

# AVION

## BUSINESS PARK

**NEW LOOK - NEW OWNERSHIP** | AMENITIES FOR OFFICE AND FLEX USERS



**FLEX  
AVAILABLE  
40,331 SF**

**OFFICE  
AVAILABLE  
19,677 SF**



**New Amenities Coming Q2 2020**  
to 14500 Avion available to all tenants

- Conference Facility
- Micro-Market/Tenant Lounge
- Lobby

### **Quality Ownership Leader**

Minkoff is a family-owned real estate firm offering services such as development, construction, management and leasing. Our in-house capabilities enable us to deliver best-in-class services to our valued tenants. This approach ensures an efficient and responsive level of service.

# FLEX / INDUSTRIAL

## AVION BUSINESS PARK



### 3650 Concorde Parkway

- Single-Story Building
- 18,000 SF Available
- 19' Clear Ceiling Height
- 2 Dock-High Loading Docks, 1 Knock-Out
- I-5 Zoning

#### Parking Ratio

3.6 spaces/ 1,000 sf



### 3635 Concorde Parkway

- Single-Story Building
- 11,683 SF Available
- 19' Clear Ceiling Height
- I-5 Zoning

#### Parking Ratio

3.5 spaces/ 1,000 sf



### 14700 Avion Parkway

- Single-Story Building
- 10,648 SF Available
- 19' Clear Ceiling Height
- 2 Dock-High Loading Docks
- Conditioned Warehouse
- I-5 Zoning

#### Parking Ratio

4.0 spaces/ 1,000 sf

## DOCK-HIGH LOADING | FLEX BUILDING DOCKS





# OFFICE

## AVION BUSINESS PARK



### 14500 Avion Parkway

3-Story Building

#### Features

Upcoming brand-new tenant lounge, micro-market, conference center, and lobby.

#### Available

up to 8,801 sf

- Suite 120 - 5, 143 sf
- Suite 110 - 3,658 sf

#### Parking Ratio

3.5 spaces/ 1,000 sf



### 14520 Avion Parkway

3-Story Building

#### Available

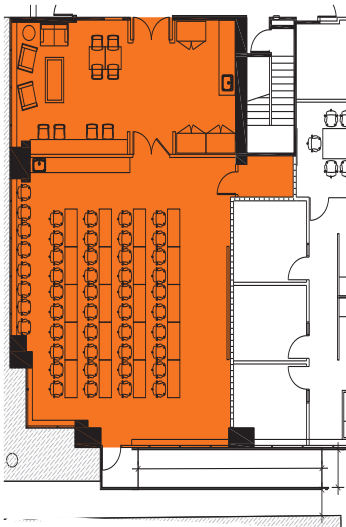
up to 10,876 sf

- Suite 100 - 2,360 sf
- Suite 230 - 3,534 sf
- Suite 210 - 4,982 sf

#### Parking Ratio

3.6 spaces/ 1,000 sf

## SHARED AMENITIES FOR FLEX & OFFICE USERS | AVAILABLE AT MIDRISE I



TENANT LOUNGE AND MICRO-MARKET

50-PERSON CONFERENCE CENTER

## NEWLY RENOVATED LOBBY | DELIVERING Q2 2020



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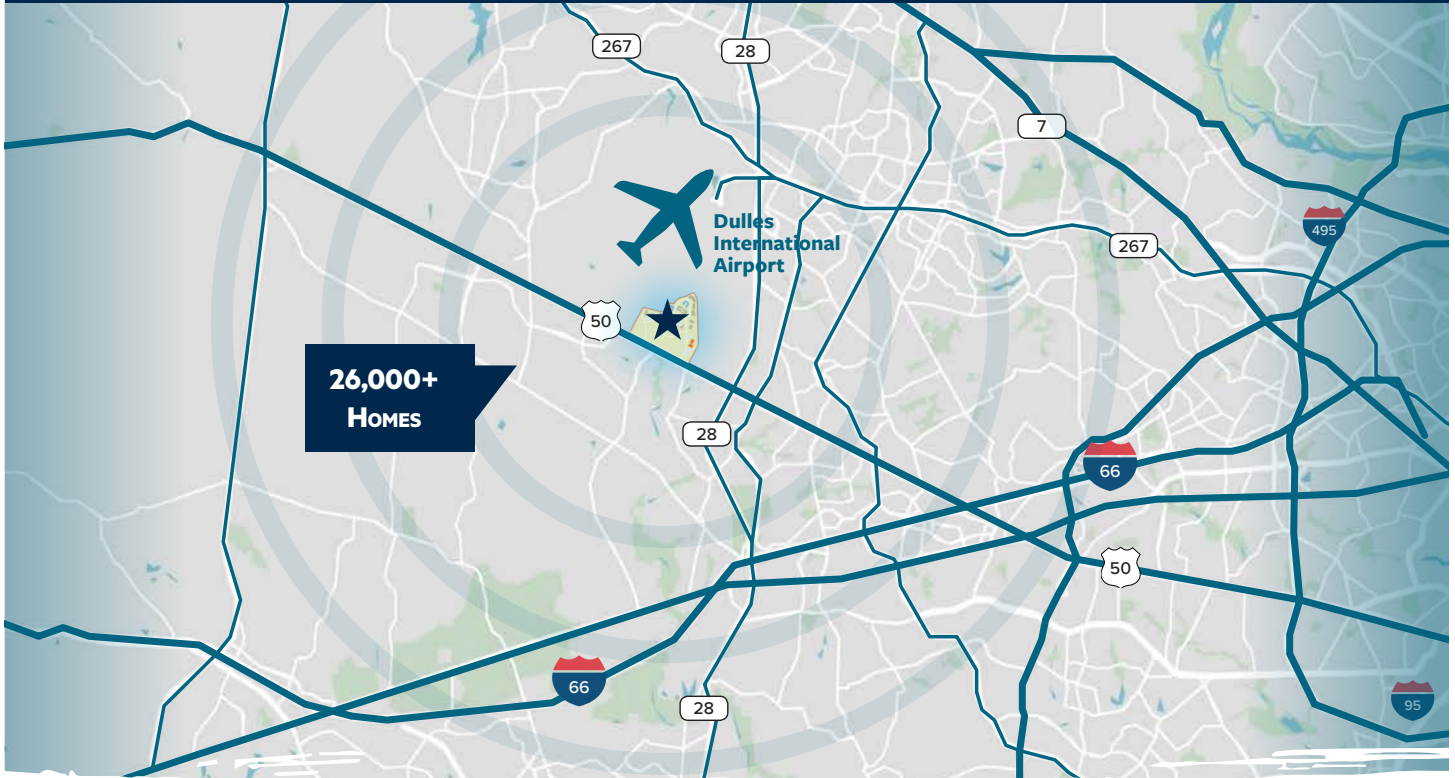
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# AVION

## BUSINESS PARK

**GREAT ACCESS & THRIVING EMPLOYEE BASE** | RT. 50 OFFERS 3 LANES EACH WAY



### Location

- Centrally located along Route 50
- Adjacent to Dulles Airport (IAD)
- Quick access to I-66, Route 28 and Dulles Toll Road
- Highly-educated, tech-focused labor market
- In path of growth for Metro's Silver Line Phase II
- Numerous retail and restaurant options within 2 miles
- 12 hotels within 2 miles
- National Reconnaissance Office (NRO) headquarters located less than 3 miles away

