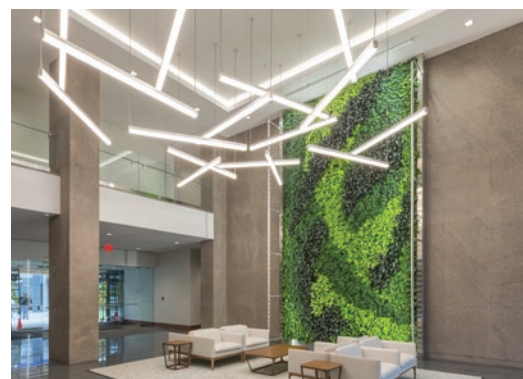


2201 COOPERATIVE WAY

Herndon, VA



FEATURES & AMENITIES

- 2018 renovations included main lobby, tenant lounge/event areas, conference center, common corridors and restrooms
- One of the Toll Road's highest quality buildings; located within Woodland Park
- Overlooks a 5 acre lake with walking trail and meticulous landscaping
- Amenities include on-site conference facility, auditorium, delicatessen, and fitness facility
- Surface and garage parking ratio of 3.2 spaces per 1,000 square feet leased
- Toll Road frontage and visibility with easy access to Dulles Airport, Tysons Corner and Washington D.C.
- Certified Gold by WiredScore for superior internet connectivity and infrastructure
- Online tenant resource system
- 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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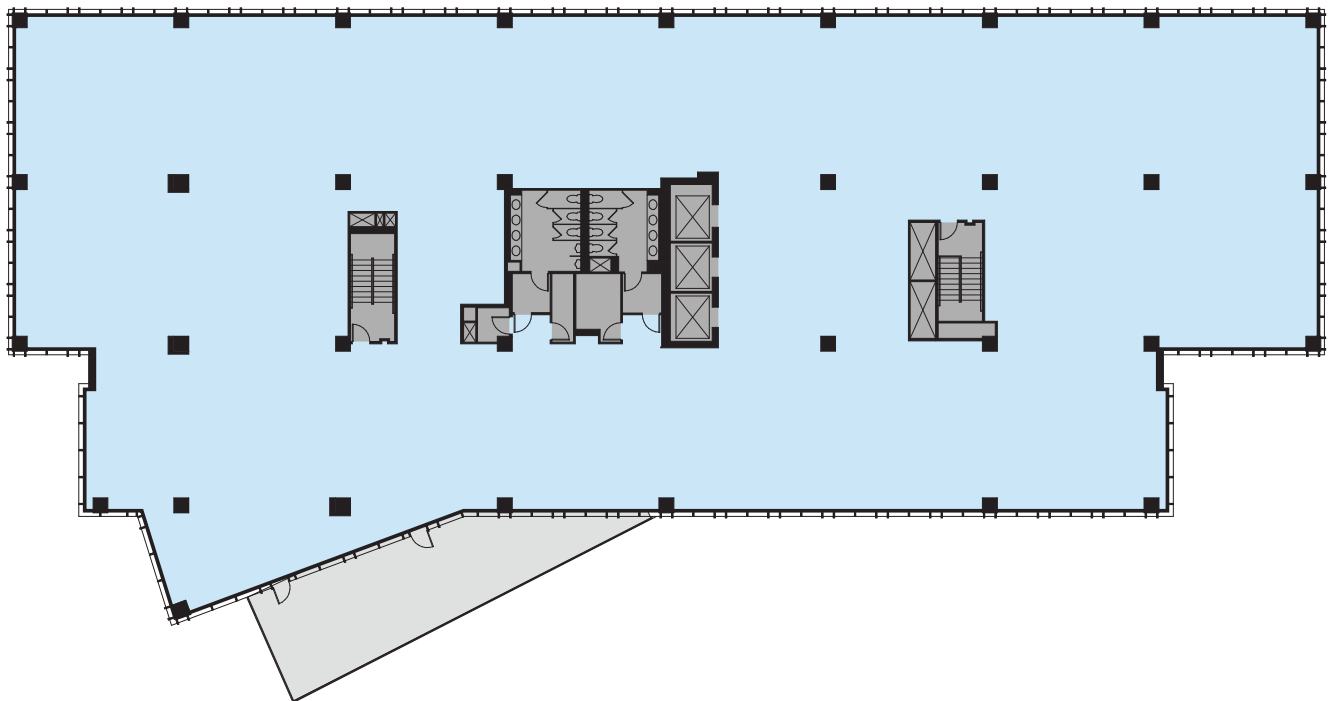
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TYPICAL FLOOR PLAN



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2201 COOPERATIVE WAY

Herndon, VA

PROPERTY DESCRIPTION

| | |
|-----------------------------|--|
| OWNER: | Brandywine Realty Trust & Rockpoint Group LLC |
| SIZE: | 128,173 SF |
| STORIES: | Six |
| TYPICAL FLOOR PLATE: | 21,448 SF |
| CEILING HEIGHT: | Finished: 1st Floor: 10' 6"; Typical Floor: 8' 6"; Slab-to-Slab: 1st Floor: 13' 4"; Typical Floor: 11' 4" |
| COLUMN SPACING: | 28'x 28' |
| ELEVATOR CABS: | Three Kone electric elevators, of which one doubles as a freight elevator accessible at the lower level. Additionally a two level hydraulic elevator from the loading dock to the lower level afford the ability to keep deliveries out of the main lobby area. Capacity: 2 - 3,000 lbs; 1 - 3,500 lbs/freight, 1 - 4,500/hydro; Speed: 350' fpm/elect., 150'fpm/hydro |
| PARKING RATIO: | 3.2:1,000 |
| LOADING DOCK: | One loading space |
| HVAC SYSTEM: | Central chilled water plant with two – 370 ton chillers that serve air handling (AHU), for each floor. The AHU's are strategically located in the basements and penthouse, to optimize usable square footage, (with the exception of floors 2, 3 & 4). These units then discharge medium pressure air to Series VAV boxes with redundant resistance heaters distributed throughout the floors. All controls are electronically operated and subsequently managed by a Trane and Andover Continuum Energy Management System |
| SECURITY: | A card security system exists in the Building |
| BUILDING HOURS: | Monday - Friday: 8:00 AM - 6:00 PM; Saturday: 9:00 AM - 1:00 PM |
| FINISHES: | Structural glazed curtain wall utilizing insulating tempered glass panels with gray tint and visible light transmittance, shading and outdoor reflectance properties. The glass panels are banded on each level with light gray granite stonework |
| YEAR BUILT: | 1990 |
| YEAR RENOVATED: | 2018 |

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