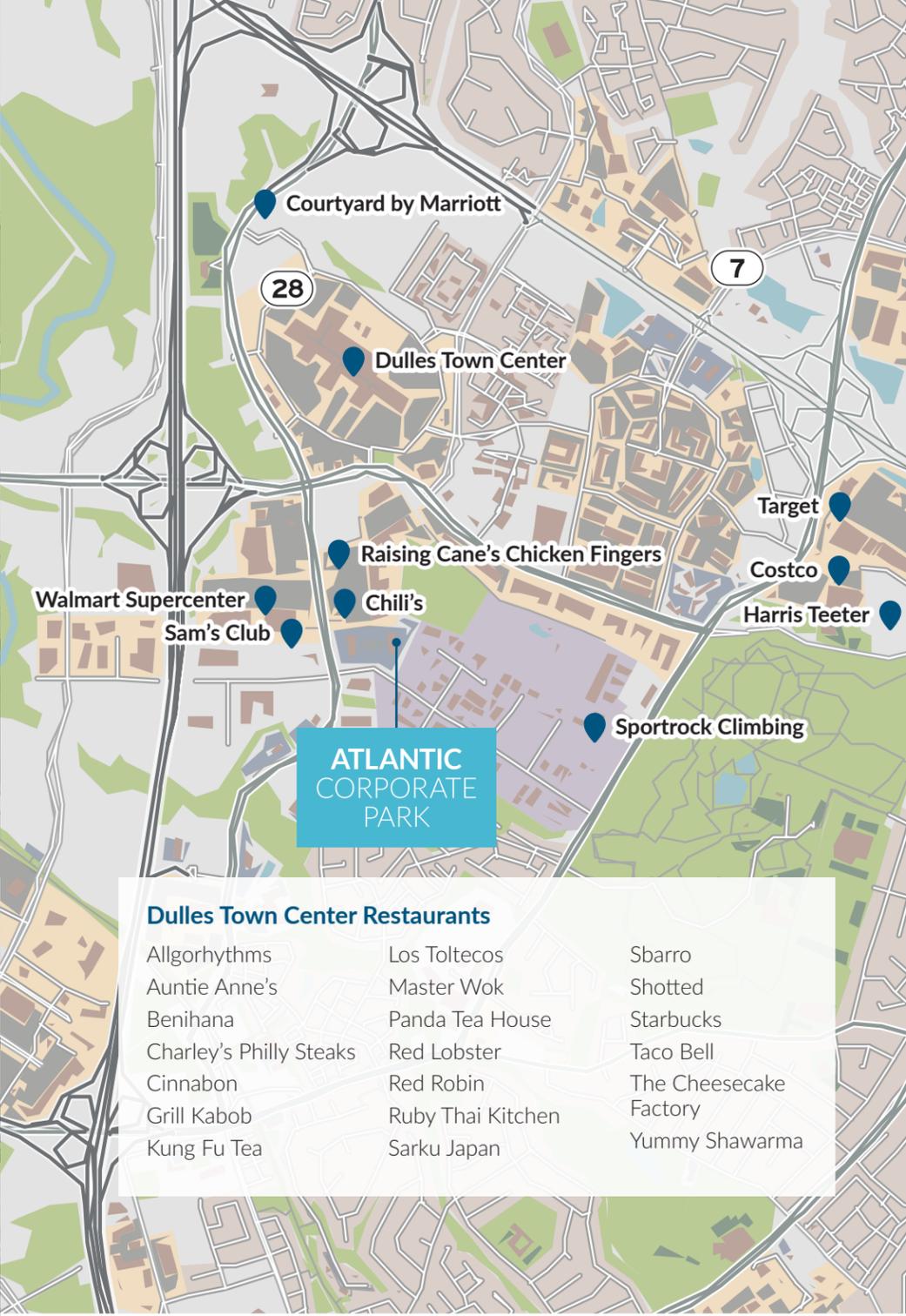




45600 & 45610 WOODLAND ROAD | STERLING, VA 20166

# ATLANTIC CORPORATE PARK

THE  
RMR  
GROUP



## PROPERTY HIGHLIGHTS

- Twin, 110,000 SF LEED Gold Certified buildings built in 2008
- Two-story atrium lobby
- Finished ceiling heights of 10 feet 8 inches on floor 1; 9 feet 8 inches on floors 2 - 4
- Full-height windows with low-e insulated glass
- Efficient floor plates that are predominately column free
- Tenant-only fitness center with showers and lockers
- New conference center and lounge with self-vending market
- One acre landscaped park between the buildings
- 4.0 per 1,000 SF free parking
- 2016 TOBY Award Winner



### Dulles Town Center Restaurants

Allgorhythms	Los Toltecos	Sbarro
Auntie Anne's	Master Wok	Shotted
Benihana	Panda Tea House	Starbucks
Charley's Philly Steaks	Red Lobster	Taco Bell
Cinnabon	Red Robin	The Cheesecake Factory
Grill Kabob	Ruby Thai Kitchen	Yummy Shawarma
Kung Fu Tea	Sarku Japan	

## LOCATION

- Walkable amenity base includes multiple restaurants, shopping and hotel
- Just one mile from Dulles Town Center
- Excellent access to Route 28 and area highways
- Minutes away from Dulles International Airport

## AVAILABILITY

45610 Woodland Road

Suite 130  
1,576 RSF  
Available Now

Suite 150  
7,583 RSF  
Available Now

Suite 320  
3,926 SF  
Available Now

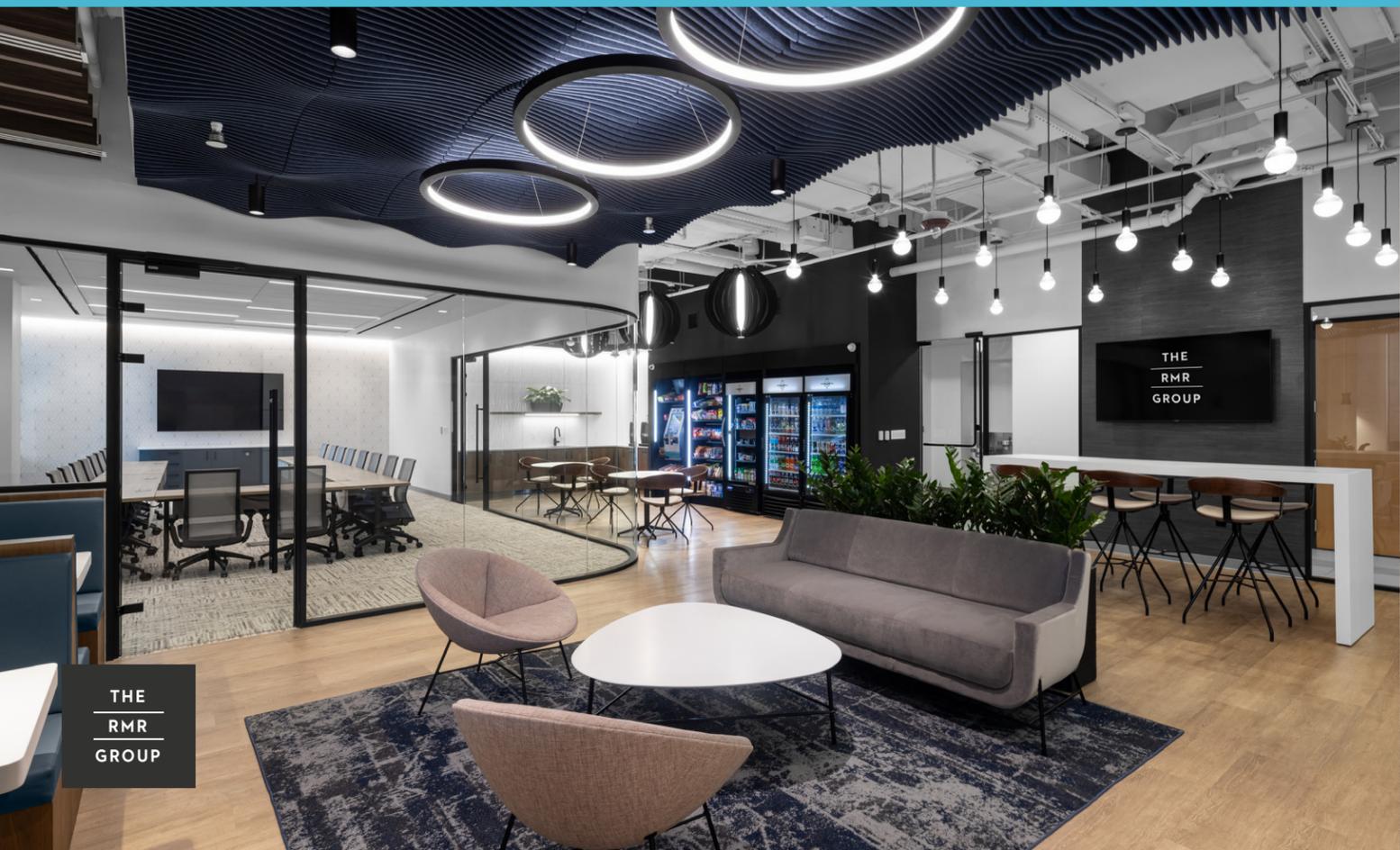
Suite 360  
8,754 RSF  
Available Now

Suite 400  
13,028 RSF  
Available Now



CONFERENCE CENTER & LOUNGE

BRAND NEW



THE  
RMR  
GROUP



THE  
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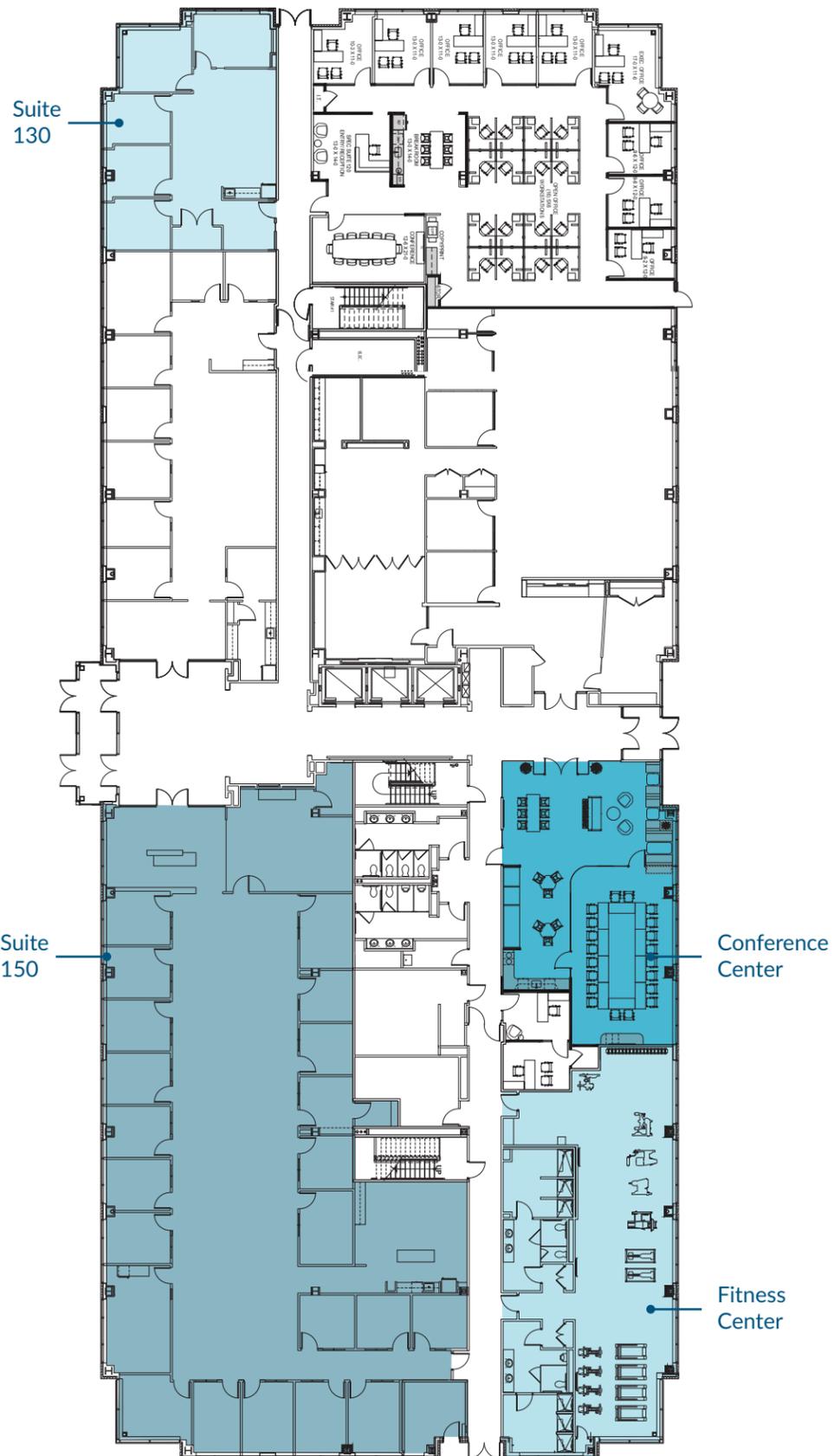


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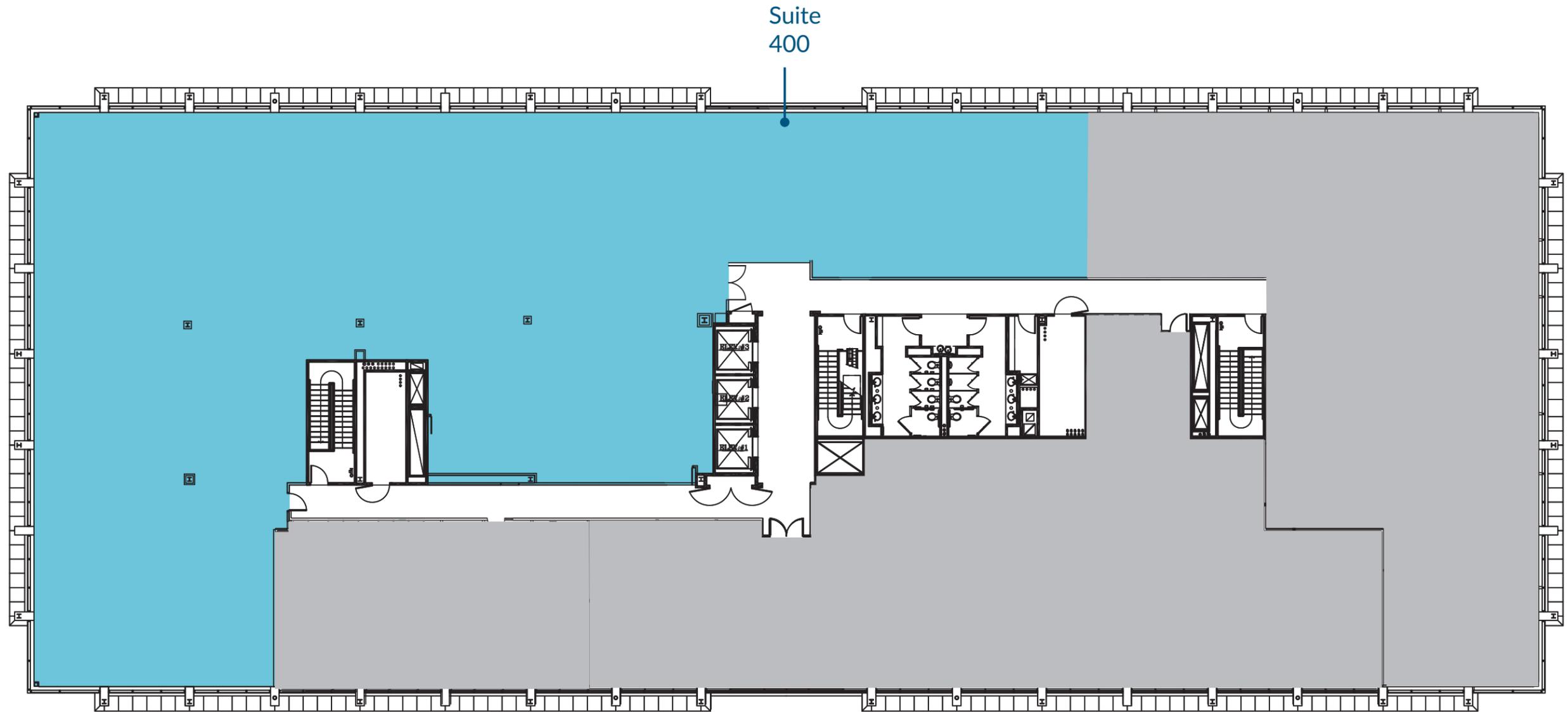




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45610 Woodland Road

Suite 400  
13,028 RSF  
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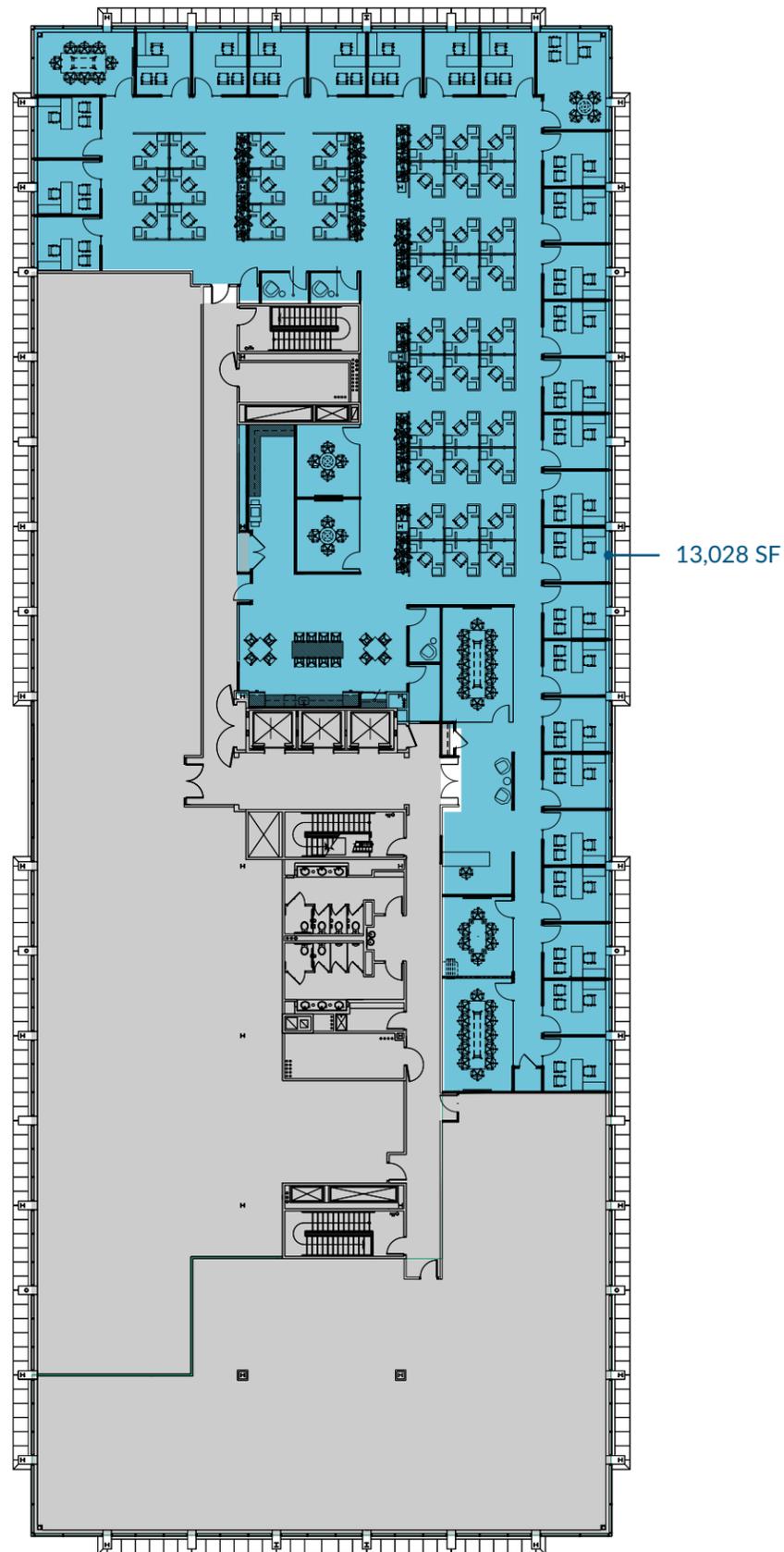
45610 Woodland Road

Hypothetical 4th Floor Plans

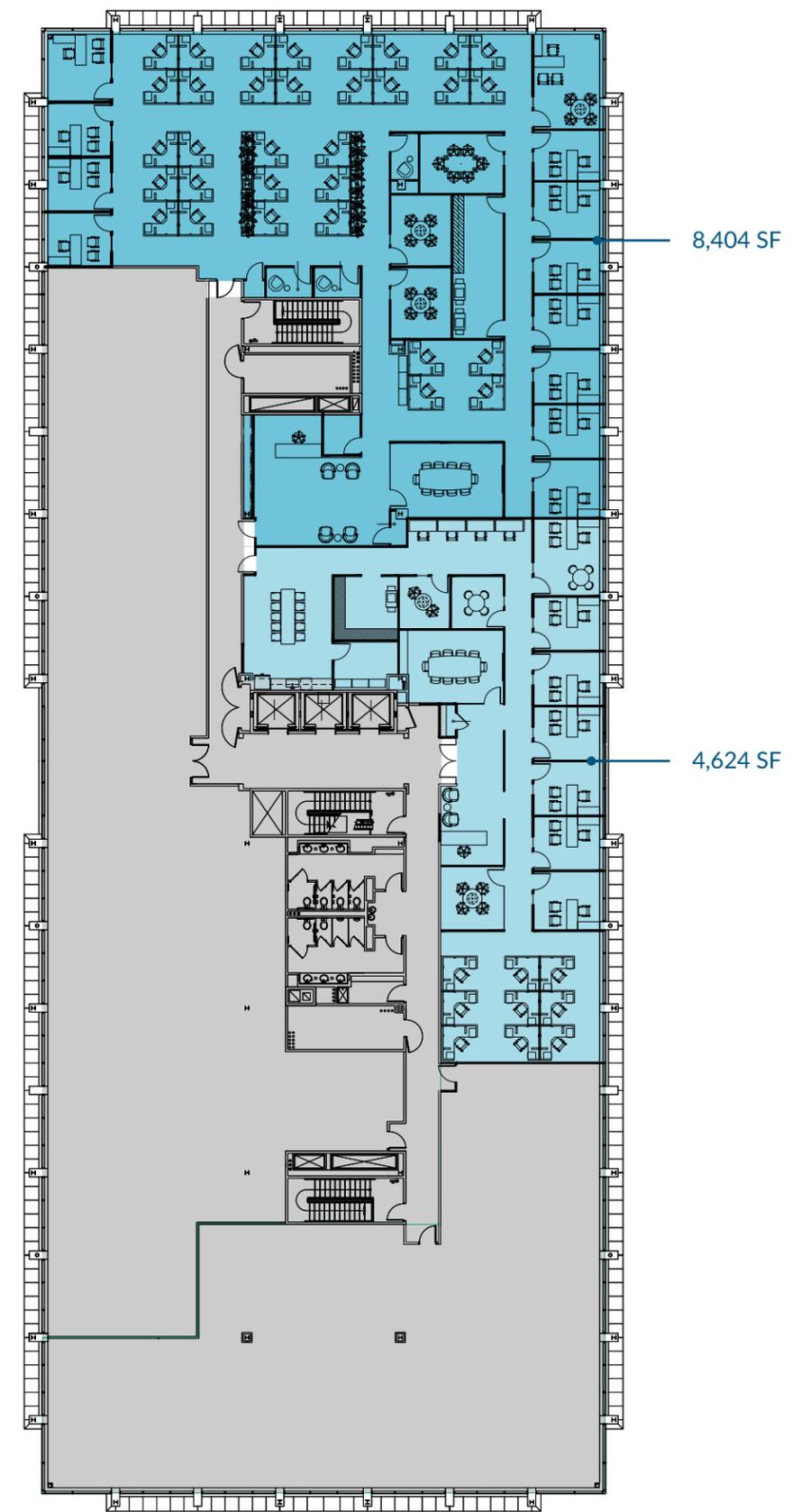
Single Tenant  
13,028 SF

Two-Tenant  
8,404 SF | 4,624 SF

Single Tenant (Hypothetical)



Two-Tenant (Hypothetical)





45600 & 45610 WOODLAND ROAD | STERLING, VA 20166



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# ATLANTIC CORPORATE PARK

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