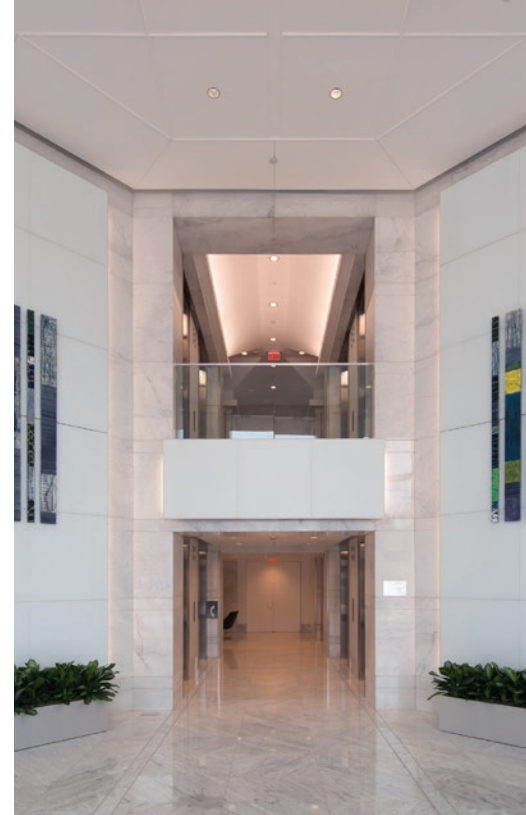


# 2411 DULLES CORNER PARK

Herndon, VA



## FEATURES & AMENITIES

- Award winning premier office building located in the center of Dulles Corner
- Minutes from Dulles International Airport, with quick access to the Dulles Toll Road and Route 28
- Amenities include restaurants, hotels, day-care, 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 Hotel
- Certified Gold by WiredScored
- Dulles Corner tenants include: Dell, Northrop Grumman, Time Warner Cable, Airbus, Toyota, Tata Communications and NS2
- 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
- Exclusive access to Brandywine's flexible tenant touchdown space, Bex

for more information:

JERRY KILKENNY  
703.205.0847

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STEPHANIE MORGAN  
703.205.0840

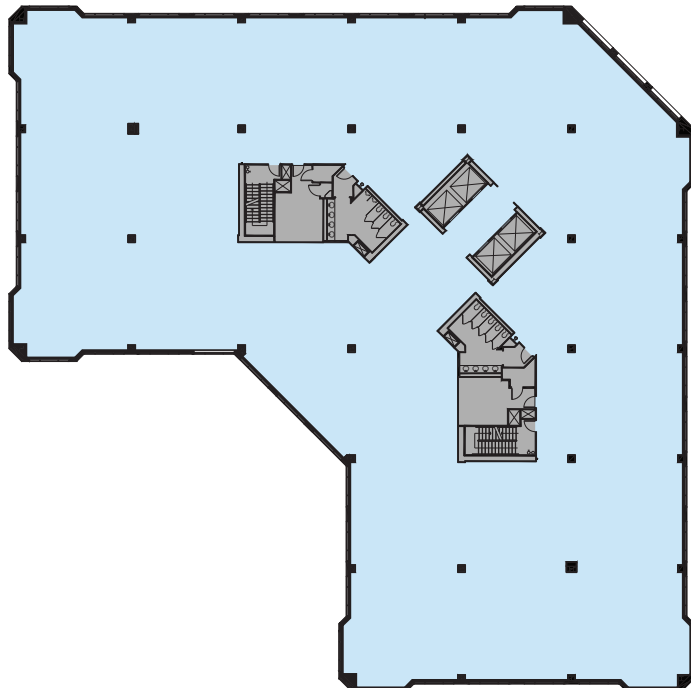
[Stephanie.Morgan@bdnreit.com](mailto:Stephanie.Morgan@bdnreit.com)







## 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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# 2411 DULLES CORNER PARK

Herndon, VA

## PROPERTY DESCRIPTION

<b>OWNER:</b>	Brandywine Realty Trust & Rockpoint Group LLC
<b>SIZE:</b>	179,045 SF
<b>STORIES:</b>	Eight
<b>TYPICAL FLOOR PLATE:</b>	26,125 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>	Four (4) building elevators at 3,000 lbs and one (1) garage elevator.
<b>PARKING RATIO:</b>	3.2/1,000
<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>	Exterior: a combination of red granite and reflective blue glass windows
<b>YEAR BUILT:</b>	1990
<b>YEAR RENOVATED:</b>	2014/2015

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