

Building Highlights

- High-quality finishes and expansive atrium
- Ideal location on the Dulles Toll Road in the heart of Woodland Park
- Easy access to Dulles Airport, Reston Town Center, Tysons Corner and Washington DC
- Building amenities include fitness center, deli and on-site conference center.
- Located in Woodland Park with close proximity to Harris Teeter, PeiWei Asian Diner, Panera Bread, House of Kabob, PJ Mulligans, Moe's Southwest Grille, Starbucks, Embassy Suites and Capital One
- Superior on-site 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

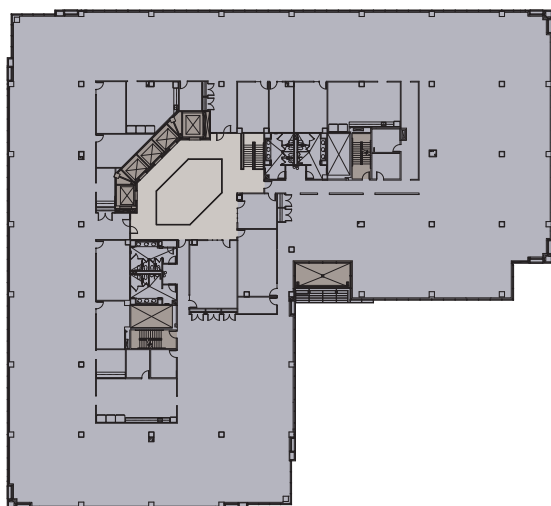


Jerry Kilkenny
Director of Leasing
703.205.0847
Jerry.Kilkenny@bdnreit.com

Stephanie Morgan
Leasing Representative
703.205.0840
Stephanie.Morgan@bdnreit.com



Typical Floor Plan



Brandywine Realty Trust (NYSE: BDN) is headquartered in Radnor, PA, and is one of the largest, full-service, integrated real estate companies in the nation. Organized as a real estate investment trust (REIT), Brandywine owns, leases and manages an urban, town center and suburban office portfolio. Brandywine has regional offices in McLean, VA; Richmond, VA; Radnor, PA; Mount Laurel, NJ; and operating offices in Philadelphia, PA; Oakland, CA; San Diego, CA; and Austin, TX.



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Property Description

Owner:	Brandywine Realty Trust
Size:	230,389 SF
Stories:	Six floors
Typical Floor Plate:	39,000
Ceiling Height:	1 st Floor - 10' 2 nd - 6 th floor - 9' 1 st floor slab to slab - 13' 3" 2 nd - 5 th floor slab to slab - 11' 3" 6 th floor slab to slab - 11' 9"
Elevator Cabs:	Four passenger elevators (3,500lb.) including one freight (5,000lb.)
Parking Ratio:	3.2:1,000
Building Structure:	Reinforced concrete, construction type 2B
Loading Dock:	Two loading bays
HVAC System:	Variable air volume system with perimeter heat supplied by two rooftop AC units consisting of a total capacity of 750 tons.
Security:	Security card key system with 24-hour monitoring. No guard on duty.
Electrical:	250 kva diesel emergency generator for elements of fire and life safety
Roof:	Class A, rock ballasted EPDM
Sustainable Asset:	Sustainable Asset Energy Star 2013 and 2014
Building Hours:	Monday - Friday 8:00 AM - 6:00 PM; Saturday 9:00 AM - 1:00 PM
Year Built:	1999
Renovated:	Bathrooms, Conference Center, Deli and Fitness Center were renovated in 2011

