



LERNER ENTERPRISES

Washington's Address for Business®

Location

The Corporate Office Park at Dulles Town Center
Dulles, Virginia

Available

Lower Level - 6,287 net rentable sq. ft.
4th Floor - 9,159 net rentable sq. ft.

Major Tenants

Harris Corporation
The Art Institute of Washington · Northern VA
Carpathia Hosting

Building Features

Award-winning Class 'A' glass office tower
25,000 net rentable sq. ft. typical full floor
4 high-speed elevators
On-site fitness facility
Enclosed loading area and storage space
Self-contained air handling units on each floor
6-1/2 watts per sq. ft. electrical service
9' - 0" typical ceiling height
40' - 0" typical column span
24 hour on-site security
Ample lighted surface parking
Mature landscaping and site lighting

Site Features

8 minutes to Washington Dulles Int'l Airport

Site Features

Mature park-like setting and integrated trails
1 block to a vast array of shops, restaurants
and housing in and surrounding Dulles Town
Center mall
1.4 million sq. ft. regional shopping mall
featuring Dick's Sporting Goods, JCPenny,
Lord & Taylor, Macy's, Nordstrom and Sears
1100 apartments and townhomes, LA Fitness
and KinderCare child care center
Restaurants including The Cheesecake Factory,
LongHorn Steakhouse, Mimi's Cafe, Romano's
Macaroni Grill, Red Lobster, Red Robin,
P.F. Chang's and Benihana
Courtyard By Marriott

Leasing



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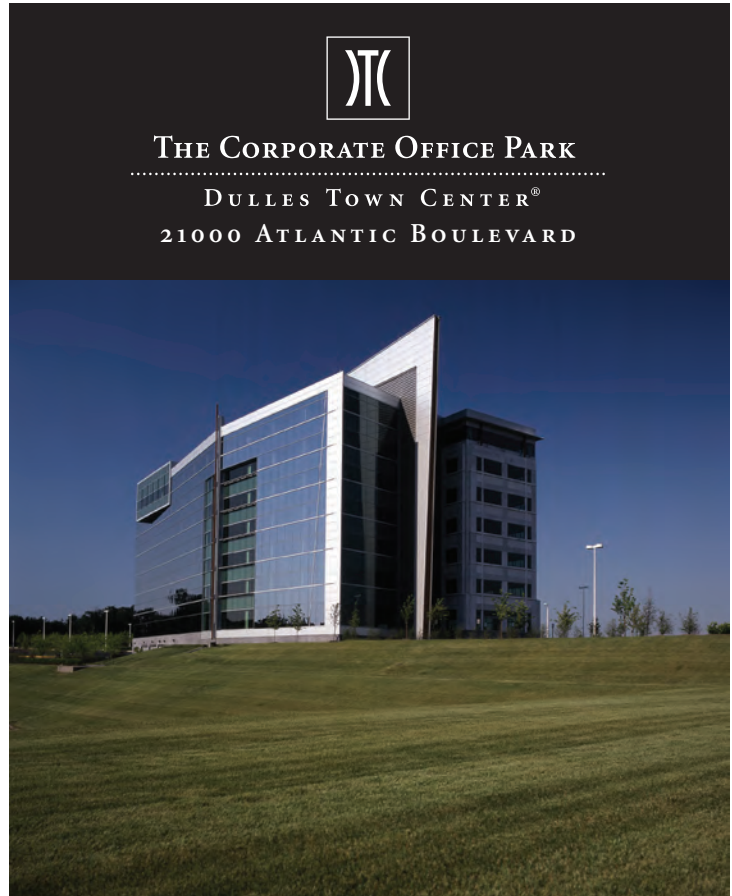
Lerner.com
DullesTownCenter.com



2002 Award of Excellence:
Best Building Speculative High Rise

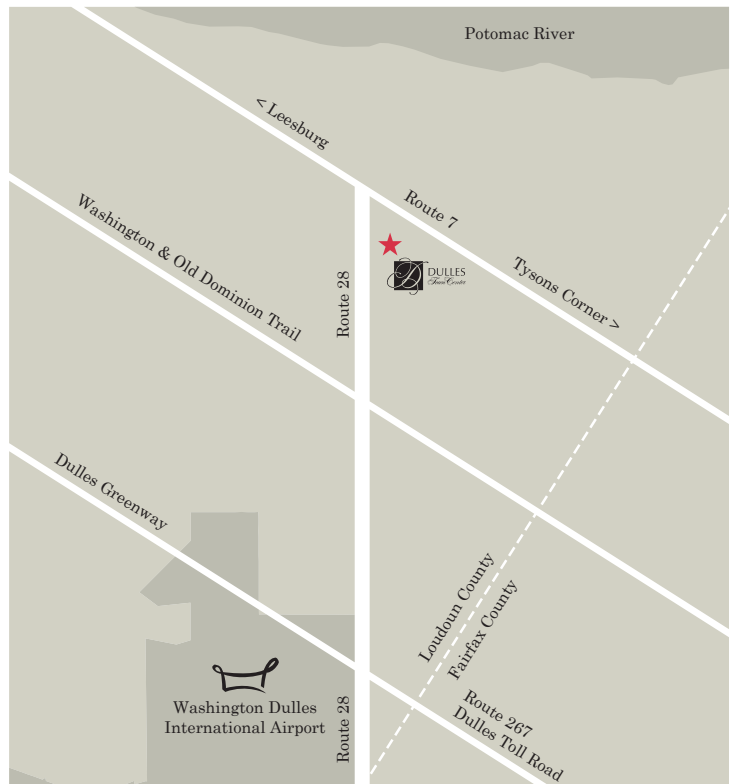


2000 Award for Excellence



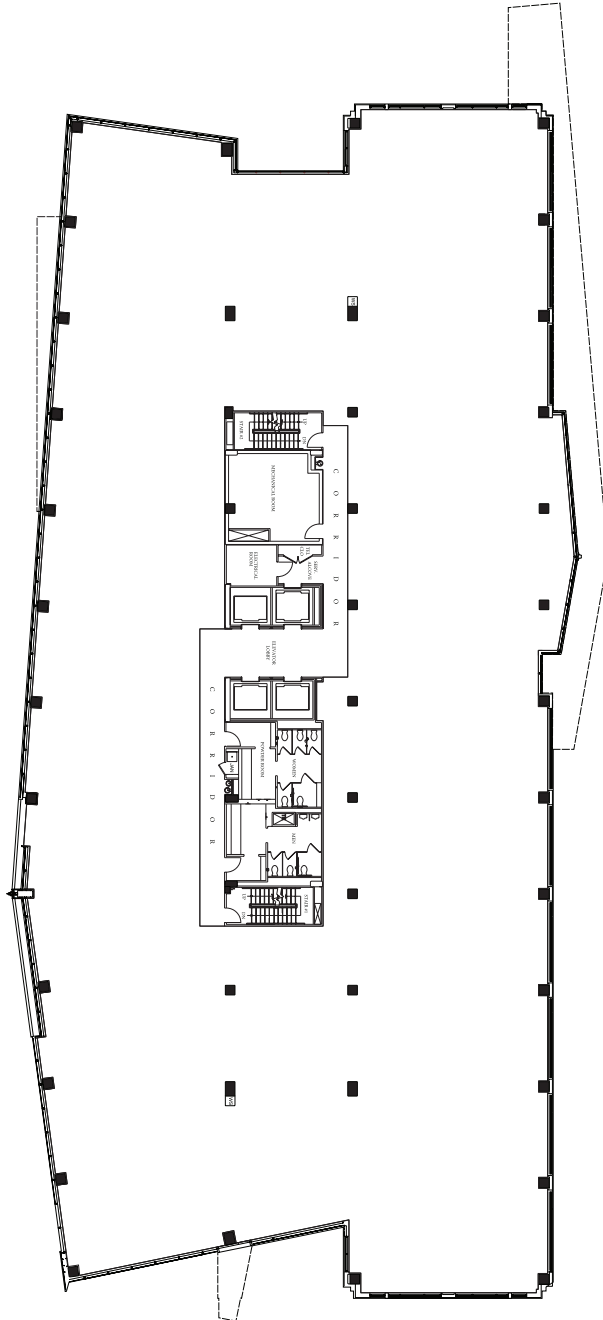
THE CORPORATE OFFICE PARK

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Typical Floor