

13880 DULLES CORNER LANE

Herndon, VA



FEATURES & AMENITIES

- Centrally located within award winning Dulles Corner Park
- Outdoor patio overlooking Central Park
- Minutes from Dulles International Airport, with quick access to the Dulles Toll Road and Route 28
- Shuttle to Washington Dulles International Airport provided by the Hyatt and Westin Hotels
- Amenities include restaurants, hotels, day-care, shopping and on-site conference facility. Nearby Dulles Corner's Central Park, featuring water gardens, fountains, extensive landscaping, walking paths and outdoor eating areas
- Dell, Northrop Grumman, Airbus, Toyota, Tata Communications and NS2
- Energy Star rated building: uses on average 35% less energy than typical buildings and releases 35% less carbon dioxide into the atmosphere
- Online tenant resource system
- On-site, first-class property management services provided by the dedicated team at Brandywine Realty Trust
- Exclusive access to Brandywine's flexible tenant touchdown space, Bex

for more information:

JERRY KILKENNY
703.205.0847

Jerry.Kilkenny@bdnreit.com

STEPHANIE MORGAN
703.205.0840

Stephanie.Morgan@bdnreit.com

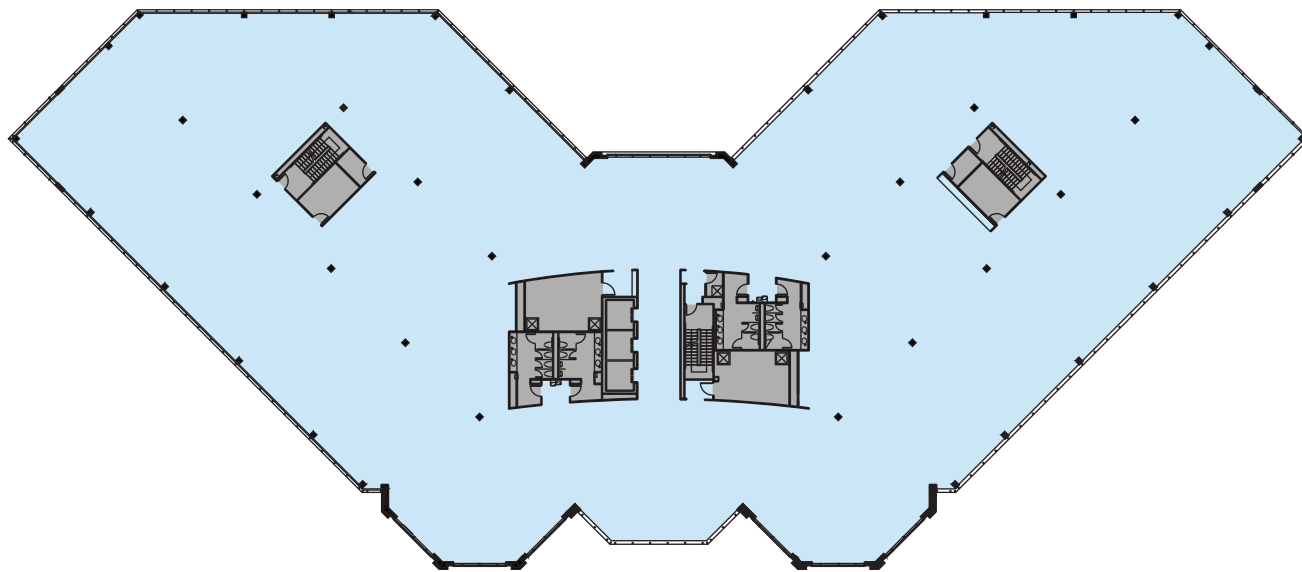
1676 International Drive
Suite 1350, Tysons, VA 22102

www.brdnwinerealty.com





TYPICAL FLOOR PLAN



Brandywine Realty Trust is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

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PROPERTY DESCRIPTION

OWNER:	Brandywine Realty Trust & Rockpoint Group LLC
SIZE:	40,472 SF
STORIES:	Four
TYPICAL FLOOR PLATE:	39,088 SF
CEILING HEIGHT:	Typical Floors: 9'6" Slab-to-Slab: 13'6" Finished: 1st Floor - 10'10"
COLUMN SPACING:	30' x 37.5'
ELEVATOR CABS:	Two hydraulic passenger elevators and one passenger/freight elevator.
PARKING RATIO:	3.15/1,000
LOADING DOCK:	One loading space.
HVAC SYSTEM:	Magnetic bearing chillers supply a set chill water temp to two air handlers per floor that distribute a set air temp to a variable air volume system.
SECURITY:	A card security system exists in the Building. After hours building perimeter security patrol.
BUILDING HOURS:	Monday - Friday: 8:00 AM - 6:00 PM; Saturday: 9:00 AM - 1:00 PM
FINISHES:	Exterior is composed of an articulated pre-cast facade with horizontal ribbon-glass windows constructed on a five-foot module. The roof is a 0.60 single-ply ballasted Carlisle membrane; Lobby: Granite with marble accents.
YEAR BUILT:	1997
INTERIOR RENOVATED:	2004

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