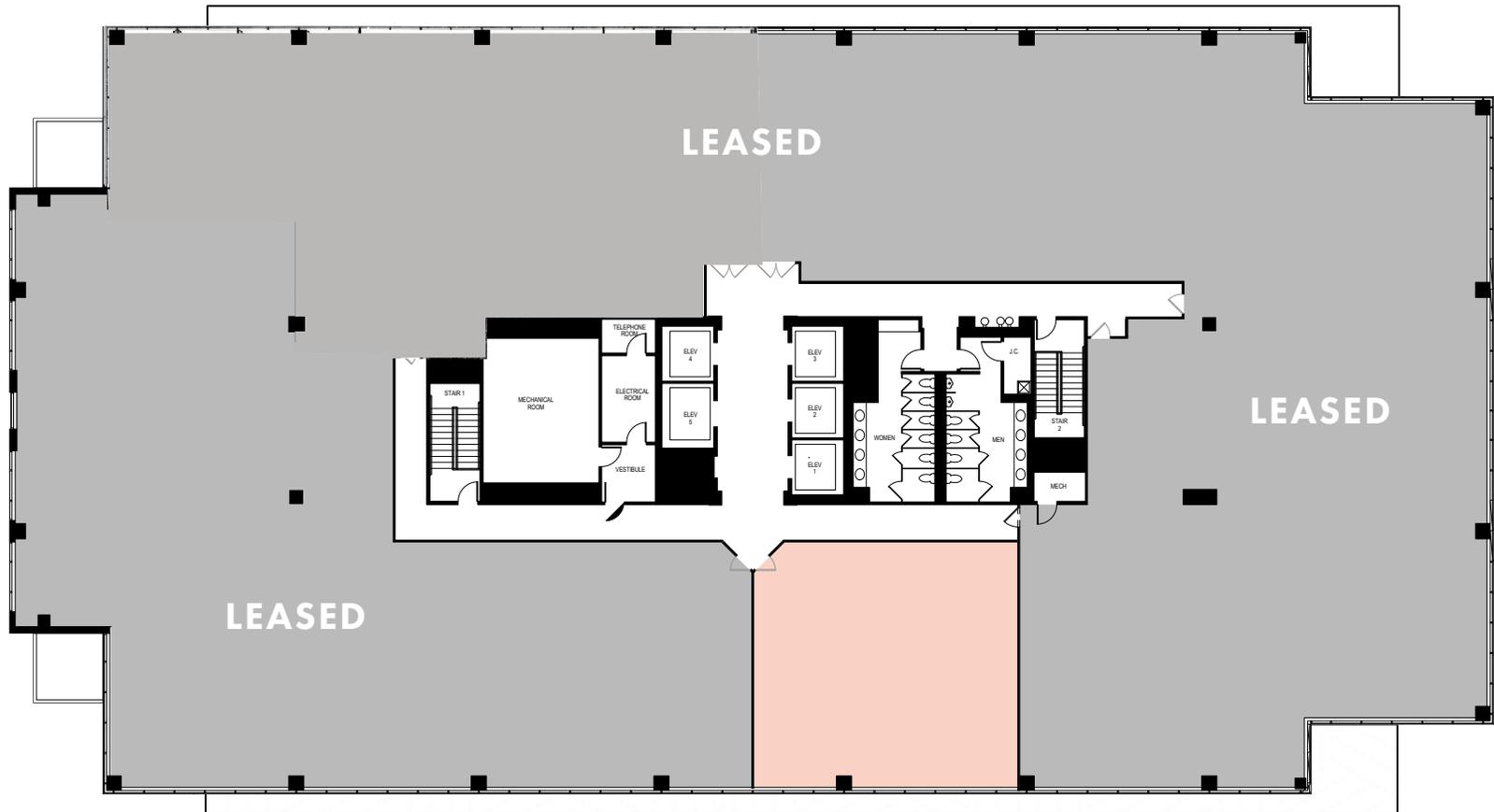
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SUITE 1130

2,181 SF



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**INNOVATION IS
HERE TO STAY**

**INNOVATION CENTER
SOUTH METRO**

is Here!

1.6M SF Mixed Use Development

104,000 SF Retail

1,000 Residential Units

190 Room Hotel

Metro garage with 2,108 parking spaces



BREATHE EASY



Monday Properties strives to provide tenants and guests with the highest level of excellence in site maintenance, water and energy efficiency, material selection, and indoor air quality. The wellness of our tenants drives us to make sure all of our properties conform with exceptional standards in environmental health and safety.

As part of the building sustainability effort, annual indoor air quality testing is performed by a trained industrial hygienist using Environmental Protection Agency (EPA) and National Institute for Occupational Safety and Health (NIOSH) sampling techniques. Testing includes Measurement of various indoor air parameters at pre-determined locations within the building and exterior ambient air to evaluate building ventilation adequacy and levels of common indoor air contaminants. These parameters included temperature, relative humidity, carbon dioxide, carbon monoxide, particulate matter 10, particulate matter 2.5, ozone, formaldehyde and total volatile organic compounds. Building standards also include the use of use MERV 13 or better filters in the HVAC units servicing the tenant and common area spaces.

Ensuring Your Safety Against:

- Particulates | Copiers & Printers Outside Air
- Carbon Dioxide | Poor Ventilation
- Off-Gassing | Office Machinery
- Allergens | Furniture, Upholstery, Air Ducts
- Carbon Monoxide | Central Heating, Water Heaters
- Chemicals, Solvents & Resins | Cleaning Products
- Mold & Mildew | Kitchen, Bathroom, Carpet
- Formaldehyde | Wall Paint, Carpet, Copiers & Printers



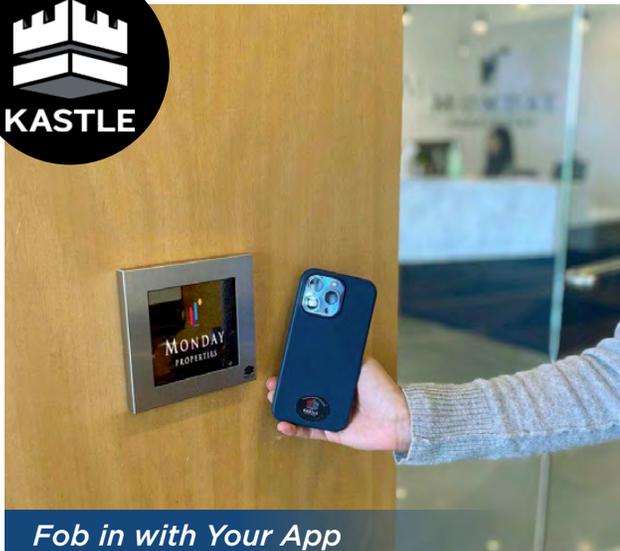
A SEAMLESS TENANT-FOCUSED APPROACH

Monday Properties offers a fully integrated tenant experience through Monday+, a custom portfolio wide app.

MONDAY 

Tenants can utilize the app as part of their daily routine, including booking a conference room, reserving an amenity space, finding local retailers, ordering lunch, signing up for a fitness class and getting information on events and exclusive deals.

Monday+ allows tenants to better connect with their community and provides convenience and efficiency to their workdays. One significant benefit of the platform is the integration with Kastle Systems, which enables users a touchless access experience from the garage to the office suite.



Fob in with Your App



Schedule a Fitness Class



Order Lunch & More!

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MAXAR

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