



COPPERMINE
COMMONS

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.

Campus Overview

- Unparalleled \$12 million renovation completed
- Dramatic exterior design of precast and glass
- Class A finishes throughout the lobbies and interiors
- Significantly greater cooling capacity for technology uses
- Clear ceiling heights of 10 feet
- 42' x 30' column spacing
- Beautifully landscaped park
- Athletic facility including tennis + 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
- Fiber-rich location with more than a dozen providers surrounding the park which afford tenants a wide array of options





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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 \$12 million exterior and interior renovations includes:

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



Building Lobby



On-Site Cafeteria



300 Seat Capacity



Outdoor Lounge



Conference Lounge



Conference Facility

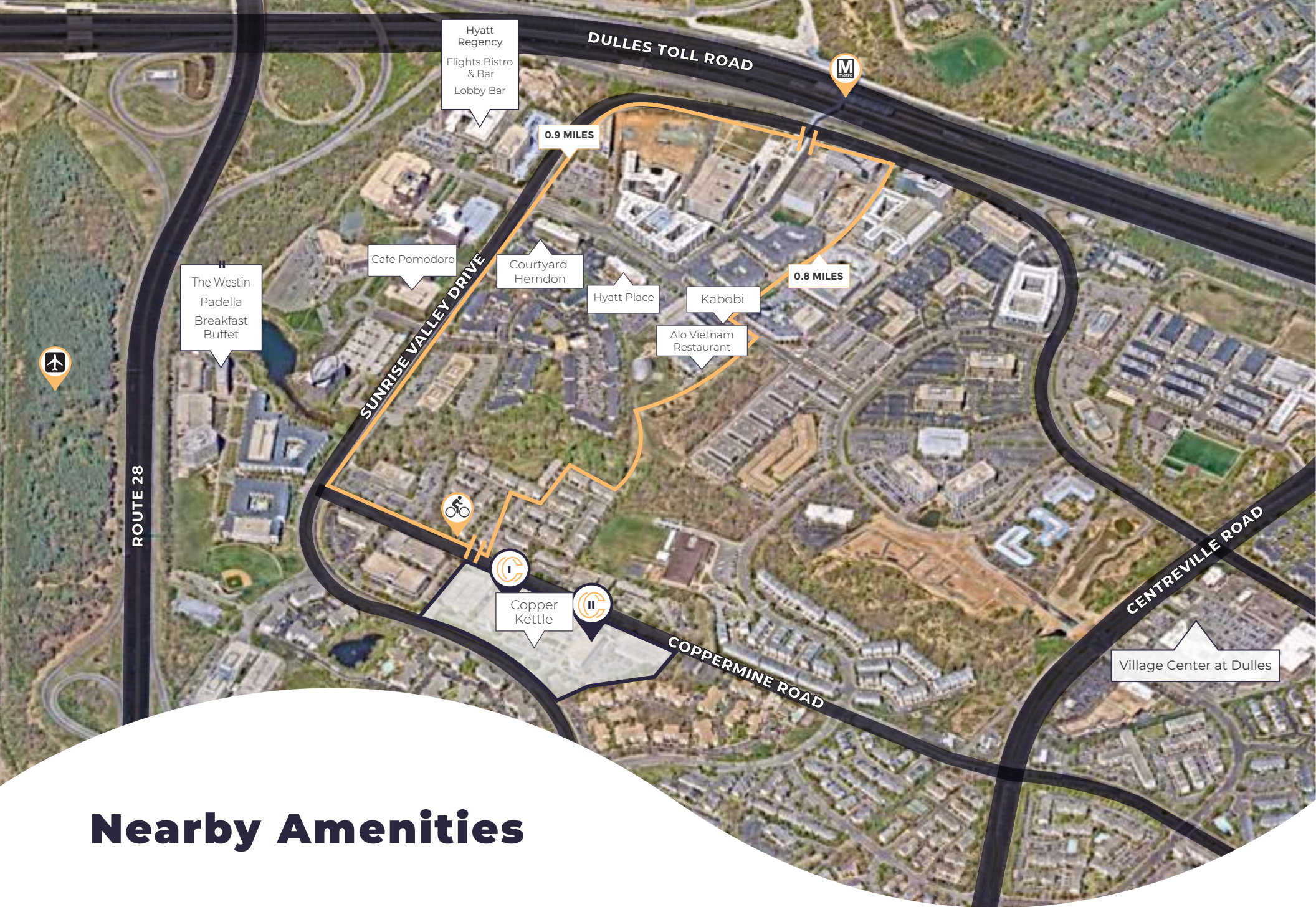


Fitness Facility

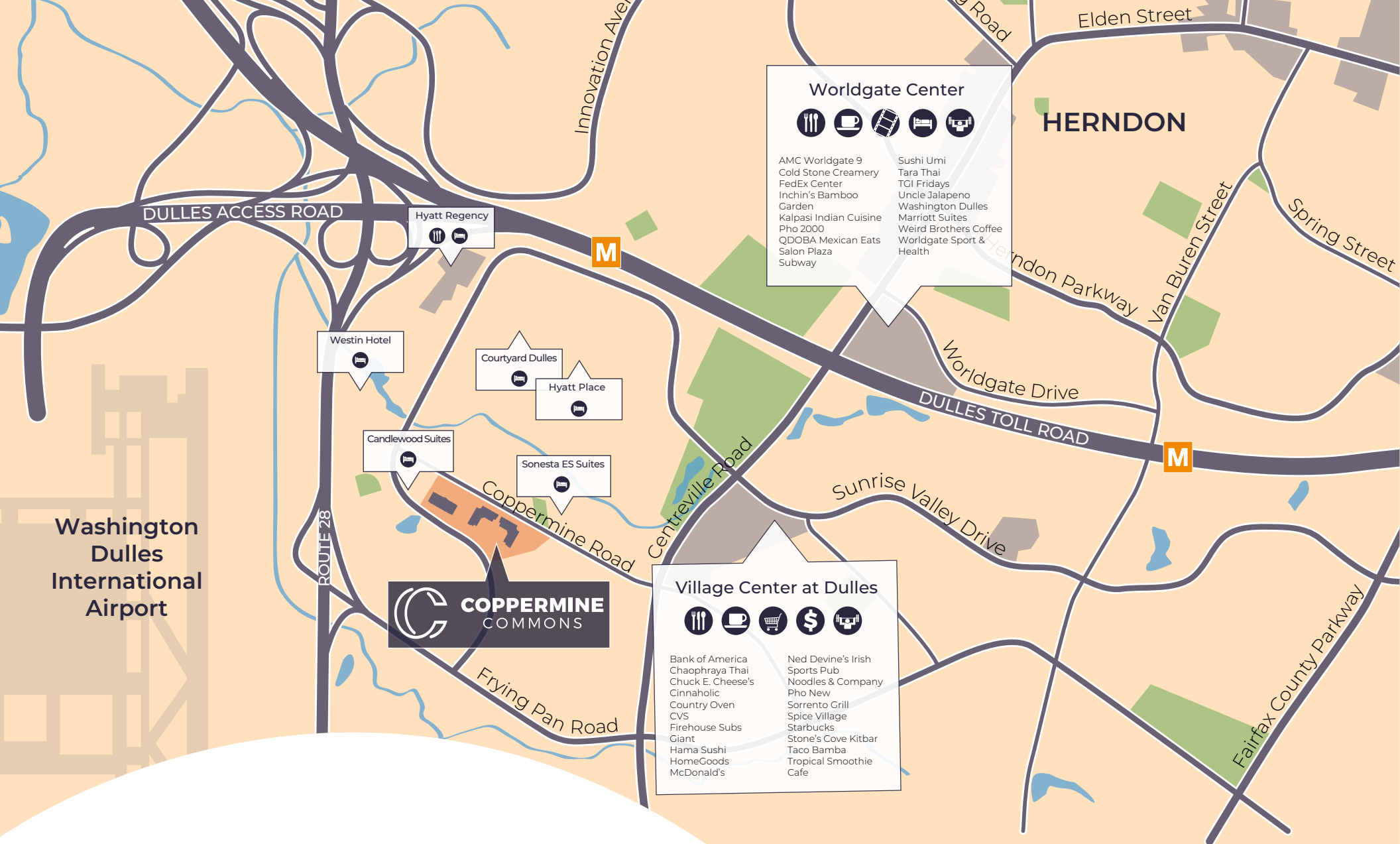


Exceptional Locale

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



Nearby Amenities



Worldgate Center

Icons: Restaurant, Coffee, Theater, Hotel, Gym

AMC Worldgate 9 Cold Stone Creamery FedEx Center Inchin's Bamboo Garden Kalpasi Indian Cuisine Pho 2000 QDOBA Mexican Eats Salon Plaza Subway	Sushi Umi Tara Thai TGI Fridays Uncle Jalapeno Washington Dulles Marriott Suites Weird Brothers Coffee Worldgate Sport & Health
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Village Center at Dulles

Icons: Restaurant, Coffee, Shopping, Bank, Gym

Bank of America Chaophraya Thai Chuck E. Cheese's Cinnaholic Country Oven CVS Firehouse Subs Giant Hama Sushi HomeGoods McDonald's	Ned Devine's Irish Sports Pub Noodles & Company Pho New Sorrento Grill Spice Village Starbucks Stone's Cove Kitbar Taco Bamba Tropical Smoothie Cafe
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Location Amenities



COPPERMINE COMMONS

13865 Sunrise Valley Drive

Class:	A	Stories:	4
RBA:	189,694 SF	Column Spacing:	42' x 30'
Year Built / Ren.	2000 / 2019	Finished Ceiling:	10'
Typical Floor:	54,800 SF	Parking:	3.7 per 1,000 SF

**CONFERENCE
FACILITY
+ CAFE**

**Suite 100
13,775 SF
Available 6/1/2027**

**Suite 110
6,333 SF
Available Now**



**Suite 120
4,753 SF**

Site Plan Key



13865 Sunrise Valley Drive
CCII | 1st Floor | 24,861 SF



Owners



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Leasing Team



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