

**WOODLAND**<sup>PARK</sup>



**PARK  
YOURSELF  
HERE**

**2121**  
COOPERATIVE WAY

# TOLL ROAD SIGNAGE OPPORTUNITY



# WOODLAND PARK

# ON-SITE AMENITIES



**PARKING RATIO**  
3.27/1,000 SF



**LUSH OUTDOOR**  
SPACE



**CONFERENCE CENTER**  
ACCOMMODATING  
UP TO 105 PEOPLE



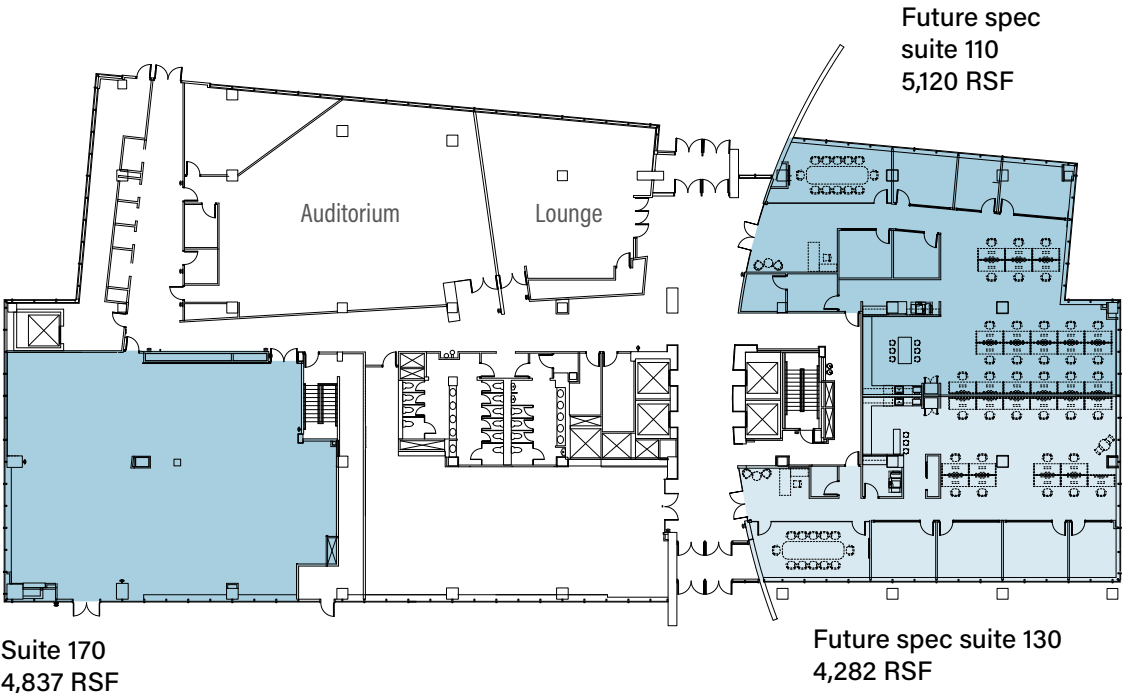
**AUDITORIUM**  
ACCOMMODATING  
UP TO 115 PEOPLE



**ON-SITE**  
DELI

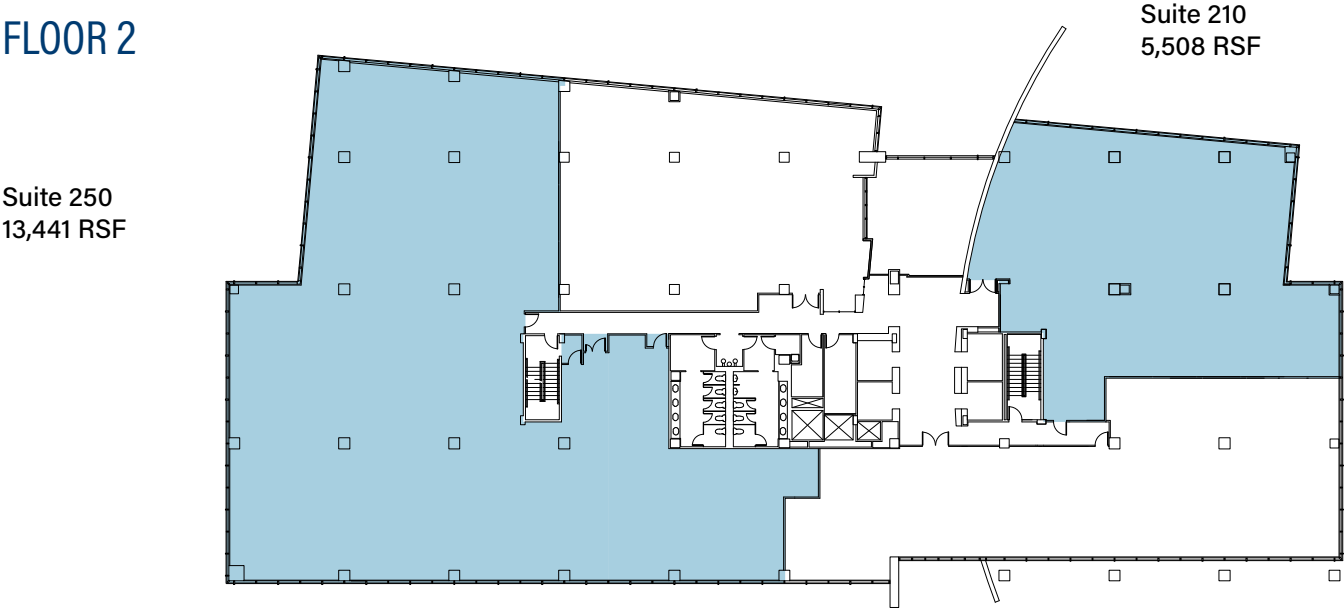
# SPACE TO OCCUPY

## FLOOR 1



Toll Road Signage

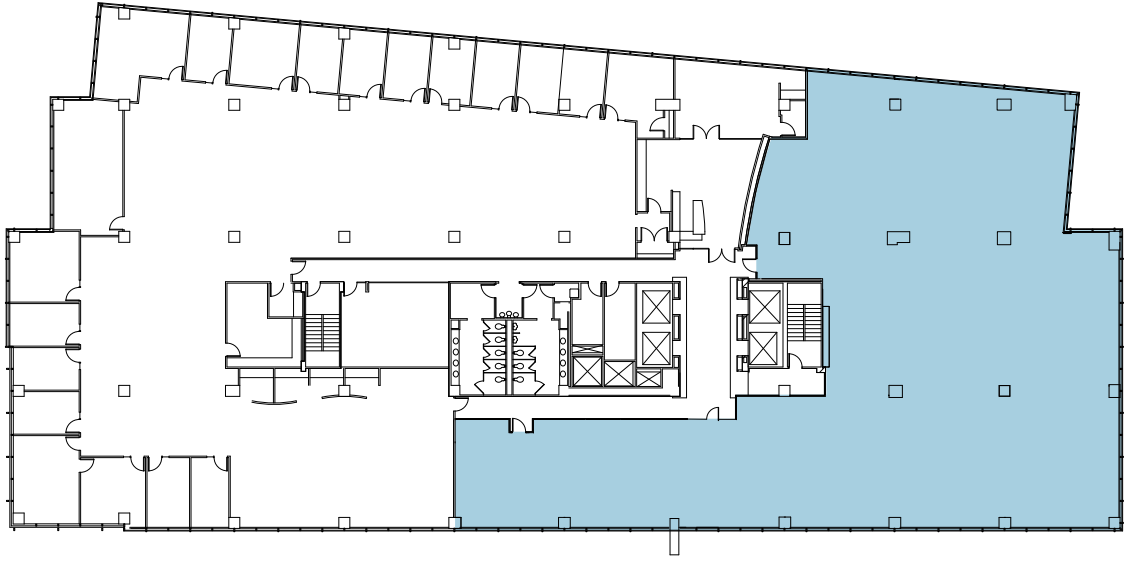
## FLOOR 2



Toll Road Signage

# FLOOR 3

Suite 350  
12,540 RSF

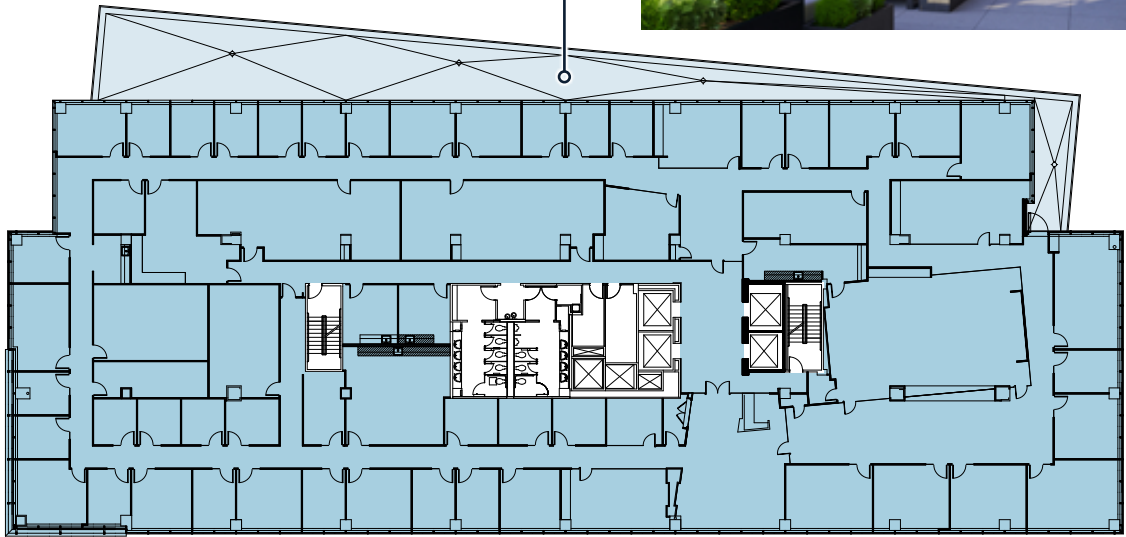


Toll Road Signage



# FLOOR 4

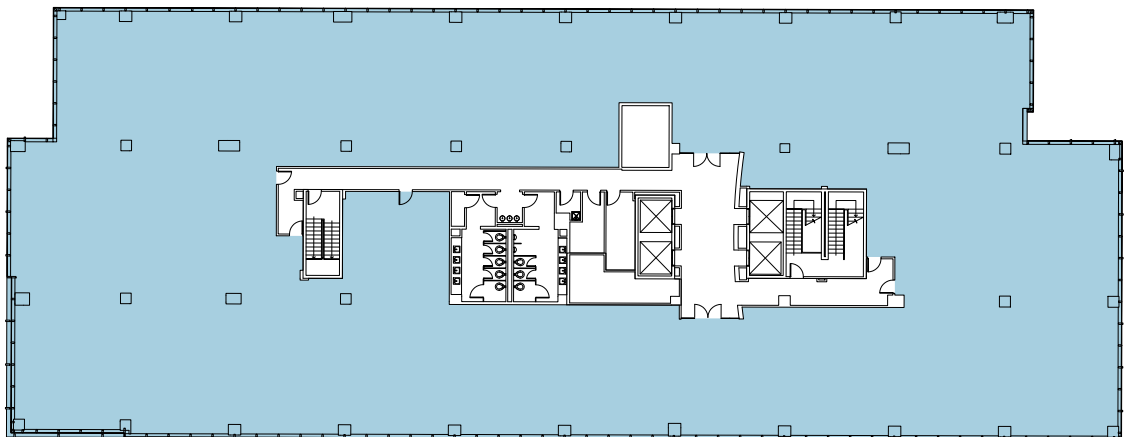
Suite 400  
27,904 RSF



Toll Road Signage

# FLOOR 5

Suite 500  
27,691 RSF



Toll Road Signage



2121  
COOPERATIVE WAY



267

28

Dulles Toll Road



267

Sunrise Valley Drive



10 minutes to  
Dulles  
International  
Airport



# AMENITIES WITHIN A 3 MILE RADIUS

## 15+ RESTAURANTS

### RESTAURANTS

- Moe's Southwest Grill
- Kumo Sushi
- Moby Dick House of Kabob
- Paradise Biryani Pointe
- Manhattan Pizza
- Pei Wei
- PJ Mulligan's Public House
- TGI Fridays
- Panera Bread
- Tara Thai
- McAlister's Deli
- Stone's Cove Kitbar
- Noodles & Company
- Hyderabad Biryani Corner
- Chao Phra YA Thai
- Sorrento Grill
- Firehouse Subs

## 15+ HOTELS

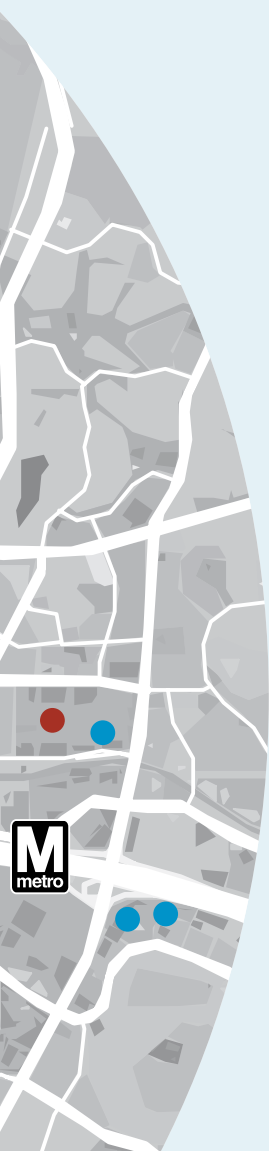
### HOTELS

- Washington Dulles Airport Marriott
- Hampton Inn & Suites Washington Dulles
- Holiday Inn Wash-Dulles International
- Hyatt House Sterling-Dulles Airport North
- Hyatt Regency Dulles
- The Westin Washington Dulles Airport
- Hilton Washington Dulles Airport
- Homewood Suites by Hilton Dulles Airport
- Crowne Plaza Dulles Airport
- Washington Dulles Marriott Suites
- Embassy Suites by Hilton Dulles Airport
- Courtyard Herndon Reston
- Hampton Inn & Suites Herndon-Reston
- Holiday Inn Express Reston
- Hyatt Regency Reston
- Sheraton Reston Hotel
- The Westin Reston Heights

## 5 RETAIL CENTERS

### RETAIL CENTERS

- The Village Center at Dulles
- Arrowbrook Centre
- Worldgate Centre
- Woodland Park Crossing
- Reston Town Center



WOODLAND<sup>PARK</sup>

# FIND YOUR SPACE. JOIN THE PARK.

**2201**  
COOPERATIVE WAY

**2121**  
COOPERATIVE WAY

**2291**  
WOOD OAK DRIVE

For leasing information, please contact:  
The Northern Virginia Agency Leasing Team  
703 485 8800



ROCKPOINT<sup>®</sup>  
GROUP

