



Dulles Corner Park



Dulles Corner – Central Park



Dulles Corner – Outdoor Cafe



Dulles Corner – Bridge



South Lake at Dulles Corner



South Lake at Dulles Corner



Photo by Greg Hursley Photography

View of auto court drop-off, outdoor terrace, lake, fountain, stone bridge and jogging/walking trails.

BrandywineRealtyTrust

Dulles Corner



2340 Dulles Corner Blvd.

- 264,405 rsf
- Tenants: Northrop Grumman



Dulles Corner



2355 Dulles Corner Blvd

- 179,176 rsf
- Tenants:
Deltek and
AT&T



Dulles Corner



Park West – 13880 Dulles Corner Lane

- 151,747 rsf
- Tenants:
Deltek and
Perot



Dulles Corner



East Court – 13825 Sunrise Valley Drive

- 104,466 rsf



Dulles Corner



West Lake at Dulles Corner – 13900 Dulles Corner Lane

- 200,000 rsf
- Site plan approved
- Bond pending
- CD's underway
- Build after South Lake



Dulles Corner



Dulles Corner



Dulles Corner



Dulles Corner Office Park

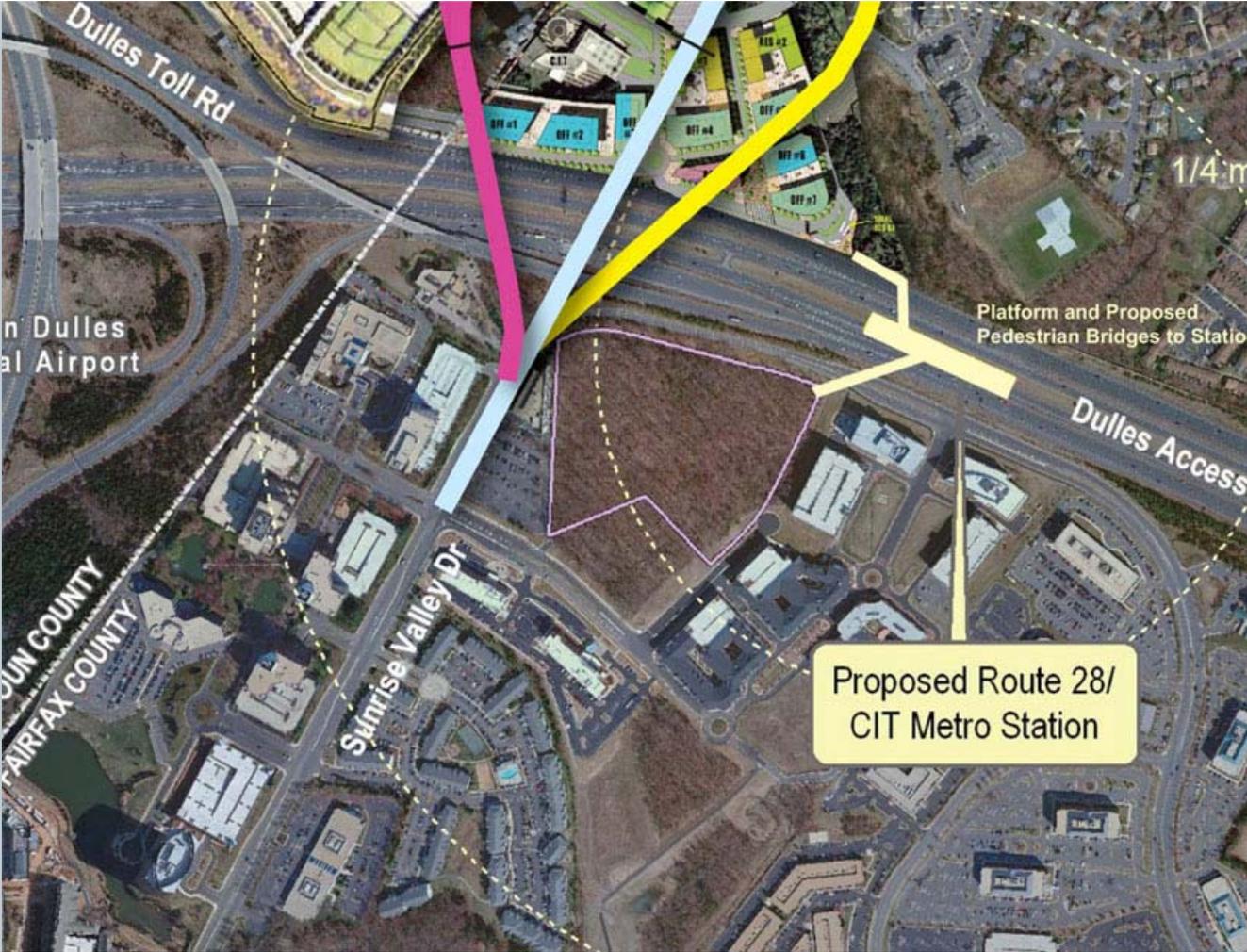


1.	2411 Dulles Corner Park	176,771 RSF
2.	13880 Dulles Corner Lane	151,747 RSF
3.	West Lake	200,000 RSF
4.	South Lake	267,000 RSF
5.	13825 Sunrise Valley Drive	104,466 RSF
6.	2355 Dulles Corner Blvd	179,176 RSF
7.	<u>2340 Dulles Corner Blvd</u>	<u>264,405 RSF</u>
	TOTAL	1,343,565 RSF

Aerial



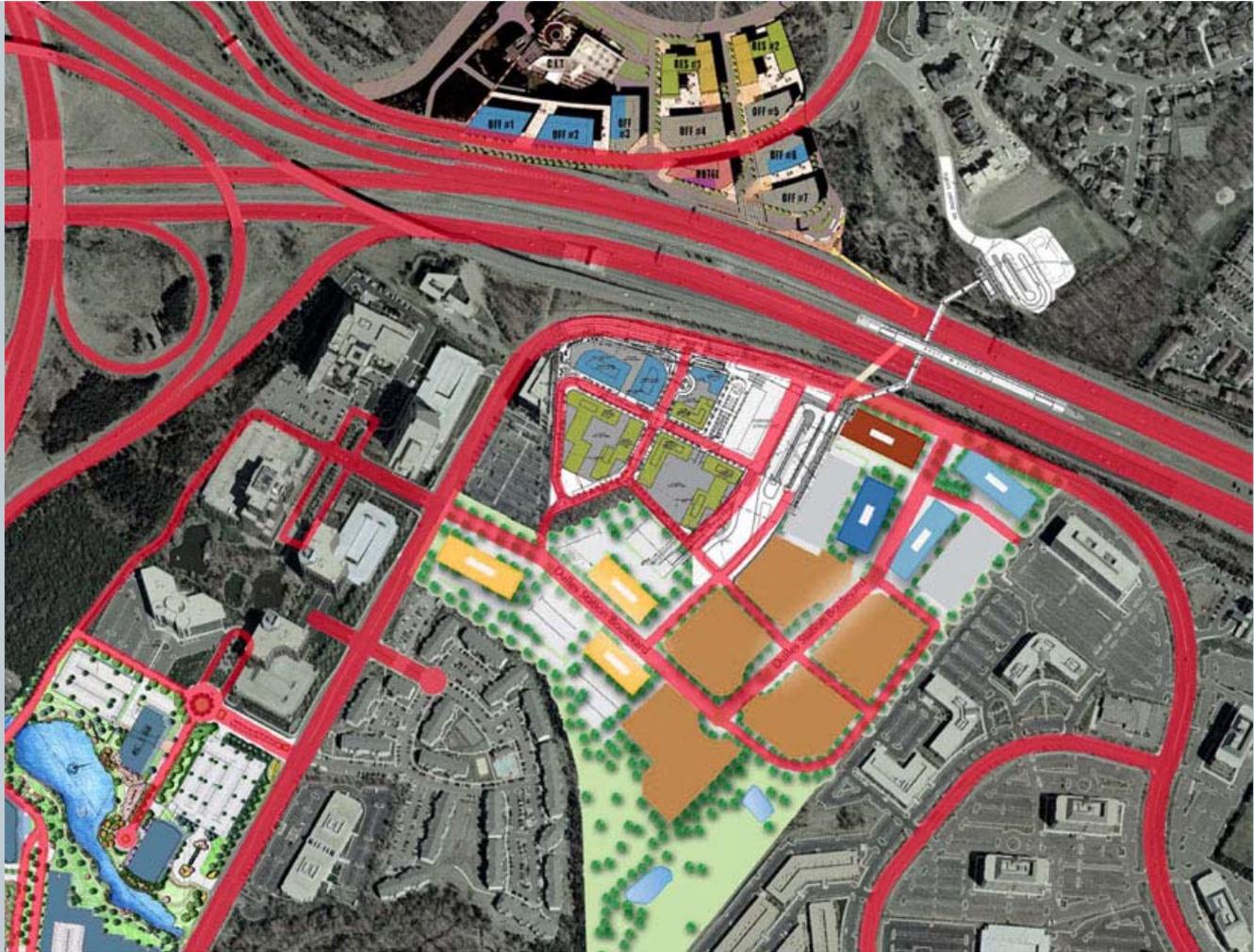
Dulles West Metro Station



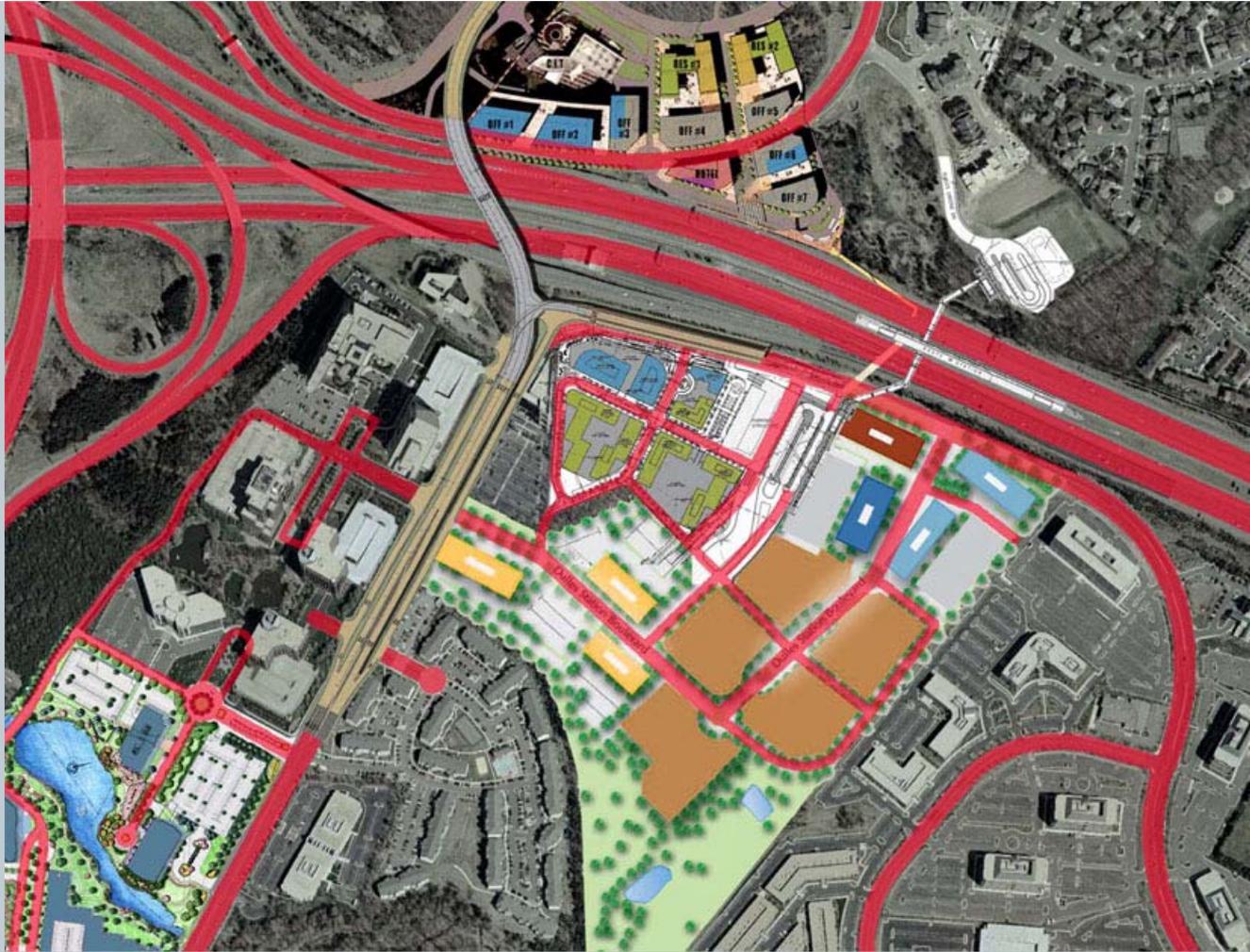
Dulles West Metro Station



Dulles West Metro Station



Dulles West Metro Station



Dulles Corner: Re-planning Issues

- Pedestrian access to Metro station and future retail is critical
- Sunrise overpass would be a huge negative for the project
- Project is somewhat consolidated: ½ mile radius runs through the middle – flexibility to utilize additional FAR is critical
- Dulles Corner infrastructure (park, lakes, landscaping) is unique and should be respected
- Dulles Corner area needs additional retail amenities
- Dulles Corner architecture is some of Fairfax County’s best, although project is designed in “suburban mode”
- Important to respect “mature” projects and not place all focus on future redevelopment