



**RETAIL PROPERTY FOR LEASE**

# THE MARK AT DULLES STATION

2323 DULLES STATION BOULEVARD, HERNDON, VA 20171



# THE MARK AT DULLES STATION

2323 DULLES STATION BOULEVARD, HERNDON, VA 20171

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 1,369 - 4,123 SF  
**Building Size:** 181,000 SF

### AVAILABLE SPACES

	SF
Suite D	2,405 SF
Suite E	1,369 - 4,123 SF
Suite F	1,369 - 4,123 SF

### PROPERTY OVERVIEW

The Mark at Dulles Station is a 181,000 SF Class A luxury apartment building built in 2005. With 169 units, over 300 covered parking spaces and 15,838 SF of ground floor retail space, The Mark at Dulles Station provides residents and retailers with an environment of convenience and luxury.

### PROPERTY HIGHLIGHTS

- 181,000 SF Class A luxury apartment building built in 2005.
- 169 units, over 300 covered parking spaces and 15,838 SF of ground floor retail space.
- Provides residents and retailers with an environment of convenience and luxury.
- 3 blocks from the Innovation Center Metro Station.

# DEVELOPMENT MAP

## INNOVATION CENTER SOUTH

- Future Mixed-Use Development
- 871,041 SF of residential (1000 units)
  - 501,000 SF of commercial/office
  - 90,000 SF of hotel
  - 84,000 SF of retail
  - 100,000 SF of bonus density

## DULLES STATION

- 1,750 apartments: Camden Dulles (380 units), Icon at Dulles Station (457 units), The Mark at Dulles Station (169 units), Station on Silver (400 units), [future] Maker's Rise (345 planned units)
- 2 hotels - Courtyard by Marriott (184 keys), Hyatt Place (151 keys)
- 380,000 SF of Class A Office - 2300 & 2303 Dulles Station Blvd

DigitalGlobe

IBM

SAP

DLT

Station On Silver  
400 Units

Hyatt Place  
151 Keys

MARK AT  
DULLES STATION

INNOVATION CENTER METRO STATION  
Opening 2021

Homewood Suites  
109 Keys

Future Residential  
300 units

SONY

Dulles Station  
Community Park  
(No Development Rights)

Future Residential  
157 units

Dulles Tech Center  
230,000 SF Office

CISCO

13450-13454  
Sunrise Valley Dr  
166,000 SF Office

Arrowbrooke Center  
2.2M SF Office

amazon  
web services

Dulles Executive Plaza  
488,000 SF Office

LOCKHEED MARTIN

Dulles Technology Center  
99,000 SF Office

iDIRECT

xc communications

## LIBERTY PARK REDEVELOPMENT

- 650,000 SF of office
- 1,701 multifamily units
- 112 townhomes
- 44,000 SF of retail

# THE MARK AT DULLES STATION

2323 DULLES STATION BOULEVARD, HERNDON, VA 20171

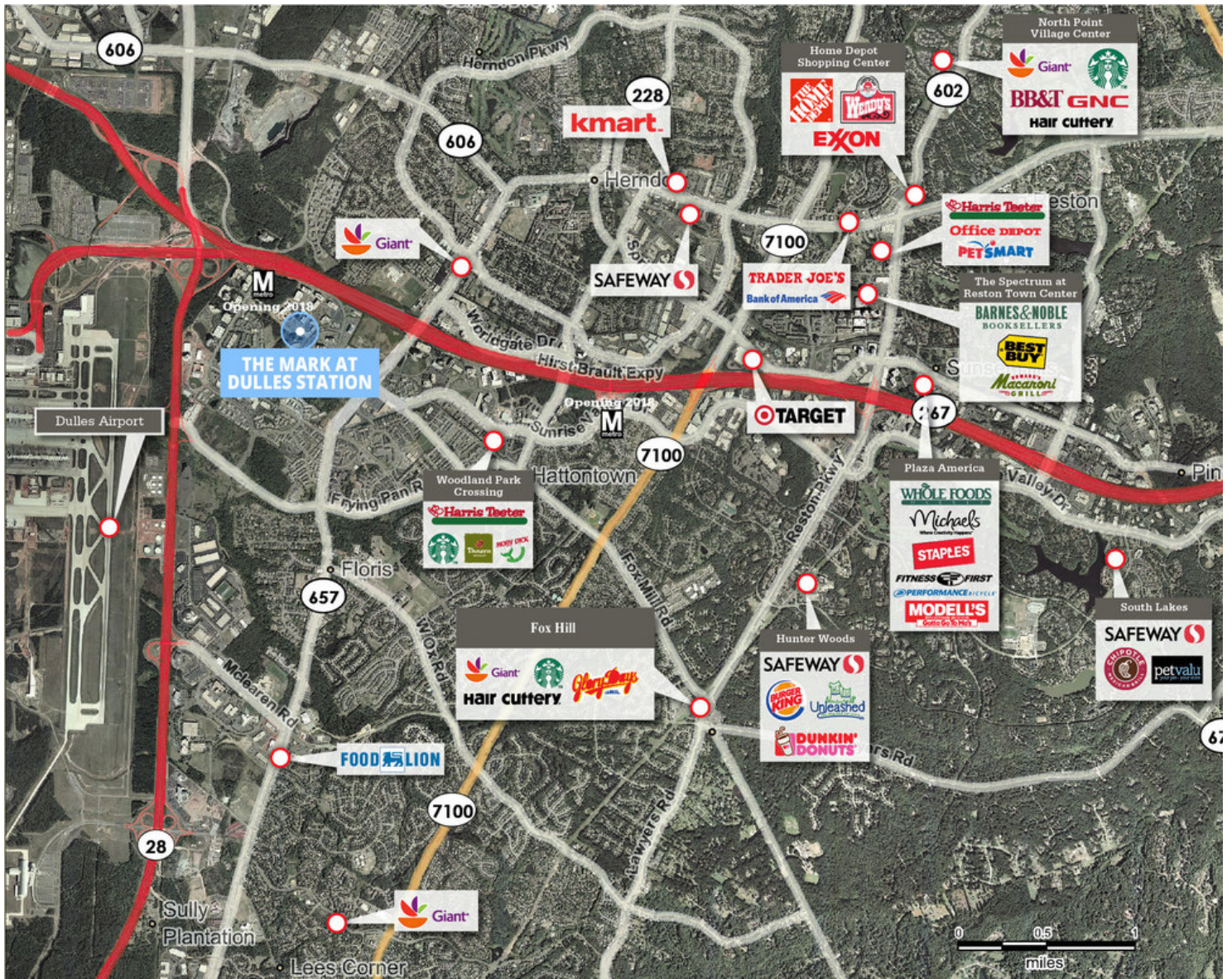
ADDITIONAL PHOTOS



# THE MARK AT DULLES STATION

2323 DULLES STATION BOULEVARD, HERNDON, VA 20171

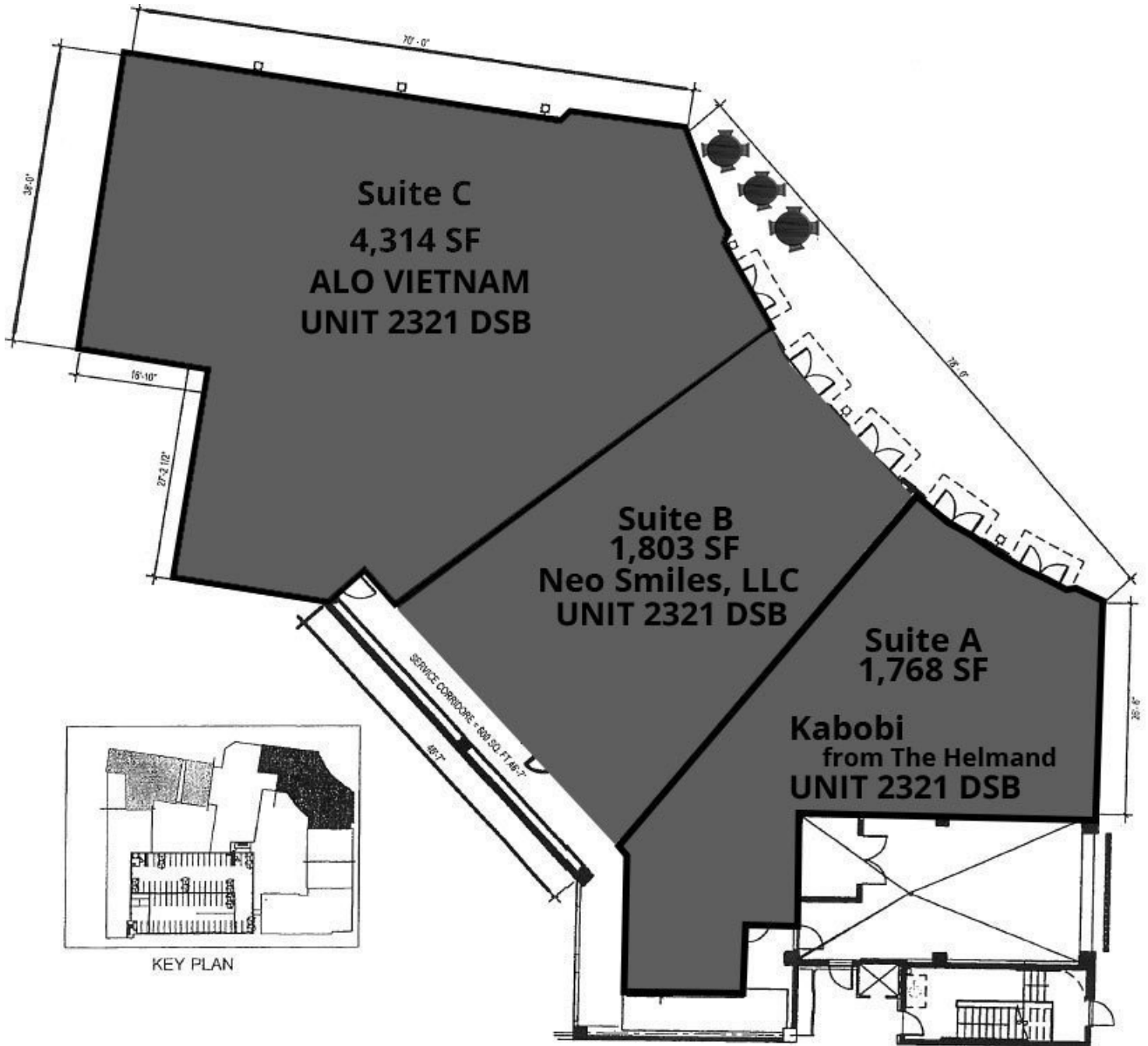
RETAILER MAP



# THE MARK AT DULLES STATION

2323 DULLES STATION BOULEVARD, HERNDON, VA 20171

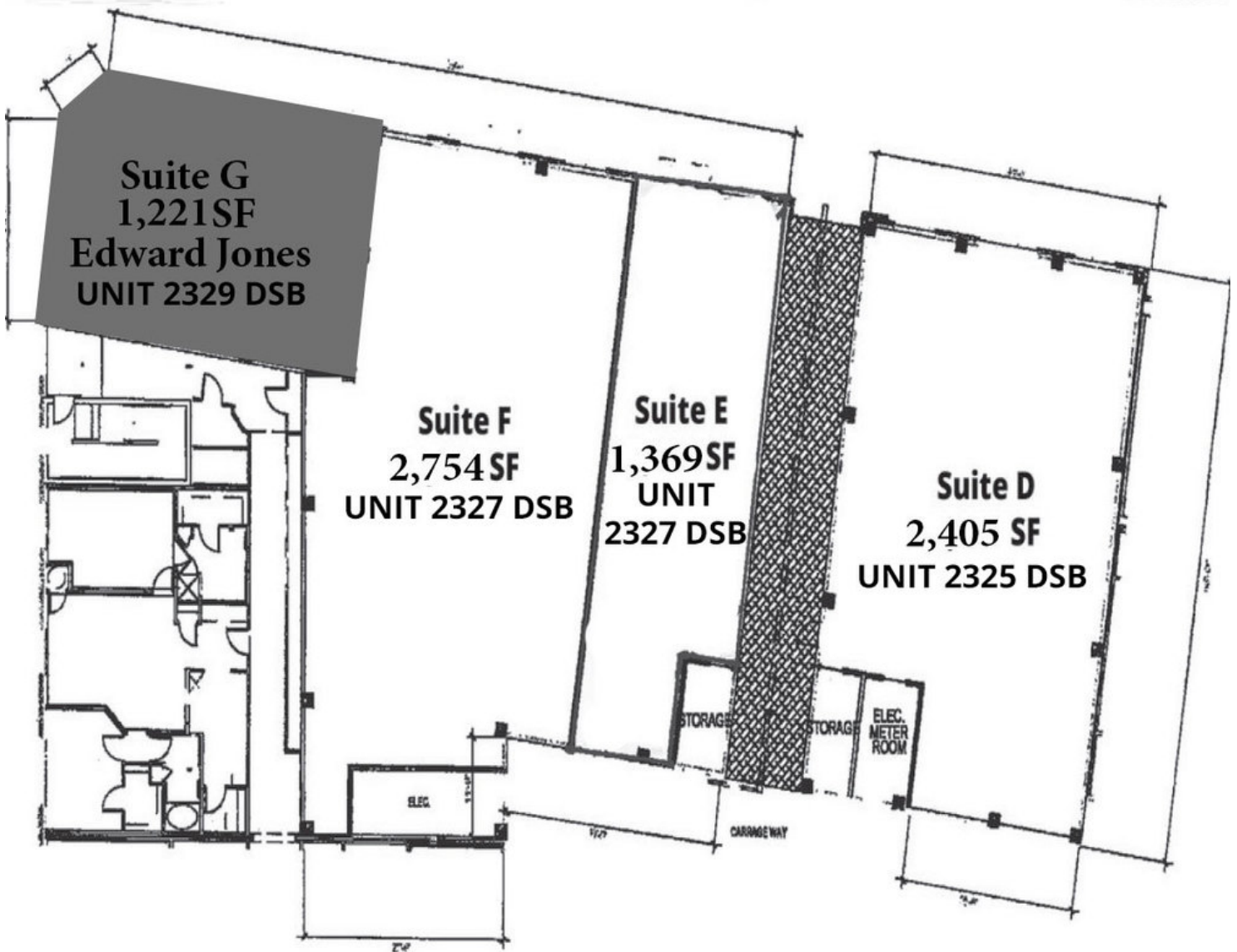
AVAILABLE SPACE



# THE MARK AT DULLES STATION

2323 DULLES STATION BOULEVARD, HERNDON, VA 20171

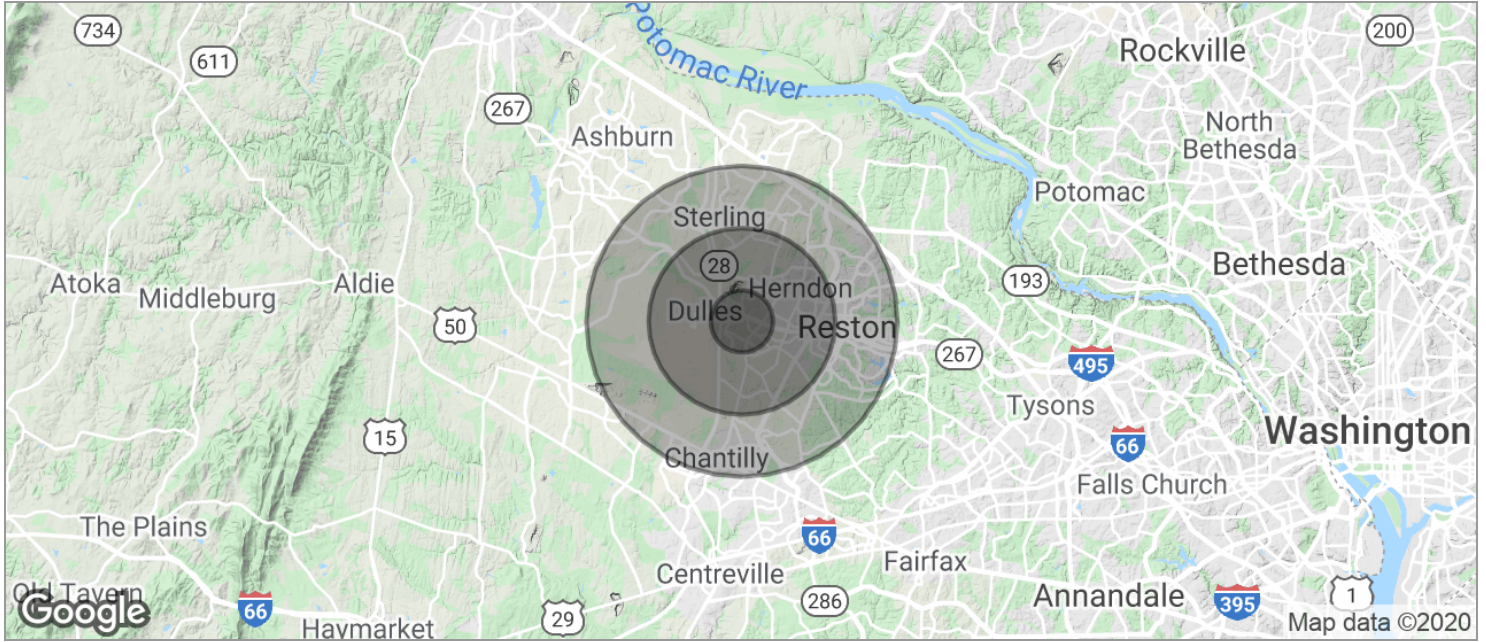
AVAILABLE SPACE



# THE MARK AT DULLES STATION

2323 DULLES STATION BOULEVARD, HERNDON, VA 20171

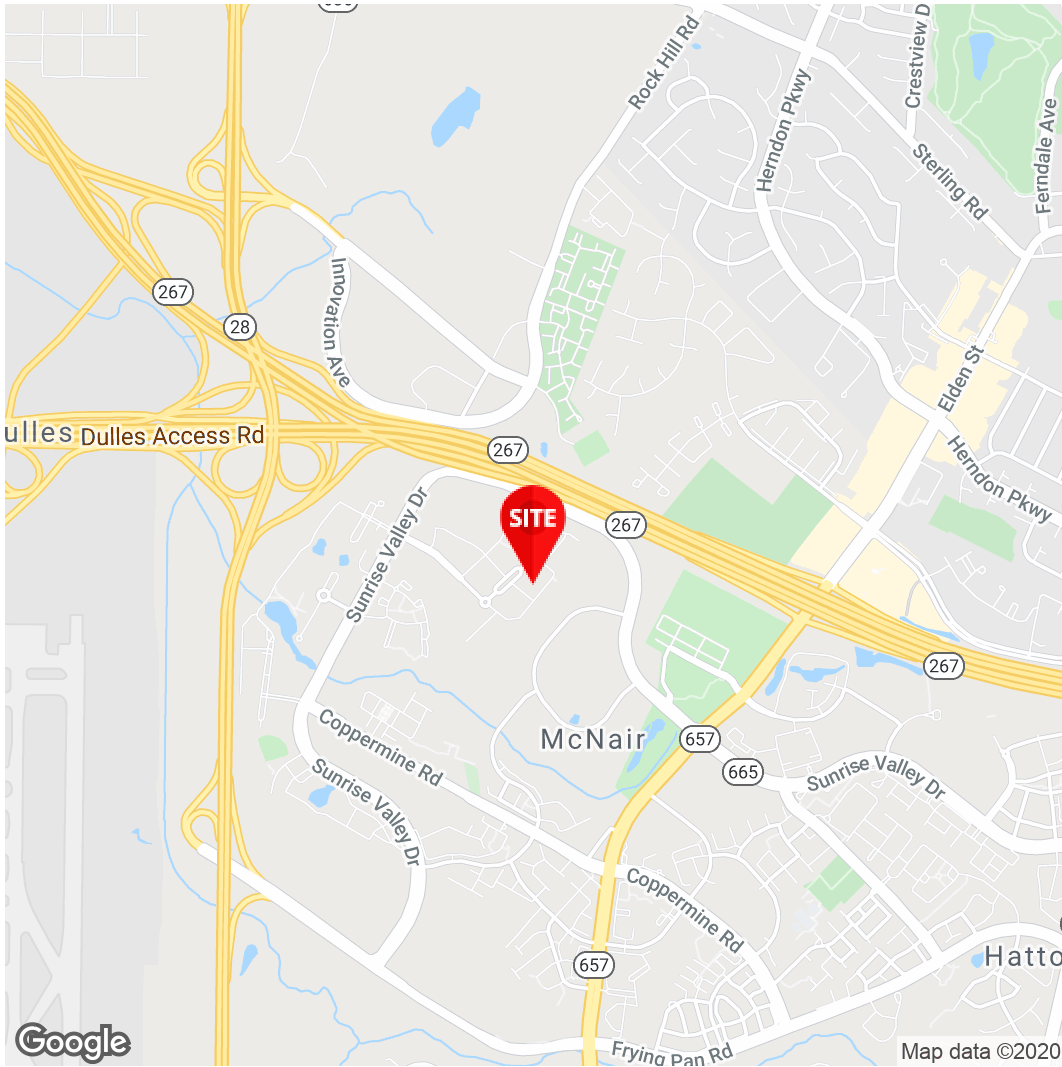
## DEMOGRAPHICS MAP



	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>			
TOTAL POPULATION	13,590	84,301	204,084
MEDIAN AGE	31.4	34.0	35.4
MEDIAN AGE (MALE)	31.8	34.2	35.1
MEDIAN AGE (FEMALE)	31.4	34.0	35.8
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	5,184	30,054	73,191
# OF PERSONS PER HH	2.6	2.8	2.8
AVERAGE HH INCOME	\$98,464	\$119,654	\$126,103
AVERAGE HOUSE VALUE	\$409,974	\$483,747	\$537,810

\* Demographic data derived from 2010 US Census





**Brandon Howard**  
Assistant Vice President  
571.620.5145  
Bhoward@divaris.com



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.