

CLASS A OFFICE | GENEROUS ALLOWANCE OR TURNKEY

Discover Incredible Value And Exceptional Amenities on the Dulles Toll Road



**DEBT-FREE
OWNERSHIP**



**LIVE/WORK
COMMUNITY**

SOUTH POINTE I & II

2300 & 2350 Corporate Park Drive, Herndon, VA

FORTRESSRP.COM



FORTRESS
REALTY PARTNERS

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Strong, Creative Owner Ready to Accommodate Any Requirements

- Flexibility for every deal from 5k–160k SF (including ICD-705).
- On-site conferencing, fitness + towel service, EV chargers, tenant lounge, and outdoor areas.
- Massive fiber capacity and backup power generators for mission-critical connectivity.
- Surrounded by flexible housing choices for employees to rent or purchase.
- Harris Teeter and restaurants across the street, plus 625,000 SF of retail within a 5-minute drive.
- Easy commuting from multiple arteries with quick access to alternate roads and Silver Line Metro.

DEBT-FREE
OWNERSHIPEXCEPTIONAL
AMENITIESLIVE/WORK
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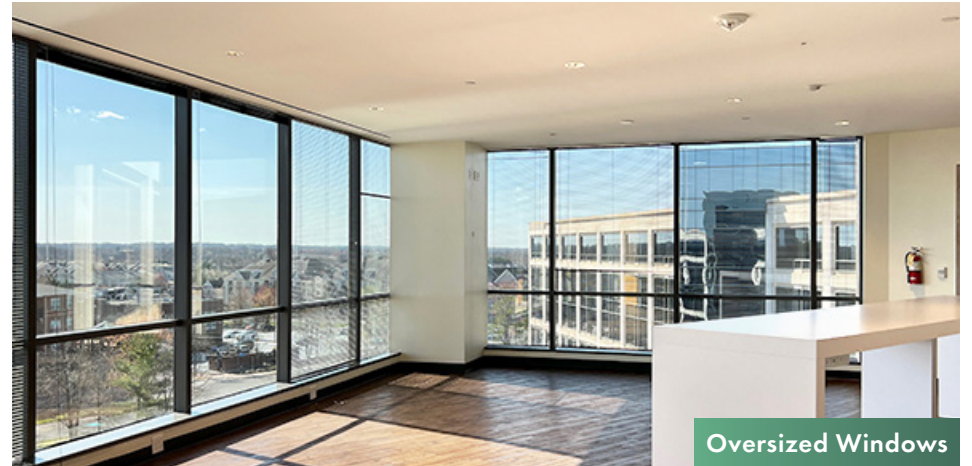
Studio Lounge Amenity Center



Turnkey and TI's Available



"The Studio" Tenant WiFi Lounge



Oversized Windows



Comfortable Outdoor Areas



On-site Fitness with Towel Service

CLASS A SPACE AT INCREDIBLE VALUE

Adjacent to Walkable Retail Amenities



Turnkey Offices at Incredible Value



Stacking Plans

SOUTH POINTE I | 2350 Corporate Park Drive

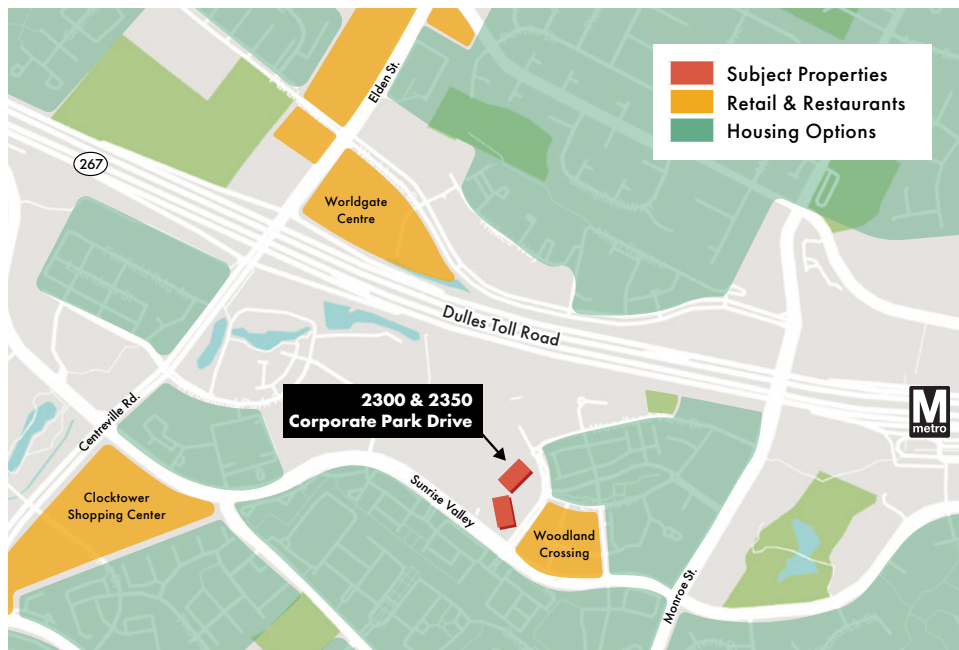
6	28,658 SF	Occupied Suite 600		
5	28,658 SF	Occupied Suite 500		
4	28,658 SF	16,462 SF Suite 400	8,670 SF Suite 425	3,525 SF Suite 450
3	28,658 SF	3,992 SF Spec Suite	5,473 SF Spec Suite	7,677 SF Spec Suite
2	28,658 SF	Occupied Suite 200	Occupied Suite 215/225	
1	19,543 SF	Studio Lounge Amenity Space	Occupied Suite 110/115	

SOUTH POINTE II | 2300 Corporate Park Drive

6	28,367 SF	28,367 SF Suite 600			
5	28,367 SF	28,367 SF Suite 500			
4	28,367 SF	Occupied Suite 400	7,084 SF Suite 410	6,329 SF Suite 425	1,800 SF Suite 435
3	28,367 SF	12,290 SF Suite 300	16,076 SF Suite 350		
2	28,367 SF	28,367 SF Suite 200			
1	21,334 SF	Occupied Suite 100			



Flexible Conference Space for 60-120 People



Ownership:



ZUMOT
REAL ESTATE
MANAGEMENT INC.



**LIVE/WORK
COMMUNITY**



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All information has been obtained from sources deemed reliable and offered with no guarantee of accuracy.



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