

2121 COOPERATIVE WAY

HERNDON, VA



BrandywineRealtyTrust

BUILDING HIGHLIGHTS

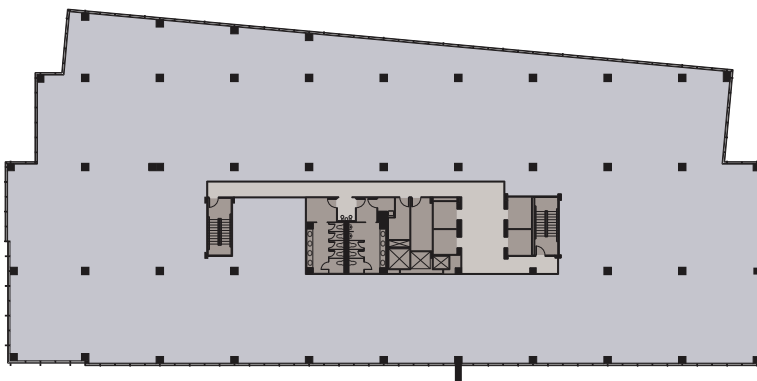


- ◆ One of the Toll Road's highest quality buildings
- ◆ The building overlooks a 5 acre lake with walking trail and meticulous landscaping
- ◆ Amenities include on-site conference facility, delicatessen, and fitness facility
- ◆ Toll Road frontage and visibility with easy access to Dulles Airport, Tysons Corner and Washington DC
- ◆ Tenants include: National Rural Telecommunications Cooperative, Sotera Defense Solutions, and Geneva Software
- ◆ Superior building management featuring **eTenants**, an exclusive tenant amenity, offering conveniences such as electronic service request, resource scheduling, remote access to HVAC systems and on-site and local resources
- ◆ Energy Star qualified
- ◆ Wired Certified Gold by WiredScore





TYPICAL FLOOR PLAN



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

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we together build. Our deep commitment to our communities was recognized by **NAIOP naming Brandywine the 2014 Developer of the Year**—the highest honor in the commercial real estate industry.



BrandywineRealtyTrust

1676 International Drive
Tysons, VA 22102

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PROPERTY DESCRIPTION

Owner

Brandywine Realty Trust

Size

157,312

Stories

Six

Typical Floor Plate

26,176

Ceiling Heights

Slab to Slab: 11'4" typical; 13'4" 1st floor

Column Spacing

25' x 30'

Elevator Cabs

Four Kone electric elevators, of which one doubles as a freight elevator accessible at the lower level. Additionally a two level hydraulic elevator from the loading dock to the lower level afford the ability to keep deliveries out of the main lobby area. Capacity: 3 - 3,500 lbs; 1 - 4,000 lbs/ freight, 1 - 4,500/hydro; Speed: 350' fpm/elect., 100'fpm/hydro

Parking Ratio

3.5:1,000

Loading Dock

Partially enclosed flush loading dock

HVAC System

Central chilled water plant with two – 260 ton chillers that serve air handling (AHU), for each floor. The AHU's are strategically located in the basements and penthouse, to optimize usable square footage. These units then discharge medium pressure air to Series VAV boxes with redundant resistance heaters distributed throughout the floors. All controls are electronically operated and subsequently managed by a Trane Energy Management System. Additionally, a gas-fired steam boiler is utilized for outdoor air reheating.

Security

A card security system exists in the Building.

Building Hours

Monday - Friday: 8:00 AM - 6:00 PM
Saturday: 9:00 AM - 1:00 PM

Finishes

Structural glazed curtain wall utilizing insulating tempered glass panels with gray tint and visible light transmittance, shading and outdoor reflectance properties. The glass panels are banded on each level with light gray spandrel glass accent bands.

Year Built/Renovated

1999/2018

2201 COOPERATIVE WAY

HERNDON, VA



BrandywineRealtyTrust

BUILDING HIGHLIGHTS



- ◆ One of the Toll Road's highest quality buildings; located within Woodland Park
- ◆ The building overlooks a 5 acre lake with walking trail and meticulous landscaping
- ◆ Conference facility, fitness center and delicatessen on-site
- ◆ Surface and garage parking ratio of 3.2 spaces per 1,000 square feet leased
- ◆ Toll Road frontage and visibility with easy access to Dulles Airport, Tysons Corner and Washington DC
- ◆ Superior building management featuring **eTenants**, an exclusive tenant amenity, offering conveniences such as electronic service request, resource scheduling, remote access to HVAC systems and on-site and local resources
- ◆ Wired Certified Gold by WiredScore for superior internet connectivity and infrastructure





TYPICAL FLOOR PLAN



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PROPERTY DESCRIPTION

Owner

Brandywine Realty Trust

Size

128,173

Stories

Six

Typical Floor Plate

21,448

Ceiling Heights

Finished: 1st Floor: 10' 6"; Typical Floor: 8' 6"; Slab-to-Slab: 1st Floor: 13' 4"; Typical Floor: 11' 4"

Column Spacing

28'x 28'

Elevator Cabs

Three Kone electric elevators, of which one doubles as a freight elevator accessible at the lower level. Additionally a two level hydraulic elevator from the loading dock to the lower level afford the ability to keep deliveries out of the main lobby area. Capacity: 2 - 3,000 lbs; 1 - 3,500 lbs/ freight, 1 - 4,500/hydro; Speed: 350' fpm/elect., 150'fpm/hydro

Parking Ratio

3.2:1,000

Loading Dock

Partially enclosed flush loading dock

HVAC System

Central chilled water plant with two – 370 ton chillers that serve air handling (AHU), for each floor. The AHU's are strategically located in the basements and penthouse, to optimize usable square footage, (with the exception of floors 2, 3 & 4). These units then discharge medium pressure air to Series VAV boxes with redundant resistance heaters distributed throughout the floors. All controls are electronically operated and subsequently managed by a Trane and Andover Continuum Energy Management System.

Security

A card security system exists in the Building.

Building Hours

Monday - Friday: 8:00 AM - 6:00 PM
Saturday: 9:00 AM - 1:00 PM

Finishes

Structural glazed curtain wall utilizing insulating tempered glass panels with gray tint and visible light transmittance, shading and outdoor reflectance properties. The glass panels are banded on each level with light gray granite stonework.

Year Built/Renovated

1990/2018