

# BEST VALUE ON THE DULLES TOLL ROAD

Shell Space  
Available Immediately

**2303 DULLES  
STATION BLVD**

HERNDON, VA 20171

**CBRE**



## PROPERTY HIGHLIGHTS

- Extremely efficient open plan configuration
- Floor to ceiling glass with great light and views
- On-site fitness center
- Abundant parking in 8 story covered garage – 4.5 per 1,000 SF parking ratio
- Prime landlord may consider direct deal and fund additional Tenant Improvement Allowance
- Toll Road signage for full floor tenants

### AVAILABLE

Immediately

### RENTAL RATE

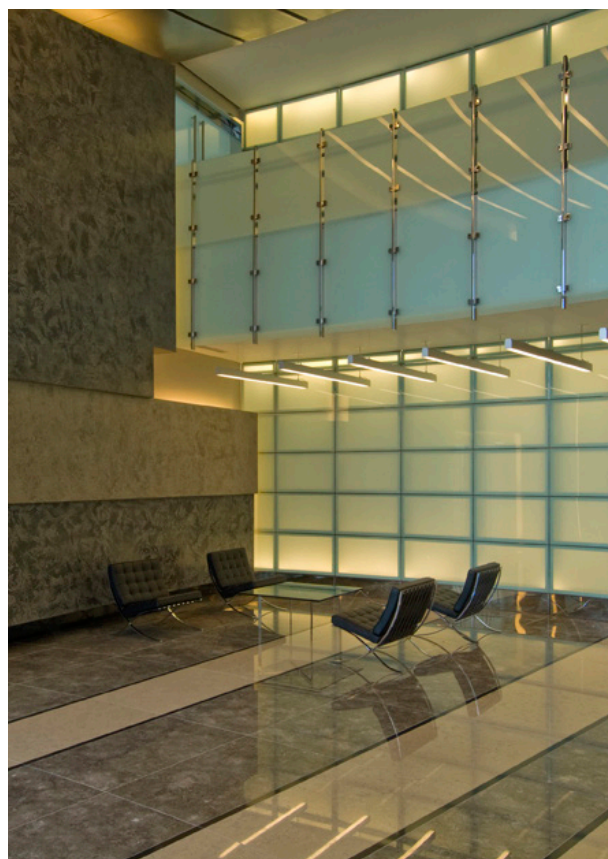
\$19.00 FS Shell Condition

### TERM

12/31/2021

### SQUARE FEET

21,136 SF

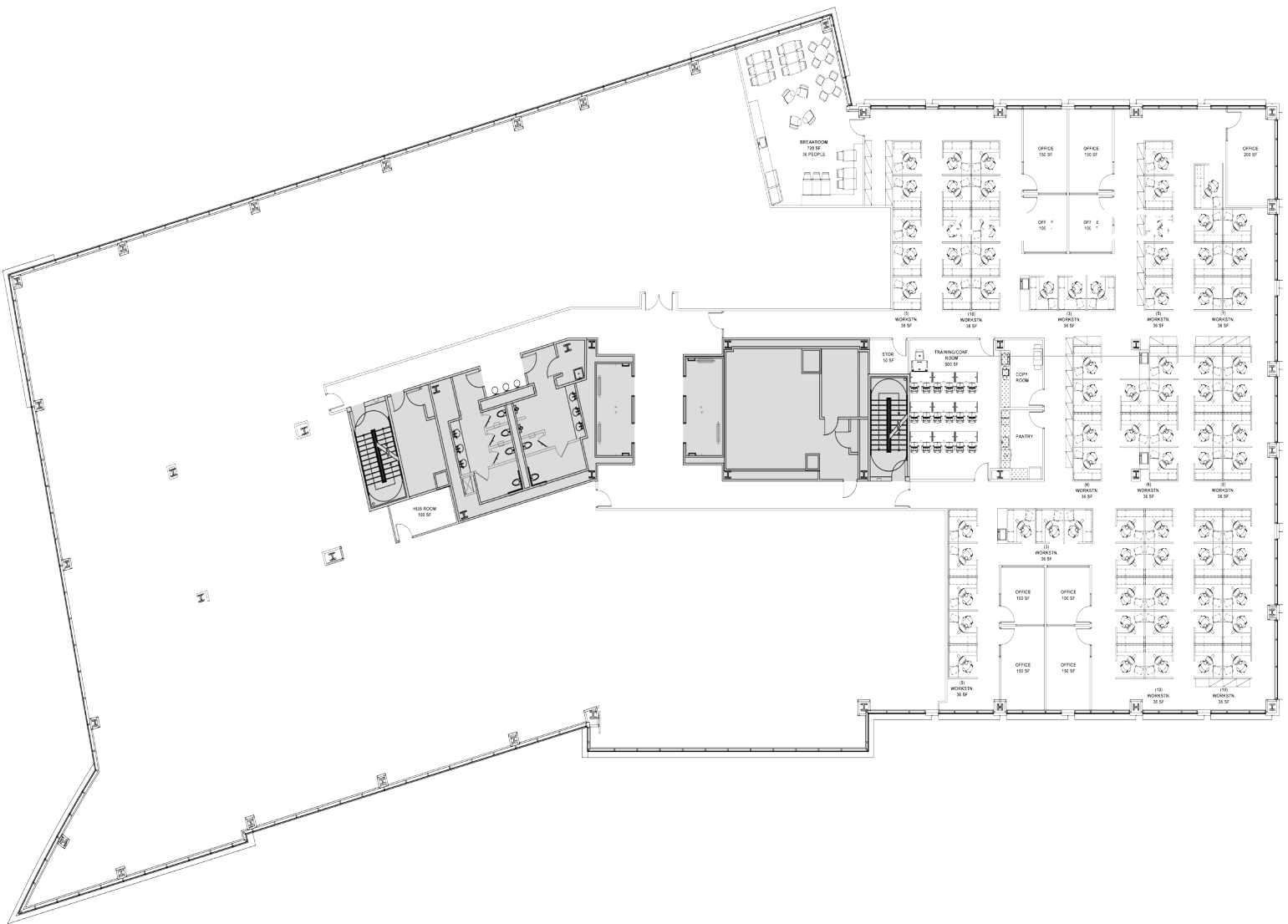


# 21,136 SF OF CONTIGUOUS SPACE AVAILABLE

## 3RD FLOOR

33,096 RSF Floor

21,136 RSF Shell Condition Available





## AMENITIES AND ACCESS MAP

### 1 Village Center At Dulles

- Ned Devine's
- Kobe Grill
- Patisserie Lillie
- Starbucks
- Tropical Smoothie

### 2 Worldgate Center

- Charlie Chiang's
- Pho 2000
- Tara Thai
- TGI Friday's

### 3 Woodland Park Crossing

- Kumo Sushi
- Manhattan Pizza
- Moe's Southwest
- Panera Bread
- Pei Wei
- Finnegan's Sports Bar

### 4 Elden Street Market Place

- Red Hot & Blue
- Hunan Cafe
- Chicken Rico
- Madras Palace

● Nearby Hotels

● Nearby Restaurants and Delis





## FOR MORE INFORMATION, PLEASE CONTACT:

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# CBRE