



**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](http://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** is renovated to 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.





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

- 5 min from Dulles International Airport
- 3 min from Dulles Toll Road
- < 1 mile from future metro
- < 5 min bike ride to metro
- Scenic bike trails and bike share program

## Worldgate Centre

AMC Worldgate 9	Anatolian Bistro
Cold Stone Creamery	Charred
FedEx Center	Nan Thai
Inchin's Bamboo Garden	T.G.I. Friday's
Kalpasi Indian Cuisine	Washington Dulles Marriott Suites
Panera Bread	Worldgate Athletic Club and Spa
Pizza Twist	T-Mobile
Sushi Umi	Threads Salon
QDOBA	

## Village Center at Dulles

Giant	Hama Sushi
Starbucks	HomeGoods
Firehouse Subs	7-Eleven
Tropical Smoothie	Spice Village
Sorento Grill	Tava Fry
Subway	Pho New
Mission BBQ	Taco Bamba
Stone's Cove	Madras Chopsticks
McDonalds	Ned Devine's
Virginia ABC	Country Oven
Noodles & Company	CVS

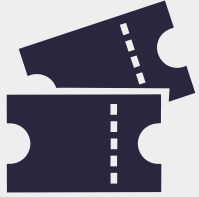


## YOUR TRANSPORTATION HQ

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







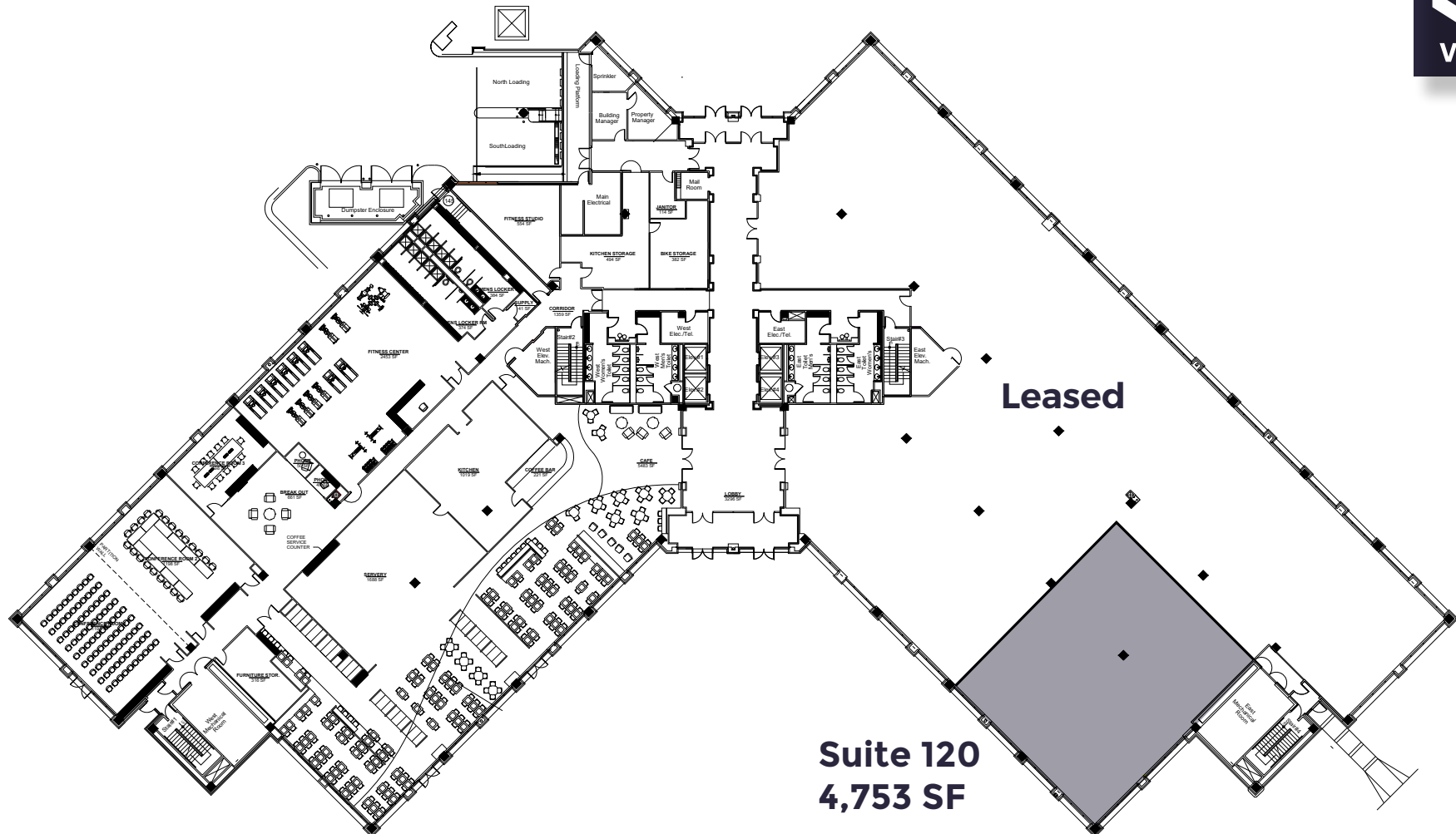
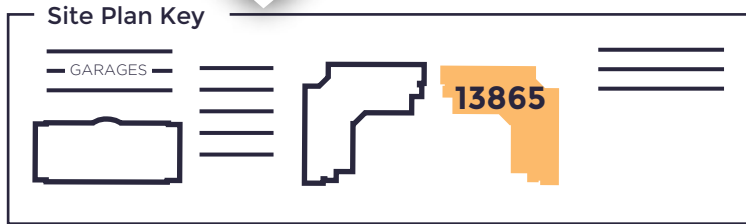


## 13865 Sunrise Valley Drive

<b>Class:</b>	A	<b>Stories:</b>	4
<b>RBA:</b>	189,694 SF	<b>Column Spacing:</b>	42' x 30'
<b>Year Built:</b>	2000	<b>Finished Ceiling:</b>	10'
<b>Typical Floor:</b>	54,800 SF	<b>Parking:</b>	3.7 per 1,000 SF

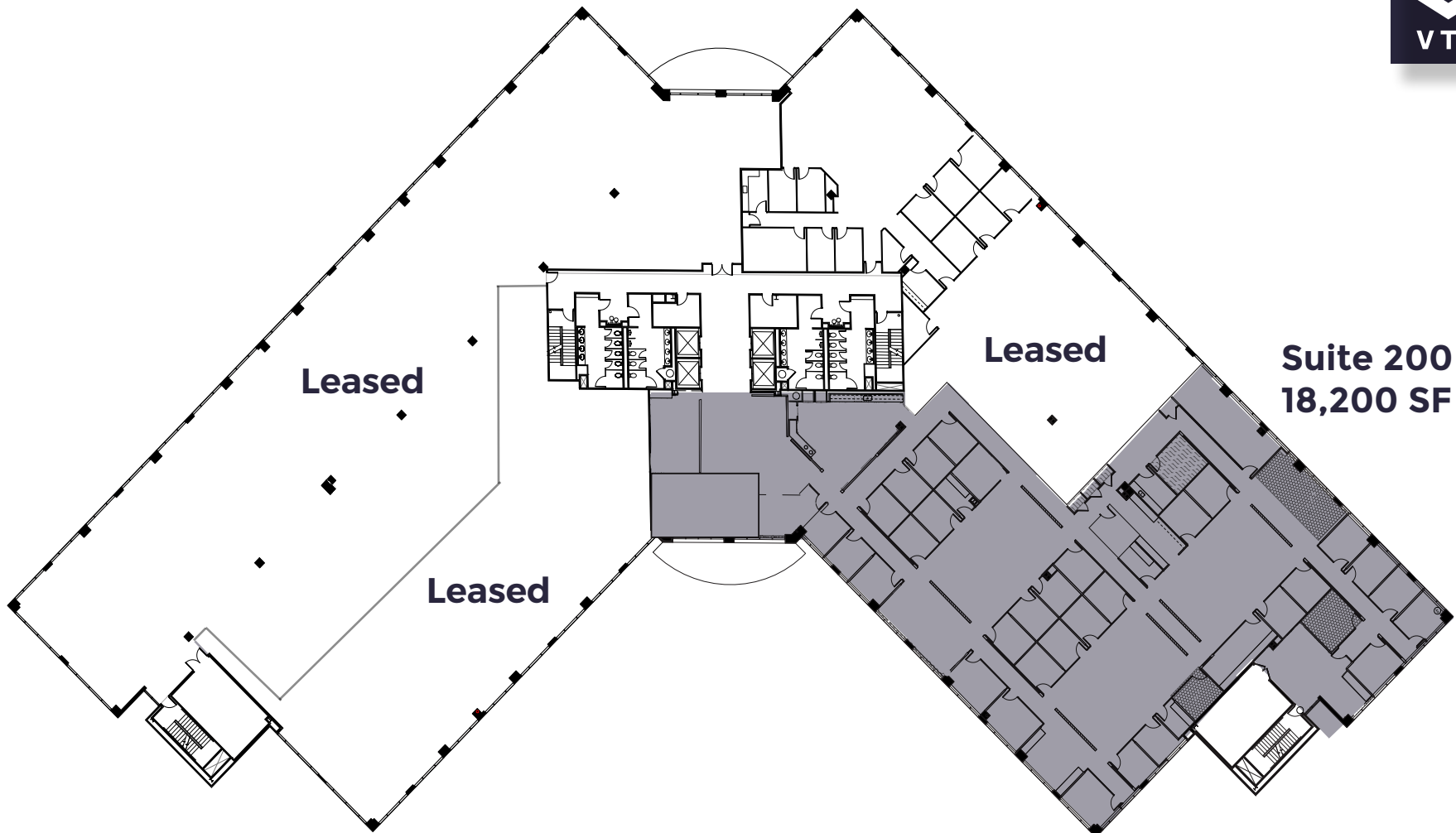
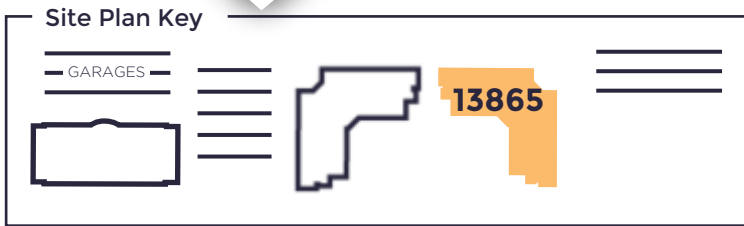


13865 Sunrise Valley Drive  
**1st Floor | Suite 120 - 4,753 SF**





13865 Sunrise Valley Drive  
**2nd Floor | Suite 200 - 18,200 SF**





## Owners



Cannon Hill  
Capital Partners

## Leasing Team

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YOUNG**

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