

MONUMENT |||  
AT WORLDGATE

# ELEVATED FOR SUCCESS

WITH OUR NEW TENANT AMENITIES



ELEVATED LOBBY



CONFERENCE CENTER



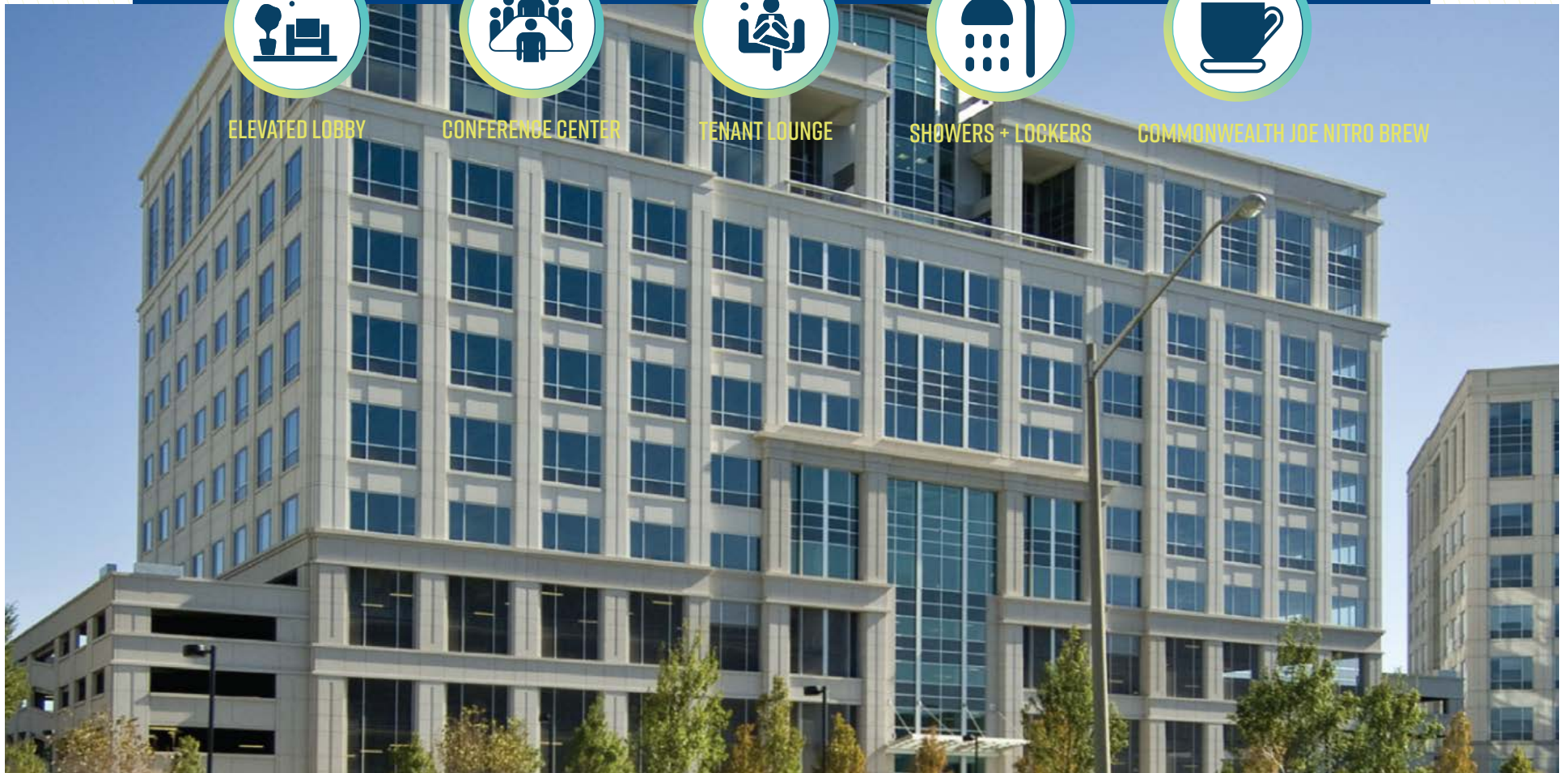
TENANT LOUNGE



SHOWERS + LOCKERS



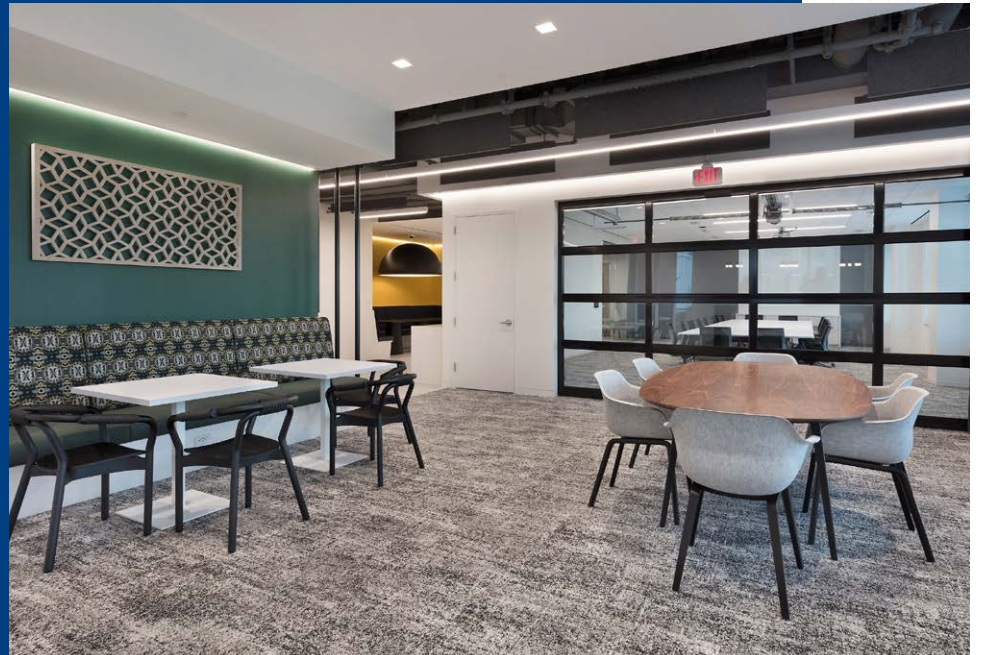
COMMONWEALTH JOE NITRO BREW



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# SKY IS THE LIMIT

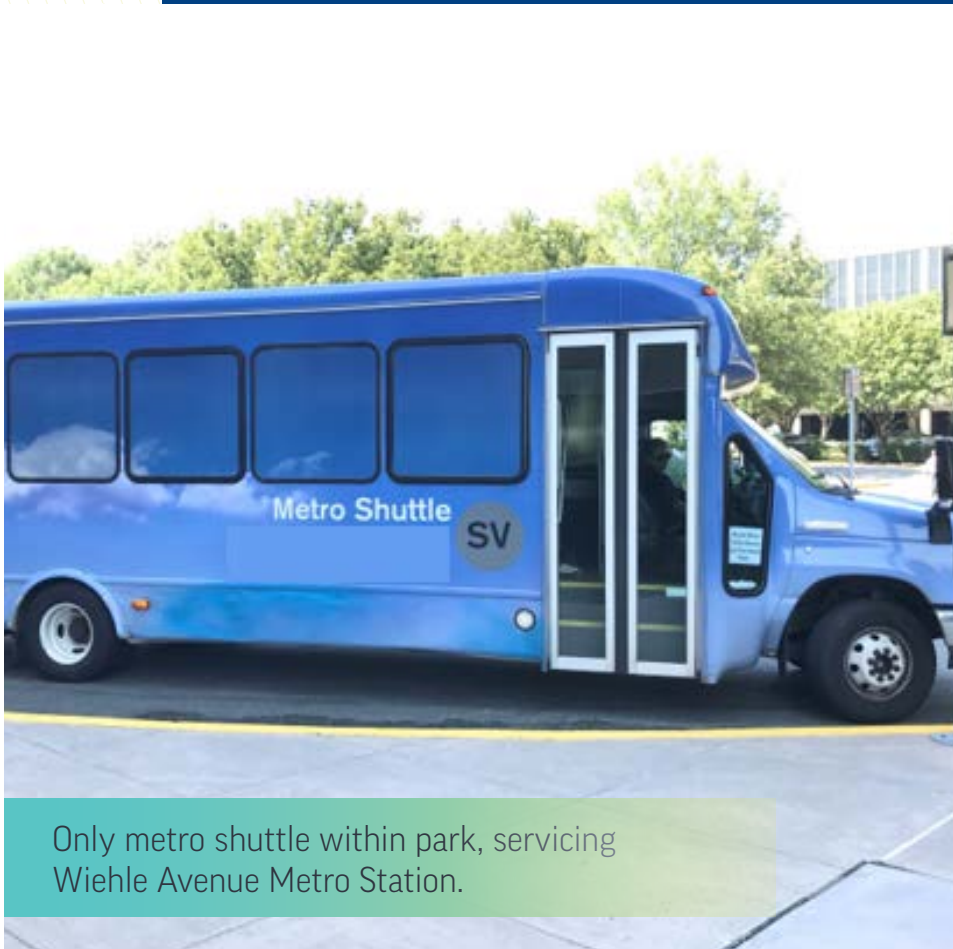
- MIII currently offers up to 69,707 SF of contiguous space.
- Prime corporate signage opportunities overlooking the Dulles Toll Road.
- Direct access to the Dulles Toll Road. Four miles to Dulles International Airport and equal distance to two metro rail stations.
- Biweekly on-site food trucks.
- Walking distance to Worldgate Center with more than 200,000 SF of amenities.
- Above ground structured parking at 3.4/1,000 SF.
- Located in the heart of the Dulles Technology Corridor, surrounded by an abundance of internet and cyber-security companies.



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# VIEW SUCCESS

ON A NEW LEVEL



Only metro shuttle within park, servicing Wiehle Avenue Metro Station.



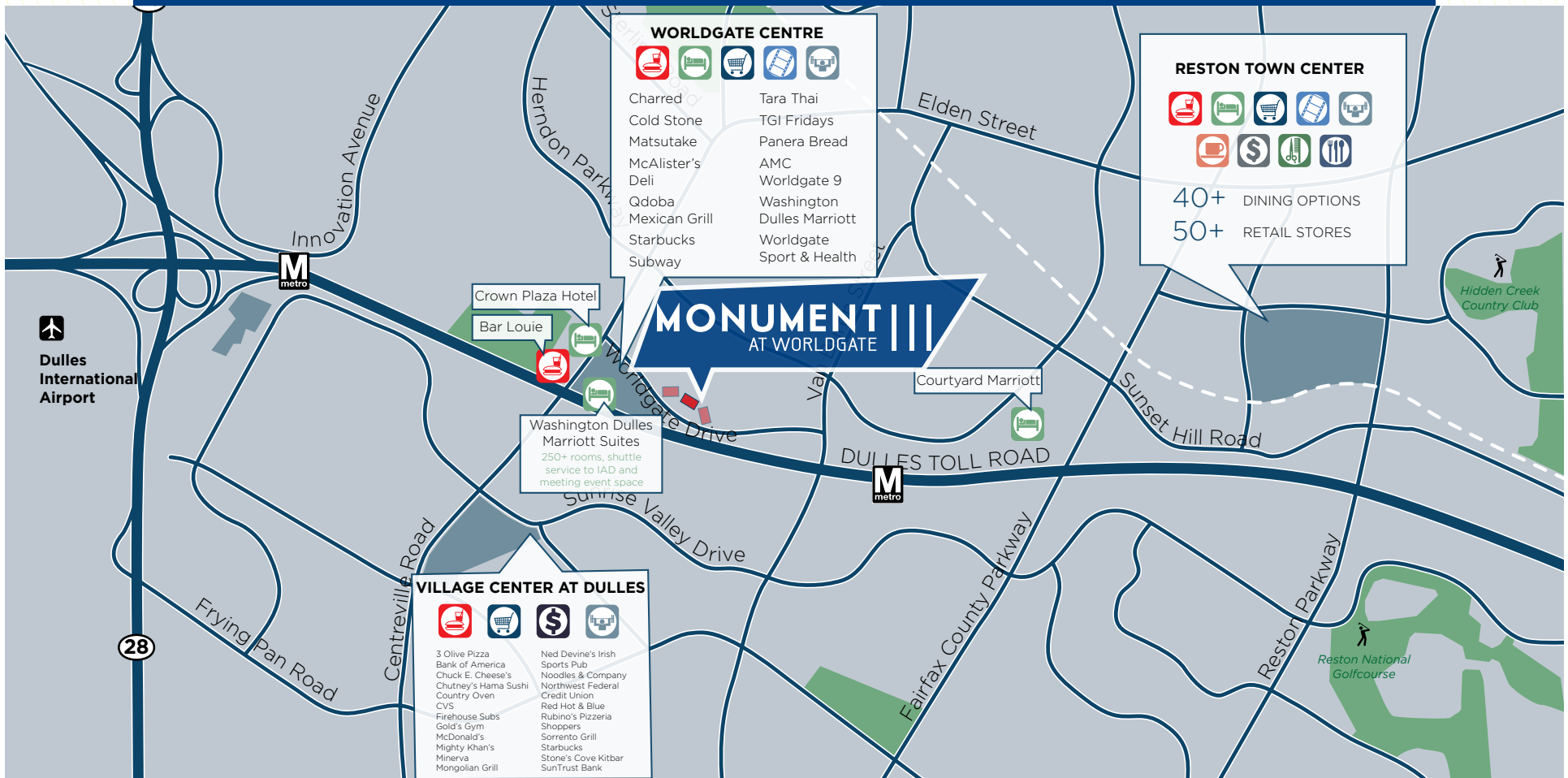
Biweekly on-site food trucks.

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# MONUMENT III AT WORLDGATE

# AMENITIES AROUND

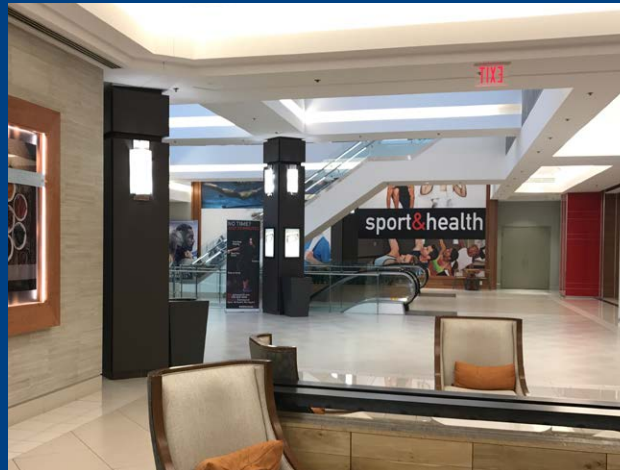
Conveniently located directly across from Worldgate Centre with over 200,000 SF of amenities, including a full service Marriott Hotel, Sport & Health Fitness Center, 9-screen movie theater and a variety of eateries and retail shops.



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# A TASTE OF WORLDGATE

A variety of international cuisine coupled with traditional American flare, with over 17 restaurants and 20 retailers to satisfy your hunger of work/life balance - all that, just steps away from your building.

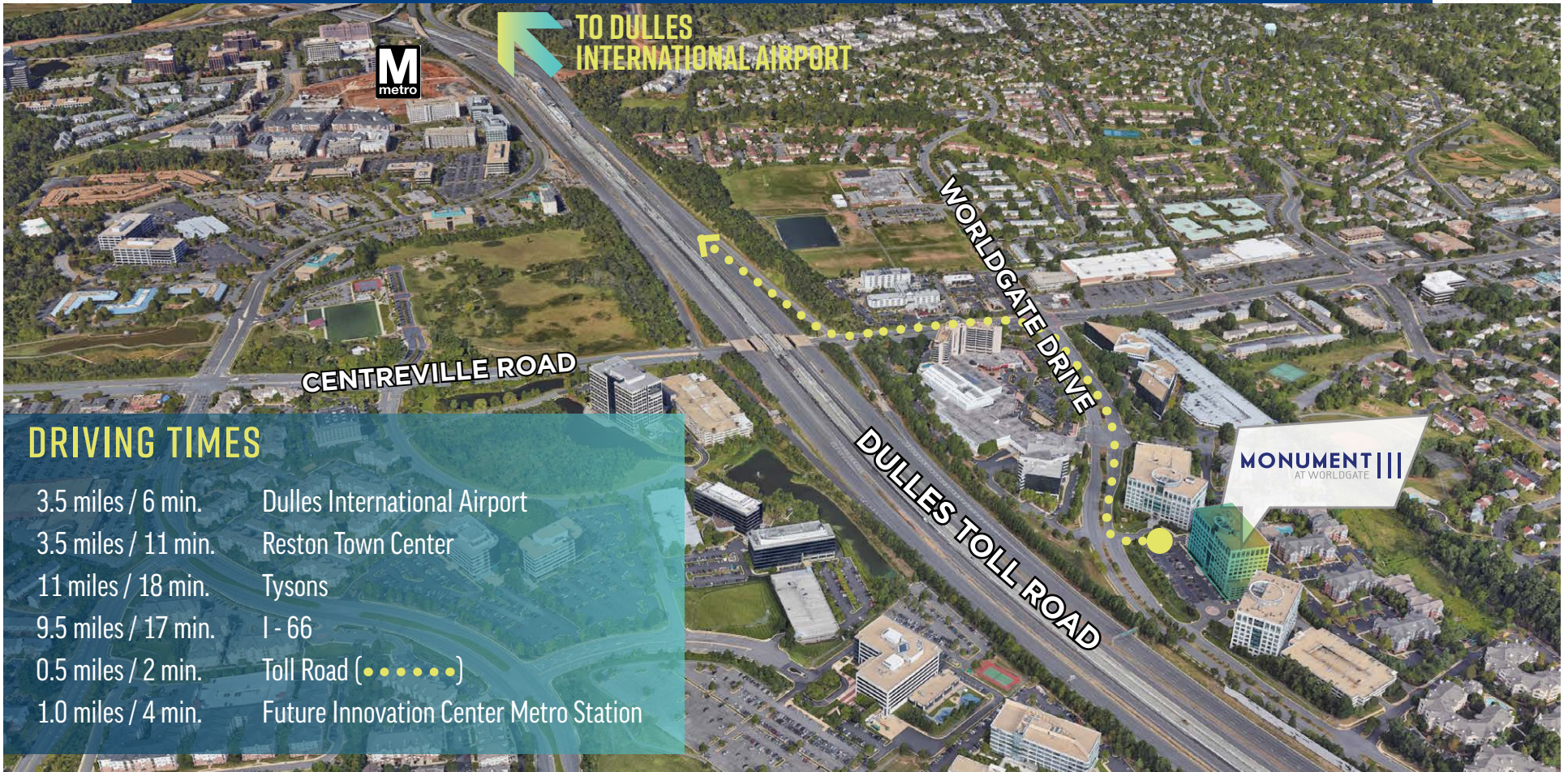


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AT WORLDGATE

# GREAT ACCESS

IMMEDIATE TOLL ROAD INGRESS & EGRESS



## DRIVING TIMES

- 3.5 miles / 6 min. Dulles International Airport
- 3.5 miles / 11 min. Reston Town Center
- 11 miles / 18 min. Tysons
- 9.5 miles / 17 min. I - 66
- 0.5 miles / 2 min. Toll Road (.....)
- 1.0 miles / 4 min. Future Innovation Center Metro Station

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# IN GOOD COMPANY

The Dulles Technology Corridor (NOVA's hotbed) is home to many defense, technology and cyber-security companies, all seeking office space along the Dulles Toll Road and within minutes from Dulles International Airport, CIA, NRA, DIA, Amazon and other Fortune 1,000 firms. Mix and mingle with your neighbors.



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# EXPOSURE + VISIBILITY

## 1M+ VIEWS PER WEEK

With more than 1 million cards passing weekly, we can ensure prime visibility and exposure along the Dulles Toll Road.



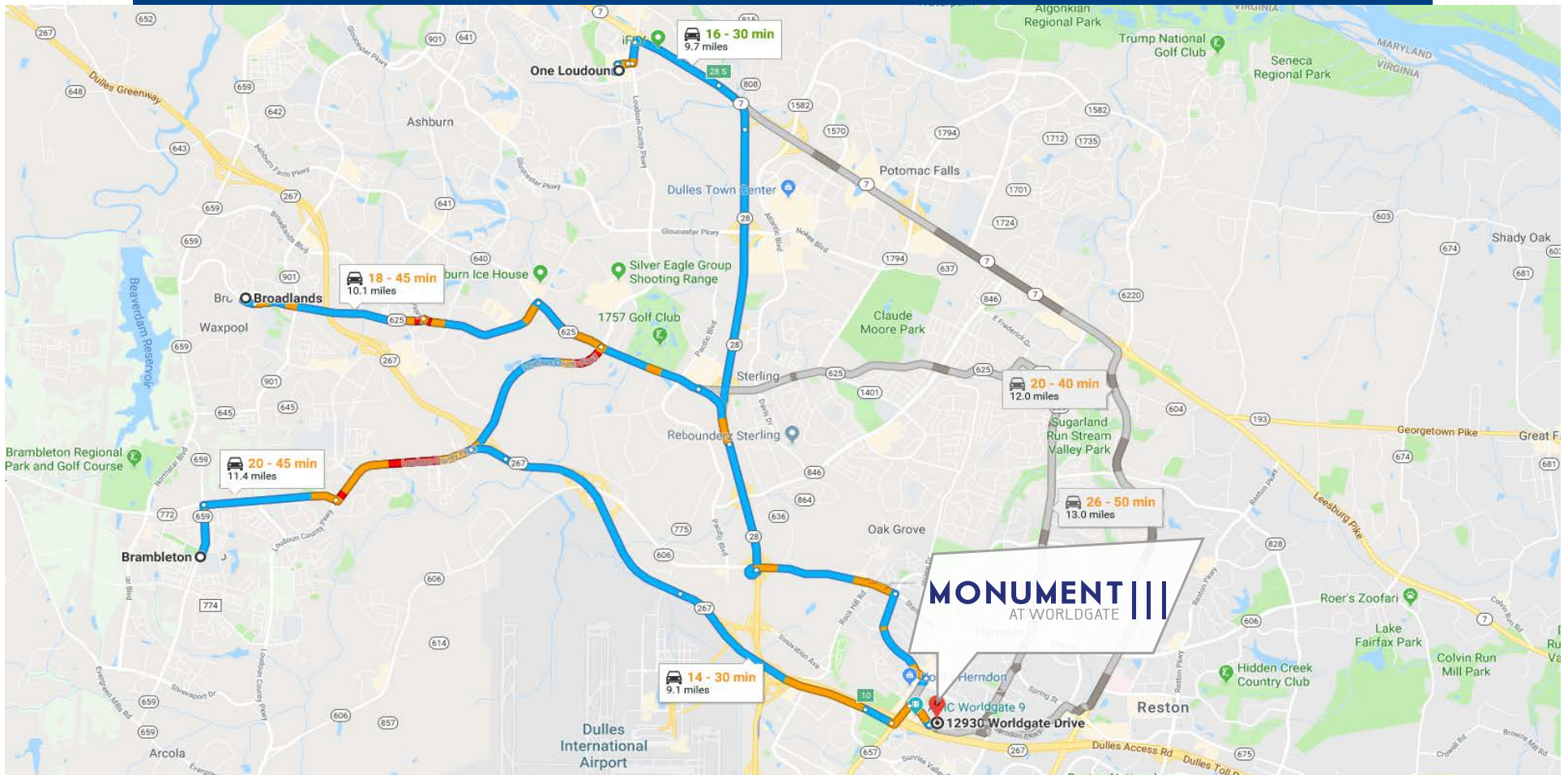
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# GET HERE IN MINUTES

## YOUR 9 AM COMMUTE

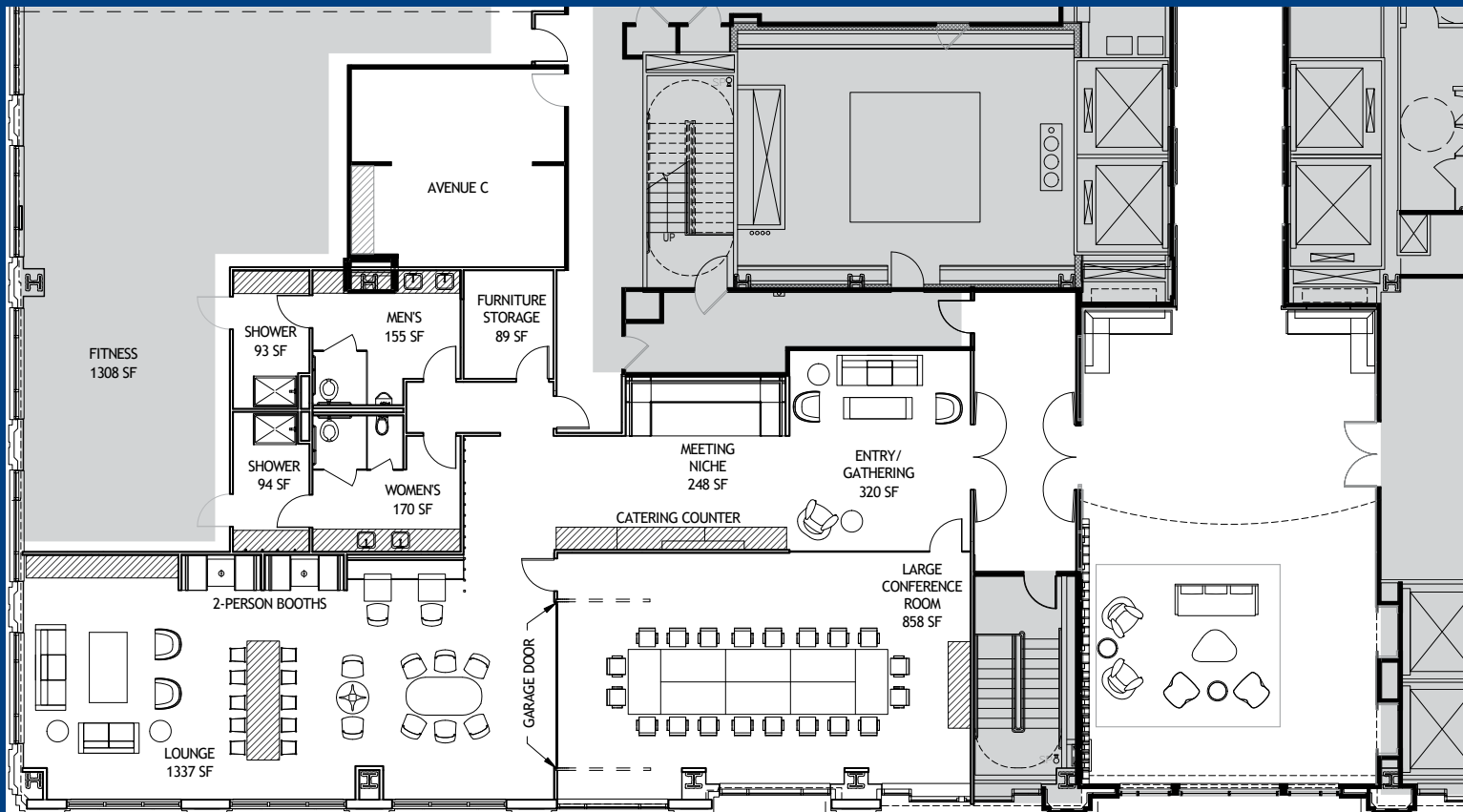
Easy access, quick commute and multiple routes from Loudoun County major residential areas.



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# ELEVATED FOR SUCCESS

## ELEVATED LOBBY AND LOUNGE



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AT WORLDGATE

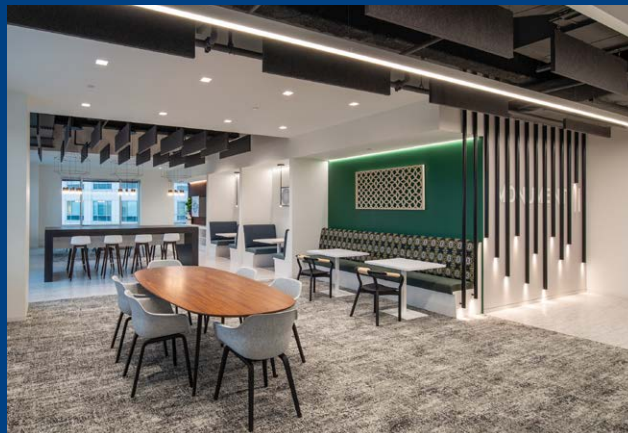
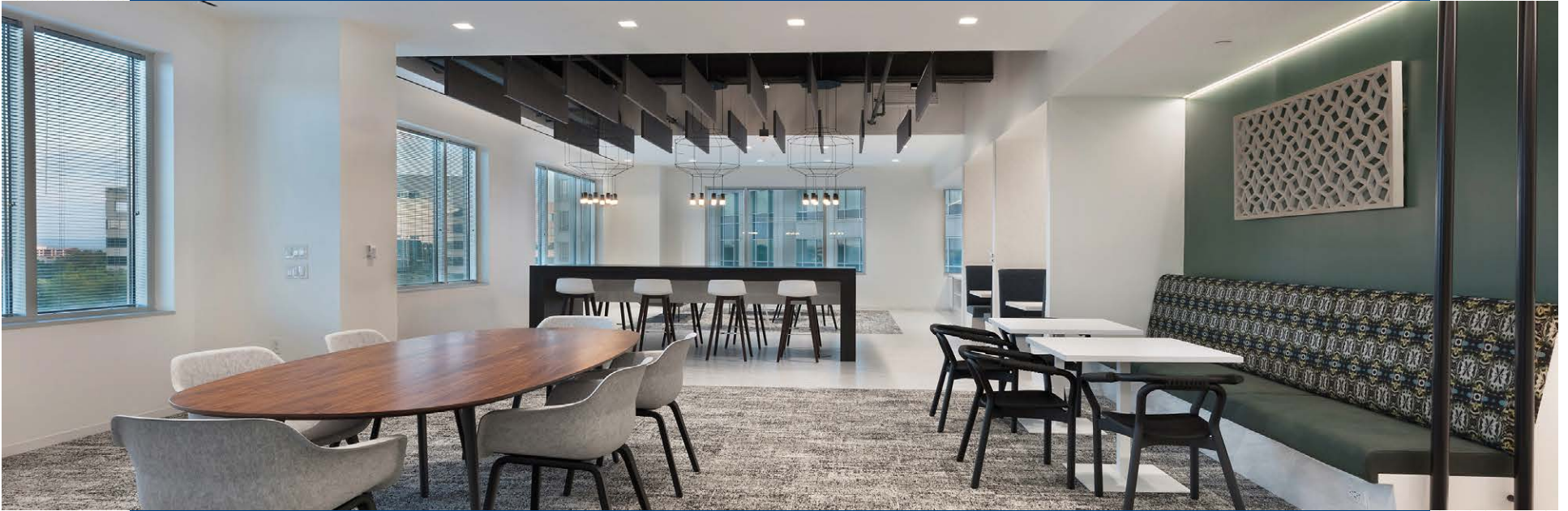
# ELEVATED LOBBY



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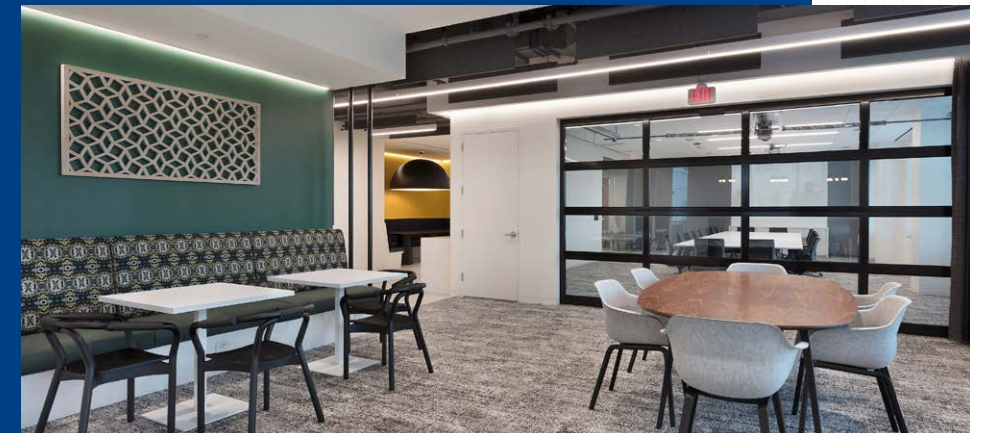
# TENANT LOUNGE



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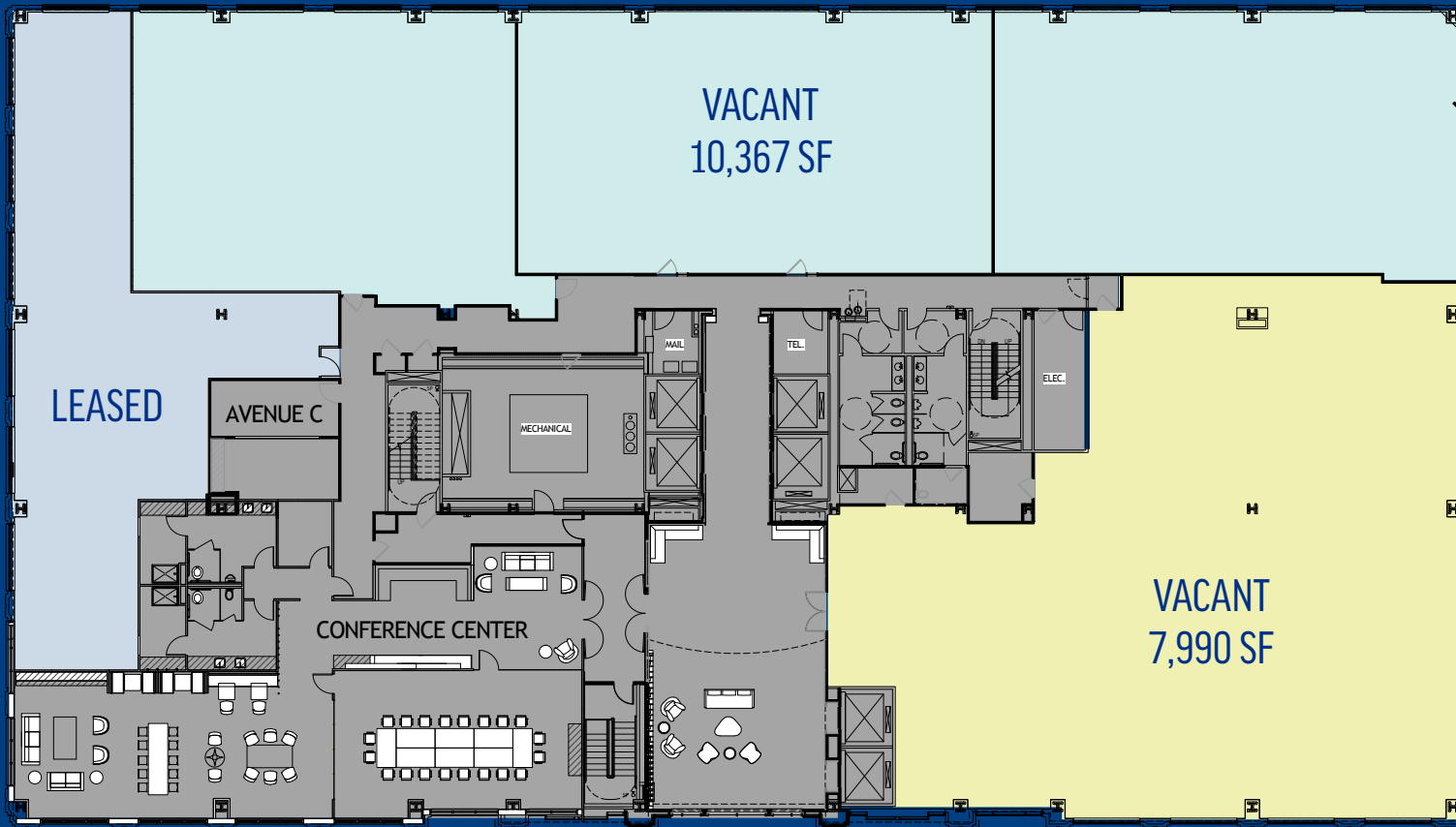
# CONFERENCE CENTER



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# AVAILABILITY

## 7<sup>TH</sup> FLOOR



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# AVAILABILITY

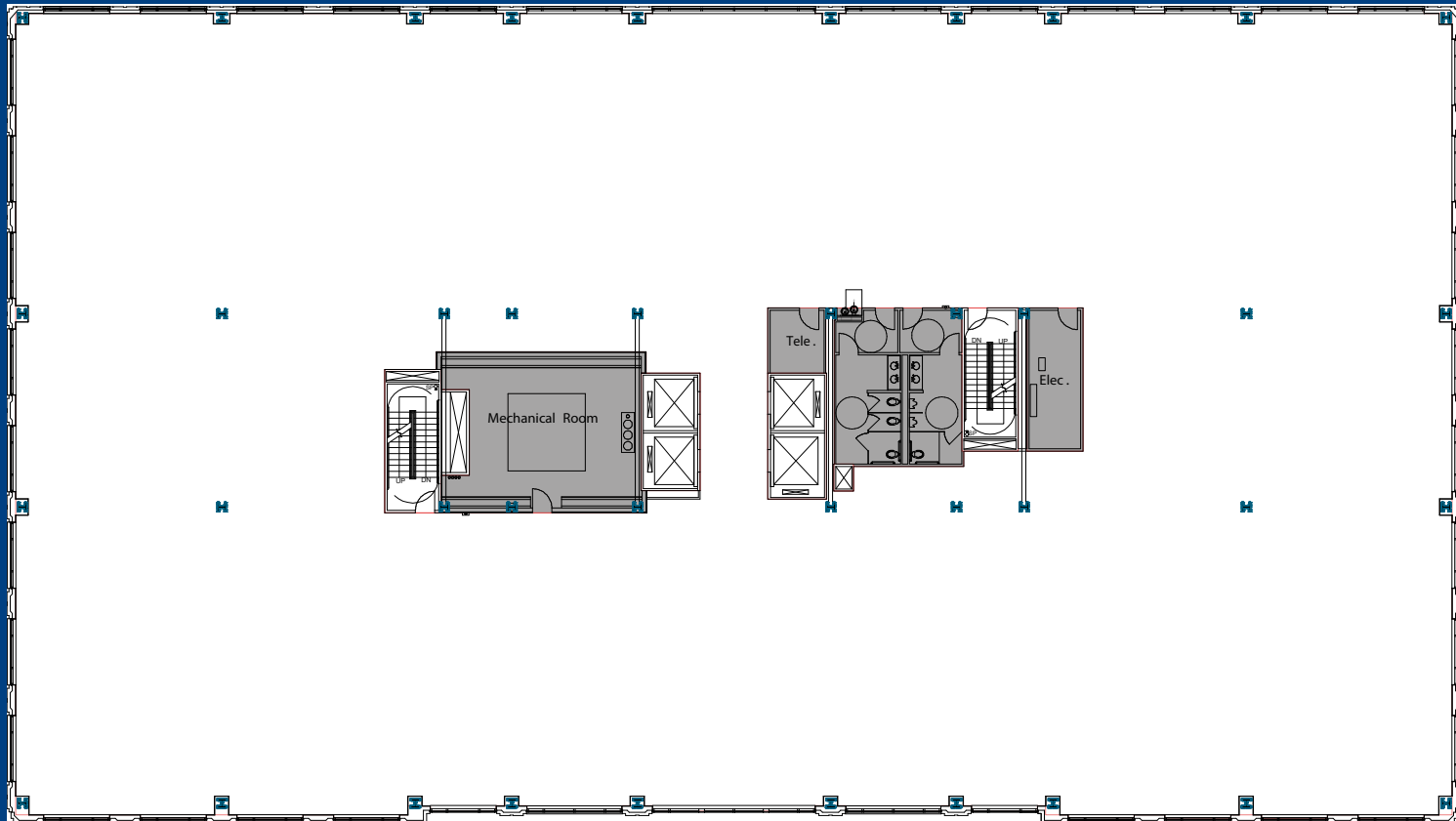
9<sup>TH</sup> FLOOR // 8,181 SF



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# AVAILABILITY

10<sup>TH</sup> FLOOR // 29,663 SF



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# MEET YOUR TEAM

## OWNERSHIP:



## OFFICE LEASING:



8300 Greensboro Drive, Suite 275, Tysons, VA 22102, [avisonyoung.com](http://avisonyoung.com), 703.288.2700

Rob Walters | Principal  
[rob.walters@avisonyoung.com](mailto:rob.walters@avisonyoung.com)  
D: 703.760.9064  
C: 703.899.3684

Mike Shuler | Principal  
[mike.shuler@avisonyoung.com](mailto:mike.shuler@avisonyoung.com)  
D: 703.760.9052  
C: 703.629.5600

Nate Krill | Principal  
[nate.krill@avisonyoung.com](mailto:nate.krill@avisonyoung.com)  
D: 703.760.9062  
C: 703.371.2077

Baihly Underhill | Associate  
[baihly.underhill@avisonyoung.com](mailto:baihly.underhill@avisonyoung.com)  
D: 703.760.9065  
C: 301.928.0237

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