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# 2355 DULLES CORNER BLVD

Herndon, VA

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## FEATURES & AMENITIES

- Minutes from Dulles International Airport, with quick access to the Dulles Toll Road and Route 28
- Amenities include restaurants, hotels, daycare, shopping and on-site conference facility. Nearby Dulles Corner's Central Park, featuring water gardens, fountains, extensive landscaping, walking paths and outdoor eating areas
- Shuttle to Washington Dulles International Airport provided by the Hyatt and Westin Hotels
- Certified Gold by WiredScored
- Dulles Corner tenants include: Dell, Northrop Grumman, Time Warner Cable, Airbus, Toyota, Tata Communications and SAP
- 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

for more information:

JERRY KILKENNY

703.205.0847

[Jerry.Kilkenny@bdnreit.com](mailto:Jerry.Kilkenny@bdnreit.com)

JANET DAVIS

703.205.0850

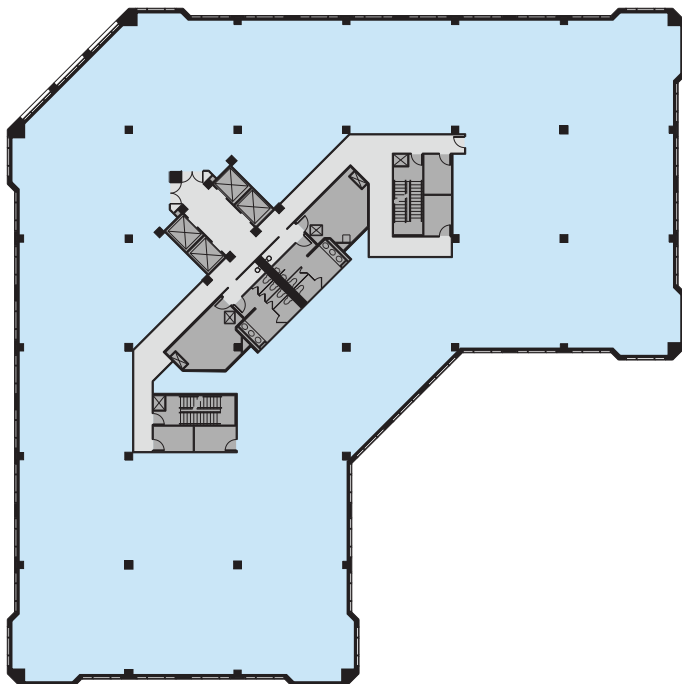
[Janet.Davis@bdnreit.com](mailto:Janet.Davis@bdnreit.com)







## 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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[www.brandywinerealty.com](http://www.brandywinerealty.com)



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# 2355 DULLES CORNER

Herndon, VA

## PROPERTY DESCRIPTION

<b>OWNER:</b>	Brandywine Realty Trust
<b>SIZE:</b>	179,176 SF
<b>STORIES:</b>	Eight
<b>TYPICAL FLOOR PLATE:</b>	26,360 SF
<b>CEILING HEIGHT:</b>	Finished: 1st Floor – 8'0"; 2nd Floor – 10'0"; Typical Floors – 8'10"; 8th Floor – 9'10"
<b>COLUMN SPACING:</b>	30' x 30'
<b>ELEVATOR CABS:</b>	Five (5) building elevators at 3,000 lbs and two (2) garage elevators.
<b>PARKING RATIO:</b>	4.1:1,000
<b>LOADING DOCK:</b>	Two (2) covered bays located at the rear of the building.
<b>HVAC SYSTEM:</b>	Heating, cooling and ventilation is provided by a Variable air volume system with two air handling and condenser units per floor.
<b>SECURITY:</b>	A card security system exists in the Building. After hours building perimeter security patrol.
<b>BUILDING HOURS:</b>	Monday - Friday: 8:00 AM - 6:00 PM; Saturday: 9:00 AM - 1:00 PM
<b>FINISHES:</b>	<p>Exterior: a combination of red granite and reflective blue glass windows; Lobby: white marble floor accented with red and green marble, light cherry wood stained walls with bronze and marble accents.</p> <p>Interior: White marble floor accented with red and green marble, light cherry wood stained walls with bronze and marble accents.</p>
<b>YEAR BUILT:</b>	1988

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