

CLASS A OFFICE SPACE ON THE SILVER LINE



SUITES RANGING
FROM 3,420 SF
UP TO 14,447 SF



Knowledge
Perseverance
Integrity

Cambridge
Property Group LLC

THE
ATRIUM
AT WORLDGATE
205 VAN BUREN STREET | HERNDON VA

BUILDING AMENITIES

- Newly remodeled lobby and common areas
- Genius Bar / tenant amenity space
- Extensive glass line providing natural light
- On-site deli with outside seating
- Fitness center with locker rooms
- Engineer on-site
- Vibrant tenant mix
- Abundant parking; 3.62/1,000 sf
- Stable ownership





THE
ATRIUM
 AT WORLDGATE
 205 VAN BUREN STREET | HERNDON, VA

Van Buren Street

Worldgate Drive

Dulles Toll Road

Metro Access

M

Future Silver Line

NEARBY AMENITIES

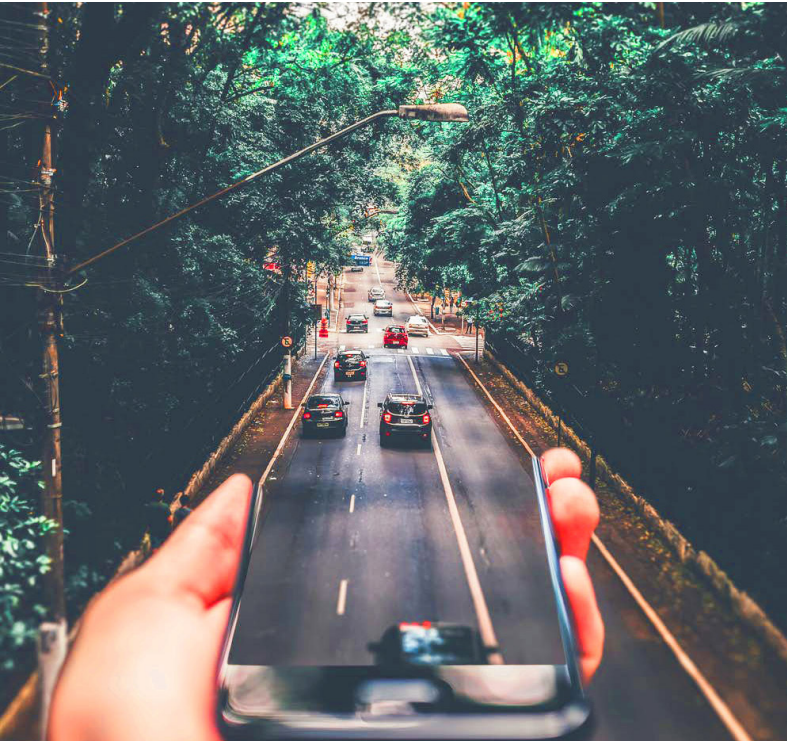
- 1 mile from Worldgate Centre, an entertainment destination offering more than a dozen cafes and eateries
- 5 minutes to Reston Town Center
- 2 minutes from Worldgate Centre
- Ideally situated in the Dulles Technology Corridor



RESTON TOWN CENTER

EXCEPTIONAL ACCESS

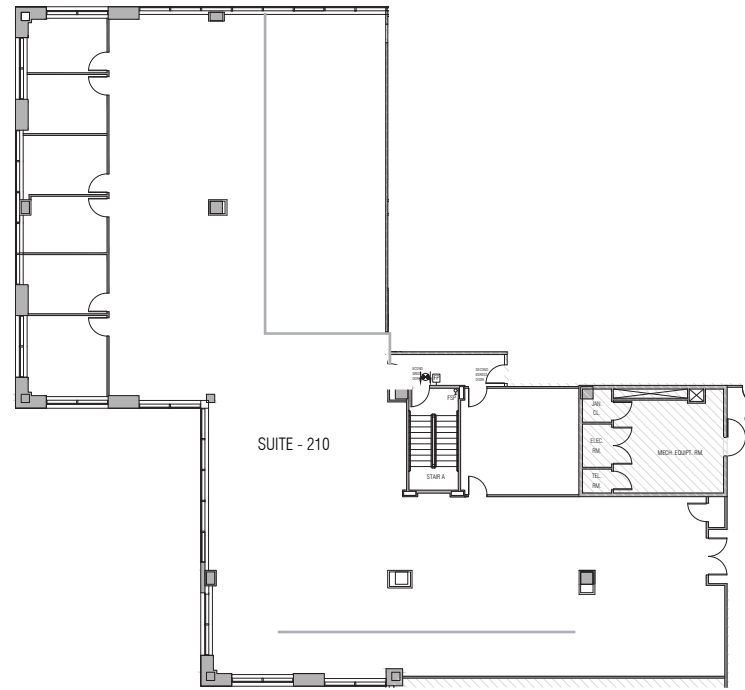
- Walking distance to Herndon Silver Line Metro Station
- Exceptional access to Dulles Toll Road, Route 28, Route 66, and Route 50
- 5 miles from Dulles International Airport



DULLES INTERNATIONAL AIRPORT

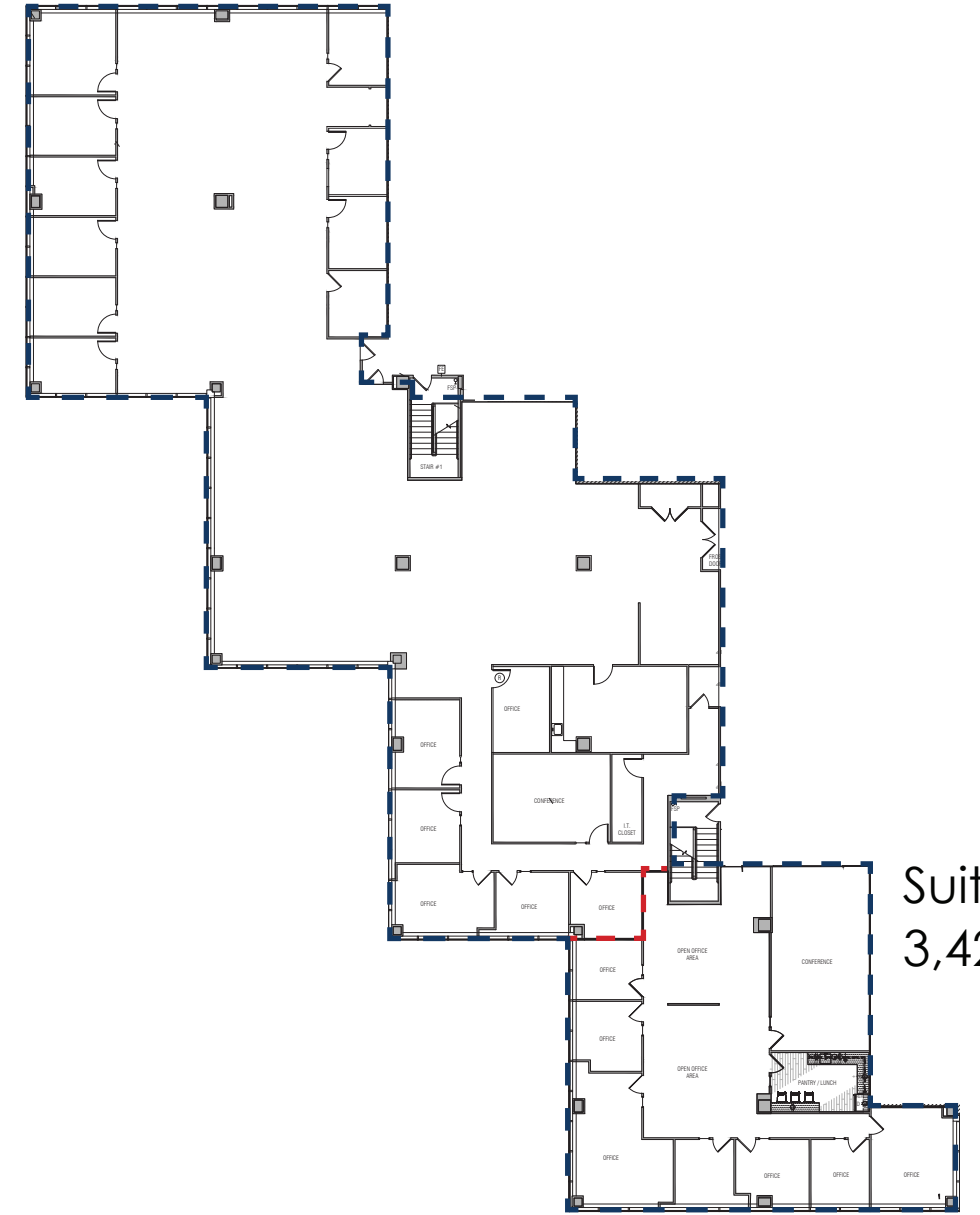


2nd Floor | Suite 210
8,550 rsf



4th Floor | Suite 440-450
3,420 - 14,447 rsf

Suite 450
11,027 RSF



Suite 440
3,420 RSF





LEASING CONTACT
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