

DULLES SUMMIT FOR LEASE

A DEVELOPMENT OF



SITE INFORMATION

LOCATION

Great location fronting Route 606, ½ mile West of the Dulles International Airport Northgate. Adjacent to the Park & Ride and the Dulles Greenway. Easy access to Route 28, Route 267 (Dulles Toll Road/Greenway), and Route 50.

HIGHLIGHTS

Dulles Summit is a 462,919 square foot planned flex/industrial development with prominent exposure on Route 606. Building sizes range from 45-100,000 SF with build-to-suit opportunities. Each building features 40' x 40' column spacing, tinted storefront glass along the building front, 24' minimum clear height, and attractive tilt up construction appealing to a variety of users. 100% office allowed by right.

AVAILABILITY

For Lease:

Building A	98,117 SF
Building B	41,488 SF
Building C	101,476 SF
Building D-1	64,004 SF
Building D-2	83,282 SF
Building E	74,552 SF

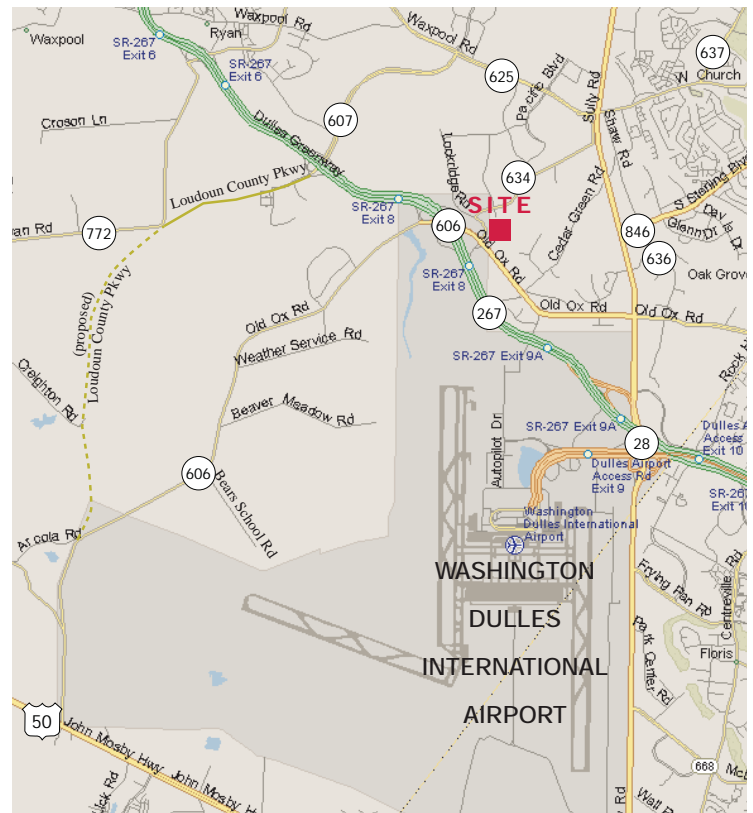
LOADING

Rear loaded independent (115' – 125') and shared (180') truck courts with multiple dock positions.

PARKING

Ample parking at a ratio of 1.79/1,000 SF.

REGIONAL MAP



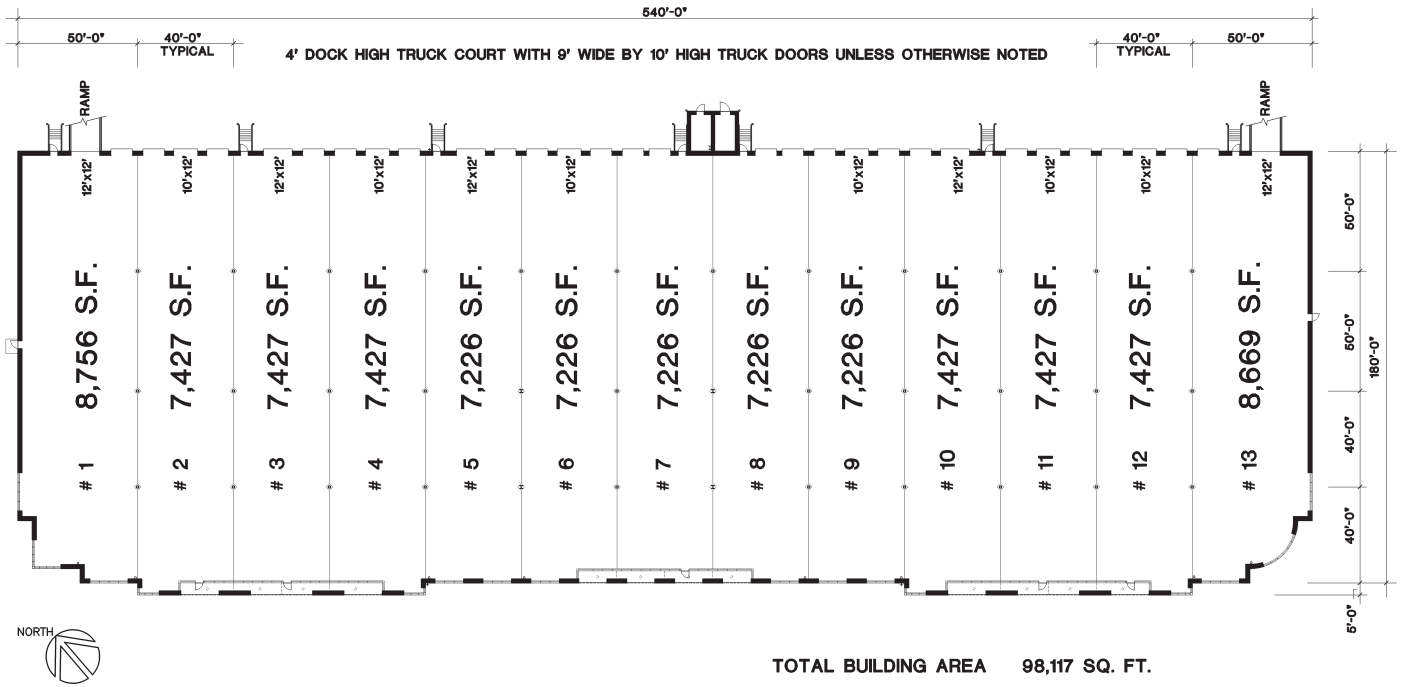
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BUILDING A - FLOOR PLAN



DULLES SUMMIT - AERIAL VIEW

