



The Crossroads
of Business
and Connectivity

13755 SUNRISE VALLEY DR
HERNDON, VA



INTERSECTION OF CONVENIENCE AND AMENITIES



NEW FITNESS CENTER
DELIVERING Q1 2026



NEW ELEVATORS



NEW CONFERENCING FACILITY
DELIVERING Q1 2026



RENOVATED TWO-STORY OPEN ATRIUM LOBBY



PREMIUM BUILDING SIGNAGE
ON THE TOLL ROAD



PRIVATE BALCONIES
ON EVERY FLOOR



EXPANSIVE GLASS FAÇADE



DYNAMIC AND FUNCTIONAL WORK ENVIRONMENT



ADJACENT TO INNOVATION CENTER SILVER LINE METRO



THOUGHTFULLY DESIGNED SUITES



SURFACE AND ACCESS CONTROLLED COVERED PARKING



ENHANCEMENTS AND EXCELLENCE ALIGN



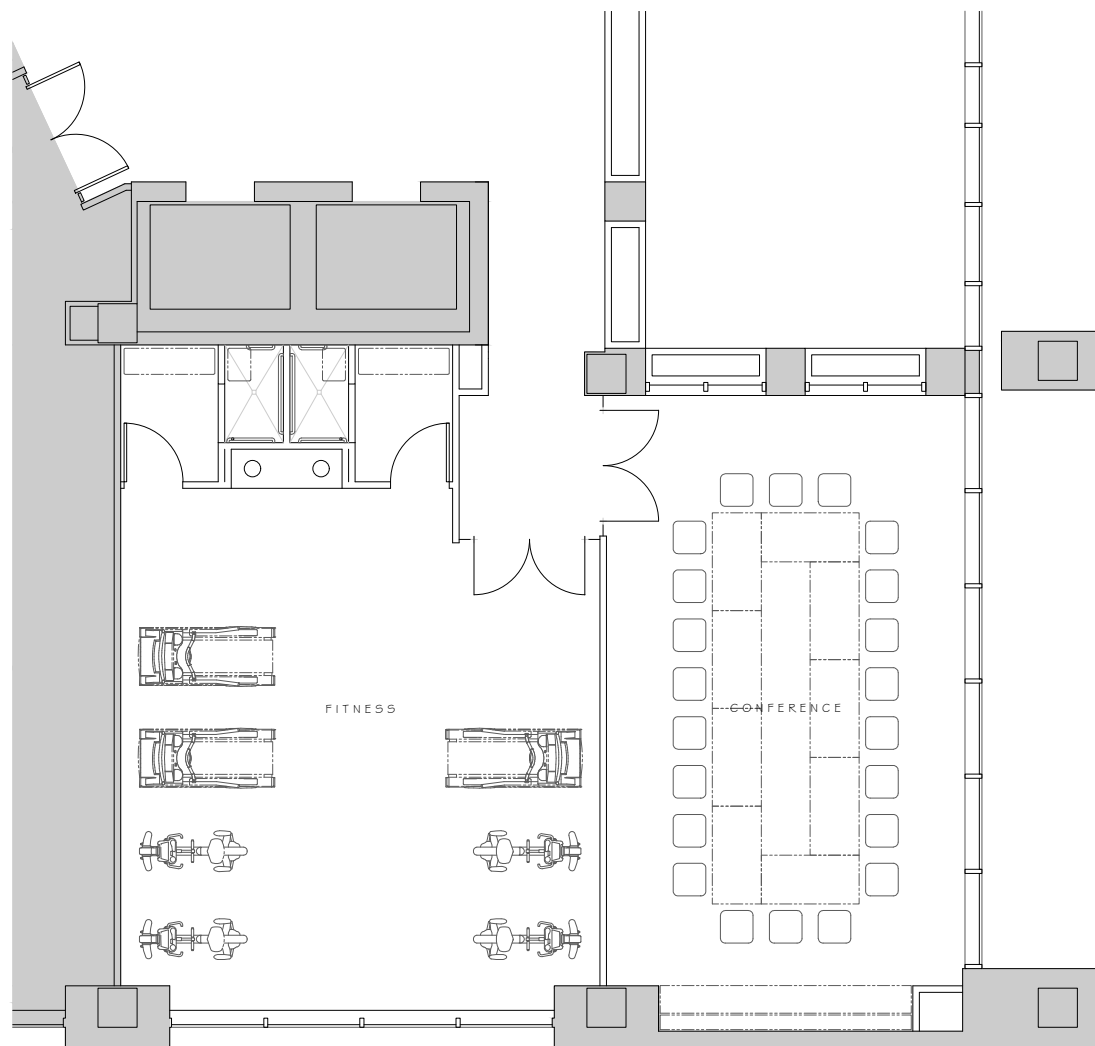
LOBBY RENOVATION



25 PERSON CONFERENCE FACILITY



FITNESS CENTER WITH FULLY EQUIPPED LOCKER ROOMS

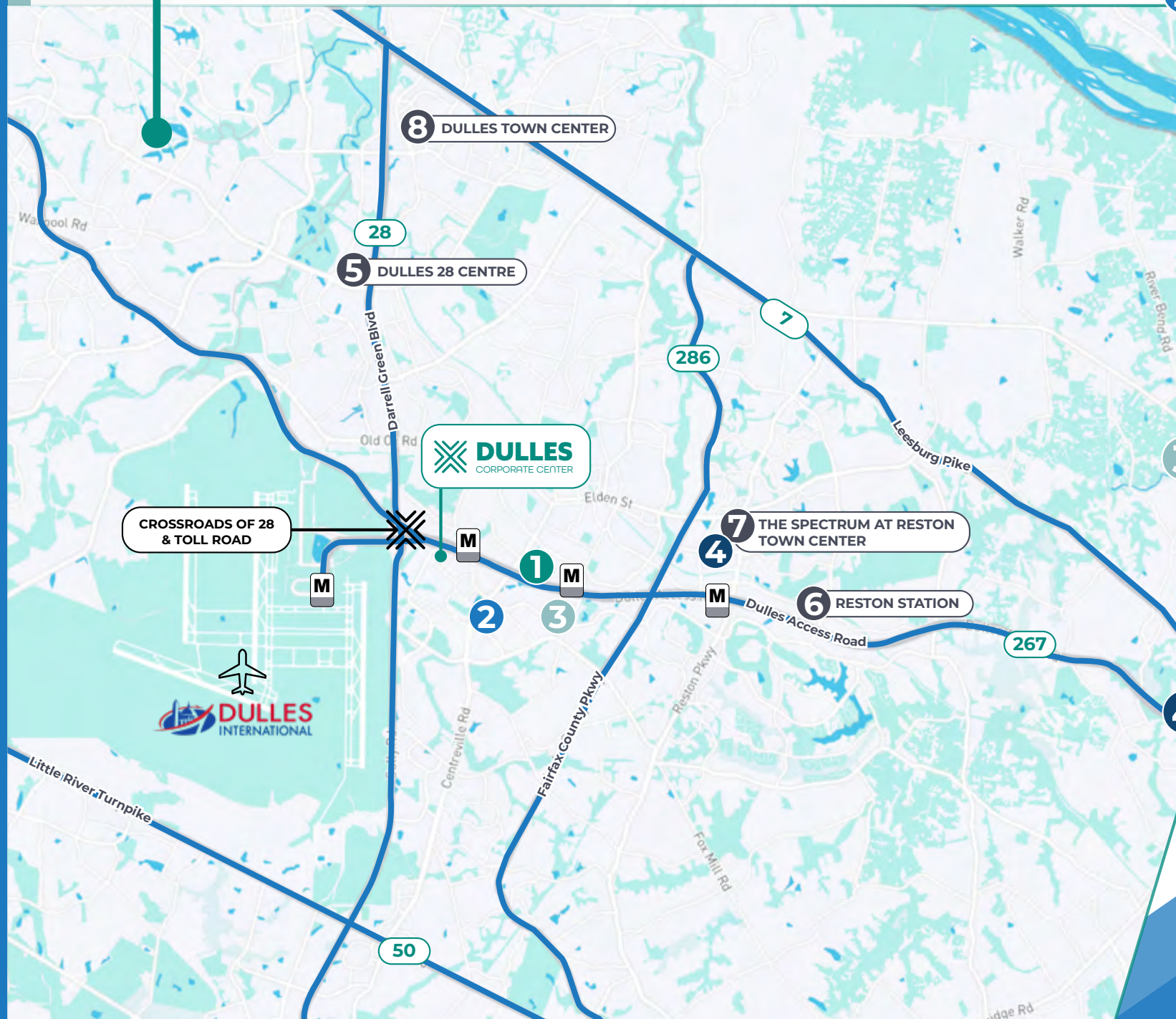


*Note: Images are representative.



THE REGION'S BEST CONNECTED BUSINESS DESTINATION

The property boasts a prime location at the prominent intersection of the Dulles Toll Road and Route 28, offering exceptional visibility and accessibility. This address provides effortless connections to major highways, Dulles International Airport, and the region's top business and lifestyle amenities. Surrounded by hotels, dining, and retail shops, it is an ideal location for both commuters and clients.



1

WORLDGATE CENTRE

- | | | |
|---------------------------------|--------------------------|--------------------------|
| Worldgate Athletic Club and Spa | Anatolian Bistro | T.G.I. Friday's |
| Worldgate Spa | Charred | Sushi Umi |
| Weird Brothers Coffee | Hangry Joe's Hot Chicken | AMC Worldgate 9 Theatres |
| Bach to Rock | Inchin's Bamboo Garden | |
| Salon Plaza | Kalpasi Indian Cuisine | |
| Worldgate Barber | Nan Thai | |
| Cold Stone Creamery | Pizza Twist | |
| Sharetea USA | Qdoba | |
| | Subway | |

2

VILLAGE CENTER AT DULLES

- | | | | |
|------------------------|------------------------|----------------------|---------------------------------------|
| Giant Food | Tropical Smoothie Cafe | Domino's | Baskin-Robbins |
| CVS/Pharmacy | HomeGoods | Cinnabon | Robeks Fruit Smoothies & Healthy Eats |
| Starbucks Coffee | Mattress Firm | AutoZone | Paisanos |
| McDonald's | GNC | Sherwin-Williams | |
| Chipotle Mexican Grill | AT & T Wireless | Cricket Wireless | |
| Panera | T-Mobile | Computer Renaissance | |
| Taco Bell | Gold's Gym | Walgreens | |
| Subway | Leslie's Swimming Pool | Dollar Tree | |
| Cold Stone Creamery | Supplies | Sprint | |
| Qdoba Mexican Grill | Visionworks | CARQUEST | |
| Moe's Southwest Grill | Harris Teeter | United Rentals | |
| Potbelly Sandwich Shop | Other Businesses: | Sunbelt Rentals | |
| Firehouse Subs | Chuck E. Cheese's | Burger King | |
| McAlister's Deli | Dunkin' Donuts | Speakeasy | |
| T.G.I. Friday's | Dairy Queen Brazier | Pure Barre | |
| Noodles & Company | Pizza Hut | Pei Wei Asian Diner | |

3

WOODLAND PARK CROSSING

- | | | |
|-----------------------|-------------------------|--------------|
| Harris Teeter | Paradise Biryani Pointe | Massage Envy |
| Tiffin Hut | Meanwhile Coffee | Pure Barre |
| Kumo Sushi | Ornery Beer | |
| Moe's Southwest Grill | Smilebliss Orthodontics | |
| Moby Dick | Visionworks | |

4

RESTON TOWN CENTER

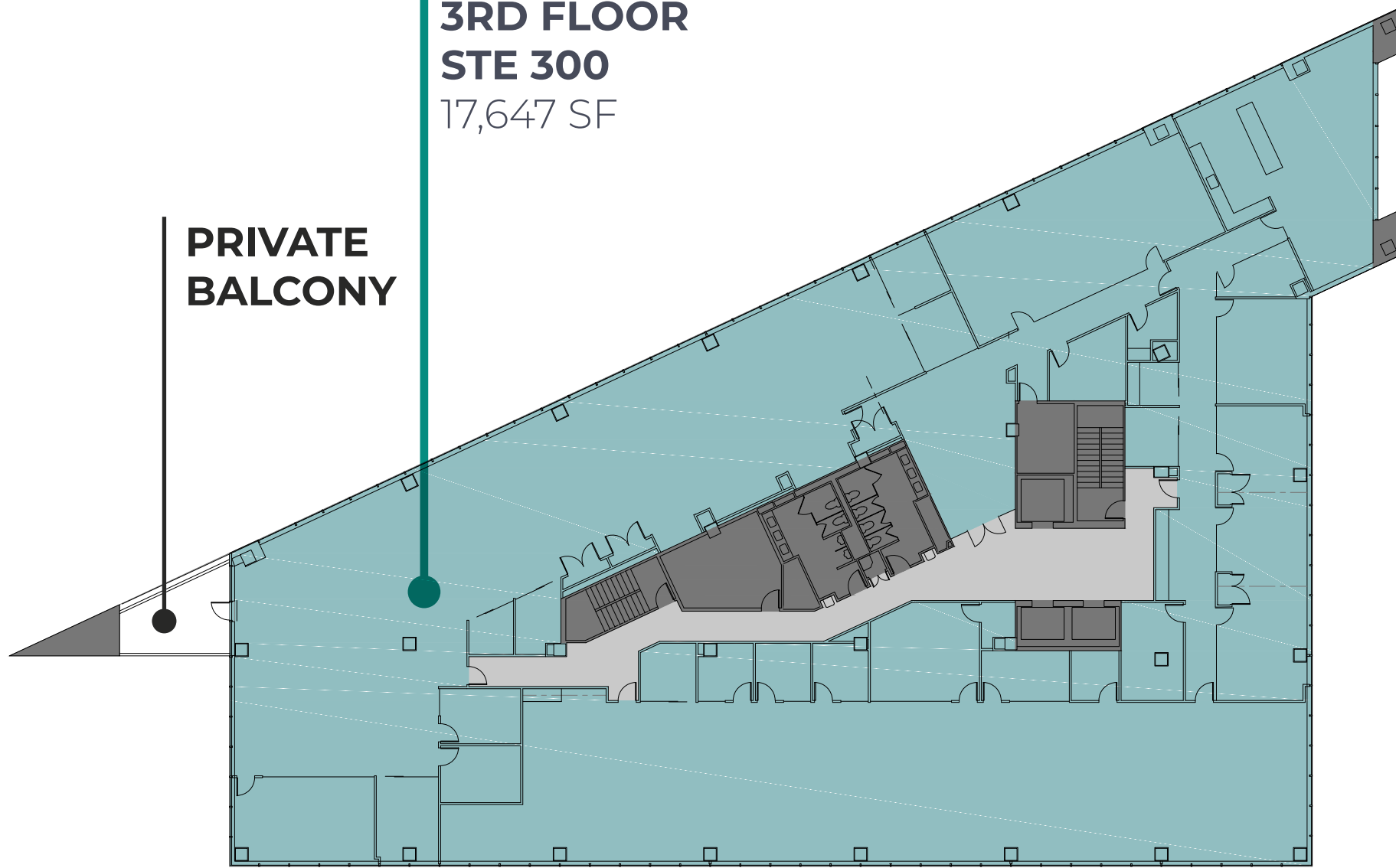
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|--------------------------|------------------------|-------------------------|---------------------|
| Anthropologie | Jackson's | Reston | Starbucks |
| Evereve | Barcelona Wine Bar | PR at Partners | Tatte Bakery & Cafe |
| J.Crew | bartaco | The Glossary Nail Spa | Chipotle |
| J.Mclaughlin | Ted's Bulletin | Sephora | & pizza |
| Scout & Molly's Boutique | Pitango Gelato | L'Occitane | F45 Training |
| South Moon Under | Uncle Julio's | The Eyewear Gallery | Molly's Dog Care |
| Talbots | Morton's | Cigar Town | |
| White House Black Market | Sweetgreen | CitySwing | |
| Allen Edmonds | FedEx Office | CVS Pharmacy | |
| J.Crew. | Prime Cleaners | Mayflowers | |
| Fogo de Chão | Smiles Dentistry | Scrawl Books | |
| PassionFish | Hammer & Nails | Shake Shack | |
| | LaserAway | Portbelly Sandwich Shop | |
| | Madison Reed Color Bar | | |



CONVERGENCE OF SPACE AND OPPORTUNITY

**AVAILABLE
3RD FLOOR
STE 300**
17,647 SF

**PRIVATE
BALCONY**





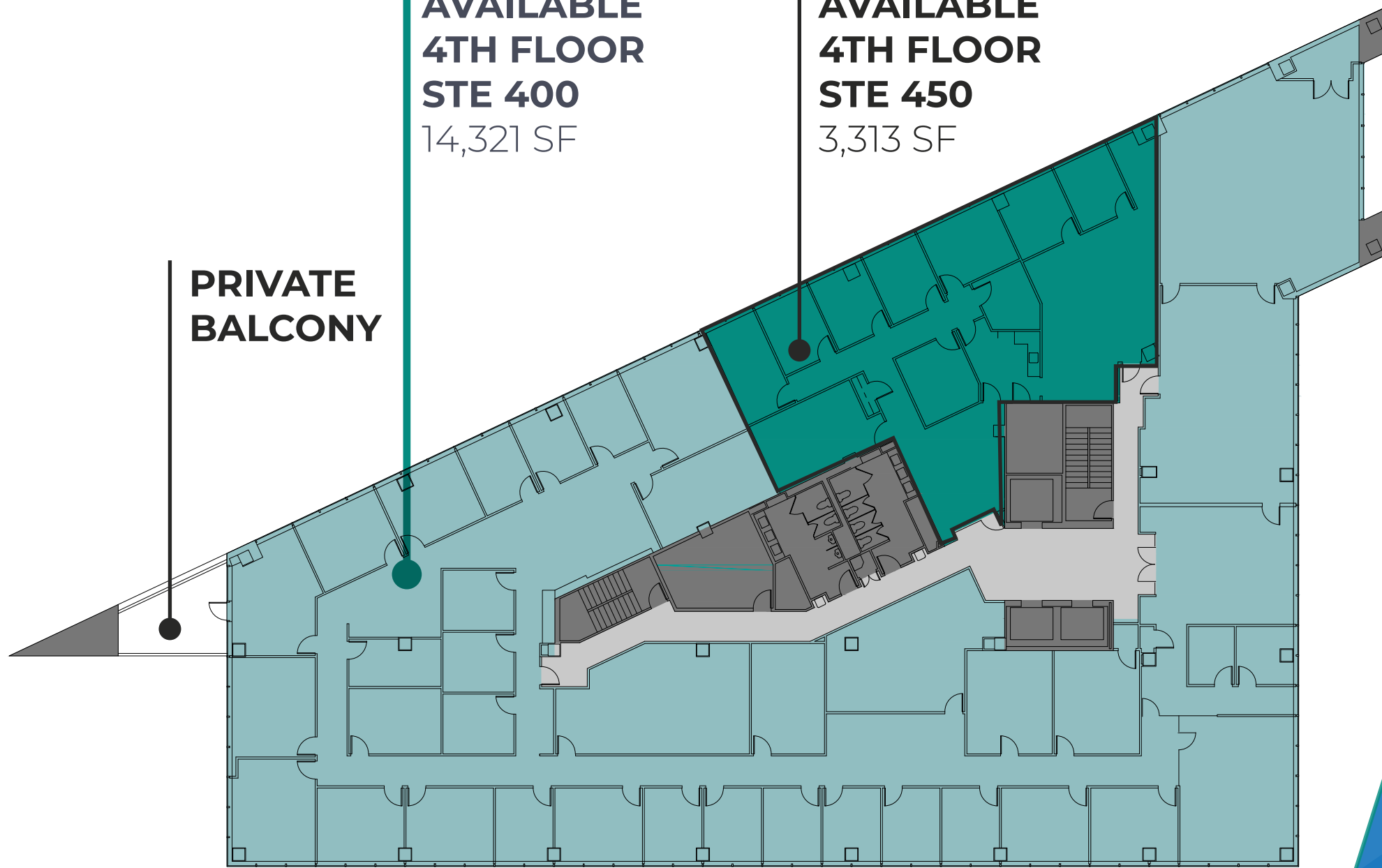
CONVERGENCE OF SPACE AND OPPORTUNITY

3,313 - 17,634 SF

AVAILABLE
4TH FLOOR
STE 400
14,321 SF

AVAILABLE
4TH FLOOR
STE 450
3,313 SF

PRIVATE
BALCONY





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NEWMARK

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