



COPPERMINE
COMMONS

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

- Unparalleled \$10 million renovation completed
- 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



Renovation Overview

42 FT

COLUMN SPACING

\$10M

RENOVATION



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

10 FT

CLEAR
CEILING HEIGHTS

2332

TOTAL
PARKING SPACES

300
SEAT

CAFE



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
- Extensive health club and spa
- Conferencing facility with break-out rooms
- Large dining area to seat 300 people
- Substantial upgrades in the lobby and restrooms



Reinventing the Outdoors

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.

Interior and exterior renovations include:

- Expansive outdoor tenant lounge to include trellis walkway and outdoor gaming areas
- 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

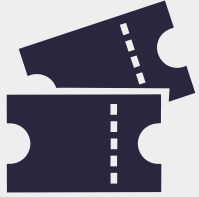
Coppermine Commons offers exceptional vehicular access via Route 28, Route 50, Dulles Toll Road and I-66; only 0.8 miles to the future Herndon-Monroe Metro Station. The surrounding Dulles and Herndon neighborhoods offer a variety of restaurants, retail and entertainment options.



YOUR TRANSPORTATION HQ

Coppermine Commons now offering on-site transportation to Wiehle-Reston Metro Station and the future Herndon Metro Station, in addition to Dulles International Airport.

UBER FOR BUSINESS



VIP TICKETS



CATERING



Incredibly Comprehensive Concierge Services

A place where tenants are treated like guests. Enjoy greater convenience than you ever imagined, including:

- Tickets for Special Events
- Travel & Itinerary Planning
- Floral Arrangements
- Personal Training / Wellness Coaching
- Car Wash or Detail
- Oil Changes
- Move In Preparations
- Spa / Salon Services
- Grocery Delivery



OIL CHANGE



DETAILING

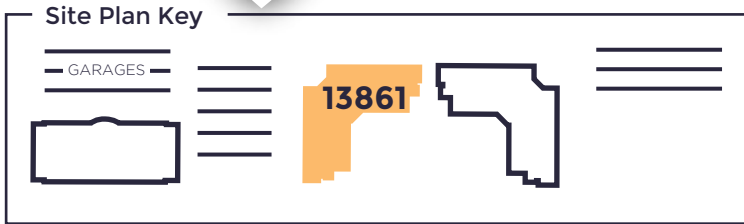




13861 Sunrise Valley Drive

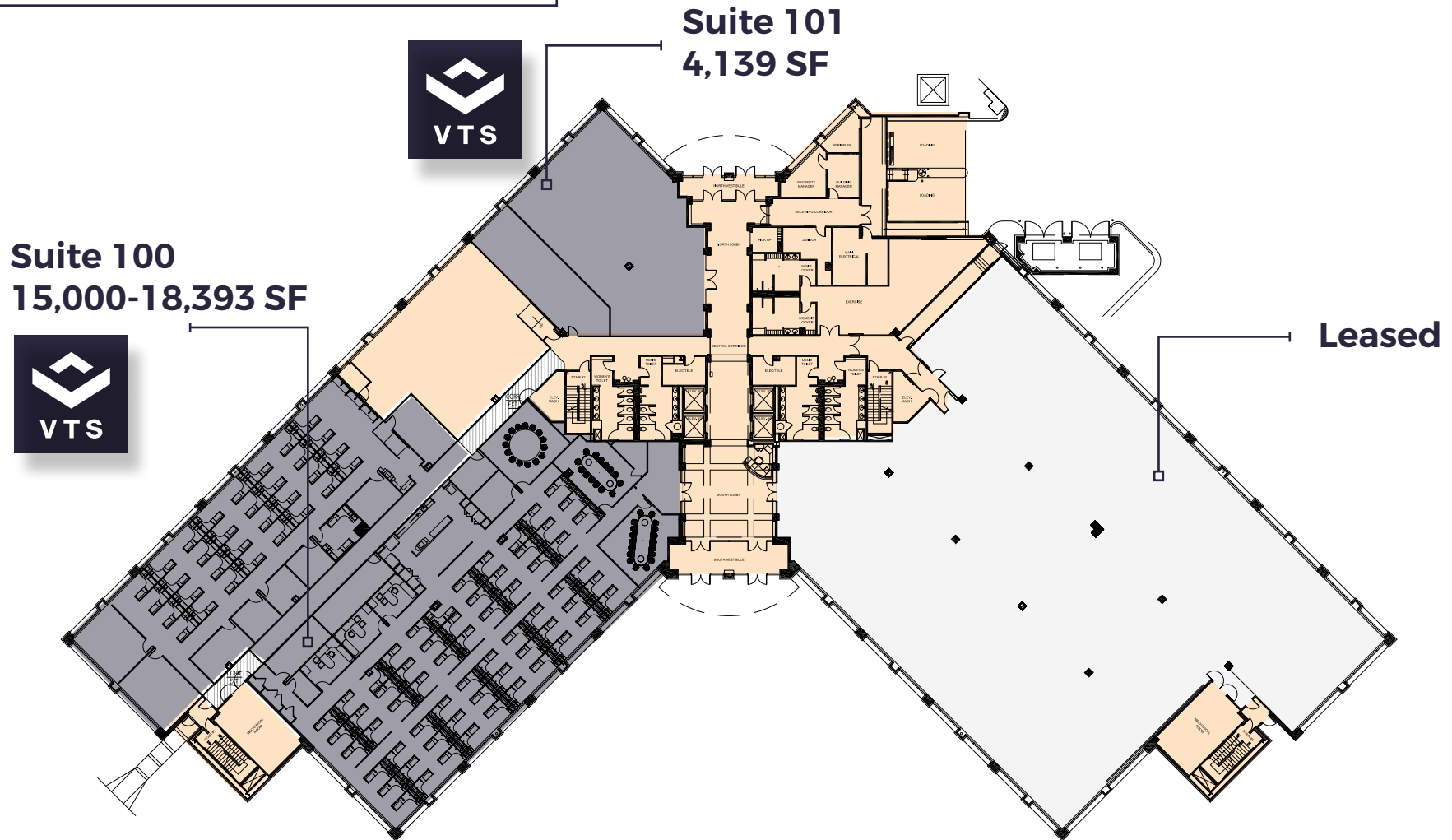
Class:	A	Stories:	4
RBA:	211,813 SF	Column Spacing:	42' x 30'
Year Built:	1999	Finished Ceiling:	10'
Typical Floor:	55,900 SF	Parking:	3.7 per 1,000 SF

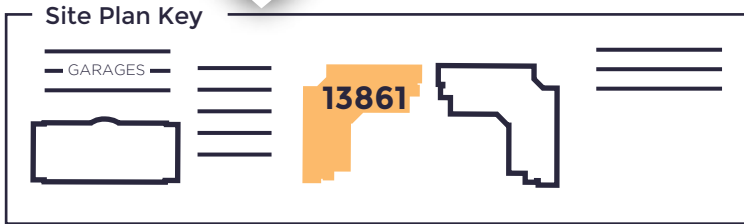
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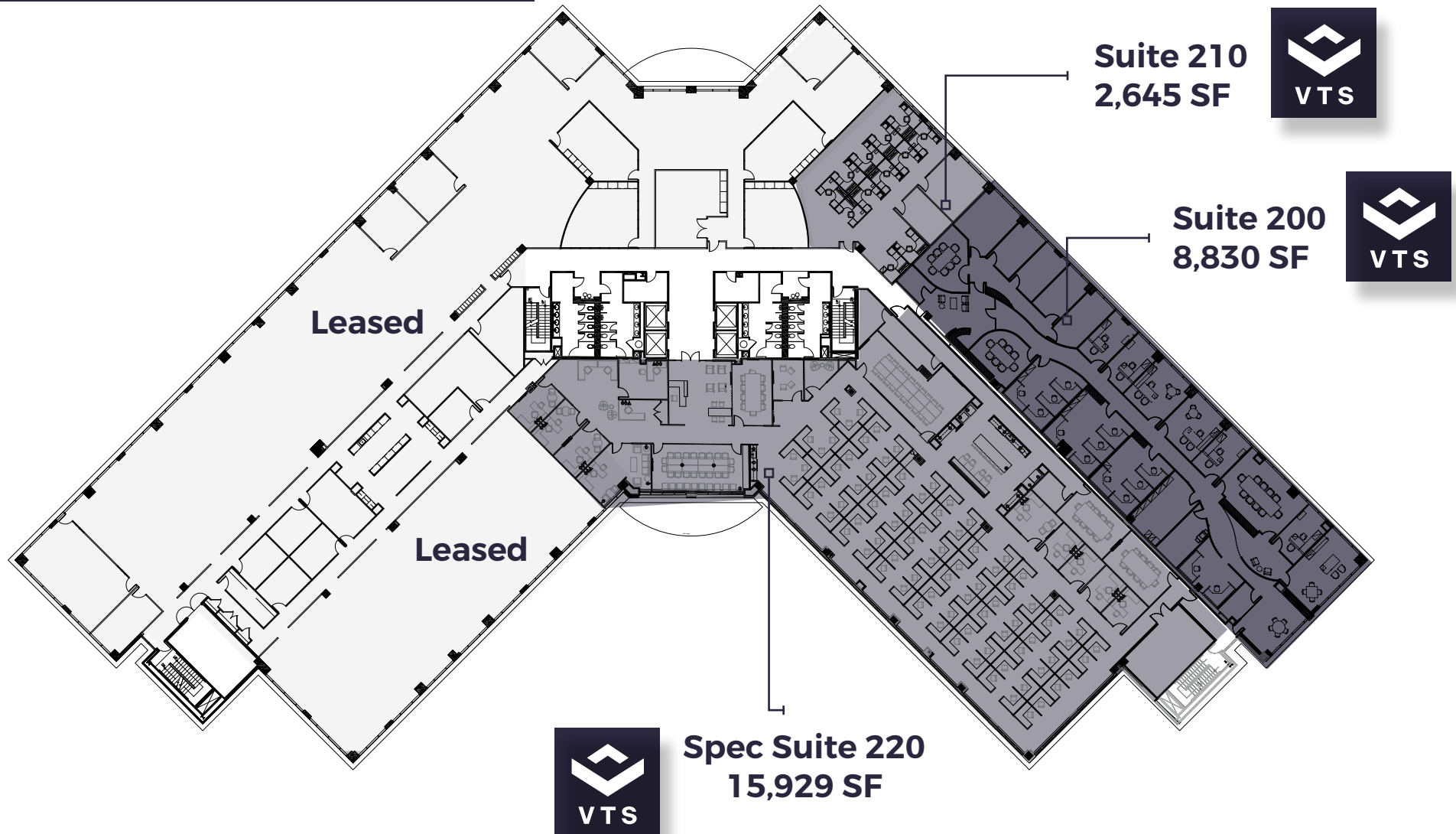
13861 Sunrise Valley Drive

1st Floor | 22,532 SF





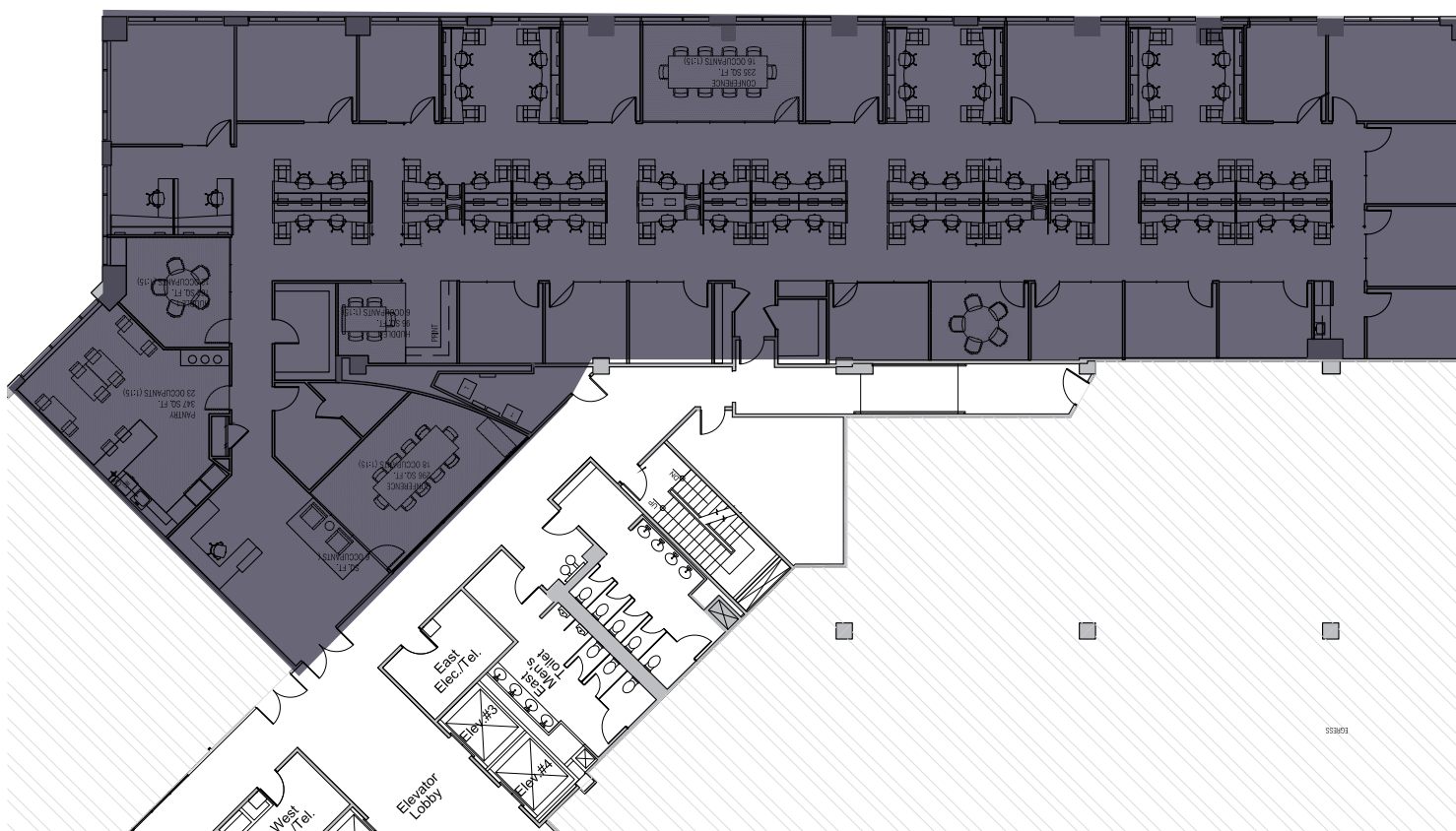
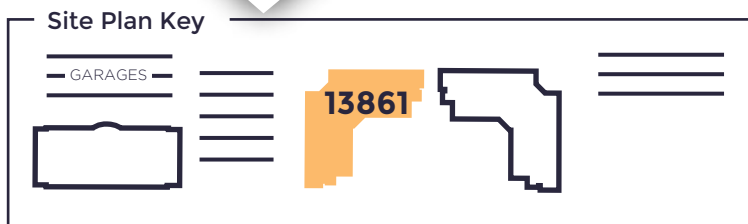
13861 Sunrise Valley Drive
2nd Floor | up to 27,404 SF



13861 Sunrise Valley Drive

4th Floor | Suite 400

SPEC SUITE - PLUG N PLAY | 10,264 SF



Owners



Cannon Hill
Capital Partners

Leasing Team

**AVISON
YOUNG**

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