

13825 SUNRISE VALLEY DRIVE

Herndon, VA



FEATURES & AMENITIES

- Minutes from Dulles International Airport, with quick access to the Dulles Toll Rd and Route 28
- Amenities include conference center, fitness facility, restaurants, hotels, day-care and shopping. 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
- 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:

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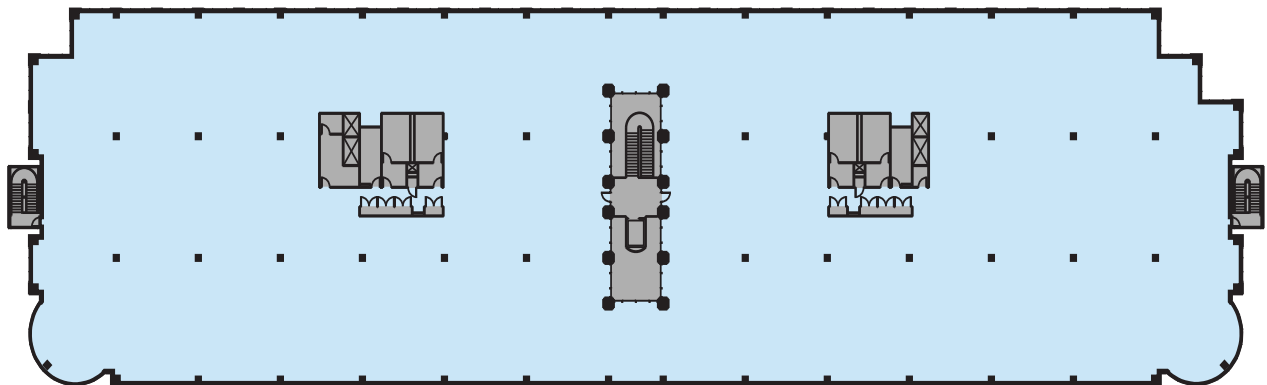
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TYPICAL FLOOR PLAN



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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PROPERTY DESCRIPTION

OWNER:	Brandywine Realty Trust & Rockpoint Group LLC
SIZE:	103,967 SF
STORIES:	Two
TYPICAL FLOOR PLATE:	52,630 SF
CEILING HEIGHT:	Finished: First Floor: 9'0"; 2nd Floor: 8'10"
COLUMN SPACING:	30' x 40'
ELEVATOR CABS:	One hydraulic elevator (3,500 lbs., 125 f.p.m.) serving building.
PARKING RATIO:	3.6/1,000
LOADING DOCK:	One loading space.
HVAC SYSTEM:	Heating, cooling and ventilation is provided by a variable-air-volume system with roof mounted condenser units. The system maintains a set air temperature in the supply ductwork and varies the quantity of air supplied to the space in order to control space temperature. The building is equipped with energy-saving equipment.
SECURITY:	A card security system exists in the Building. After hours building perimeter security patrol.
BUILDING HOURS:	Monday - Friday: 8:00 AM - 6:00 PM; Saturday: 9:00 AM - 1:00 PM
FINISHES:	Exterior is composed of an articulated pre-cast facade with horizontal ribbon-glass windows constructed on a five-foot module. The roof is a 0.60 single-ply ballasted Carlisle membrane; Lobby: Granite with marble accents.
YEAR BUILT:	1989

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