



**COPPERMINE**  
COMMONS

**FULL BUILDING  
AVAILABLE**



## Discover Untapped Opportunity

Situated in the heart of the Dulles Technology Corridor, Coppermine Commons consists of three best-in-class office buildings. The 608,000-square-foot park is located just minutes from the Dulles International Airport and two of the region's largest demand drivers including the National Reconnaissance Office and the CIA campus.

**13851 Sunrise Valley Dr, Herndon, VA 20171**



- Unparalleled \$12 million renovation completed
- Dramatic exterior design of precast and glass
- Class A finishes throughout the main lobbies and interiors
- Beautifully landscaped park
- Athletic facility including tennis and basketball courts
- Above market parking ratio of 3.7 per 1,000 SF
- Prime Dulles Corridor location
- Less than one mile to the Dulles International Airport
- Proximate to the hotels, restaurants, retail and residential areas
- Uber for Business transportation to and from Wiehle Metro Station
- Clear ceiling heights of 10 feet
- 42' x 30' column spacing
- Significantly greater cooling capacity for technology uses
- Fiber-rich location with more than a dozen providers surrounding the park which afford tenants a wide array of options



42 FT

COLUMN SPACING

\$12M

RENOVATION



**Coppermine Commons** is newly renovated to create a balanced working environment featuring large dining area to seat 300 people and conferencing facility with break-out rooms

10 FT

CLEAR  
CEILING HEIGHTS



2332

TOTAL  
PARKING SPACES

300  
SEAT

CAFE



## Transforming Your Workspace

Coppermine Commons is the ideal work habitat for the business that works hard, but welcomes time to recharge and create a larger sense of community. Scope of exterior and interior renovations includes:

- Expansive outdoor tenant lounge
- Extensive health club and spa
- Conferencing facility with break-out rooms
- Large dining area to seat 300 people
- Substantial upgrades in the lobby and restrooms





## Reinventing the Outdoors

Built on the idea that collaboration leads to innovation, the inventive workspace makes the most of the location's surroundings and outdoor resources to promote personal well-being, professional growth and unlimited opportunity.



Interior and exterior renovations include:

- Expansive outdoor tenant lounge to include trellis walkway and outdoor gaming areas
- Extensive health club, yoga studio and bike room
- State-of-the-art conference facility with break-out rooms
- Large upscale cafe seats 300 people





## Exceptional Locale

Coppermine Commons offers exceptional vehicular access via Route 28, Route 50, Dulles Toll Road and I-66; only 0.8 miles to the future Herndon-Monroe Metro Station. The surrounding Dulles and Herndon neighborhoods offer a variety of restaurants, retail and entertainment options.





Coppermine Commons offers numerous accessible transportation options, providing a comfortable commute.

- 5 min from Dulles International Airport
- 3 min from Dulles Toll Road
- < 1 mile from future metro
- < 5 min bike ride to metro
- Scenic bike trails and bike share program



## YOUR TRANSPORTATION HQ

Coppermine Commons now offering on-site transportation to Wiehle-Reston Metro Station and the Herndon Metro Station, in addition to Dulles International Airport.

**UBER FOR BUSINESS**





Washington  
Dulles  
International  
Airport



## 13851 Sunrise Valley Drive

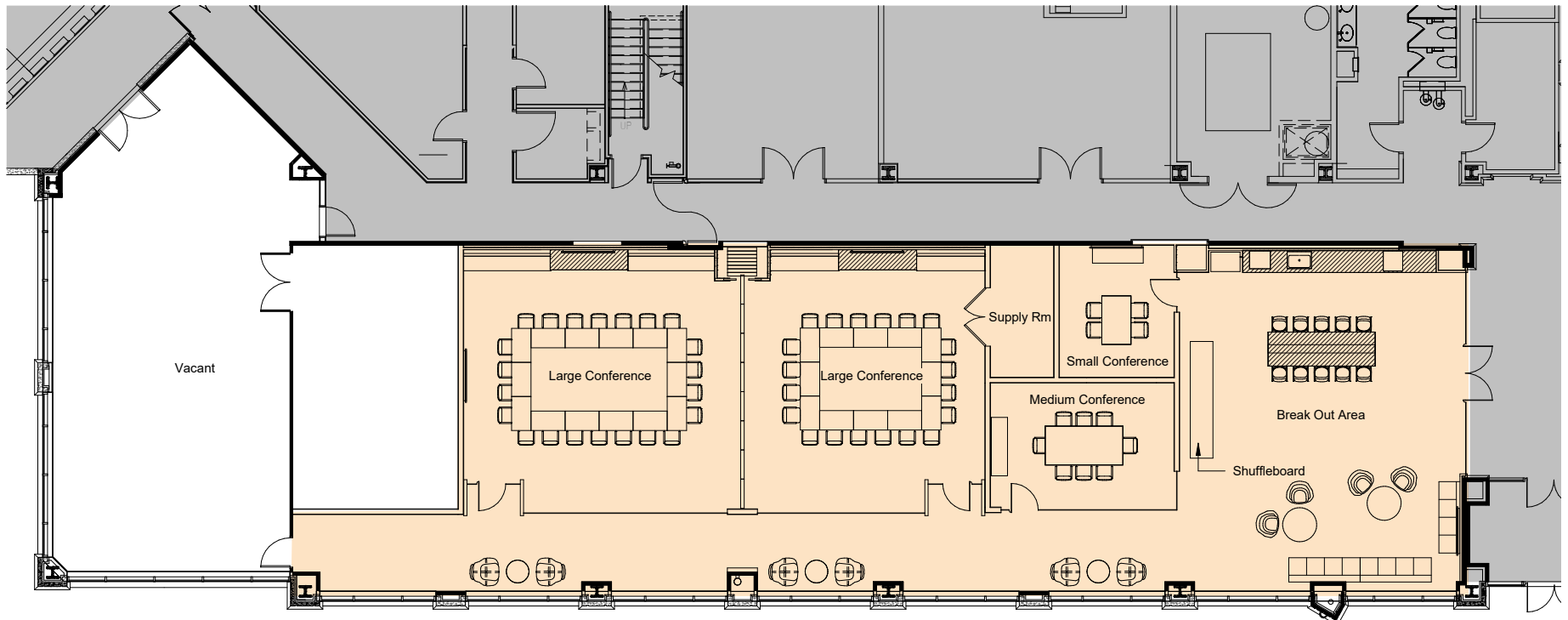
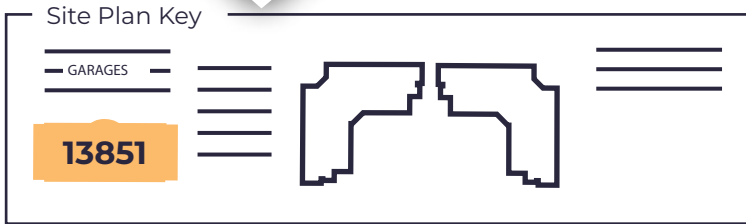
<b>Class:</b>	A	<b>Stories:</b>	5
<b>RBA:</b>	210,684 SF	<b>Column Spacing:</b>	42' x 30'
<b>Year Built:</b>	2001	<b>Finished Ceiling:</b>	10'
<b>Typical Floor:</b>	44,654 SF	<b>Parking:</b>	3.7 per 1,000 SF







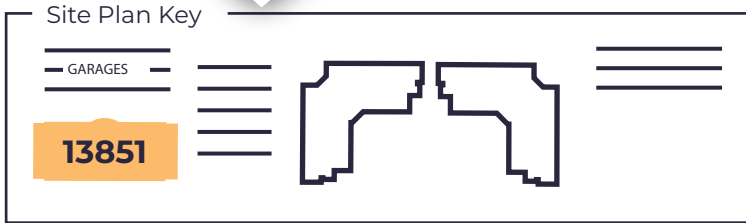
13851 Sunrise Valley Drive  
**New Conference Center &  
Tenant Lounge**





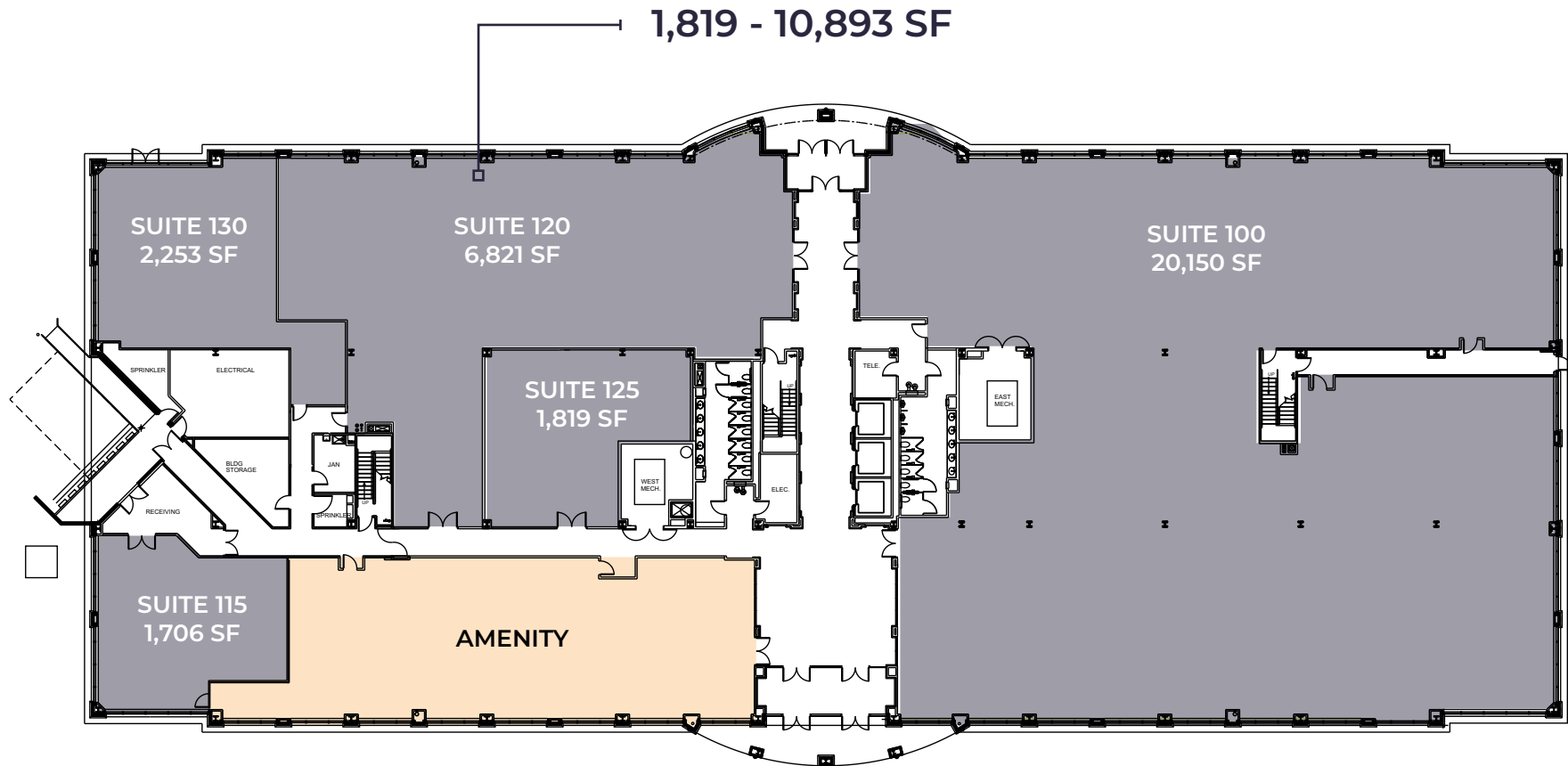
13851 Sunrise Valley Drive

**1st Floor | 32,750 SF**



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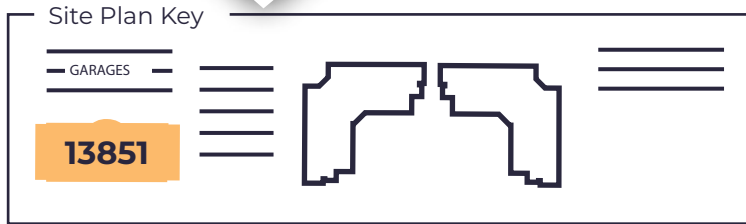
VTS





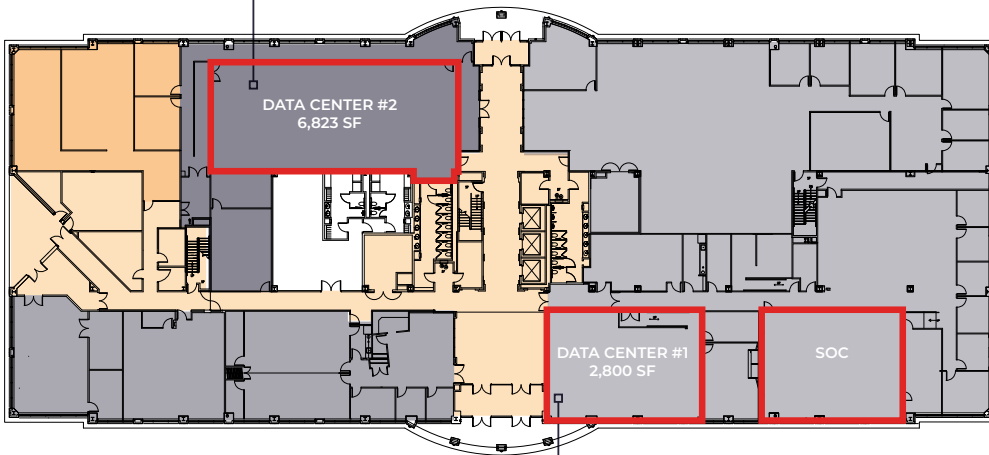
13851 Sunrise Valley Drive

## Data Center Spaces



### Data Center #2

- Approx. 6,823 SF
- Raised Floor
- Contains 2 Liebert Units
- Generator / UPS Backup Power
- Pre Action Dry/ Water
- Built in 2008



### Data Center #1

- Approx. 2,800 SF
- Raised Floor
- Contains 3 Liebert Units
- Generator / UPS Backup Power
- Pre Action Dry/ Water
- Built in 2001

### Data Center #1 / Room 100

Description	Manufacturer	Model #	Size
Backup Generator	Spectrum	400DSE	375KW
AC Unit #1	Liebert	DH245A-AAFS	20 tons
AC Unit #2	Liebert	DH380A-AAFS	30 tons
Pre Action System	Edwards EST2 panel		
Raised Floor			Approx. 12"
Area, SF			Approx. 2,800 SF

### UPS Room - 113

AC	Liebert	Ceiling hung Minimate 2"	5 tons
Pre Action System	Edwards EST2 panel		

### Data Center #2 / Room 142

Description	Manufacturer	Model #	Size
Backup Generator	Caterpillar	LC7	600KW
CRAC Unit #3	Liebert	DS105WUAOE1483A	30 tons
CRAC Unit #4	Liebert	DS105WUAOE1483A	30 tons
CRAC Unit #5	Liebert	DS105WUAOE1483A	30 tons
Pre Action System	Kidde-Aries panel		
Raised Floor			Approx. 24"
Area, SF			Approx. 6,500 SF

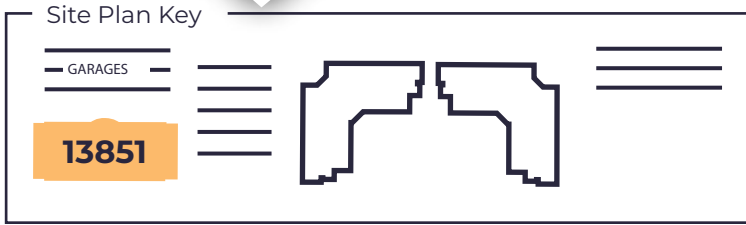
### UPS Room - 117

CRAC Unit #1	Liebert	BF071WGAAE16483	5 tons
CRAC Unit #2	Liebert	BF071WGAAE16483	5 tons



13851 Sunrise Valley Drive

**2nd Floor | 43,972 SF**

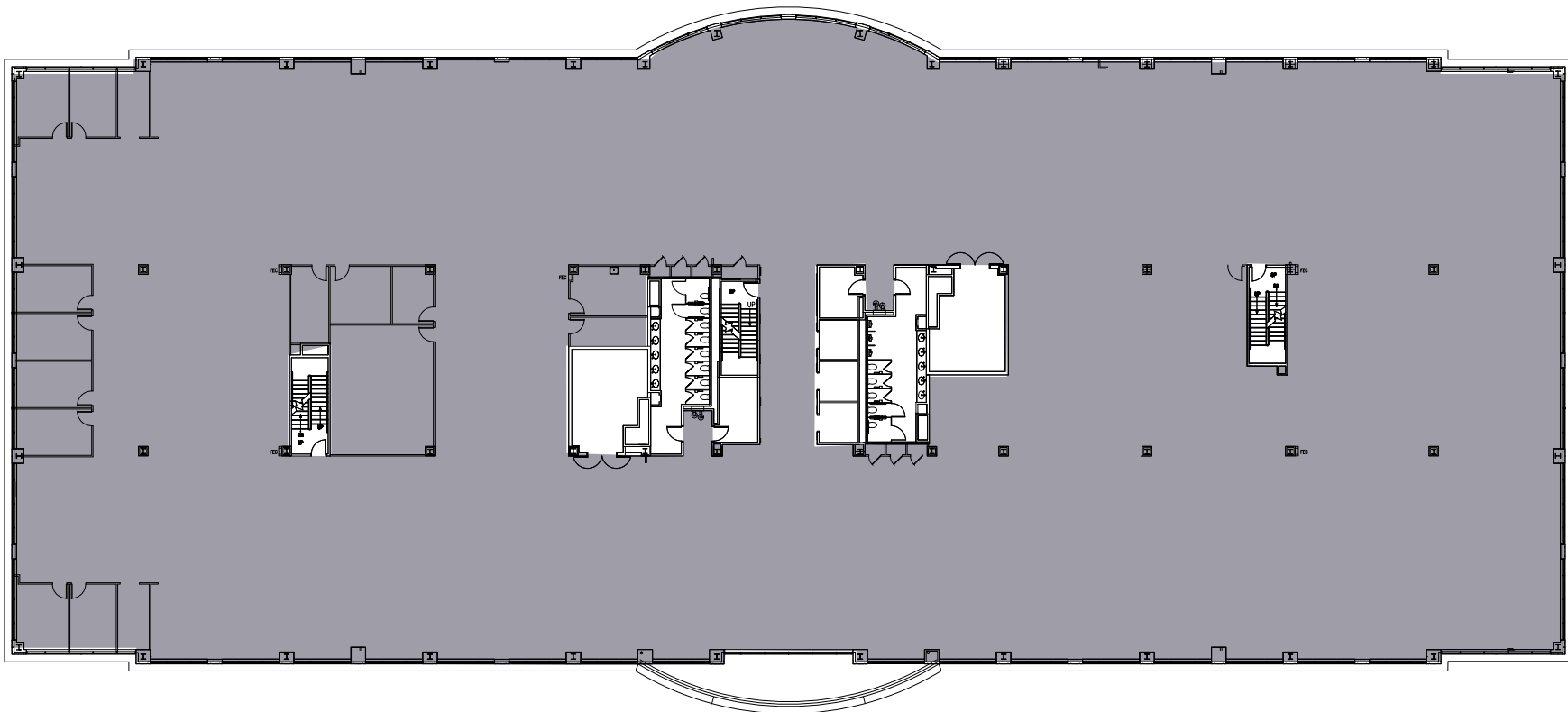
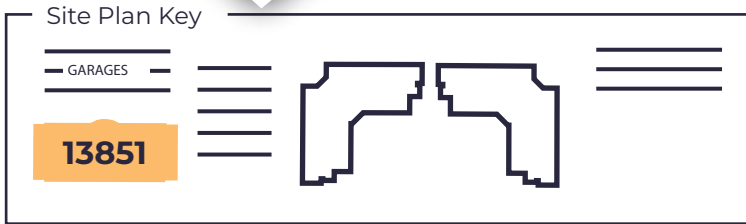



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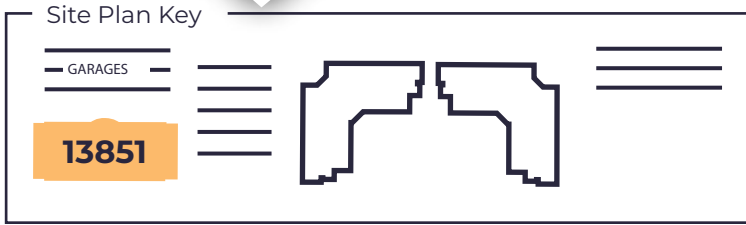
**3rd Floor | 44,654 SF**



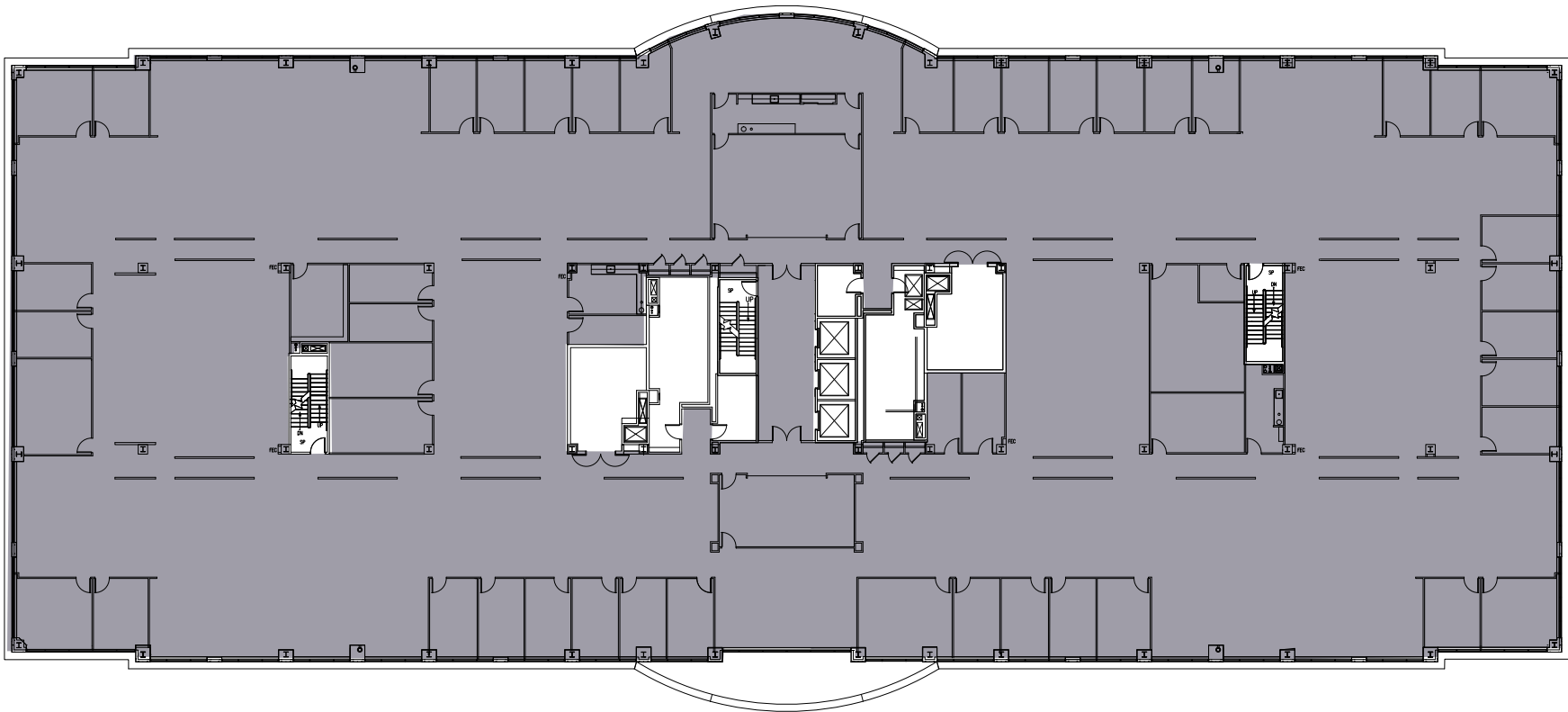


13851 Sunrise Valley Drive

**4th Floor | 44,654 SF**

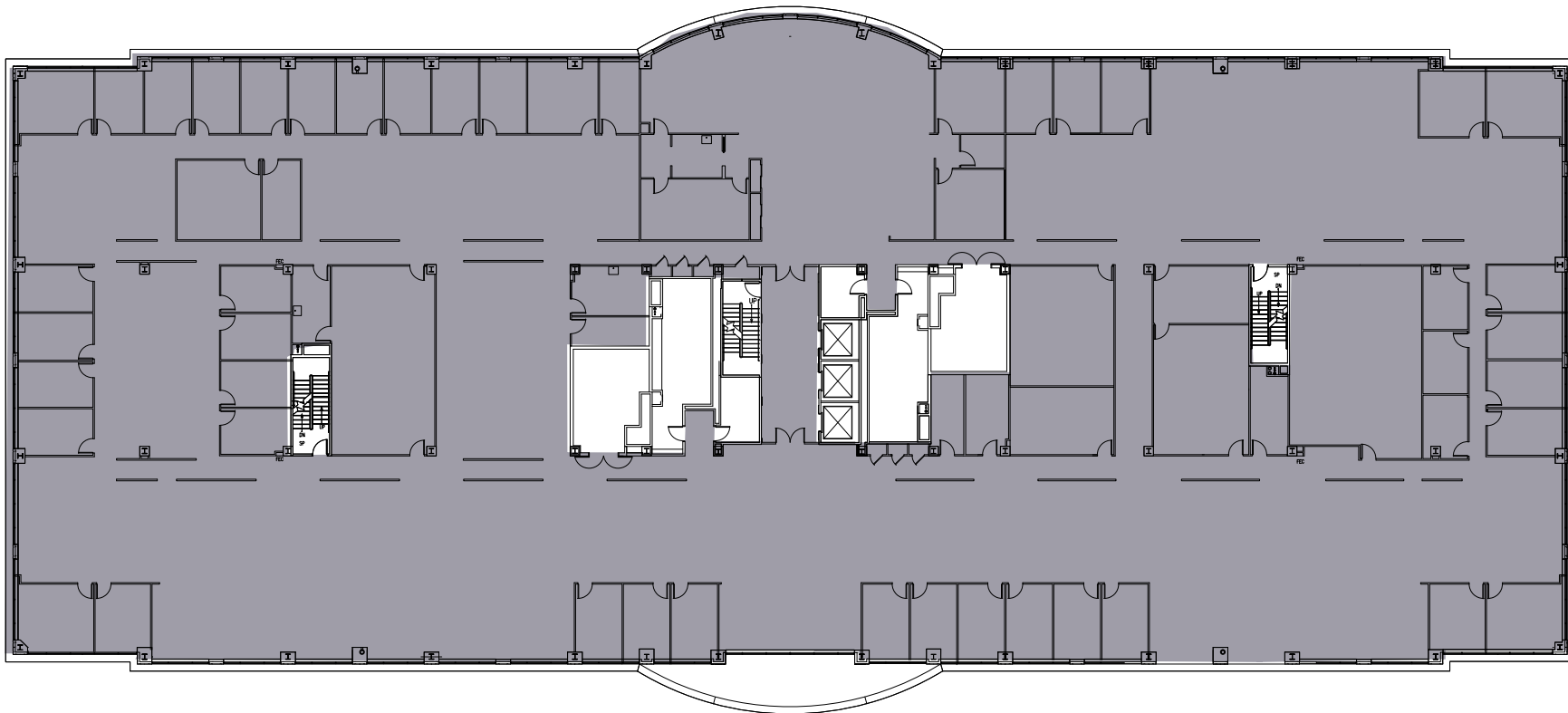
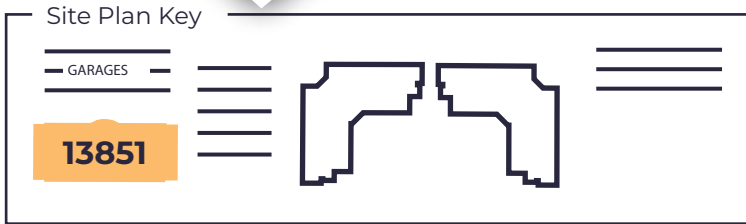


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13851 Sunrise Valley Drive

**5th Floor | 44,654 SF**





## Owners



## Leasing Team

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