



From Here To Everywhere  
Your Dulles Corridor Connection

AVISON  
YOUNG





# YOUR DULLES CONNECTION

## Property Overview

SCORE OF 82



Experience the perfect blend of convenience, flexibility, and accessibility, catering to a diverse mix of corporate tenants where your business can thrive in an unparalleled setting. Our office park boasts an impressive array of on-site amenities, ensuring a seamless and productive work environment. From state-of-the-art conference facility to fitness studio and dining options, every detail is crafted to enhance the workplace experience.

### From Here to Everywhere. Your Dulles Corridor Connection.



**TF Cornerstone.** Strong financial owner + property management team. Fully funded, with No Debt.



**Dynamic Work Spaces.** Multiple suites available from 2,000 – 30,000 SF contiguous including pre-built suites and rare build-to-suit SCIF spec suites.



**See and Be Seen.** Prominent corporate signage opportunities overlooking the Dulles Toll Road.



**Our Shared Amenities.** Newly renovated café + wine bar, expansive conference center + lounge with multiple breakout rooms, fitness center with all-new top-of-the-line equipment.



**Steps Away From Local Dining + Retail.** Over 30 retailers and restaurants within walking distance.





# AMENITIES TO IMPRESS

Business Park with Perks





# AMENITIES TO IMPRESS

## On-Site Amenities



Tenant Lounge



Fountain Area



Fitness Center



Tenant Lounge



Conference Center



Cafe + Wine Bar



# UNPARALLELED ACCESS

Walk to Reston Station, Drive Anywhere



Our strategic location and uniquely accommodating office environment connects you to everything you need and MORE.

## Drive Times

Tysons	9 minutes
Washington Dulles International Airport	10 minutes
Fairfax County Parkway	4 minutes
I-495	10 minutes
I-66	15 minutes





# STEPS FROM IT ALL

A Few Minutes to Dining & Shopping



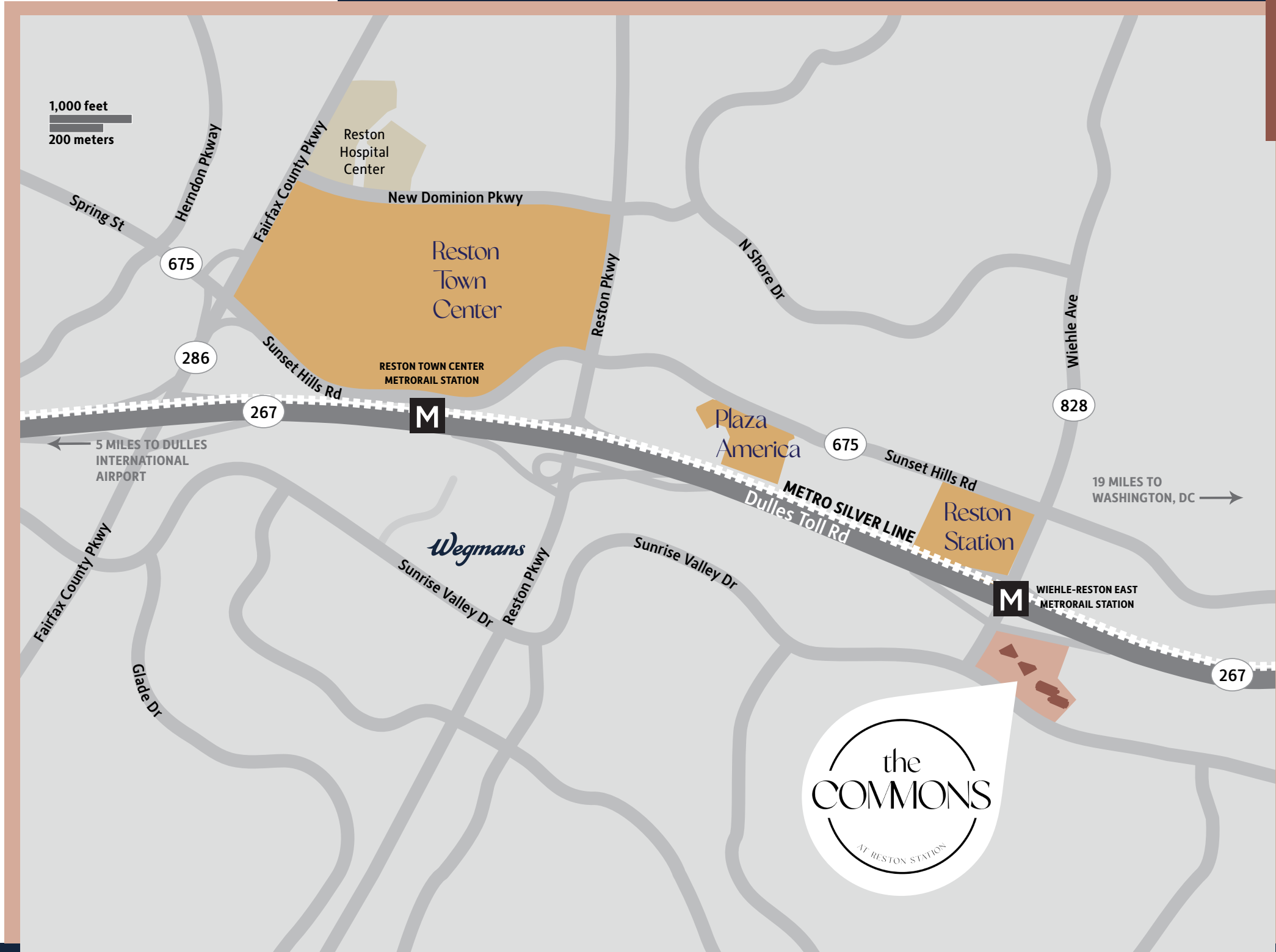
## Reston Station | 0.6 miles



## Plaza America | 1.6 miles



## Reston Town Center | 2.3 miles





# CORPORATE VISIBILITY

## See Your Sign on the Toll Road

Enhance your company’s image and gain visibility with thousands of commuters each day. Your business will benefit from significant exposure in one of the region’s most dynamic and economically vibrant areas. Additionally, you’ll have direct access to a talented workforce and a network of other successful companies along the corridor.



# FLEXIBLE FLOORPLATES

## 1900 Campus Commons Road | Two Commons

**PLANNED**  
**SCIF SUITE 340**

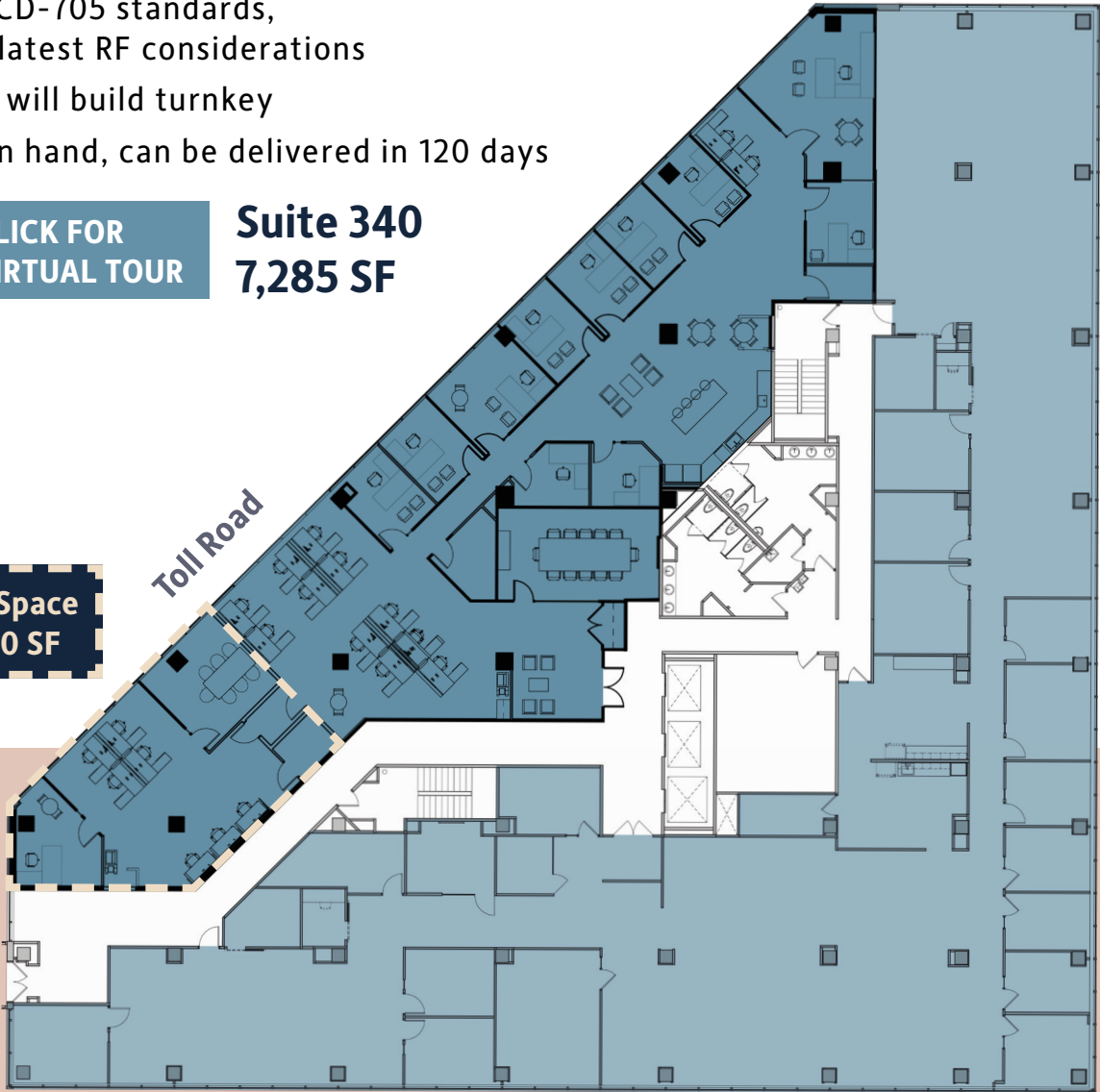
**7,285 SF TOTAL**

Built to ICD-705 standards,  
includes latest RF considerations  
Landlord will build turnkey  
Permits in hand, can be delivered in 120 days

 [CLICK FOR VIRTUAL TOUR](#)

**Suite 340**  
**7,285 SF**

**SCIF Space**  
**1,500 SF**



 [CLICK FOR VIRTUAL TOUR](#)

**Suite 300**  
**12,414 SF**



## 1900 Campus Commons Road | Two Commons

**PLANNED**  
**SCIF SUITE 450**  
**5,321 SF**

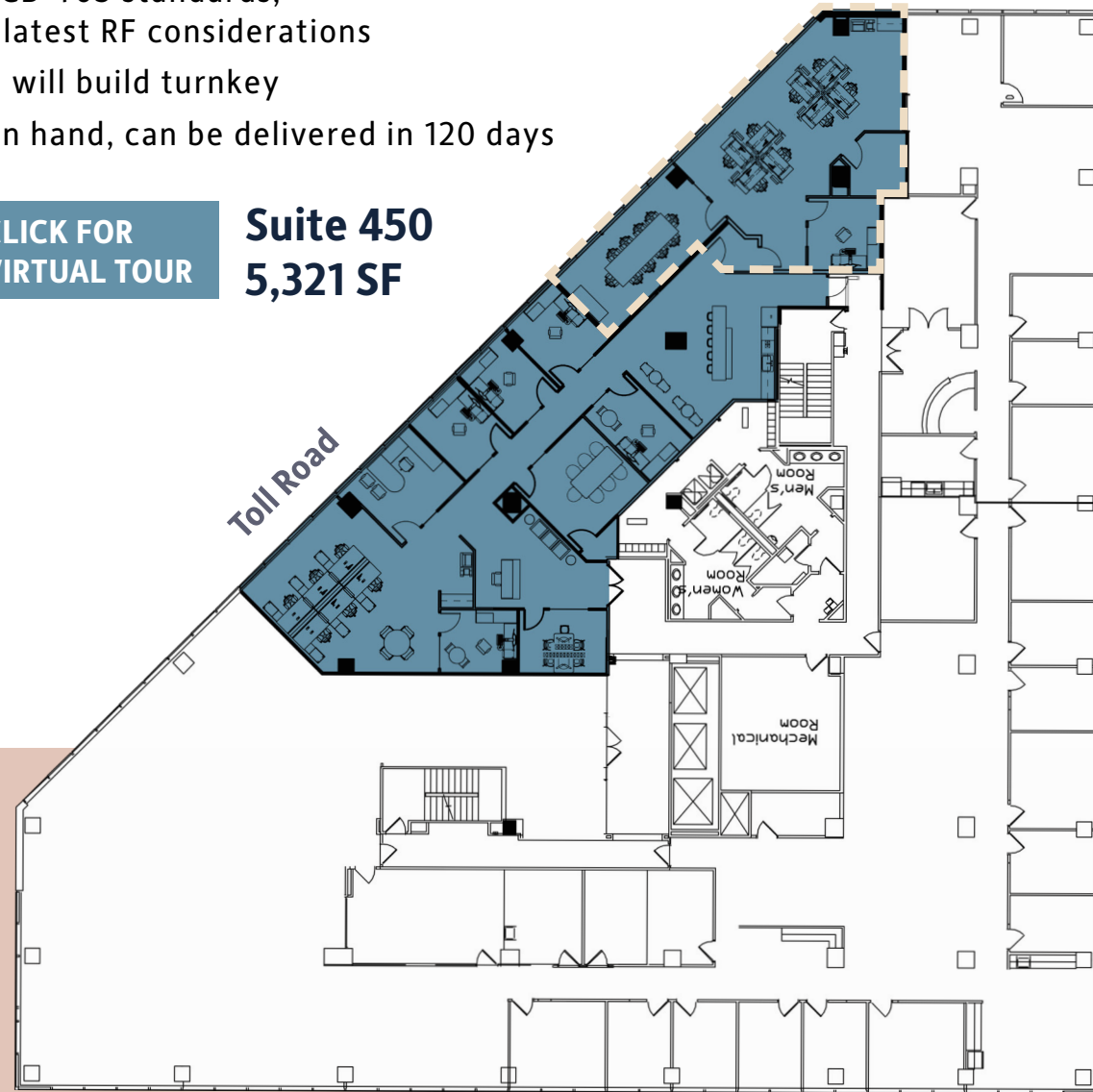
Built to ICD-705 standards,  
includes latest RF considerations  
Landlord will build turnkey  
Permits in hand, can be delivered in 120 days



CLICK FOR  
VIRTUAL TOUR

**Suite 450**  
**5,321 SF**

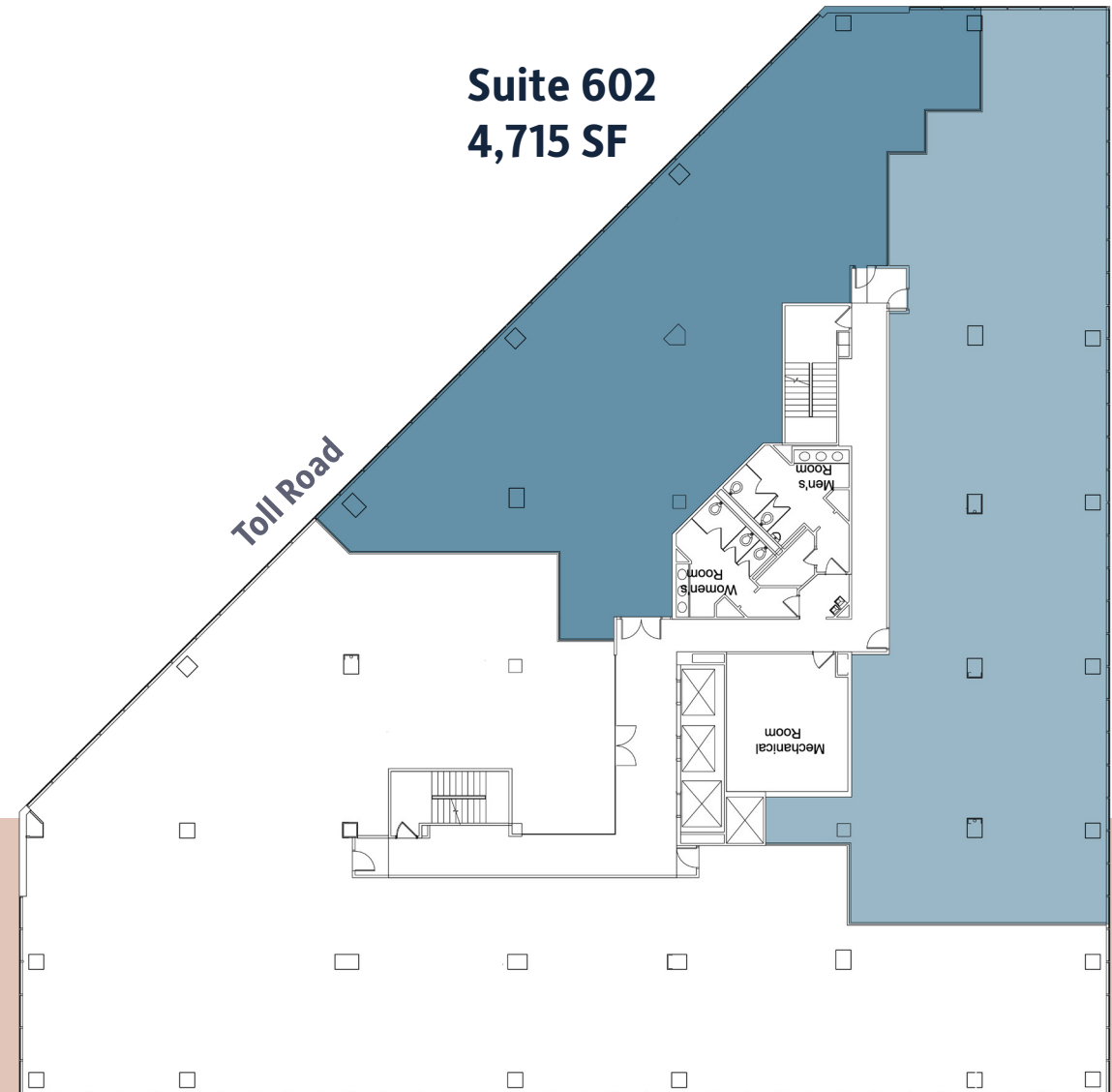
**SCIF Space**  
**2,000 SF**



## 1900 Campus Commons Road | Two Commons

**Suite 602**  
**4,715 SF**

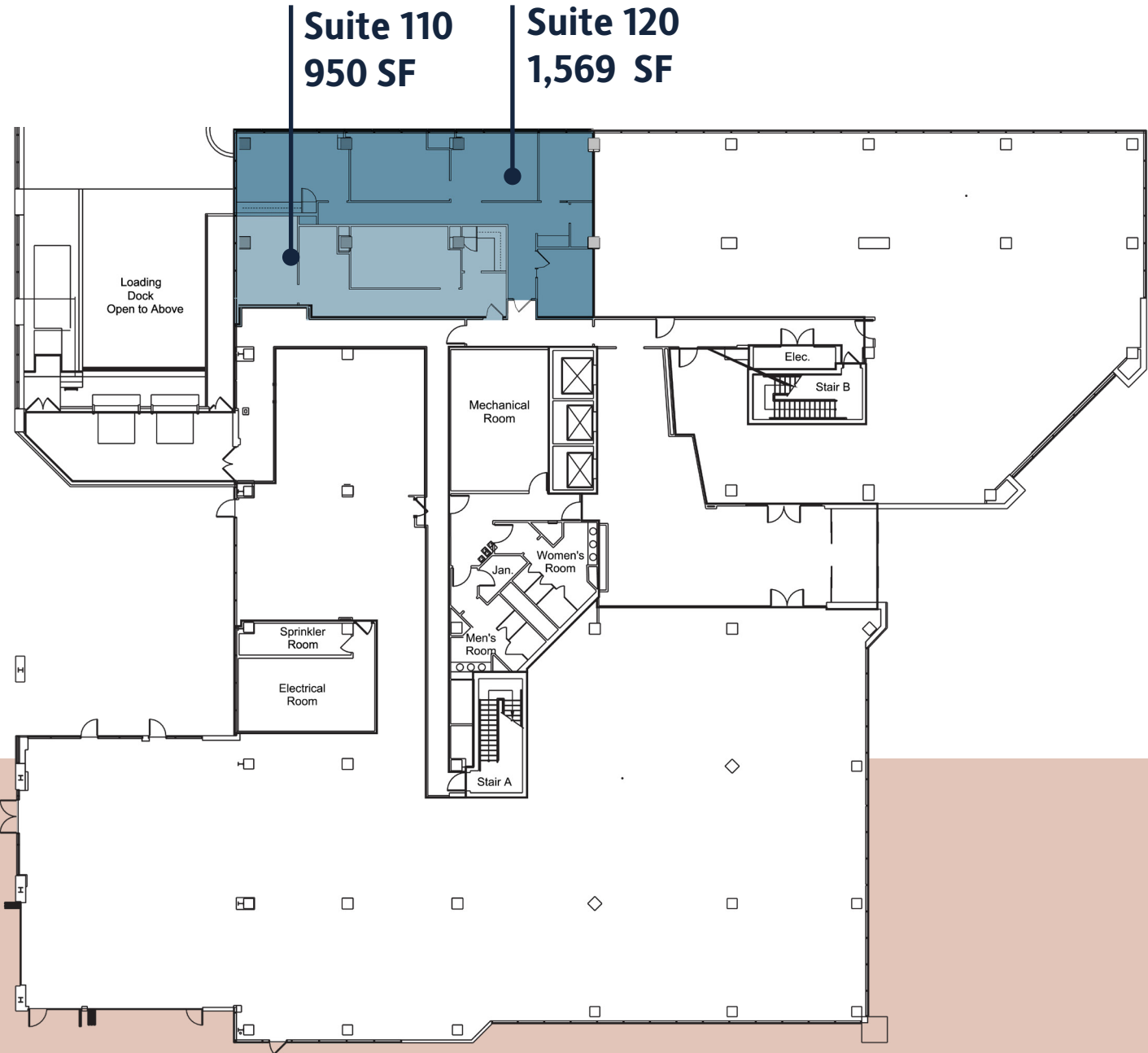
**Suite 601**  
**5,843 SF**



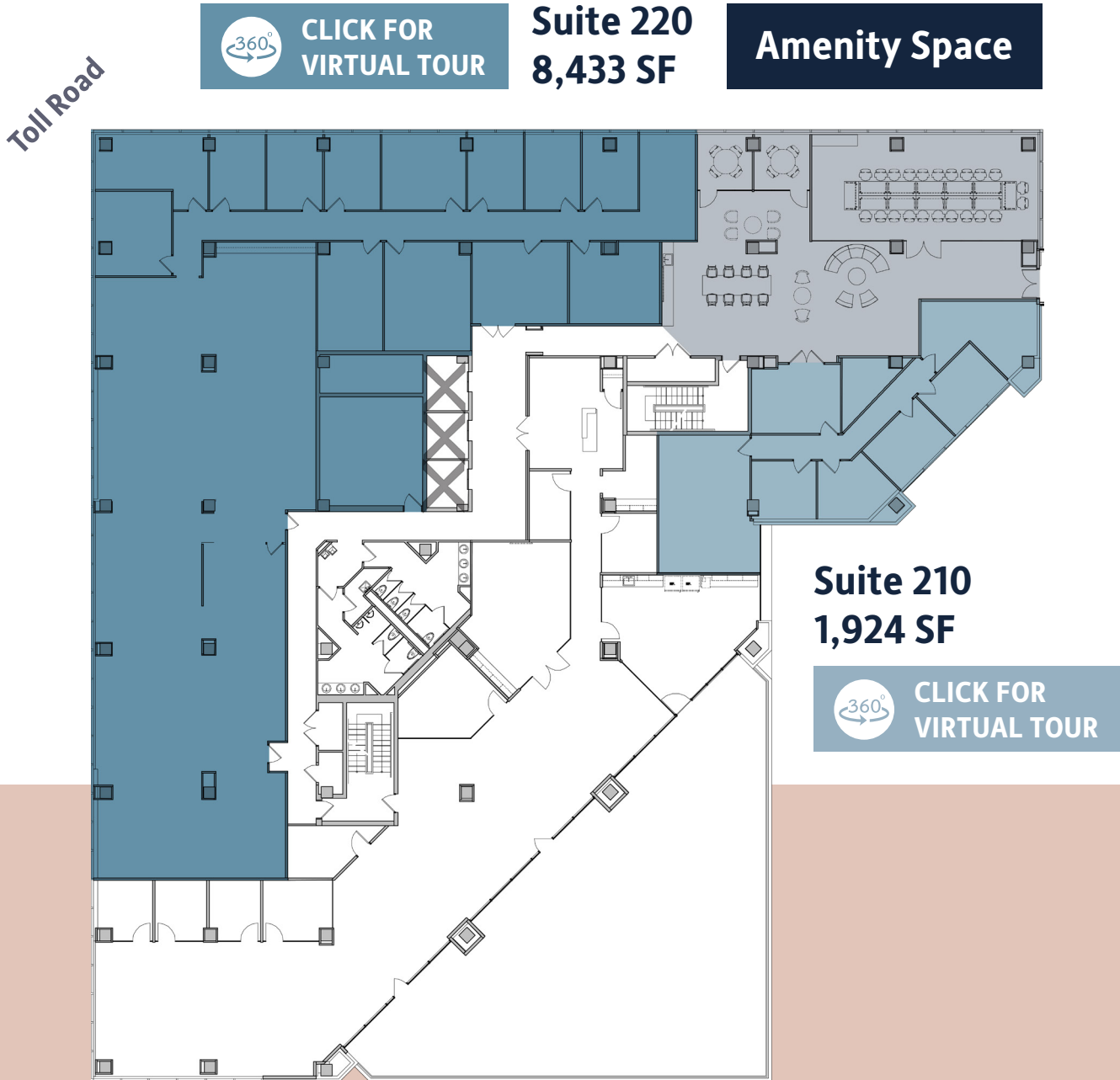


# FLEXIBLE FLOORPLATES

1902 Campus Commons Road | One Commons



1902 Campus Commons Road | One Commons







# 1902 Campus Commons Road | One Commons

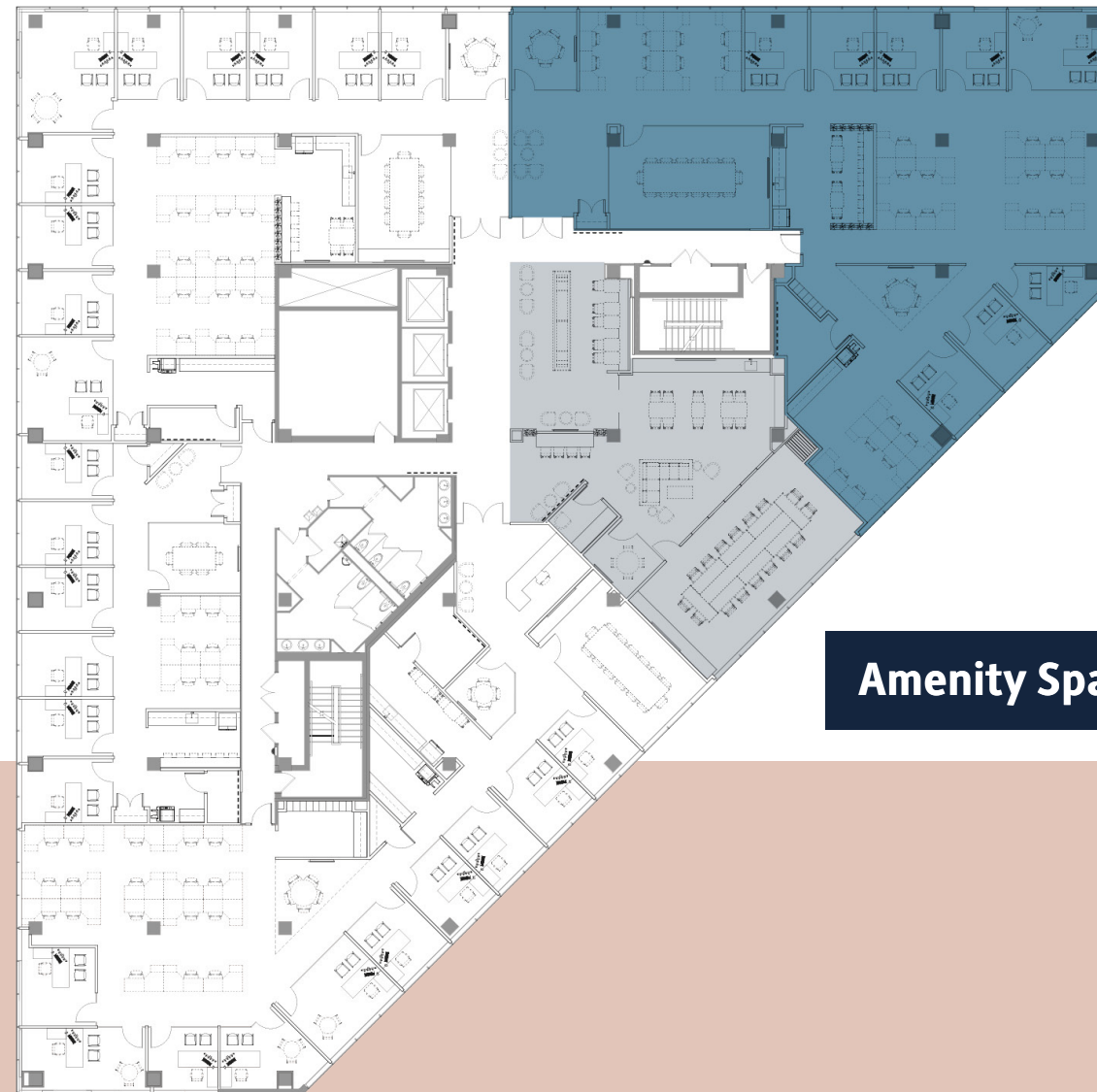
**\*\*Newly renovated spec suite & townhall\*\***

Toll Road

**Suite 301  
6,312 SF**



**CLICK FOR  
VIRTUAL TOUR**



**Amenity Space**

**View All Suite + Townhall Photos**



Suite 301 Reception



Suite 301 Kitchen



Suite 301 Open Area



Suite 301 Open Area + Conference



Townhall Conference



Townhall Kitchen



Townhall Seating + Conference



Townhall Common Area





## 1902 Campus Commons Road | One Commons

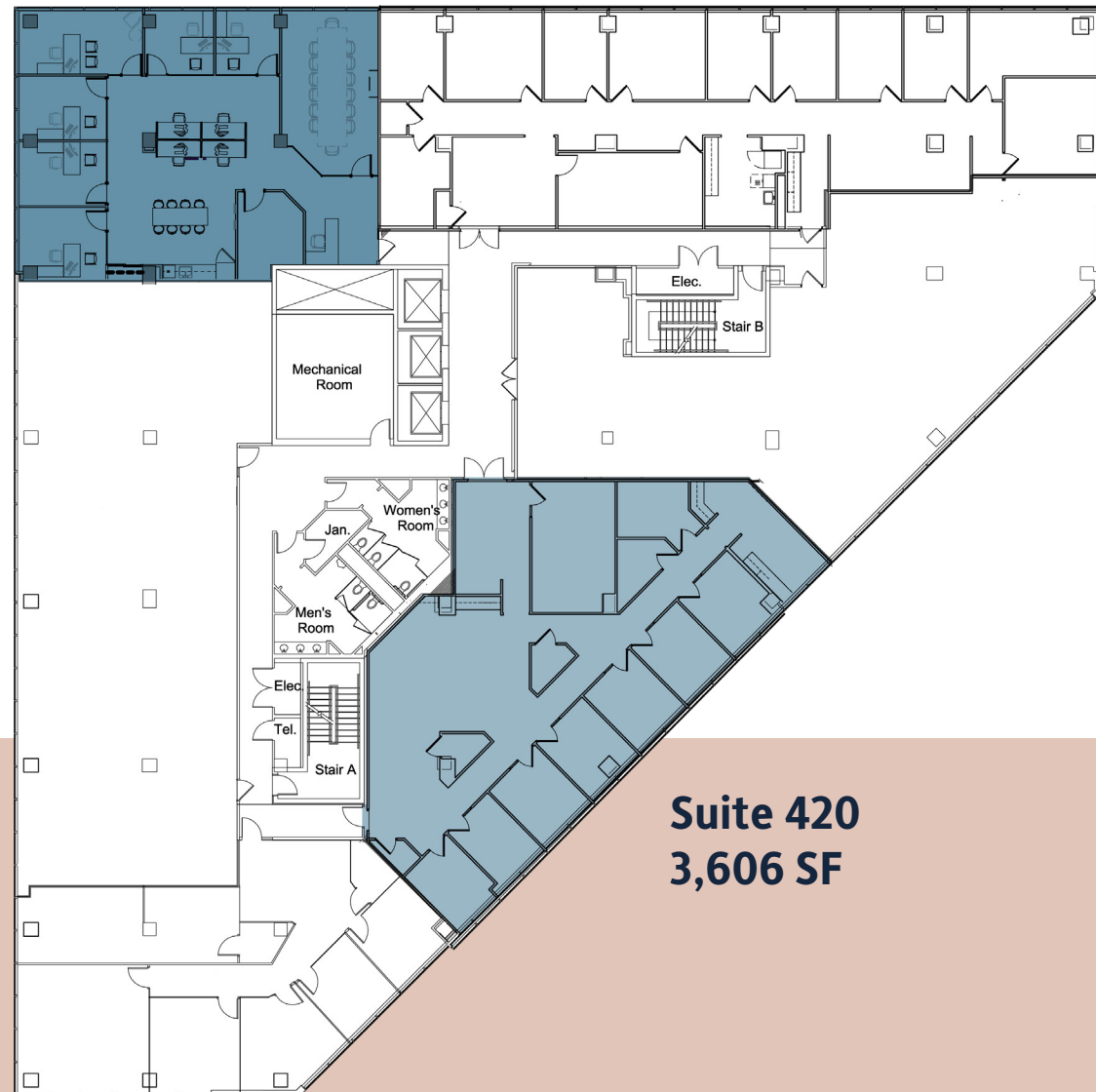
(Hypothetical)



CLICK FOR  
VIRTUAL TOUR

**Suite 400**  
**2,827 SF**

Toll Road



**Suite 420**  
**3,606 SF**



## 1902 Campus Commons Road | One Commons



CLICK FOR  
VIRTUAL TOUR

**Suite 510**  
**14,843 SF**

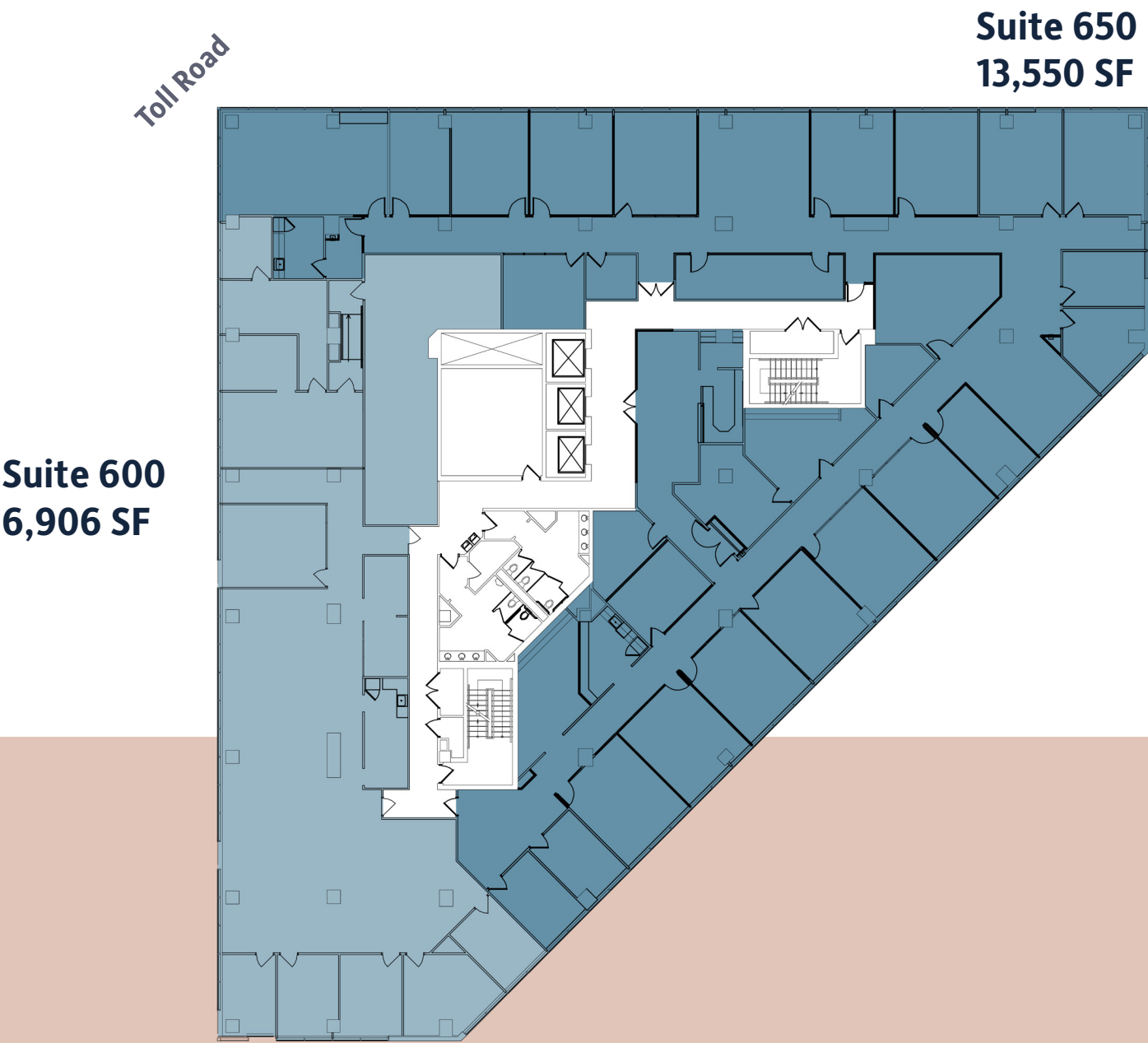
Toll Road







1902 Campus Commons Road | One Commons



LOCALLY OWNED MANAGED BY



GET IN TOUCH WITH OUR LEASING TEAM

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