

# 13880 DULLES CORNER LANE

Herndon, VA



## FEATURES & AMENITIES

- Centrally located within award winning Dulles Corner Park
- Outdoor patio overlooking Central Park
- Minutes from Dulles International Airport, with quick access to the Dulles Toll Road and Route 28
- Shuttle to Washington Dulles International Airport provided by the Hyatt and Westin Hotels
- 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
- Dell, Northrop Grumman, 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

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

STEPHANIE MORGAN

703.205.0840

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

1676 International Drive  
Suite 1350, Tysons, VA 22102

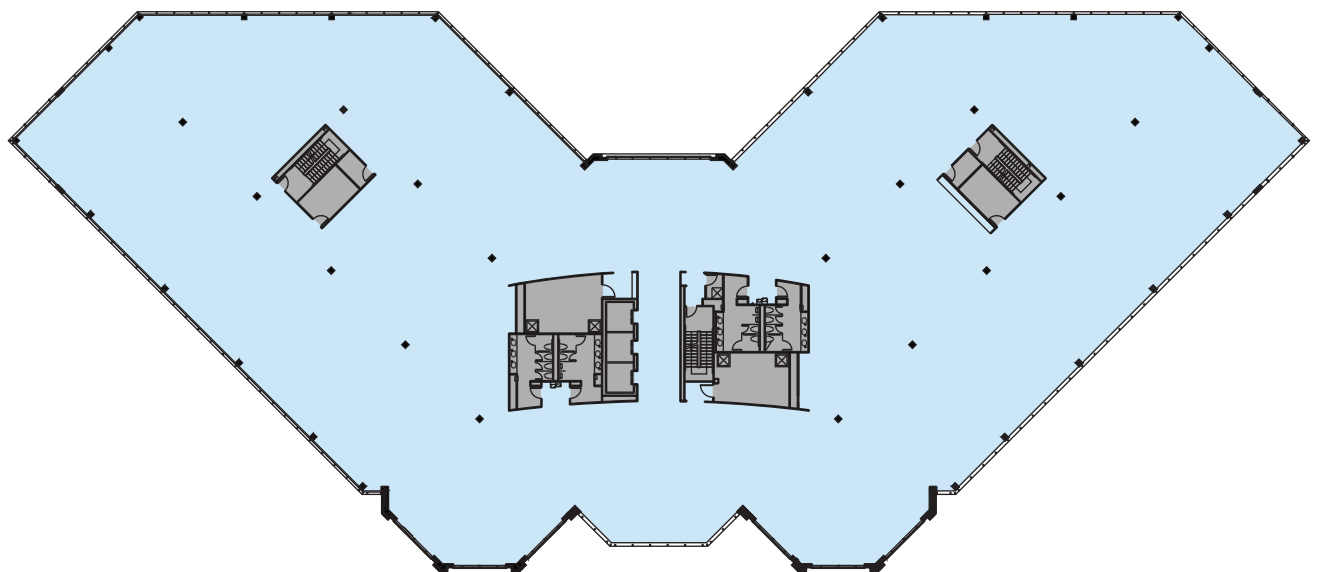
[www.brdwinerealty.com](http://www.brdwinerealty.com)







## 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.

for more information:

**JERRY KILKENNY**  
703.205.0847  
[Jerry.Kilkenny@bdnreit.com](mailto:Jerry.Kilkenny@bdnreit.com)

**STEPHANIE MORGAN**  
703.205.0840  
[Stephanie.Morgan@bdnreit.com](mailto:Stephanie.Morgan@bdnreit.com)

1676 International Drive  
Suite 1350, Tysons, VA 22102

[www.bandywinerealty.com](http://www.bandywinerealty.com)



# 13880 DULLES CORNER LANE

Herndon, VA

## PROPERTY DESCRIPTION

<b>OWNER:</b>	Brandywine Realty Trust & Rockpoint Group LLC
<b>SIZE:</b>	40,472 SF
<b>STORIES:</b>	Four
<b>TYPICAL FLOOR PLATE:</b>	39,088 SF
<b>CEILING HEIGHT:</b>	Typical Floors: 9'6" Slab-to-Slab: 13'6" Finished: 1st Floor - 10'10"
<b>COLUMN SPACING:</b>	30' x 37.5'
<b>ELEVATOR CABS:</b>	Two hydraulic passenger elevators and one passenger/freight elevator.
<b>PARKING RATIO:</b>	3.15/1,000
<b>LOADING DOCK:</b>	One loading space.
<b>HVAC SYSTEM:</b>	Magnetic bearing chillers supply a set chill water temp to two air handlers per floor that distribute a set air temp to a variable air volume system.
<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 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.
<b>YEAR BUILT:</b>	1997
<b>INTERIOR RENOVATED:</b>	2004

for more information:

JERRY KILKENNY  
703.205.0847  
[Jerry.Kilkenny@bdnreit.com](mailto:Jerry.Kilkenny@bdnreit.com)

STEPHANIE MORGAN  
703.205.0840  
[Stephanie.Morgan@bdnreit.com](mailto:Stephanie.Morgan@bdnreit.com)

1676 International Drive  
Suite 1350, Tysons, VA 22102

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

