

# MIT

AT WORLDGATE

12950 WORLDGATE DRIVE  
HERNDON, VIRGINIA

# SUITES READY TO OCCUPY



## OVERVIEW

- Over 40,000 SF available.
- Tenant conference facility, lobby, elevator cabs, restrooms, and exterior hardscape renovations recently completed.
- Conveniently located directly across from Worldgate Centre with over 200,000 SF of amenities, including a full service Marriott Hotel, Worldgate Athletic Club & Spa, 9-screen movie theater and a variety of eateries and retail shops.
- Direct access to the Dulles Toll Road and only four miles to Dulles International Airport.
- Parking in structured garage.
- Building is LEED Gold certified.

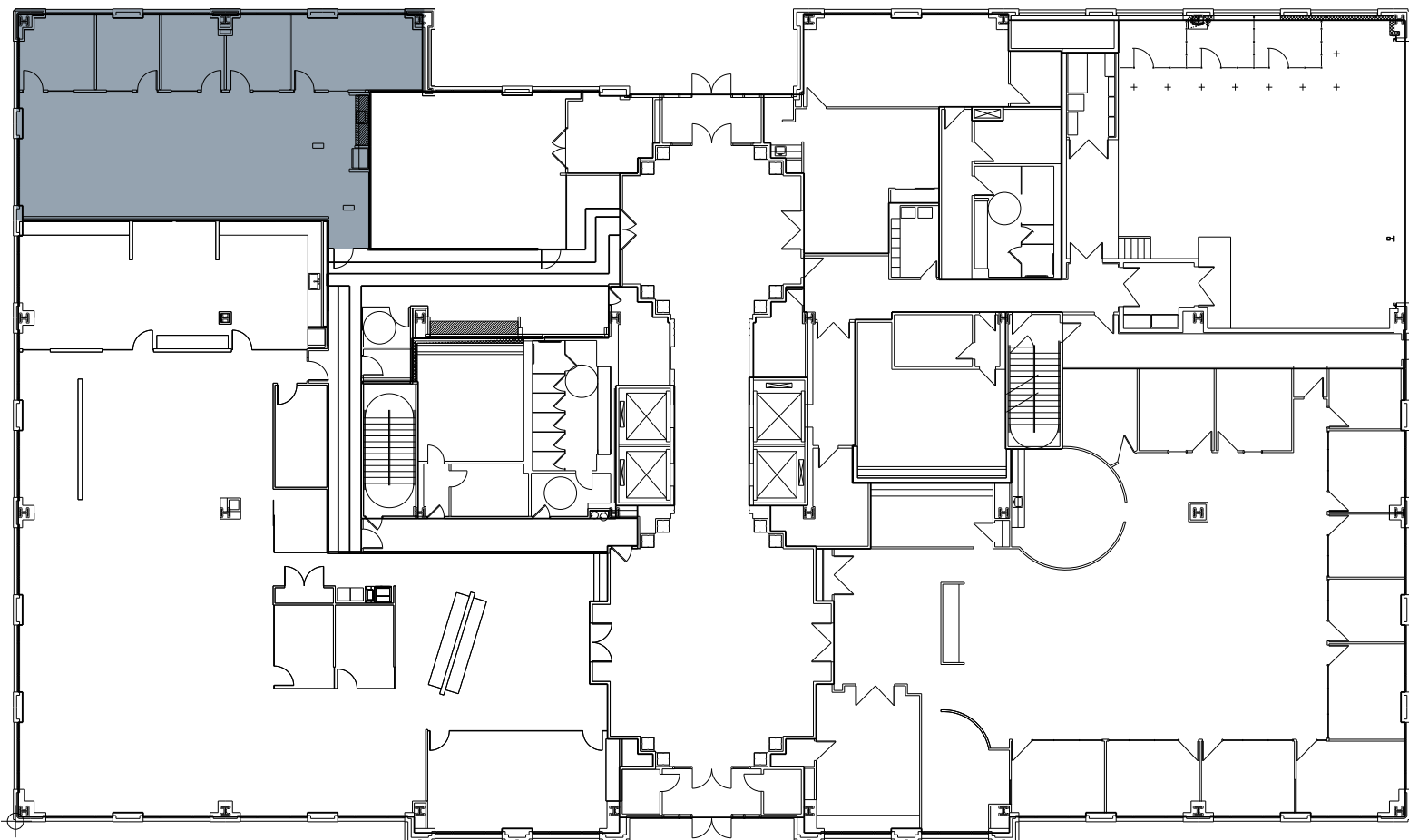


# LOCATION & AMENITIES



# AVAILABILITY 1ST FLOOR

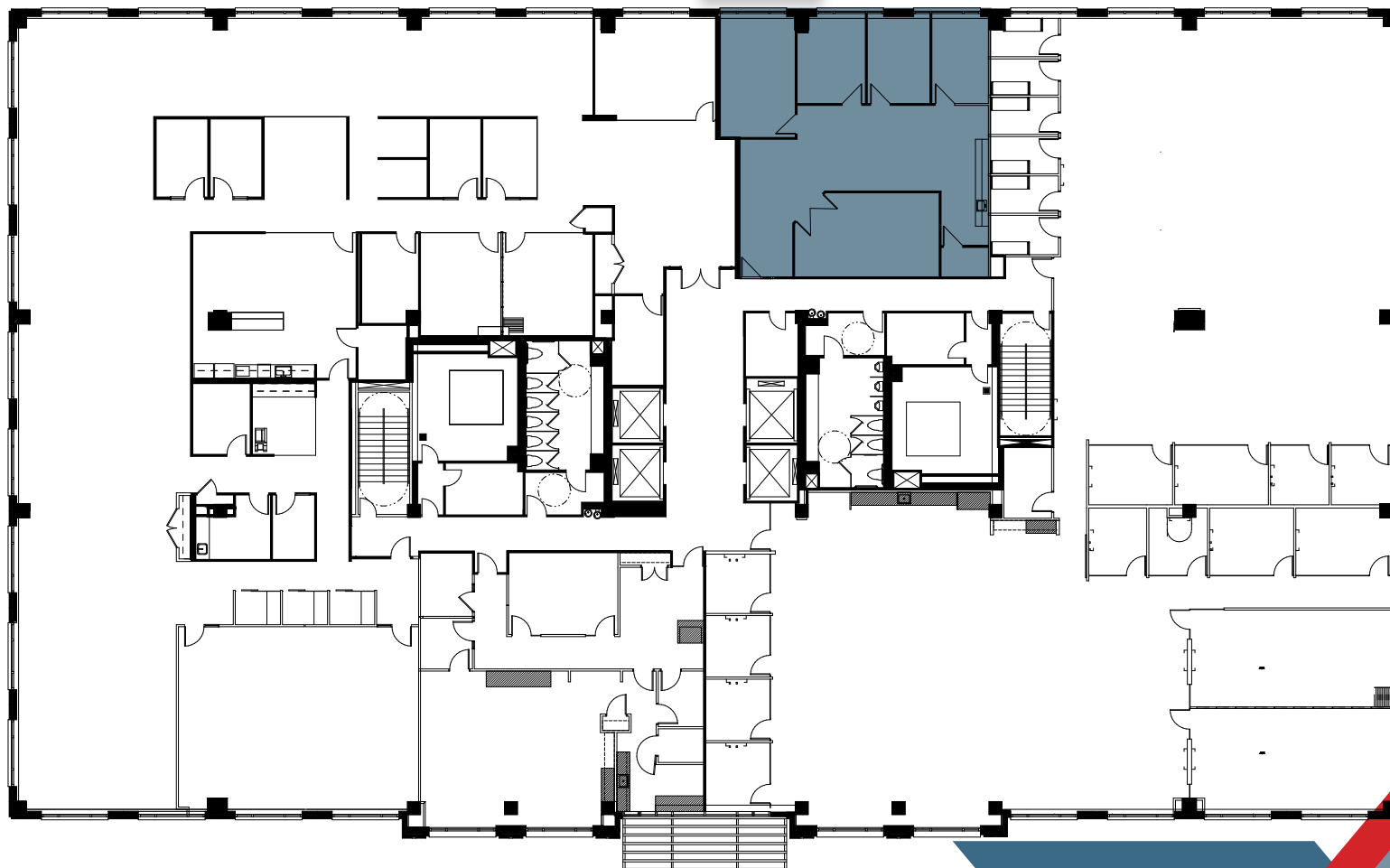
**SUITE 110**  
**2,307 SF**  
**AVAILABLE 5/1/2026**



# AVAILABILITY 2ND FLOOR



**SUITE 230**  
**1,986 SF**



# AVAILABILITY 4TH FLOOR



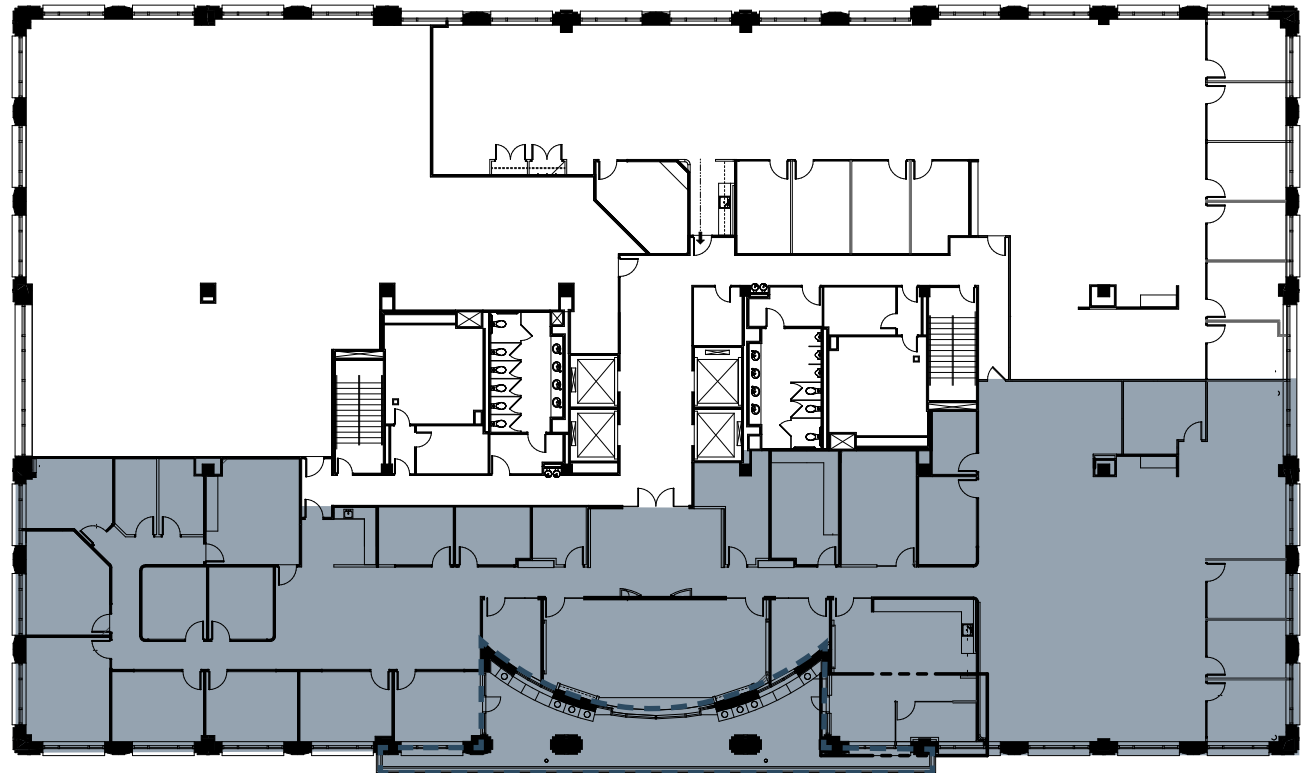
**SUITE 400**  
**5,834 SF**



# AVAILABILITY 7TH FLOOR

PRIVATE BALCONY

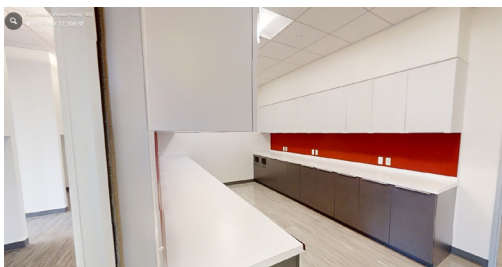
OVER 40,000 SF CONTIGUOUS WITH A TOLL ROAD SIGN



**SUITE 700**  
**13,051 SF**  
**AVAILABLE 7/1/2027**  
**\*PRIVATE BALCONY\***

# AVAILABILITY 8TH FLOOR

OVER 40,000 SF CONTIGUOUS WITH A TOLL ROAD SIGN



**SUITE 800**  
**27,308 SF**

# CONTACT INFORMATION

## OWNED BY:

WESTBROOK PARTNERS

## LEASING BY:

**AVISON  
YOUNG**

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