

PLAZA RIDGE I

Herndon, VA



FEATURES & AMENITIES

- One of the Toll Road's finest quality buildings; located within the prominent Woodland Park
- Surface and garage parking ratio of 3.8 spaces per 1,000 square feet leased
- Toll Road frontage and visibility with easy access to Dulles Airport, Tysons Corner and Washington DC
- Tenants include: ManTech and Juniper
- Walking distance to Woodland Park Crossing, which offers dining, Harris Teeter, Fitness, and more
- 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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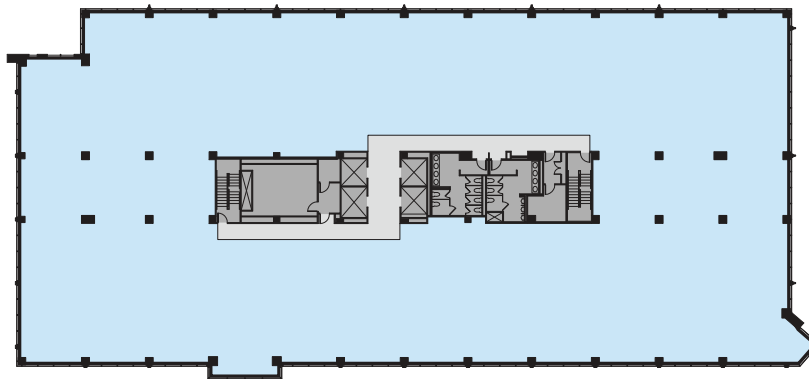
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TYPICAL FLOOR PLAN



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:	158,016 SF
STORIES:	Six
TYPICAL FLOOR PLATE:	27,310 SF
CEILING HEIGHT:	Typical Floor: 12'4" Slab-to-Slab: 1st Floor: 13'4" Finished: Typical Floor: 9'0"
COLUMN SPACING:	20' x 20'
ELEVATOR CABS:	Three passenger (3,500 lb. capacity) and one freight (3,500 lb. capacity)
PARKING RATIO:	3.8/1,000
LOADING DOCK:	One loading space.
HVAC SYSTEM:	Open-loop cooling tower system and self-contained package units which provide heating and air conditioning for the building. The cooling tower is 650 tons; Approximately 30 zones per floor.
SECURITY:	A card security system exists in the Building. No guard on duty.
BUILDING HOURS:	Monday - Friday: 8:00 AM - 6:00 PM; Saturday: 9:00 AM - 1:00 PM
FINISHES:	Exterior: Pre-cast exposed concrete spandrel panel and split wall block. The windows consist of tempered glass with extruded aluminum frames. Interior: Marble floors, curved glass with stainless steel accents and wood veneer.
YEAR BUILT:	2000

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