

# MII

AT WORLDGATE

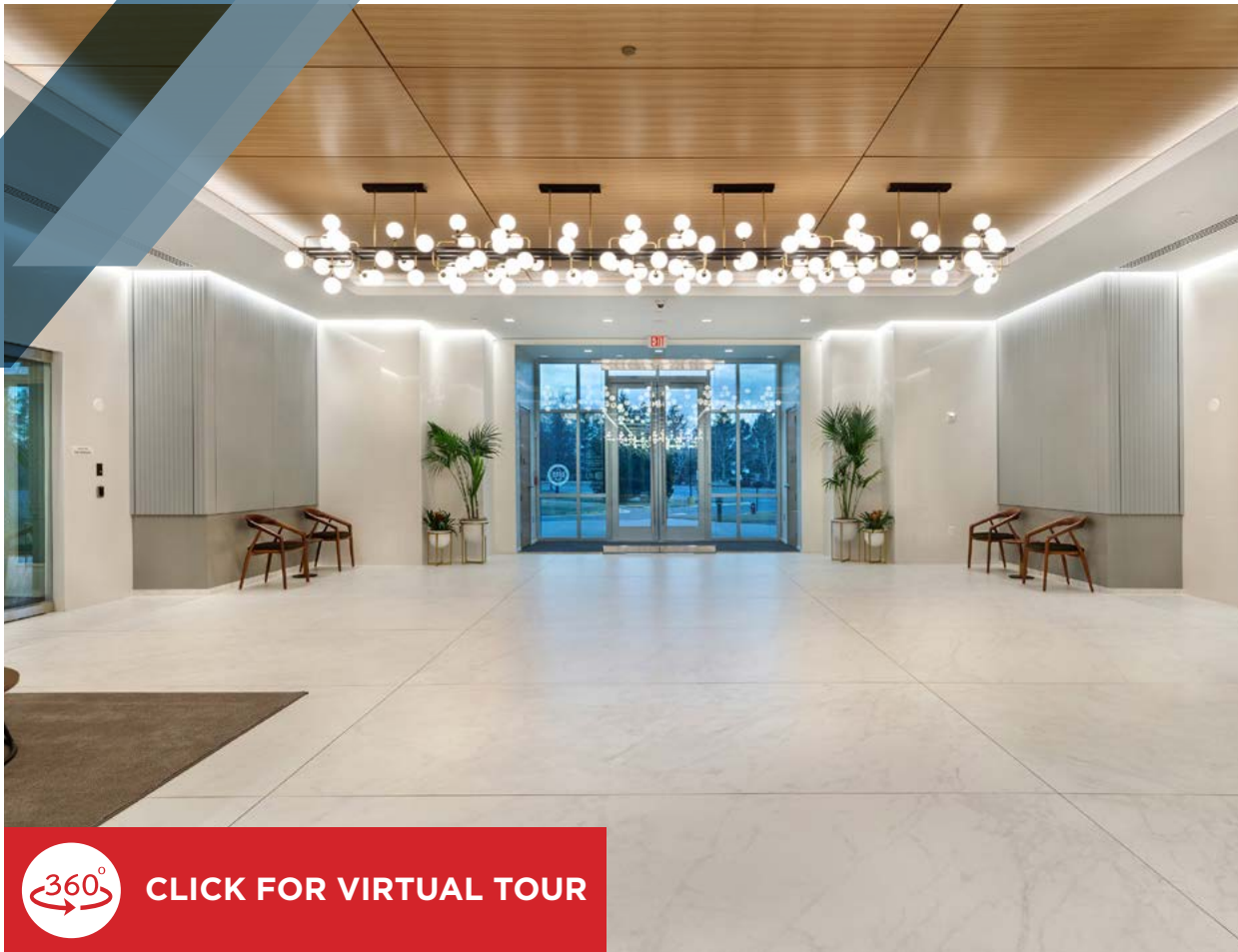
12950 WORLDGATE DRIVE  
HERNDON, VIRGINIA

# SUITES READY TO OCCUPY



## OVERVIEW

- Over 40,000 SF available.
- Tenant conference facility, lobby, elevator cabs, restrooms, and exterior hardscape renovations recently completed.
- Conveniently located directly across from Worldgate Centre with over 200,000 SF of amenities, including a full service Marriott Hotel, Worldgate Athletic Club & Spa, 9-screen movie theater and a variety of eateries and retail shops.
- Direct access to the Dulles Toll Road and only four miles to Dulles International Airport.
- Parking in structured garage.
- Building is LEED Gold certified.



**CLICK FOR VIRTUAL TOUR**



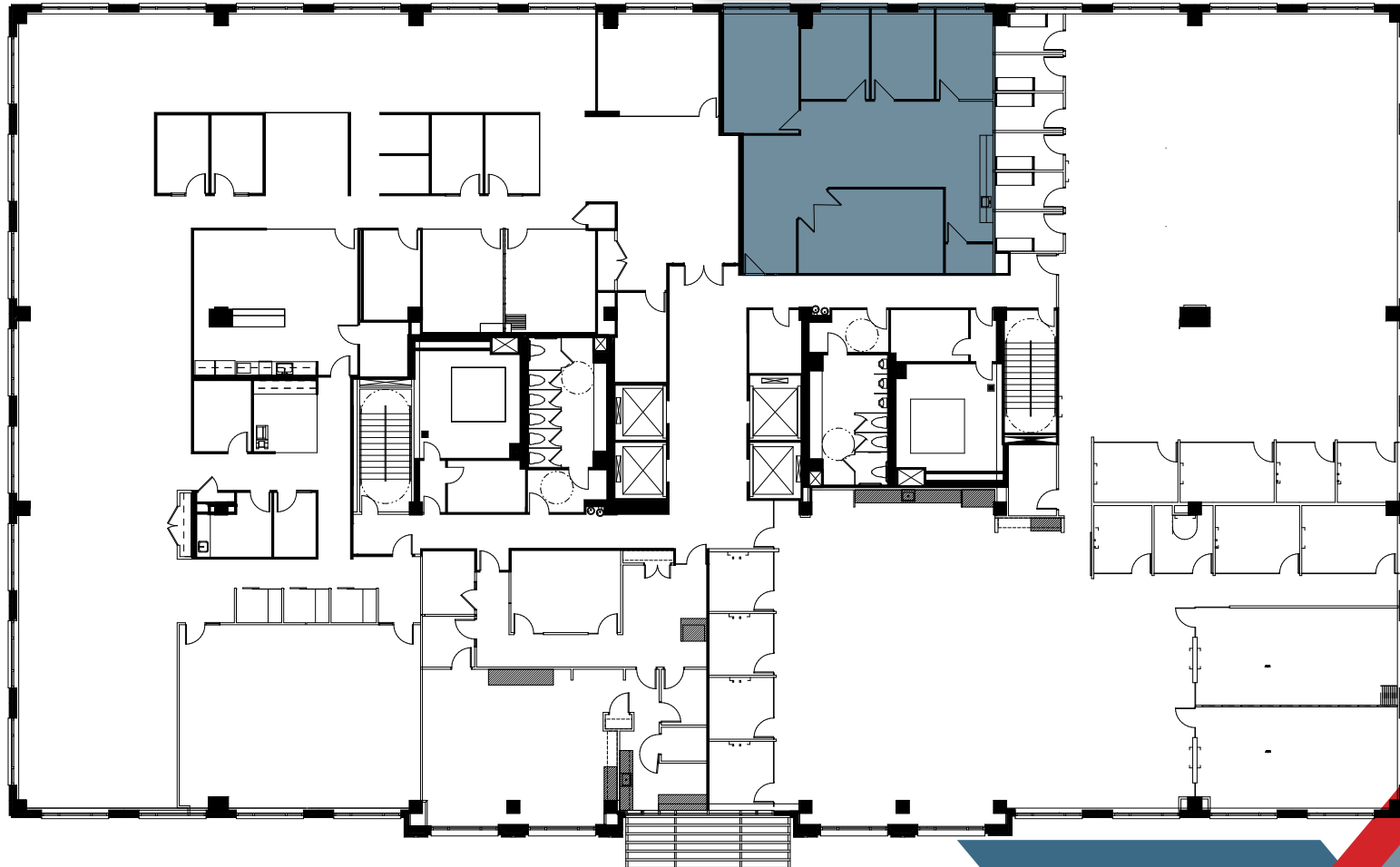
# LOCATION & AMENITIES



# AVAILABILITY 2ND FLOOR



**SUITE 230**  
**1,986 SF**



# AVAILABILITY 4TH FLOOR



**SUITE 400**  
**5,834 SF**

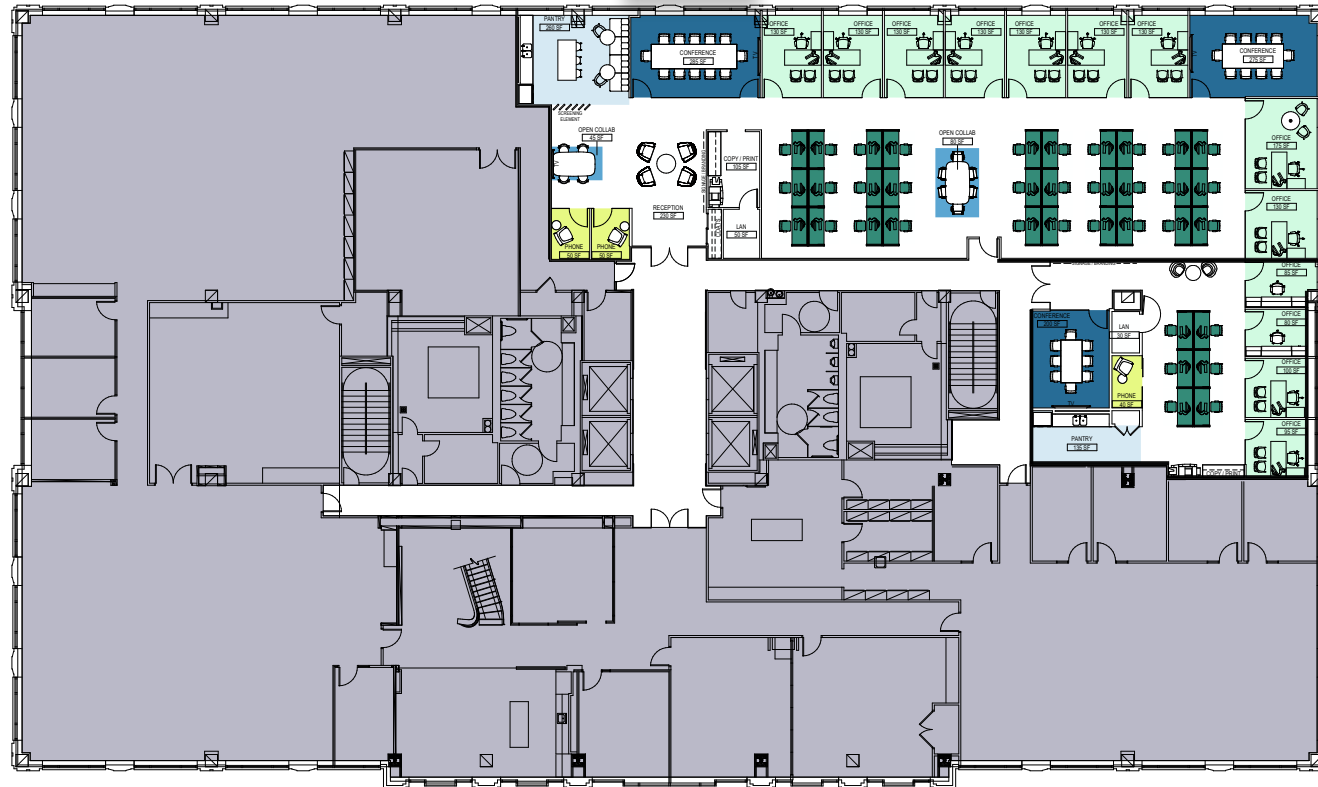


# AVAILABILITY 5TH FLOOR

TWO SPEC SUITES COMBINED 8,706 SF



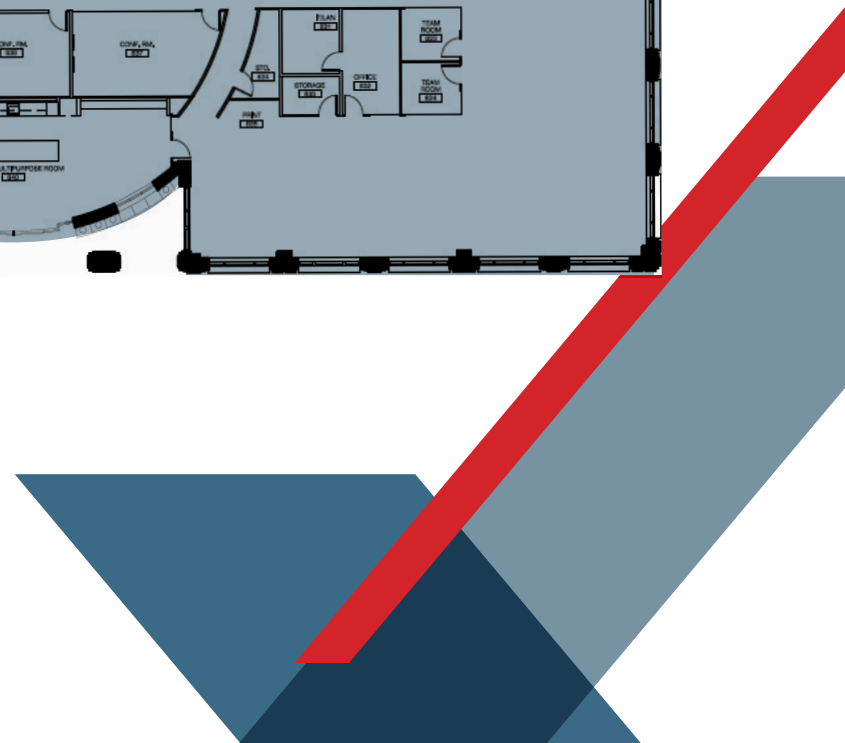
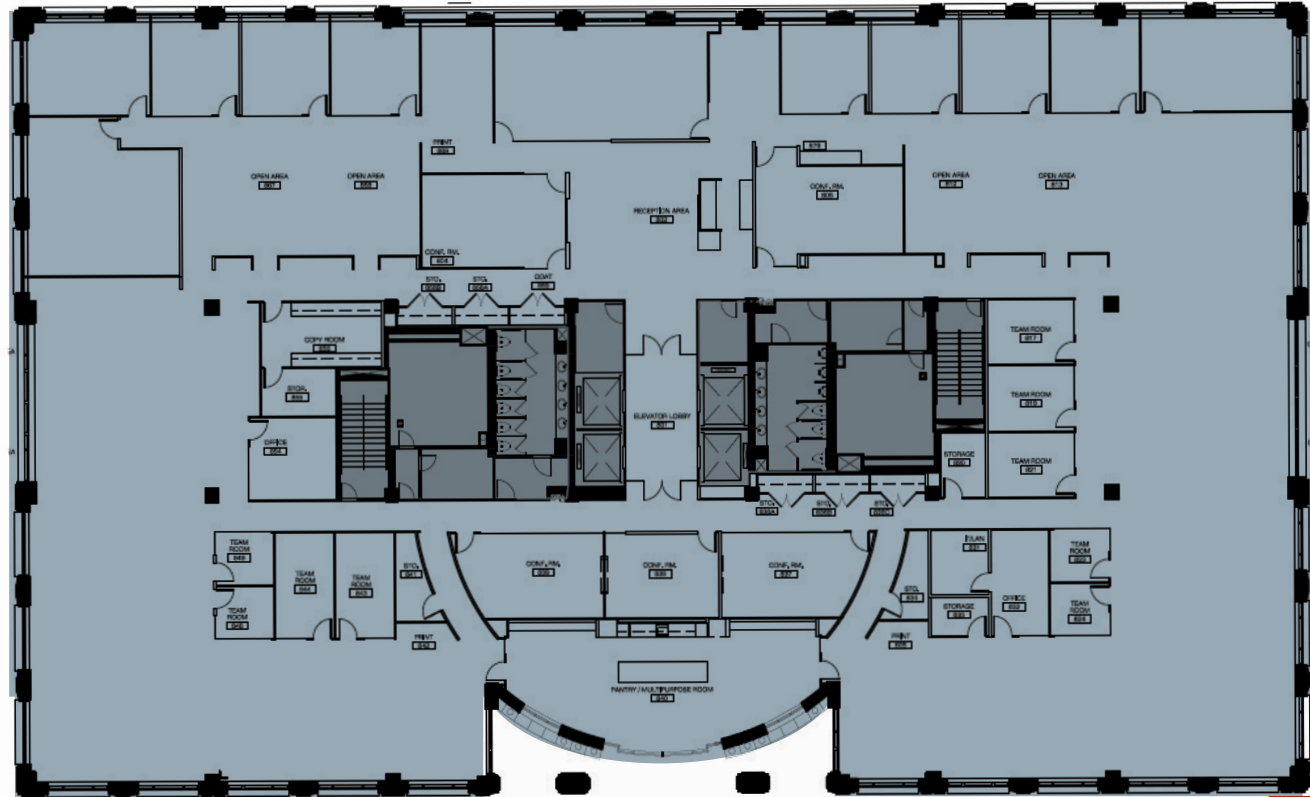
**SUITE 550**  
**6,581 SF**



**SUITE 510**  
**2,125 SF**



## A large, empty office space with a modern design. The floor is covered in a patterned carpet, and the ceiling features recessed lighting. Large windows are visible in the background, and the space is divided by white columns.



# CONTACT INFORMATION

## OWNED BY:

WESTBROOK PARTNERS

## LEASING BY:

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