



3080
CENTREVILLE
ROAD



HEADQUARTER OPPORTUNITY IN DULLES TECHNOLOGY CORRIDOR

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OVERVIEW

Headquarter opportunity with 42,180 SF available on the first floor.

Centreville Road signage opportunities.

On-site fitness center with showers and locker rooms available for building tenants.

Conference center and training facilities located in the building.

1,000 SF data center with redundant power, generator set and dedicated cooling.

Great access to Route 28 and Dulles Toll Road.

Located across from McLearen Square shopping center with dining, shopping and retail options.

4/1,000 SF parking ratio.

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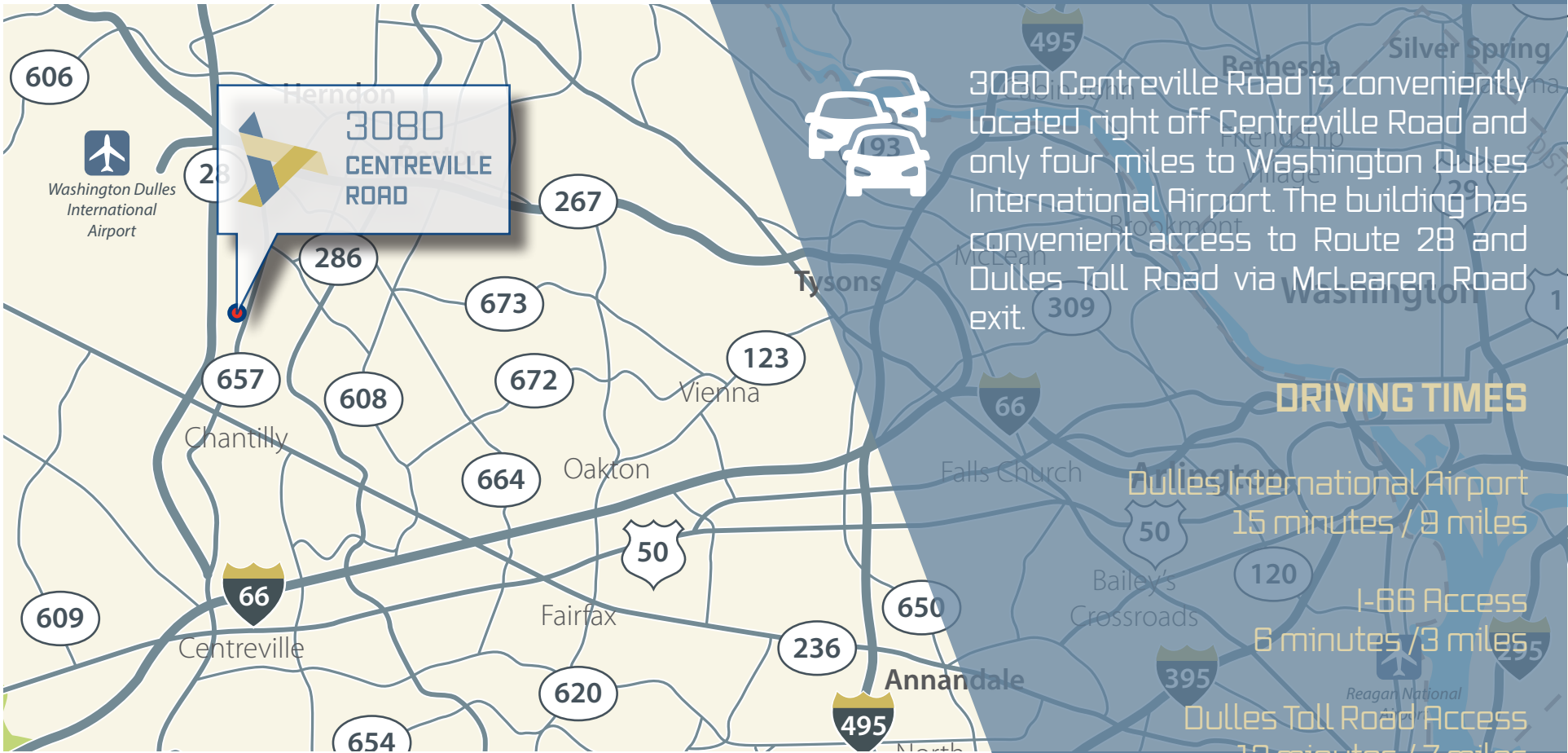
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LOCATION MAP



3080 Centreville Road is conveniently located right off Centreville Road and only four miles to Washington Dulles International Airport. The building has convenient access to Route 28 and Dulles Toll Road via McLearen Road exit.

DRIVING TIMES

- Dulles International Airport
15 minutes / 9 miles
- I-66 Access
6 minutes / 3 miles
- Dulles Toll Road Access
12 minutes / 7 miles
- Tysons
18 miles / 30 minutes



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NEARBY AMENITIES



Great location right across from the McLearen Square Shopping Center. Numerous dining, shopping, banking and retail options available.

McLearen Square Shopping Center

- Burger King
- CVS
- Food Lion
- Lil Italian Cafe
- Mikaku
- Popeyes Louisiana Kitchen
- Sperry Associates FCU
- Super Pho
- Vocelli Pizza
- Western Union

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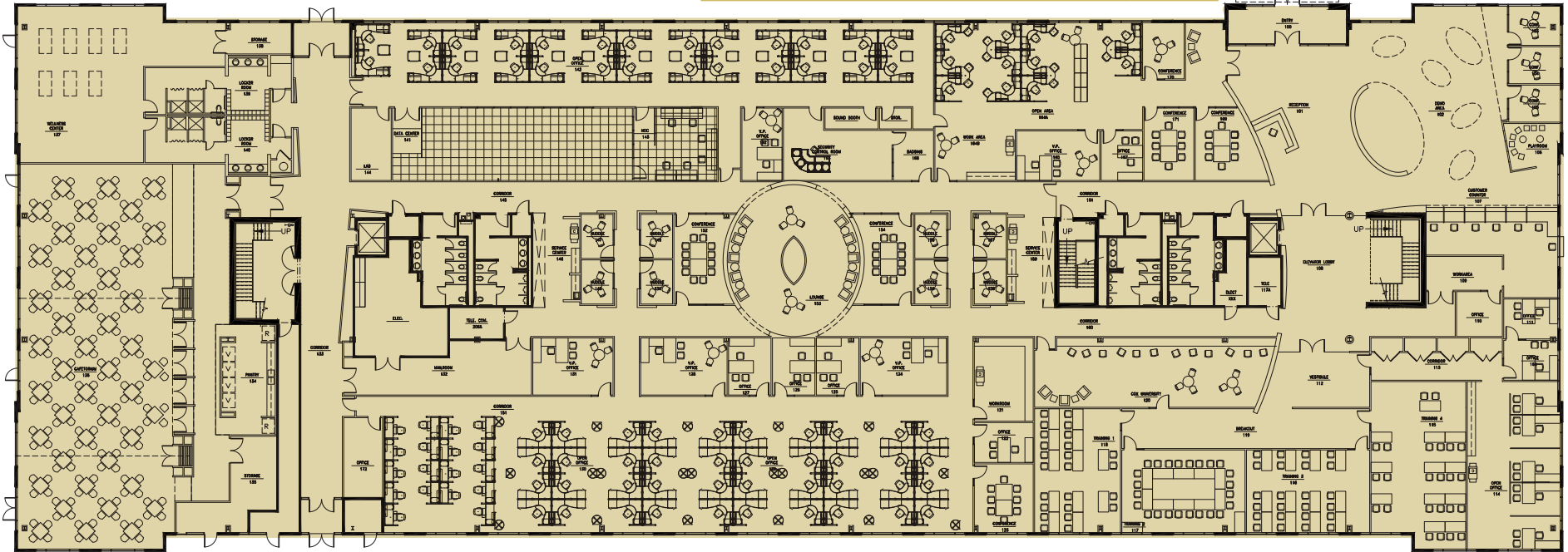


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1ST FLOOR

42,180 SF

OFFICES	27
WORKSTATIONS	84
CONFERENCE / TRAINING / HUDDLE ROOM	9
KITCHEN	1
TOTAL SEATS	112



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HERNDON-CHANTILLY BUSINESS AREA

Chantilly is located on the western edge of Fairfax County around the crossroads of Routes 28 and U.S. Route 50. It also is immediately south of Washington Dulles International Airport and the National Air and Space Museum Steven F. Udvar-Hazy Center, which is located on airport property.

It is the major employment center in western Fairfax County with more than 11 million square feet of office space and nearly 9.5 million square feet of industrial/flex space. Office space is characterized by low to mid-rise structures with surface parking.

This submarket is also home to the county's largest business park, Westfields. This 1,100-acre park is anchored by the National Reconnaissance Office (NRO) and currently includes 5.8 million square feet of office and flex buildings in a campus-like setting. Ultimately the park will accommodate 16-18 million square feet of development. Combined with the Dulles submarket, this area represents the greatest concentration of undeveloped land remaining in Fairfax County.

Because of its proximity to the airport, substantial business base and the Udvar-Hazy Center, Chantilly has 14 hotels with nearly 2,000 rooms. The submarket also has more than 2.5 million square feet of retail development.

Major employers in the area include The Aerospace Corp., Apptis, ASC, CSC, General Dynamics, Lockheed Martin, ManTech International, NRO, Quest Diagnostics, SAIC, UPS and the Virginia Department of Transportation.*

Source: Fairfax County EDA.



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