



= DULLES VIEW =

2551 & 2553
DULLES VIEW DRIVE
HERNDON, VA

AN ENVIRONMENT THAT CAPTURES IT ALL



QUALITY

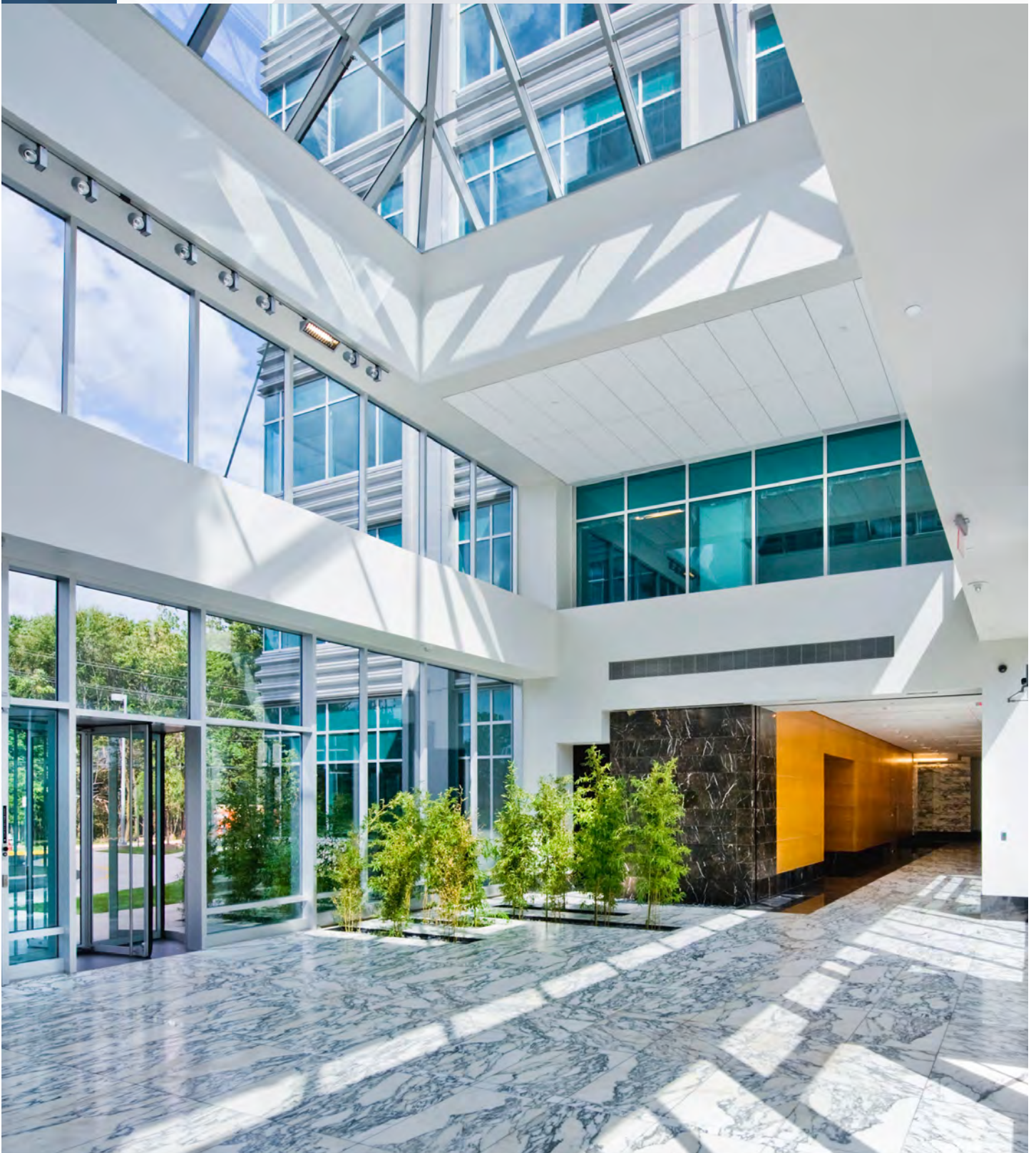
Dulles View is uniquely distinct, representing the highest standard of building quality within the Dulles Corridor. With its iconic design, refined style and first class finishes, this office space is exceeding expectations and taking workplace luxury to new heights.

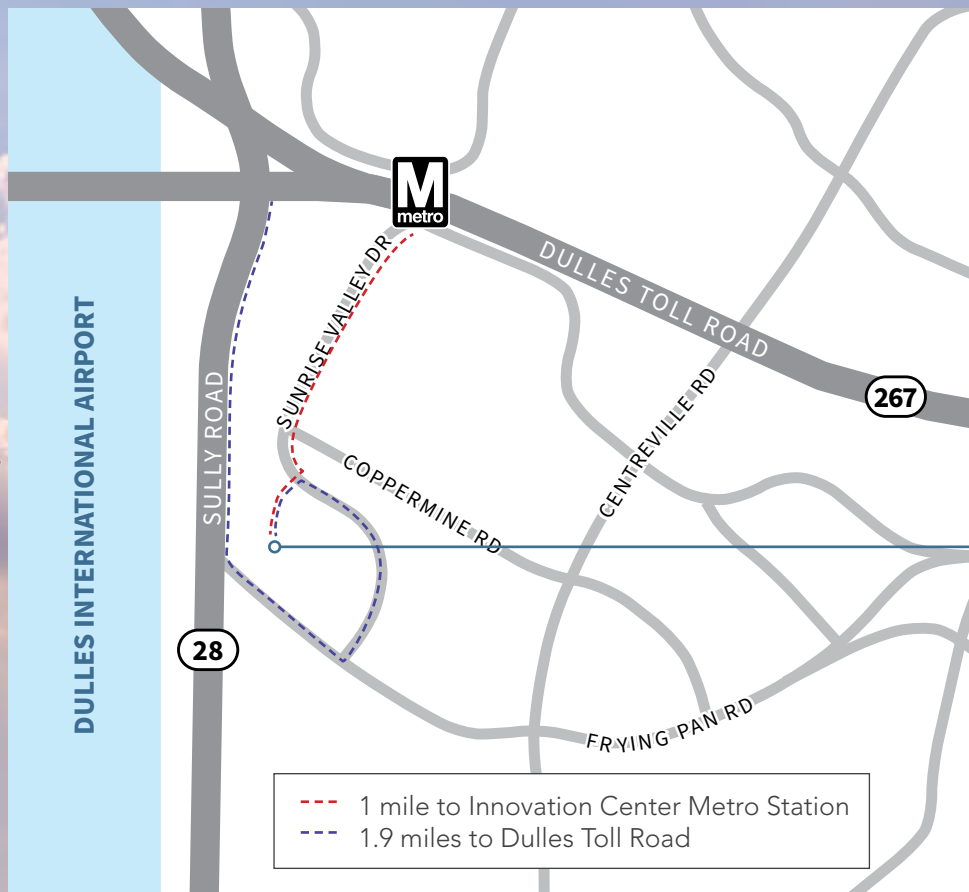
The sandstone pre-cast façade is accented by sweeping bands of reflective glass topped on each tower by arched rooftop architectural statements. The two-story glass entry opens into a dramatic atrium lobby connecting the two towers.



ENVIRONMENT

From the moment you step through the lobby doors, you are able to experience the outdoors from inside – with natural light pouring in from the two-story tall atrium. The lobby is the central focal point of Dulles View, connecting the North and South towers and providing a covered walkway to the 5-level parking garage.





PLACE

Being eight stories high and located just minutes from Washington Dulles International Airport and Route 28, Dulles View offers incomparable signage opportunities and spectacular views of the airport as well as the Blue Ridge Mountains. The property is positioned at the intersection of Route 28 and Frying Pan Road, and is readily accessible via Dulles Toll Road, Sunrise Valley Drive and the Silver Line Metro Stop – Innovation Center Station.

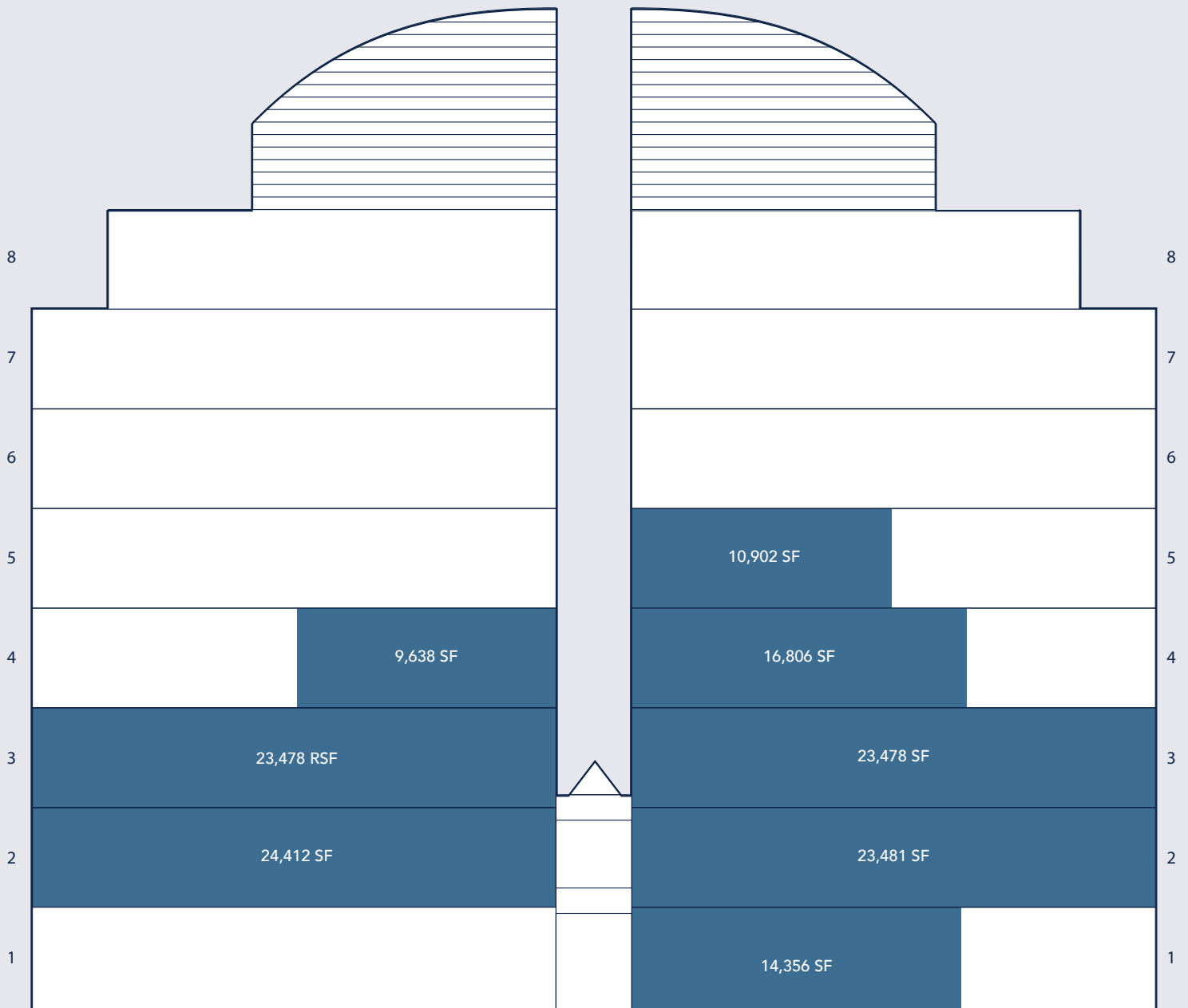


ALL-INCLUSIVE



No time is wasted for tenants at Dulles View. This unique, Class A property offers a full service of everything you could possibly need, all exclusively on-site. The building features a large conference center and training center with AV equipment, state-of-the-art fitness center, a gourmet café, tenant-only lounge with a kitchen and billiards table, a brand new landscaped courtyard with outdoor conferencing and fire pit, private balconies for top-floor executive use and complimentary Wi-Fi throughout common areas. An all-inclusive office destination, at your service.





NORTH TOWER
2551 DULLES VIEW DRIVE
57,528 SF CONTIGUOUS

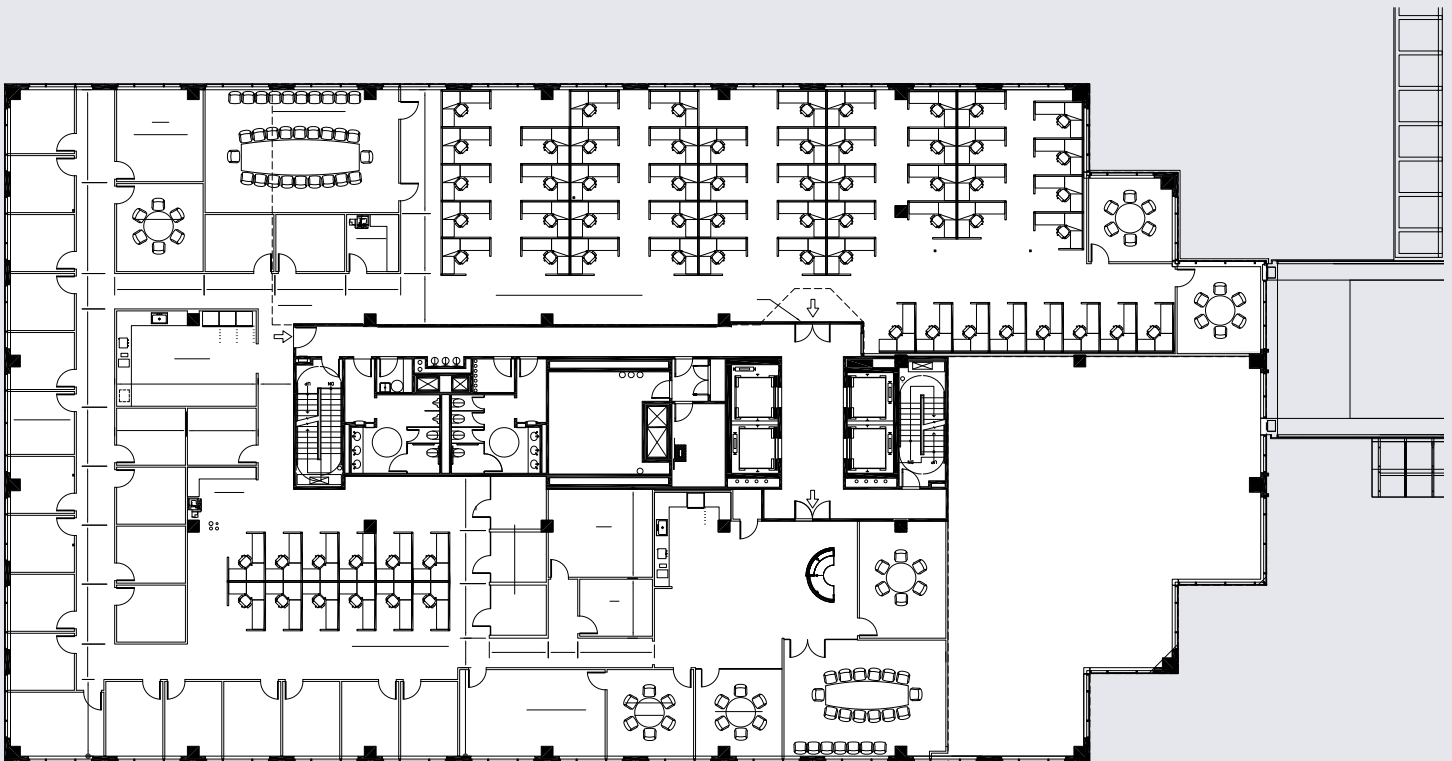
SOUTH TOWER
2553 DULLES VIEW DRIVE
89,023 SF
78,121 SF CONTIGUOUS

NORTH TOWER - 2551 DULLES VIEW DRIVE

2ND FLOOR - 24,412 SF

2ND & 3RD FLOORS

- Full floor available within 30 days
- 57,528 SF Contiguous Block
- Highly visible signage available facing Rt 28 / IAD



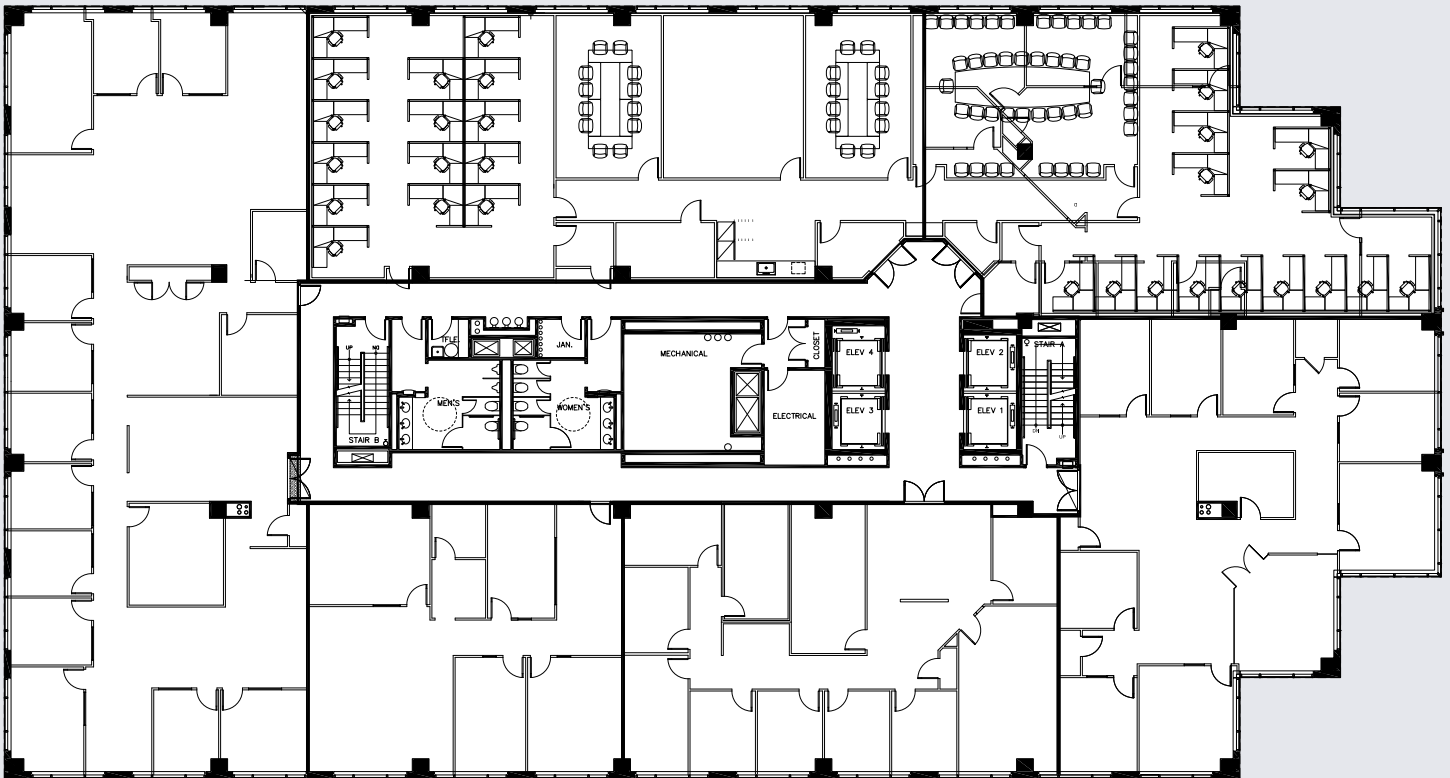
24,412 SF (FULL FLOOR)

NORTH TOWER - 2551 DULLES VIEW DRIVE
3RD FLOOR - 23,478 SF

2ND & 3RD FLOORS

- Full floor available within 30 days
- Portion of the 3rd floor is SCIF ICD-705
- 57,528 SF Contiguous Block
- Highly visible signage available facing Rt 28 / IAD

SUITE 300 – 9,159 SF



SUITE 350 - 6,104 SF

SUITE 325 - 2,310 SF

SUITE 305 - 3,304 SF

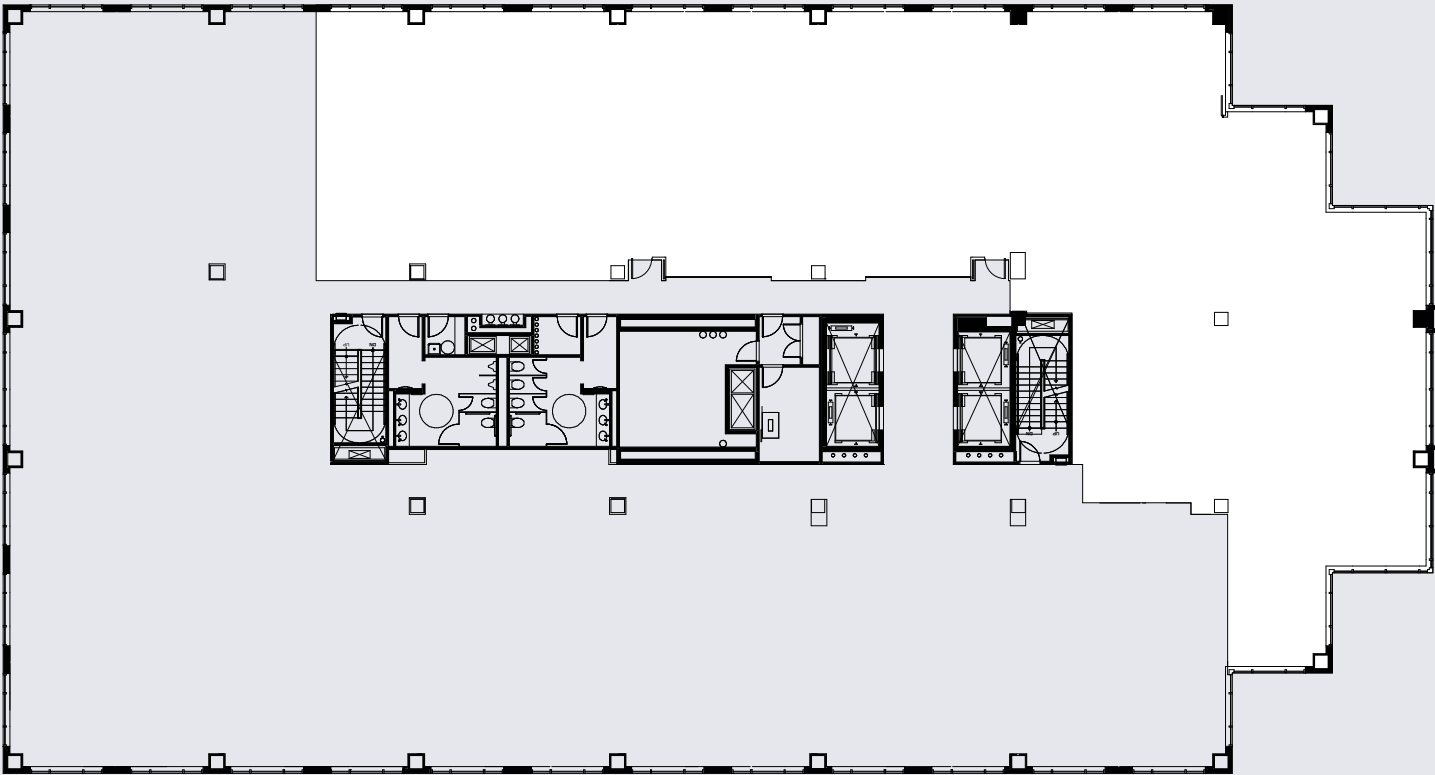
SUITE 375 - 2,601 SF

NORTH TOWER - 2551 DULLES VIEW DRIVE
4TH FLOOR - 9,638 SF

4TH FLOOR

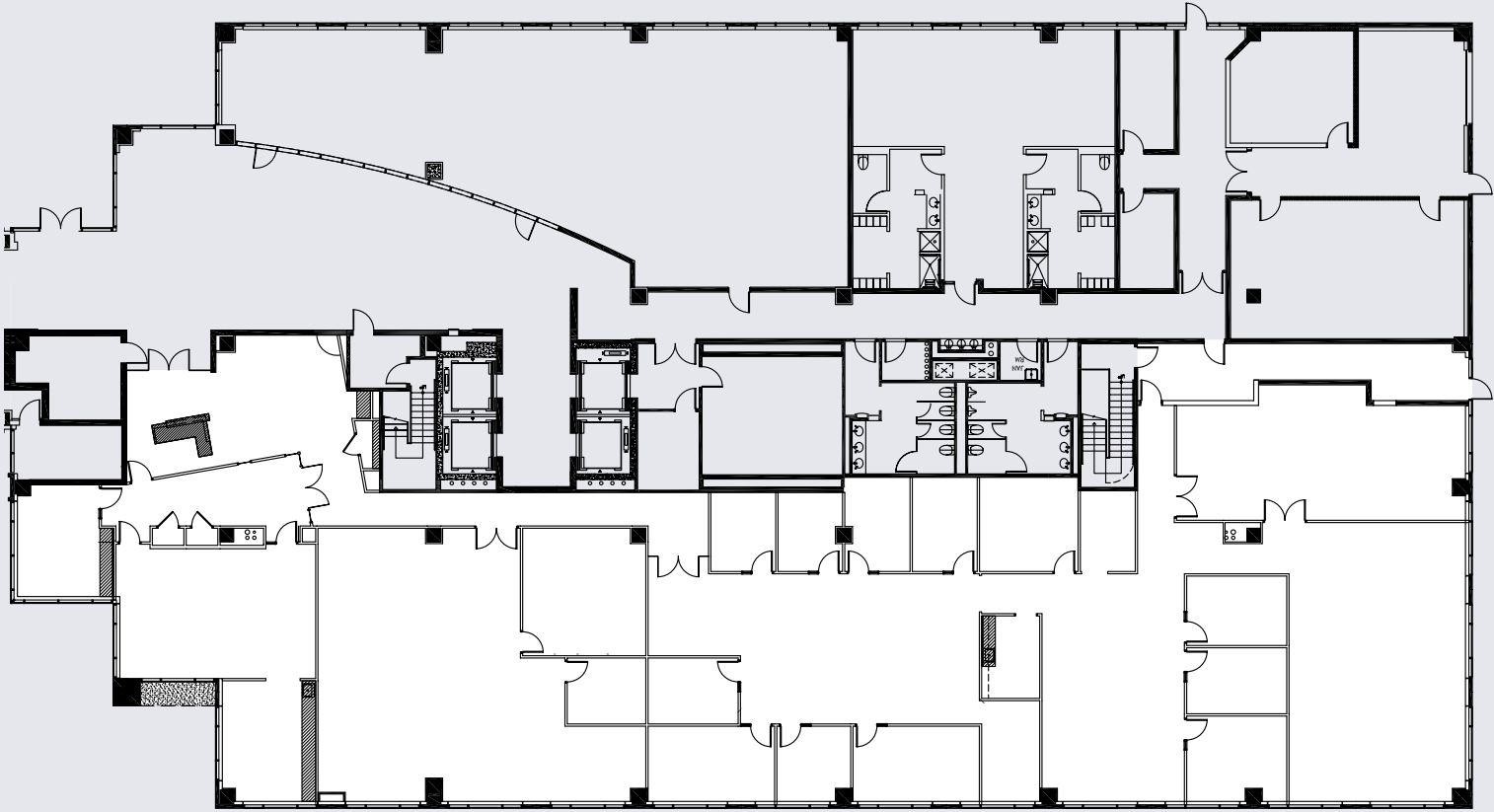
- 57,528 SF Contiguous Block
- Highly visible signage available facing Rt 28 / IAD

SUITE 400 - 9,638 SF



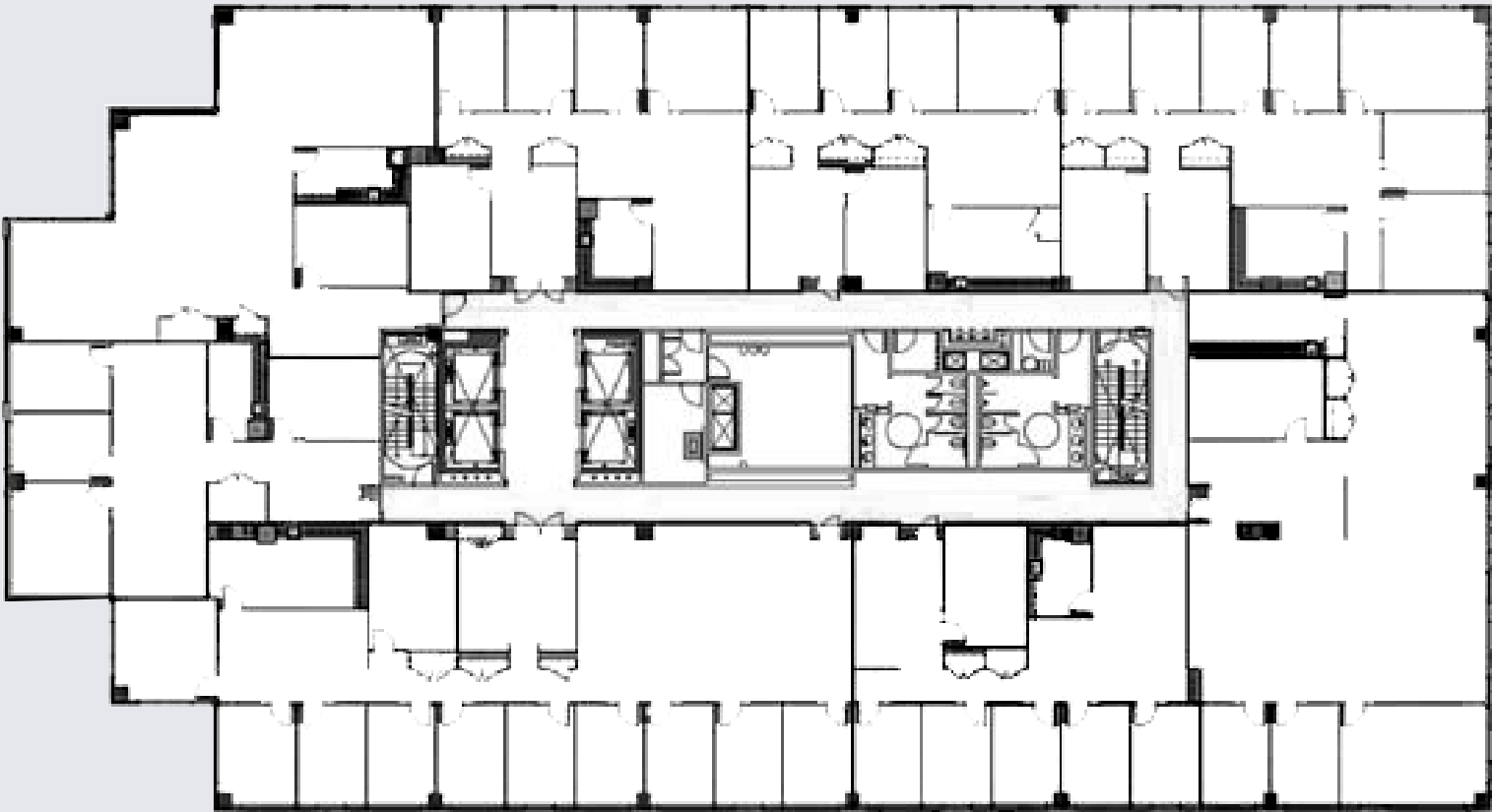
SOUTH TOWER - 2553 DULLES VIEW DRIVE
1ST FLOOR - 14,356 SF

Extra high ceiling height (10'6") and
potential for direct access from exterior



14,356 SF

SOUTH TOWER - 2553 DULLES VIEW DRIVE
2ND FLOOR - 23,481 SF

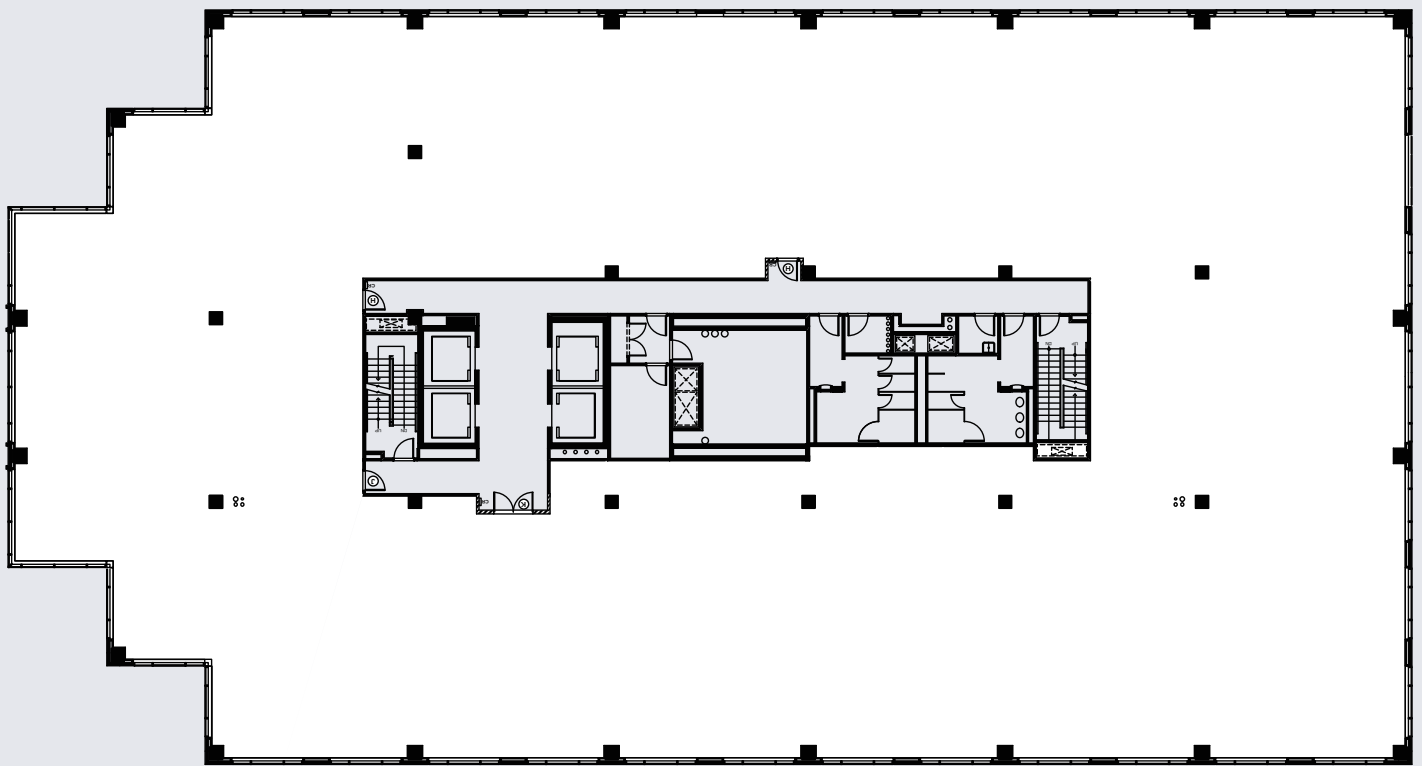


23,481 SF (FULL FLOOR)

SOUTH TOWER - 2553 DULLES VIEW DRIVE

3RD FLOOR - 23,478 SF

SHELL CONDITION

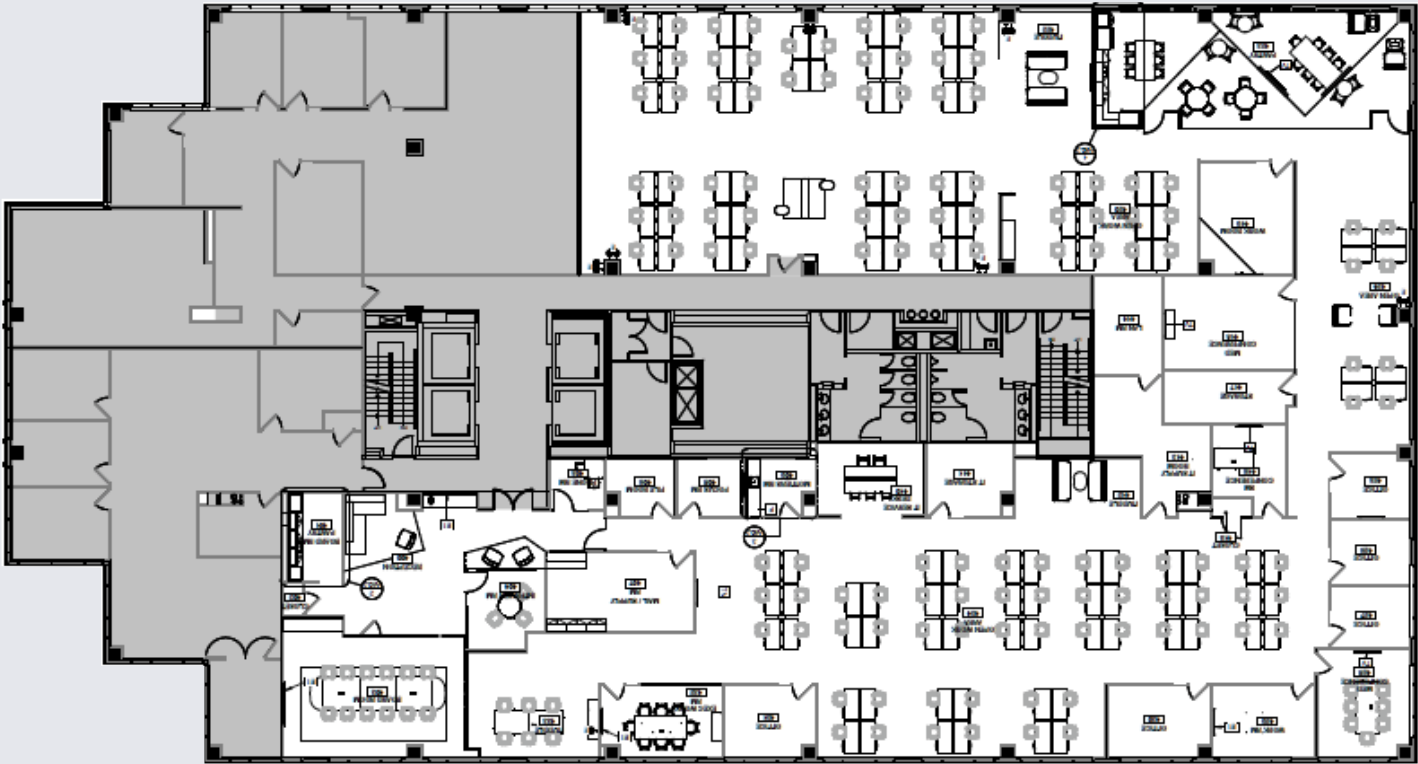


23,478 SF (FULL FLOOR)

SOUTH TOWER - 2553 DULLES VIEW DRIVE

4TH FLOOR - 16,806 SF

HIGH-END 2ND GEN SPACE

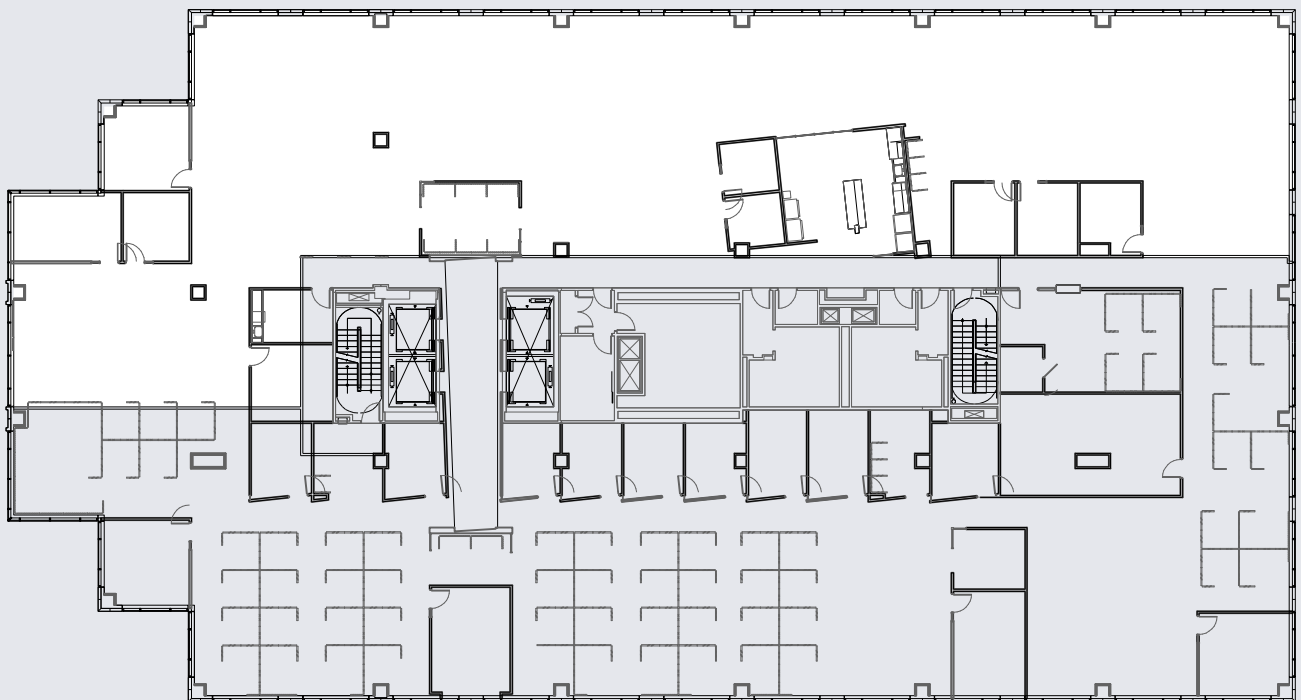


16,806 SF

SOUTH TOWER - 2553 DULLES VIEW DRIVE

5TH FLOOR - 10,902 SF

SUITE 550 - 10,902 SF





BUILDING FACTS

LOCATION

- Prime Dulles Corridor location
- Situated at intersection of Route 28 and Frying Pan Road
- Minutes from Dulles International Airport
- Minutes from Reston Town Center and Worldgate
- Local hotels include: Hyatt, Marriott Suites, Days Inn, Embassy Suites and Homewood Suites
- Easily accessible to Silver Line Metro Stop – Innovation Center Station

BUILDING DATA

- Year built: 2008
- Designed by Rae Noritake (Noritake Associates)
- Twin, 8 story office towers, each 178,000 SF
- 23,000 SF typical floor plate
- 9' finished ceilings
- 30'x38' typical column spacing

PARKING

- 5-levels of structured parking available
- Parking ratio: 3.8/1,000 SF
- 1,000 covered spaces available
- 200 surface spaces available

AMENITIES

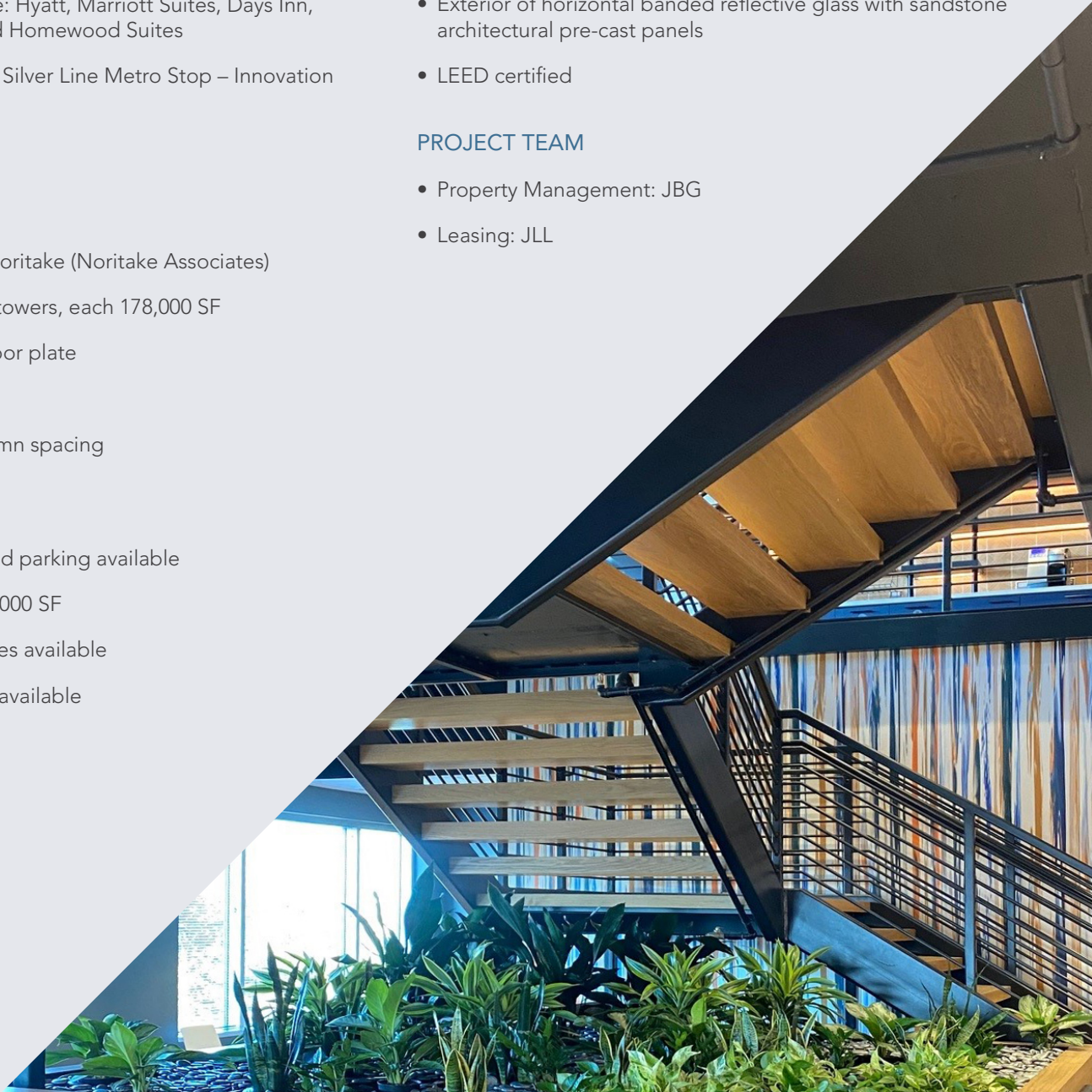
- State-of-the-art conference center
- Fully equipped fitness center
- On-site café with indoor and outdoor seating
- Communal lounge with kitchen and table games
- NEW renovated outdoor courtyard equipped with a bocce ball court, ping pong table, and an outdoor conference area with wifi and 90" TV for presentations
- Private balconies for top-floor executive use
- Complimentary Wi-Fi throughout common areas

FEATURES

- Spectacular views of the airport and Blue Ridge Mountains
- Exceptional quality, iconic design, fine finishes and contemporary style
- Exterior of horizontal banded reflective glass with sandstone architectural pre-cast panels
- LEED certified

PROJECT TEAM

- Property Management: JBG
- Leasing: JLL







WHY LEAVE WHEN EVERYTHING
IMPORTANT IS AT YOUR DOORSTEP?
IT DOESN'T GET MUCH BETTER THAN THIS.

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