

Discover Untapped Opportunity

Situated in the heart of the Dulles Technology Corridor, Coppermine Commons consists of three best-in-class office buildings. The 608,000-square-foot park is located just minutes from the Dulles International Airport and two of the region's largest demand drivers including the National Reconnaissance Office and the CIA campus.

copperminecommons.com



- Unparalled new \$10 M renovation underway
- · Dramatic exterior design of precast and glass
- Class A finishes throughout the main lobbies and interiors
- Beautifully landscaped park

- Athletic facility including tennis and basketball courts
- Above market parking ratio of 3.7 per 1,000 SF
- Prime Dulles Corridor location
- Less than one mile to the Dulles International Airport

- Proximate to the hotels, restaurants, retail and residential areas
- Shuttle bus to future Metro Station (Silver Line)
- · Clear ceiling heights of 10 feet
- 42' x 30' column spacing
- Significantly greater cooling capacity for technology uses
- Fiber-rich location with more than a dozen providers surrounding the park which afford tenants a wide array of options







42 FT COLUMN SPACING

COPPERMINE COMMONS

\$10M RENOVATION





Coppermine Commons is newly renovated to create a balanced working environment featuring large dining area to seat 300 people and conferencing facility with break-out rooms





2332

TOTAL PARKING SPACES







Project Amenities

Transforming Your Workspace

Coppermine Commons is the ideal work habitat for the business that works hard, but welcomes time to recharge and create a larger sense of community. Scope of exterior and interior renovations includes:

- Expansive outdoor tenant lounge
- Large dining area to seat 300 people

- Extensive health club and spa
- Conferencing facility with break-out rooms
- Substantial upgrades in the lobby and restrooms





Discover Untapped Opportunity

Built on the idea that collaboration leads to innovation, the inventive workspace makes the most of the location's surroundings and outdoor resources to promote personal well-being, professional growth and unlimited opportunity.



COPPERMINE COMMONS

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Outdoor Site Plan

FITNESS CENTER

CONFERENCE CENTER

Future interior and exterior renovations include:

COPPERMINE COMMONS

• Expansive outdoor tenant lounge to include trellis walkway and outdoor gaming ares

CAFE

OF THEORY

OR TRUETOR

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- Extensive health club, yoga studio and bike room
- State-of-the-art conference facility with break-out rooms
- Large upscale cafe seats 300 people





Exceptional Locale

Coppermine Commons offers exceptional vehicular access via Route 28, Route 50, Dulles Toll Road, I-66 and future metro via the Silver Line. The surrounding Dulles and Herndon neighborhoods offer a variety of restaurants, retail and entertainment options.



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COPPERMINE ROAD

Coppermine Commons offers numerous accessible transportation options, providing a comfortable commute or travel.

SUNRISE VALLEY DRIVE

5 min from Dulles International Airport .

COPPERMINE COMMONS

ROUTE 28

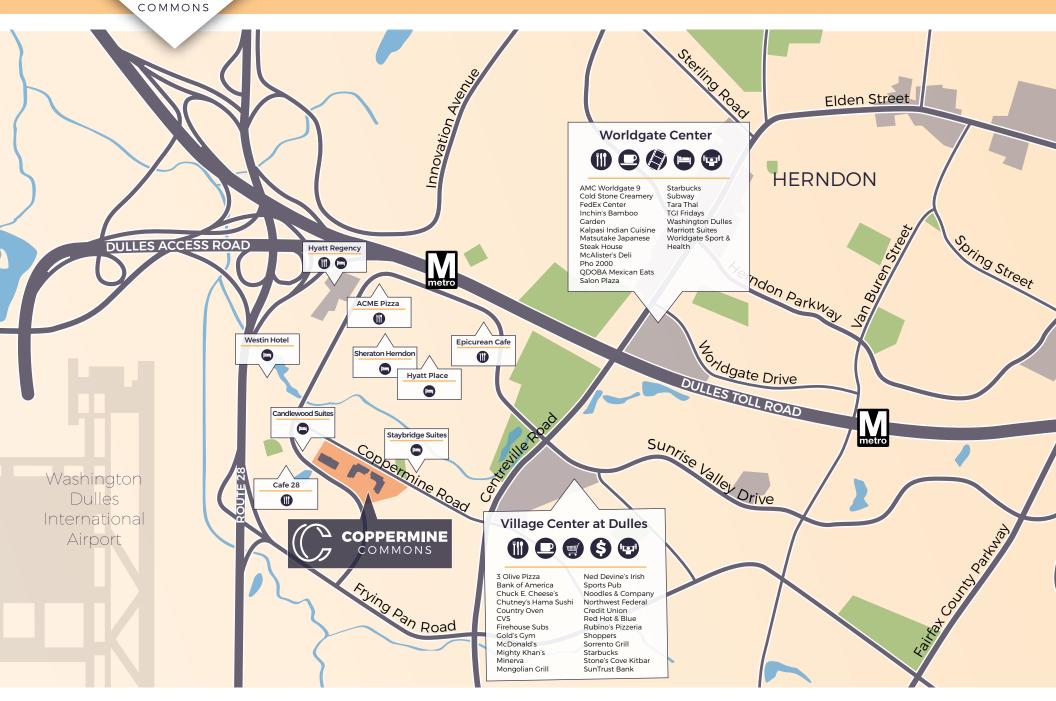
3 min from Dulles Toll Road •

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- Scenic bike trails and bike share program
- < 1 mile from future metro
- < 5 min bike ride to metro



Location Amenities





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13861 Sunrise Valley Drive

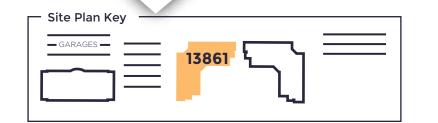
Class: RBA: Year Built: Typical Floor: A 210,800 SF 1999 55,900 SF

Stories:	4
Column Spacing:	<mark>42' x</mark> 30'
Finished Ceiling:	10'
Parking:	3.7 per 1,000 SF



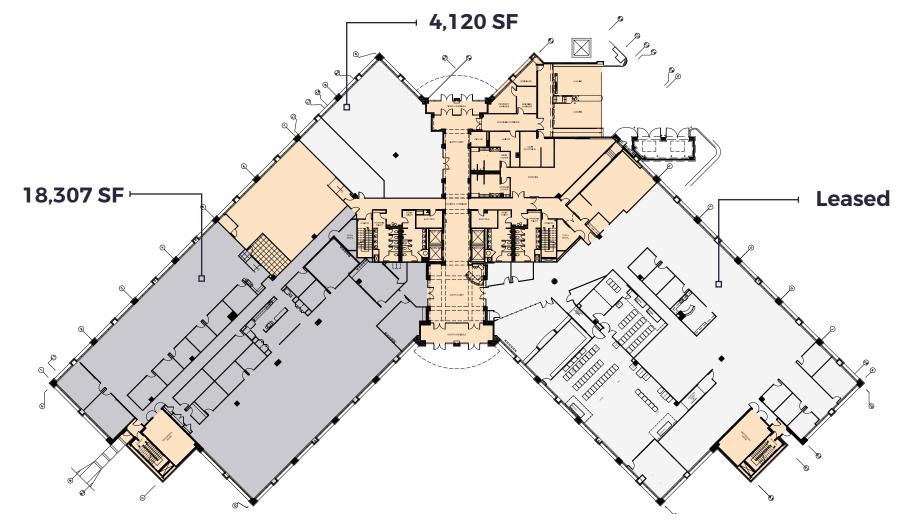






COPPERMINE COMMONS

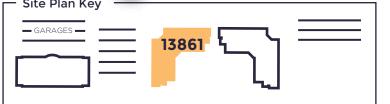
13861 Sunrise Valley Drive 1st Floor | 19,234 SF







COPPERMINE COMMONS Site Plan Key



10,264 SF -ī T Ī OFFICE 10 X 15 OFFICE 10 X 17 OFFICE 10 X 17 CONFERENCE 15 X 17 CONFERENCE 15 X 17 OFFICE 10 X 17 OFFICE 15 X 17 OFFICE 10 X 17 OFFICE 10 X 17 白 OFFICE 10 X 15 OPEN OFFICE ATHERING / BREAKOU AREA OFFICE 10 X 15 PANTRY & PRINT / COF CONFERENCE 19/6 X 24 OFFICE 10 X 15 T. Ξ J CONFERENCE 15 X 17 Ker. CONFERENCE 19 X 24 RECEPTION 16 X 19 Ι N.I.C. N.I.C. Η Eles of



2.

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13861 Sunrise Valley Drive

4th Floor | 9,982 SF

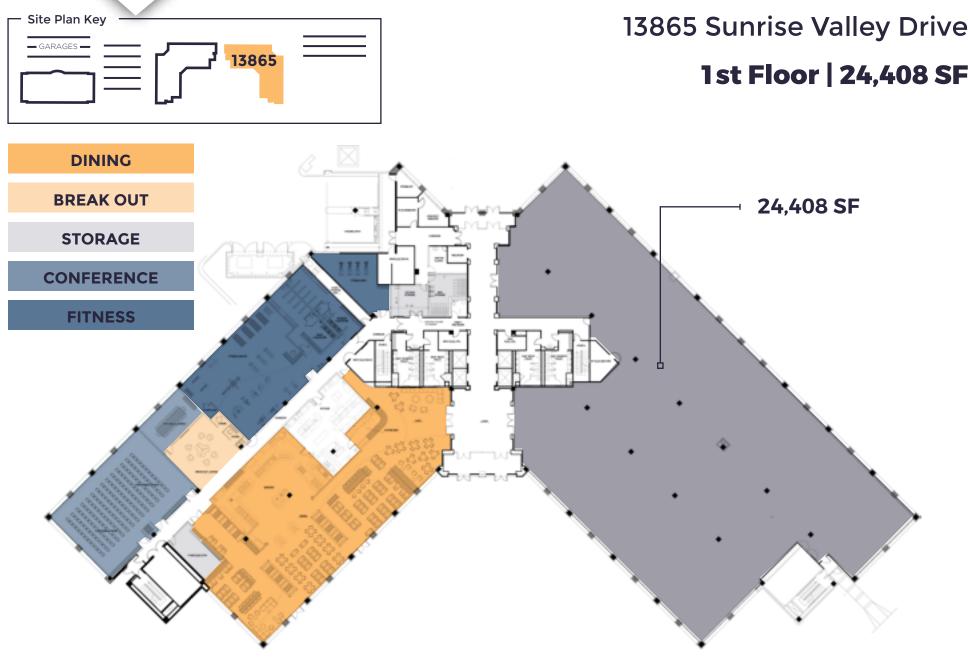


13865 Sunrise Valley Drive

Class: RBA: Year Built: Typical Floor:

A 188,000 SF 2000 54,800 SF Stories:4Column Spacing:42' x 30'Finished Ceiling:10'Parking:3.7 per 1,000 SF







Site Plan Key

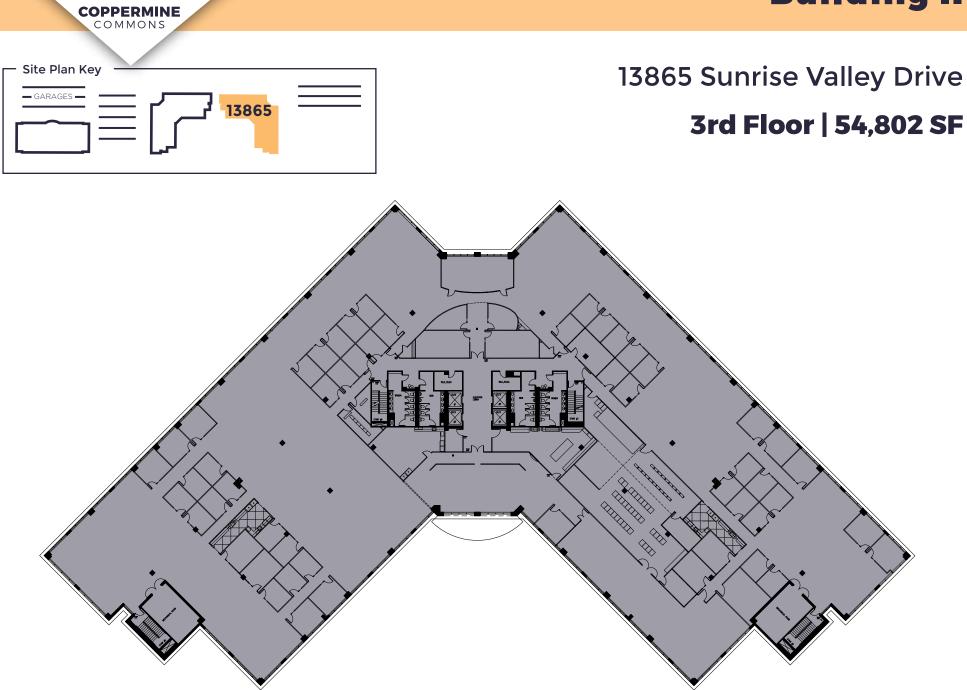
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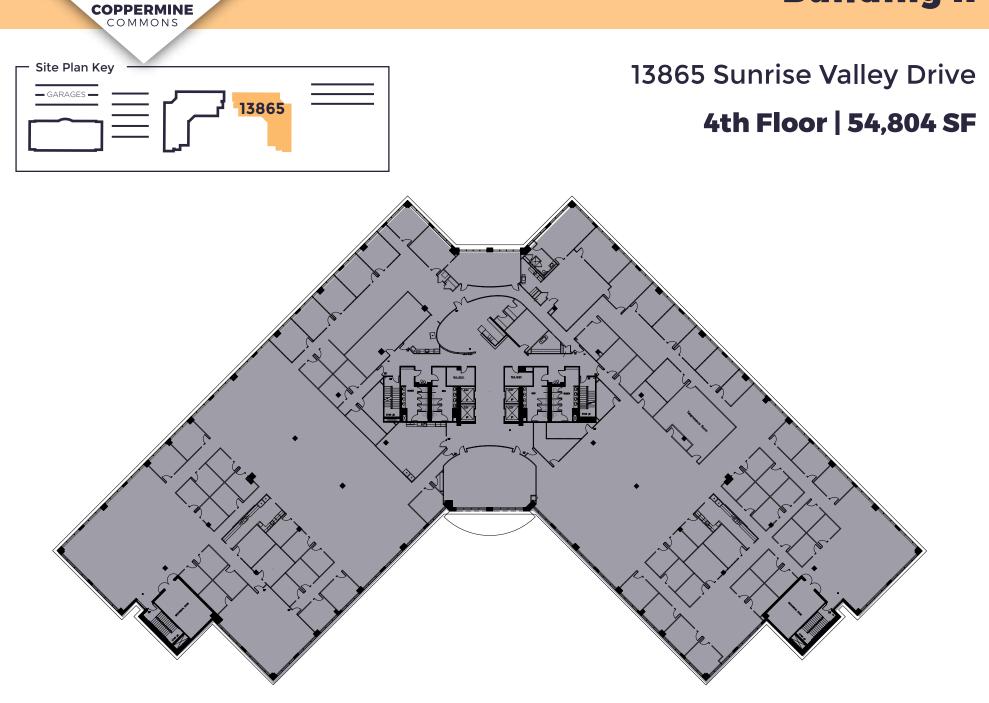
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13865 Sunrise Valley Drive 2nd Floor | 27,826 SF











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Building III

2525 Network Place

Class: RBA: Year Built: Typical Floor: A 209,900 SF 2001 43,600 SF

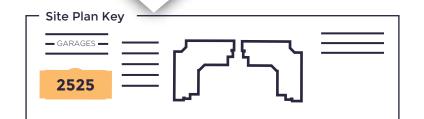
Stories:	5
Column Spacing:	42 <mark>' x 3</mark> 0'
Finished Ceiling:	10'
Parking:	3.7 per 1

,000 SF





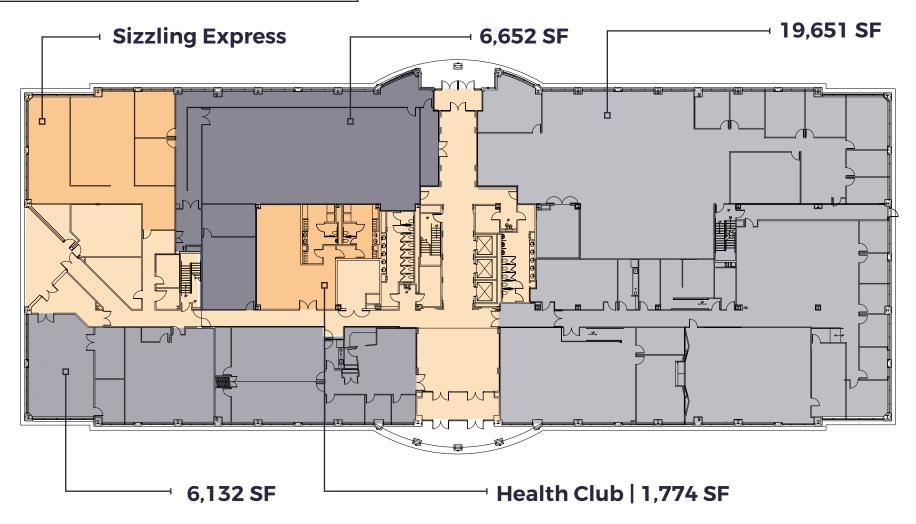




COPPERMINE COMMONS

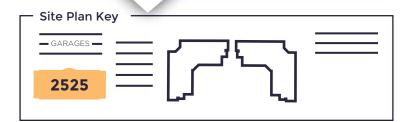
2525 Network Place

1st Floor | 36,400 SF

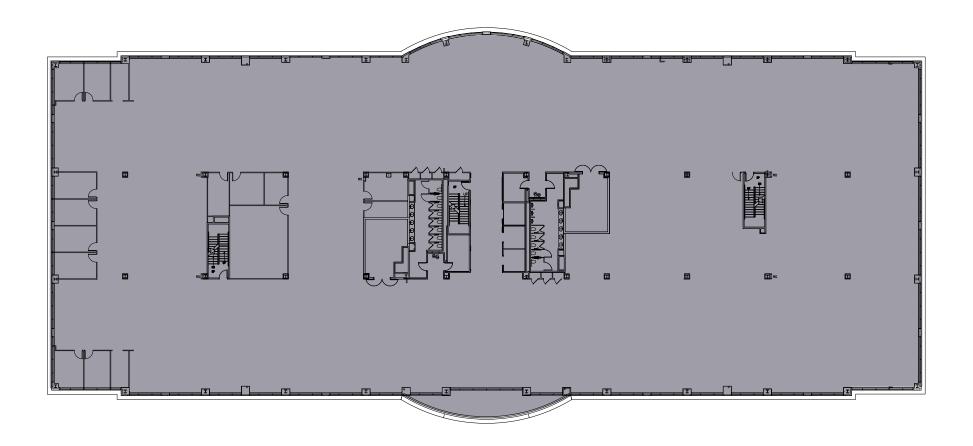






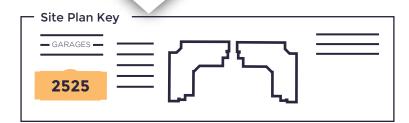


2525 Network Place 3rd Floor | 43,548 SF

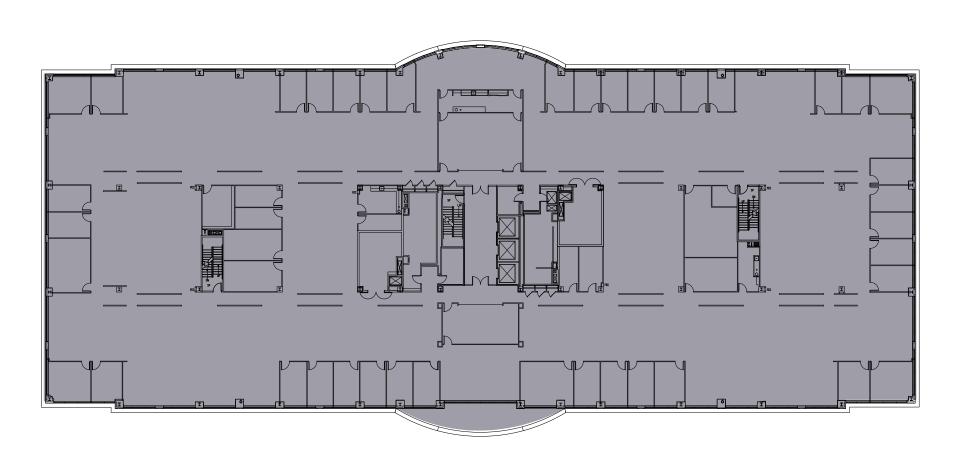






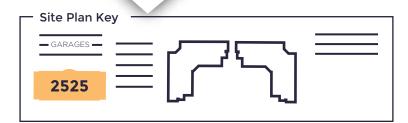


2525 Network Place 4th Floor | 43,548 SF

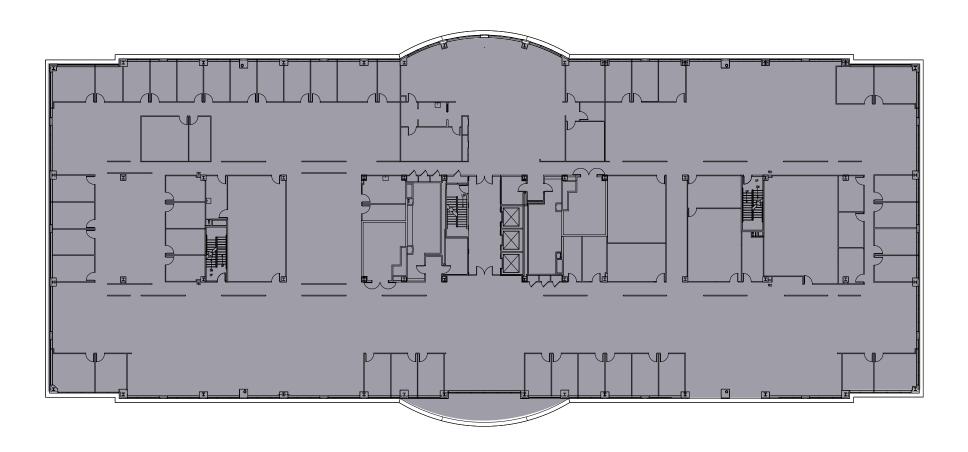








2525 Network Place 5th Floor | 43,548 SF







Meet The Team

Owners



Leasing Team



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