



INNOVATION

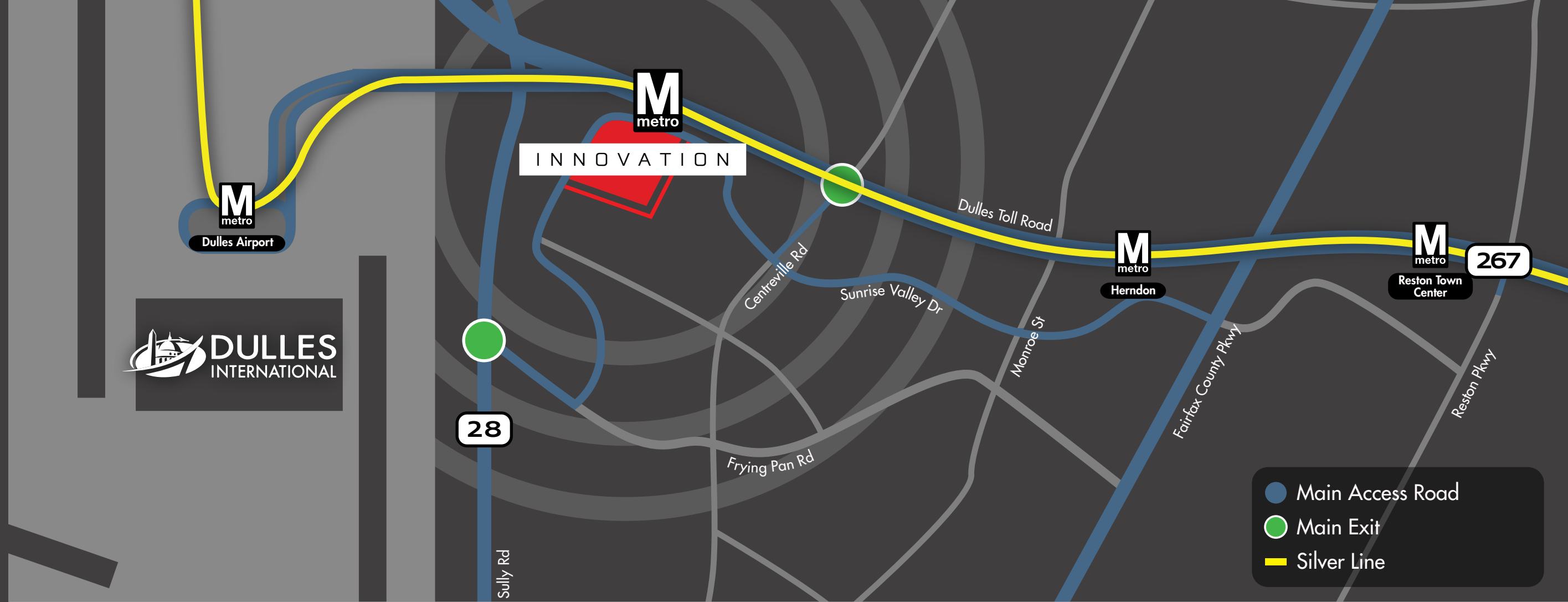
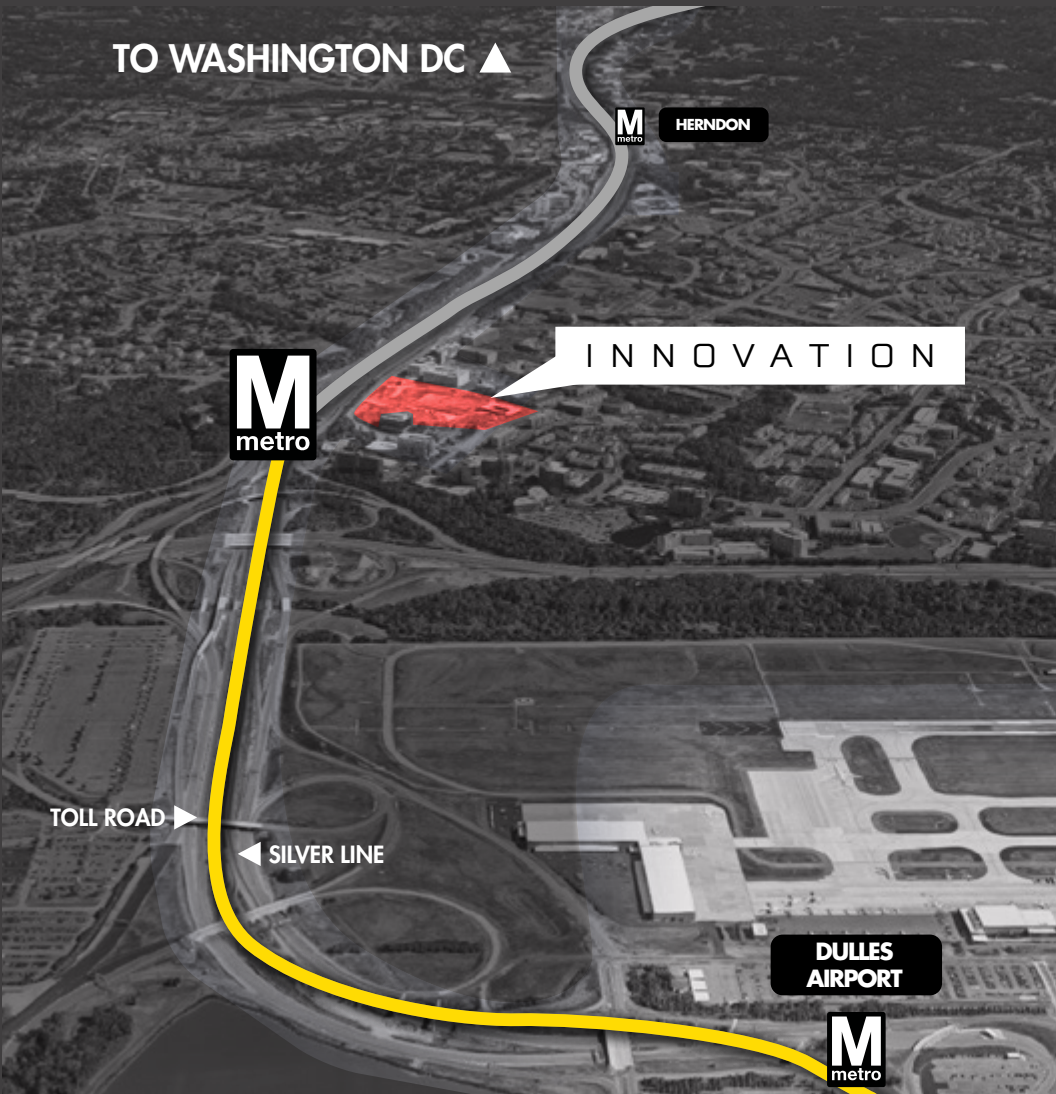
INNOVATION HAS A NEW DESTINATION

Innovation is a live, work and play community consisting of 500,000 square feet of office space, 104,000 square feet of prime retail space, and 1,000 residential units located just off of Sunrise Valley Drive in Herndon, Virginia. Innovation is a contemporary work environment with first class office space and an unparalleled location. With immediate proximity to the Dulles Access Road, the new Silver Line Innovation Center South Metro Station and Dulles International Airport, Innovation offers seamless and strategic connections to everywhere you want to go, along with the on-site amenities to make you want to stay put.



INNOVA

ON-SITE METRO STATION
 CONVENIENT ACCESS TO
 Dulles International Airport
 Dulles Toll Road
 Route 28



✈️ 24 MILLION
 Dulles International Airport Passengers/Year

🚗 85 MILLION
 Views from Toll Road/Year

M metro MILLIONS
 Of passengers expected on the silver line

🚶 1 MINUTE TO Innovation Center Metro Station	🚗 10 MINUTES TO Reston Town Center	🚆 45 MINUTES TO Downtown Washington DC
🚆 2 MINUTES TO Dulles International Airport	🚆 18 MINUTES TO Tysons	🚆 60 MINUTES TO Reagan National Airport



COMMANDING TOP OF BUILDING & ATRIUM SIGNS



CUSTOMIZABLE DIGITAL SIGNAGE THROUGHOUT



ROOFTOP SIGNAGE

EXCEPTIONAL ACCESS & VISIBILITY

Hovering above the Dulles Access Road, Innovation offers an exceptional headquarters opportunity to showcase your corporate brand in an iconic location with unparalleled visibility. Situated just steps from the Innovation Metro Station and directly off the first exit of the Dulles Access Road, Innovation offers seamless connectivity to Washington DC and is just minutes from Washington Dulles International Airport.

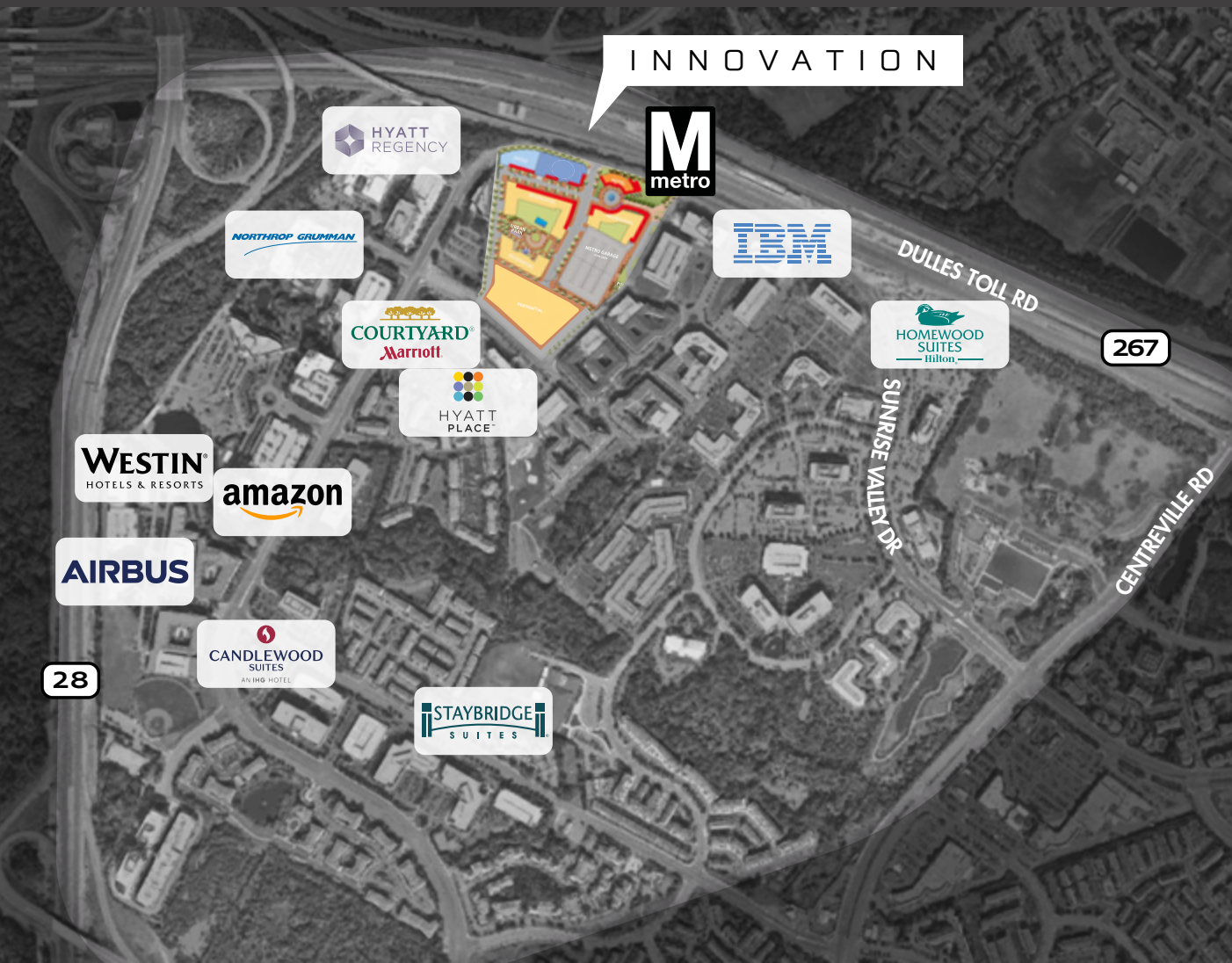
INNOVATION CENTER METRO STATION "DOMINATION" AVAILABLE



INNOVATION

LIVE-WORK-PLAY

Innovation is a world-class, multi-phase development that delivers a vibrant downtown experience in the heart of Herndon, Virginia. Through the streetscape of this live-work-play ecosystem, destination retail, ample greenspace and trophy office towers create a distinct tenant experience unmatched in the Northern Virginia market.



SURROUNDED BY
 5M SF OF OFFICE
 3,000 APARTMENT UNITS
 1,300 HOTEL ROOMS



POTENTIAL RETAILERS

Full Service Restaurants



Casual Eateries



Food Experiences



Boutique Fitness



Grocery



PENZANCE CBRE



BESPOKE DESIGN, ENDLESS POSSIBILITIES

Innovation is master planned to accommodate down to the finest details for your next headquarters. Slated for two, 250,000 square foot trophy office towers, Innovation can adapt for up to 2,100,000 square feet, creating a distinct campus like setting.



BUILDING FEATURES



FITNESS CENTER



CONFERENCE FACILITIES



FULL SERVICE RESTAURANT
+ CASUAL EATERIES



RETAIL

EFFICIENT
PARKING WITH
EV CHARGING
STATIONS



COMMUNITY
EVENTS



ROOFTOP TERRACE

I N N O

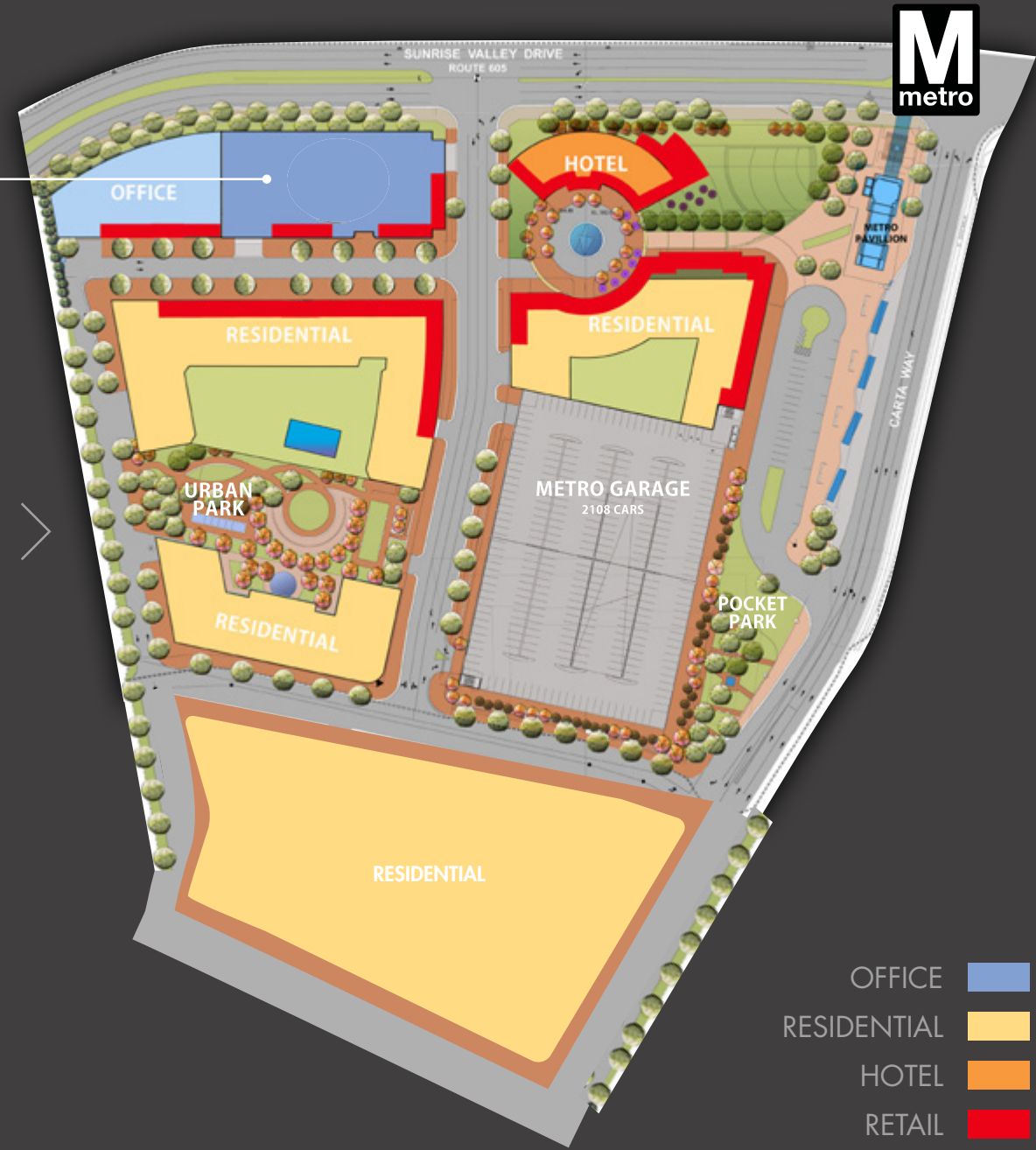
FLEXIBLE SITE PLAN & BUILDING DESIGNS

500,000 - 2,100,000 SF OF OFFICE AVAILABLE

INNOVATION
OFFICE BUILDING

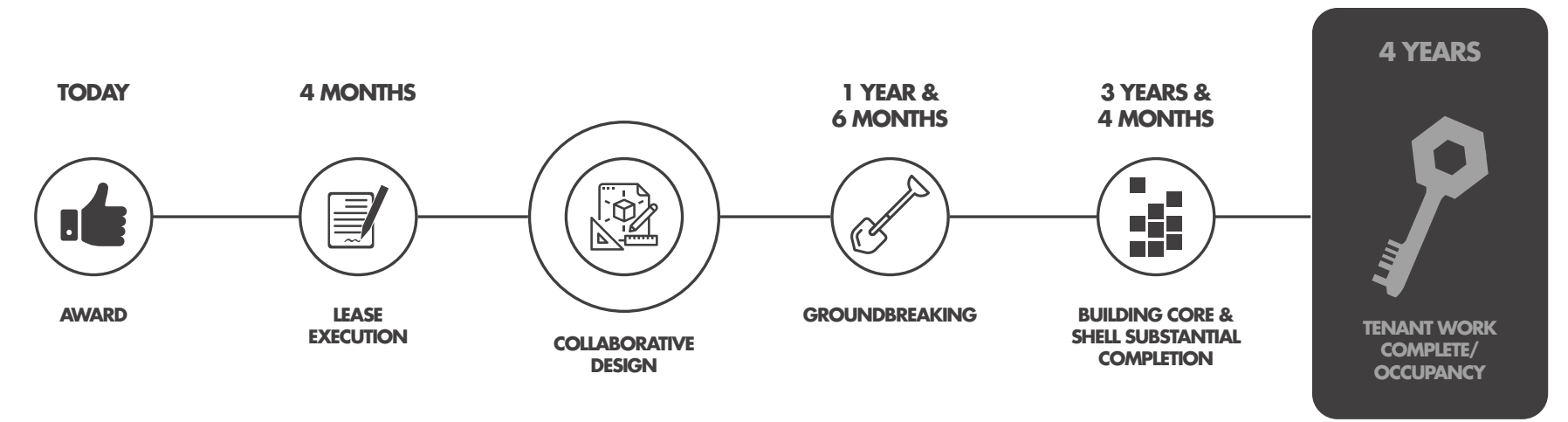
500,000 SF
SITE PLAN

2.1 MILLION SF
SITE PLAN



- OFFICE ■
- RESIDENTIAL ■
- HOTEL ■
- RETAIL ■

OFFICE DEVELOPMENT TIMELINE



TIMELINE IS SUBJECT TO TENANT PARTICIPATION AND CAN BE EXPEDITED IF NECESSARY

INNOVATION



I N N O V A

T I C K E T

PENZANCE OWNER & DEVELOPER

With a focus on investment grade real estate opportunities in the Washington, DC metropolitan area, Penzance is one of the region's premier owners, operators and developers of commercial properties. Since its founding in 1996, Penzance has been involved in many of the area's most identifiable office spaces, earning a reputation for attention to detail and focused, active management. Penzance is proud to present The Landing as the new office destination at the rapidly expanding Innovation Center.

dcs DESIGN ARCHITECT

Davis Carter Scott (DCS) is one of the largest locally-owned architectural and interior architectural firms in the D.C. Metropolitan area, and is active in all areas of land-planning, architecture, interior architecture, and sustainable design. DCS's portfolio includes award-winning buildings, interiors, and master plans, with over 13 million square feet of sustainably designed projects.

CBRE OFFICE LEASING

CBRE is the world's largest commercial real estate services and investment firm offering strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting. The Company has more than 70,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 400 offices worldwide.

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