

# 2121 COOPERATIVE WAY

Herndon, VA



## FEATURES & AMENITIES

- One of the Toll Road's highest quality buildings
- 2018 renovations included 90-person auditorium, tenant lounge/event areas, multi-use conference facility, common corridors, and restrooms
- Overlooks a 5 acre lake with walking trail and meticulous landscaping
- Amenities include on-site conference facility, auditorium, delicatessen, and fitness facility
- Signage opportunity with Toll Road frontage and visibility with easy access to Dulles Airport, Tysons Corner and Washington D.C.
- Neighborhood Tenants include: AWS, Hitachi, National Rural Telecommunications Cooperative, and Geneva Software
- Online tenant resource system
- Energy Star rated building: uses on average 35% less energy than typical buildings and releases 35% less carbon dioxide into the atmosphere
- First-class property management services provided by the dedicated team at Brandywine Realty Trust
- Certified Gold by WiredScore
- 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)

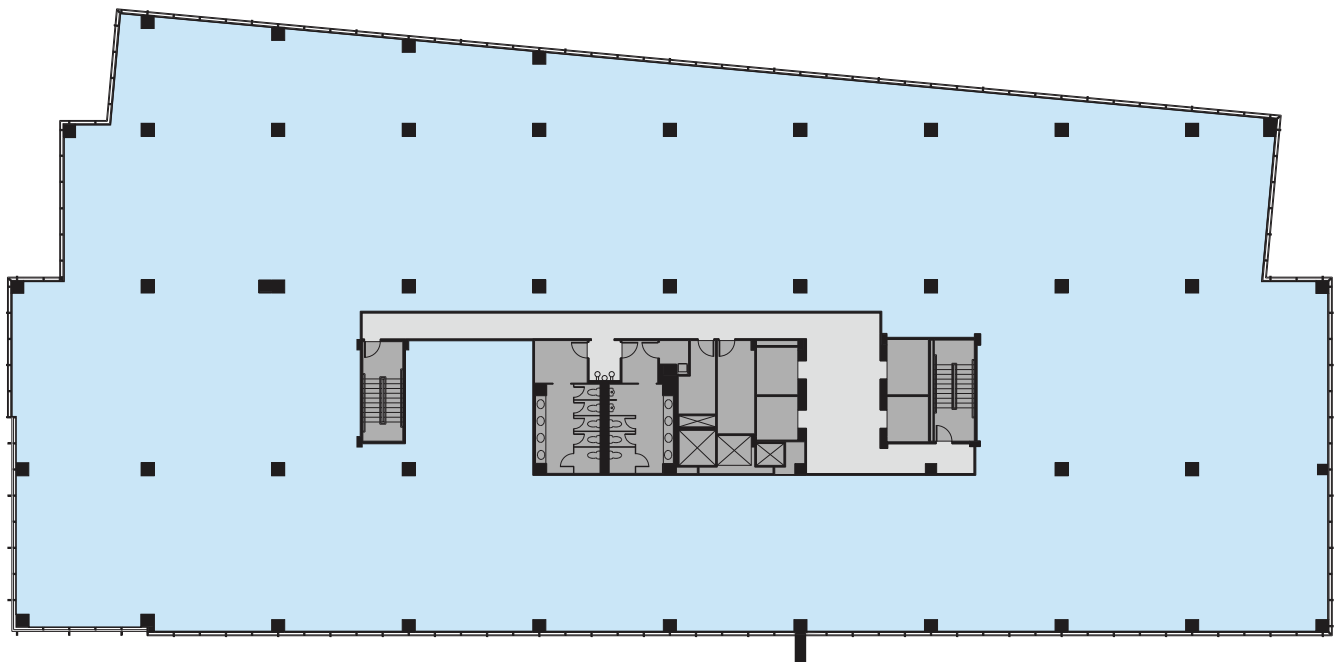
1676 International Drive  
Suite 1350, Tysons, VA 22102

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





## TYPICAL FLOOR PLAN



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## PROPERTY DESCRIPTION

<b>OWNER:</b>	Brandywine Realty Trust & Rockpoint Group LLC
<b>SIZE:</b>	157,312 SF
<b>STORIES:</b>	Six
<b>TYPICAL FLOOR PLATE:</b>	26,176 SF
<b>CEILING HEIGHT:</b>	Slab-to-Slab: 11'4" 1st Floor: 13'4"
<b>COLUMN SPACING:</b>	25' x 30'
<b>ELEVATOR CABS:</b>	Four 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: 3 - 3,500 lbs; 1 - 4,000 lbs/freight, 1 - 4,500/hydro; Speed: 350' fpm/elect., 100'fpm/hydro
<b>PARKING RATIO:</b>	3.5:1,000
<b>LOADING DOCK:</b>	One loading space
<b>HVAC SYSTEM:</b>	Central chilled water plant with two – 260 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. 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 Energy Management System. Additionally, a gas-fired steam boiler is utilized for outdoor air reheating
<b>SECURITY:</b>	A card security system exists in the building
<b>BUILDING HOURS:</b>	Monday - Friday: 8:00 AM - 6:00 PM; Saturday: 9:00 AM - 1:00 PM
<b>FINISHES:</b>	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 spandrel glass accent bands
<b>YEAR BUILT:</b>	1999
<b>YEAR RENOVATED:</b>	2018

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