BEST VALUE ON THE DULLES TOLL ROAD

Shell Space Available Immediately

SIGNE

2303 DULLES STATION BLVD HERNDON, VA 20171





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

RENTAL RATE

Immediately

\$19.00 FS Shell Condition

TERM

SQUARE FEET

12/31/2021

21,136 SF



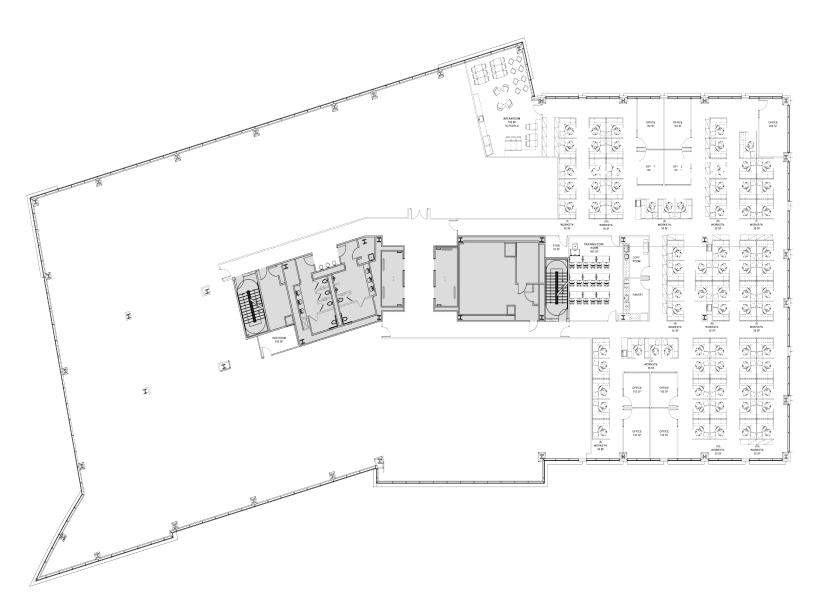


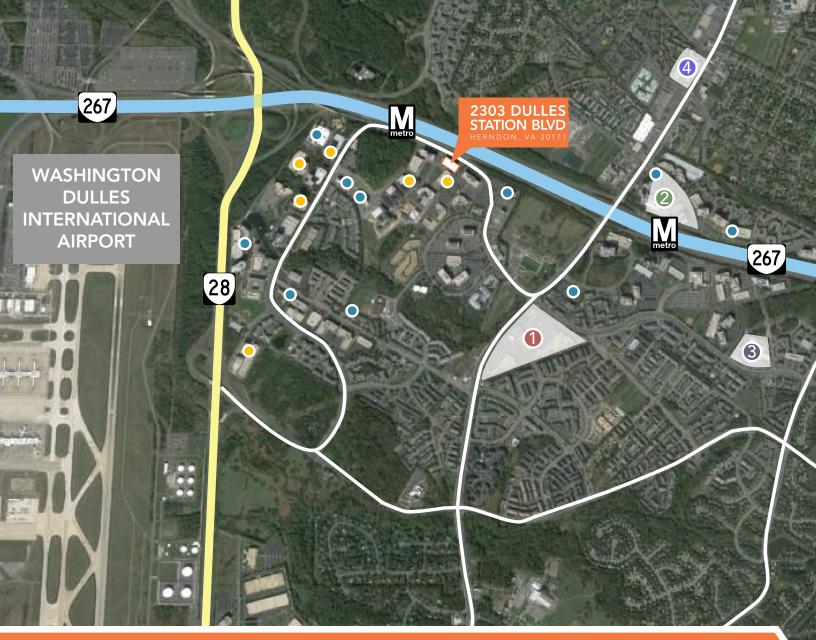
21,136 SF OF CONTIGUOUS SPACE AVAILABLE

3RD FLOOR

33,096 RSF Floor

21,136 RSF Shell Condition Available





AMENITIES AND ACCESS MAP

Village Center At Dulles

- Ned Devine's
- Kobe Grill

61

- Patisserie Lillie
- Starbucks
- Tropical Smoothie

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

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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