



**FULL BUILDING
AVAILABLE**



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.

- 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 newly 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	

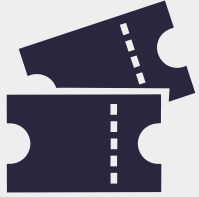
Village Center at Dulles

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

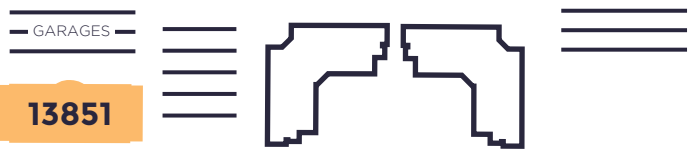




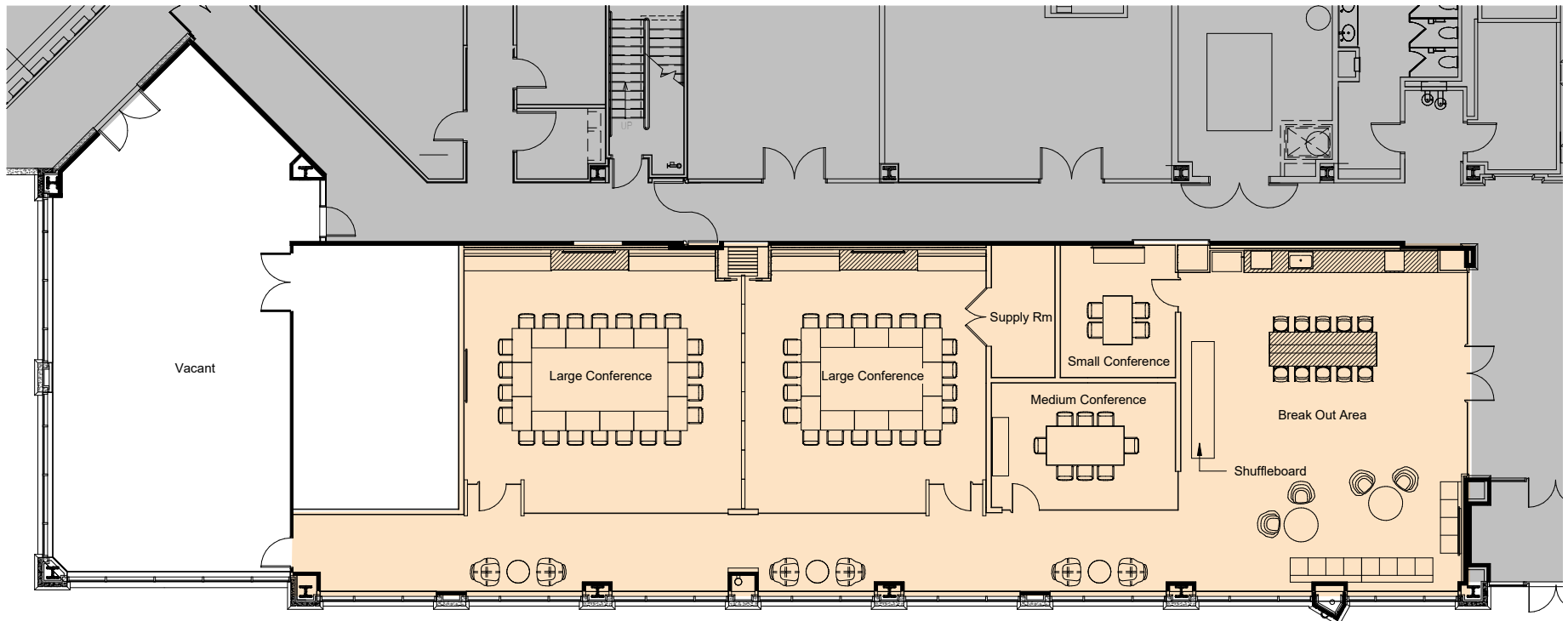
13851 Sunrise Valley Drive

Class:	A	Stories:	5
RBA:	210,684 SF	Column Spacing:	42' x 30'
Year Built:	2001	Finished Ceiling:	10'
Typical Floor:	44,654 SF	Parking:	3.7 per 1,000 SF

Site Plan Key



13851 Sunrise Valley Drive New Conference Center & Tenant Lounge



Site Plan Key



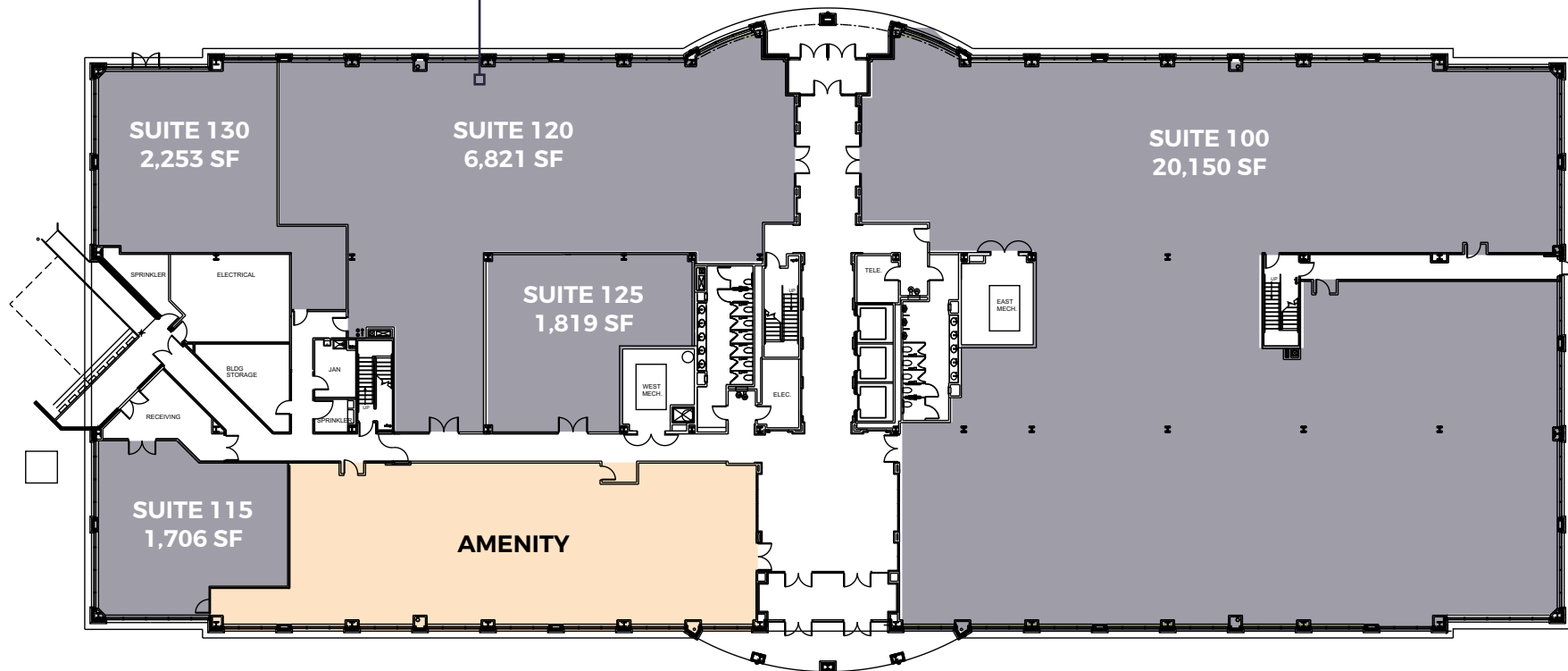
13851 Sunrise Valley Drive

1st Floor | 32,750 SF



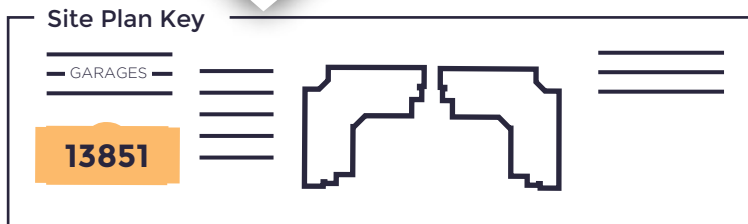
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1,819 - 10,893 SF



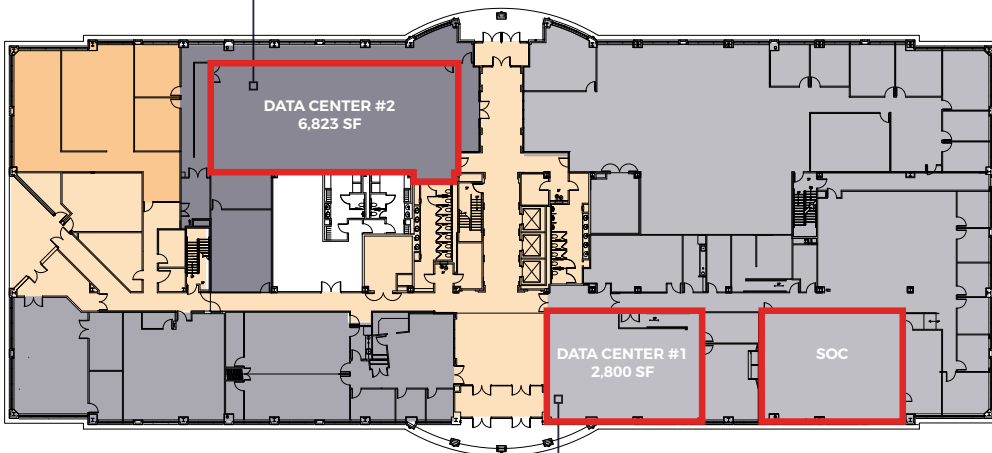
13851 Sunrise Valley Drive

Data Center Spaces



Data Center #2

- Approx. 6,823 SF
- Raised Floor
- Contains 2 Liebert Units
- Generator / UPS Backup Power
- Pre Action Dry/ Water
- Built in 2008



Data Center #1

- Approx. 2,800 SF
- Raised Floor
- Contains 3 Liebert Units
- Generator / UPS Backup Power
- Pre Action Dry/ Water
- Built in 2001

Data Center #1 / Room 100

Description	Manufacturer	Model #	Size
Backup Generator	Spectrum	400DSE	375KW
AC Unit #1	Liebert	DH245A-AAFS	20 tons
AC Unit #2	Liebert	DH380A-AAFS	30 tons
Pre Action System	Edwards EST2 panel		
Raised Floor			Approx. 12"
Area, SF			Approx. 2,800 SF

UPS Room - 113

AC	Liebert	Ceiling hung Minimate 2"	5 tons
Pre Action System	Edwards EST2 panel		

Data Center #2 / Room 142

Description	Manufacturer	Model #	Size
Backup Generator	Caterpillar	LC7	600KW
CRAC Unit #3	Liebert	DS105WUAOE1483A	30 tons
CRAC Unit #4	Liebert	DS105WUAOE1483A	30 tons
CRAC Unit #5	Liebert	DS105WUAOE1483A	30 tons
Pre Action System	Kidde-Aries panel		
Raised Floor			Approx. 24"
Area, SF			Approx. 6,500 SF

UPS Room - 117

CRAC Unit #1	Liebert	BF071WGAAE16483	5 tons
CRAC Unit #2	Liebert	BF071WGAAE16483	5 tons

Site Plan Key



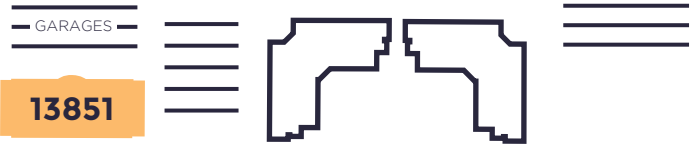
13851 Sunrise Valley Drive
2nd Floor | 43,972 SF



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Site Plan Key

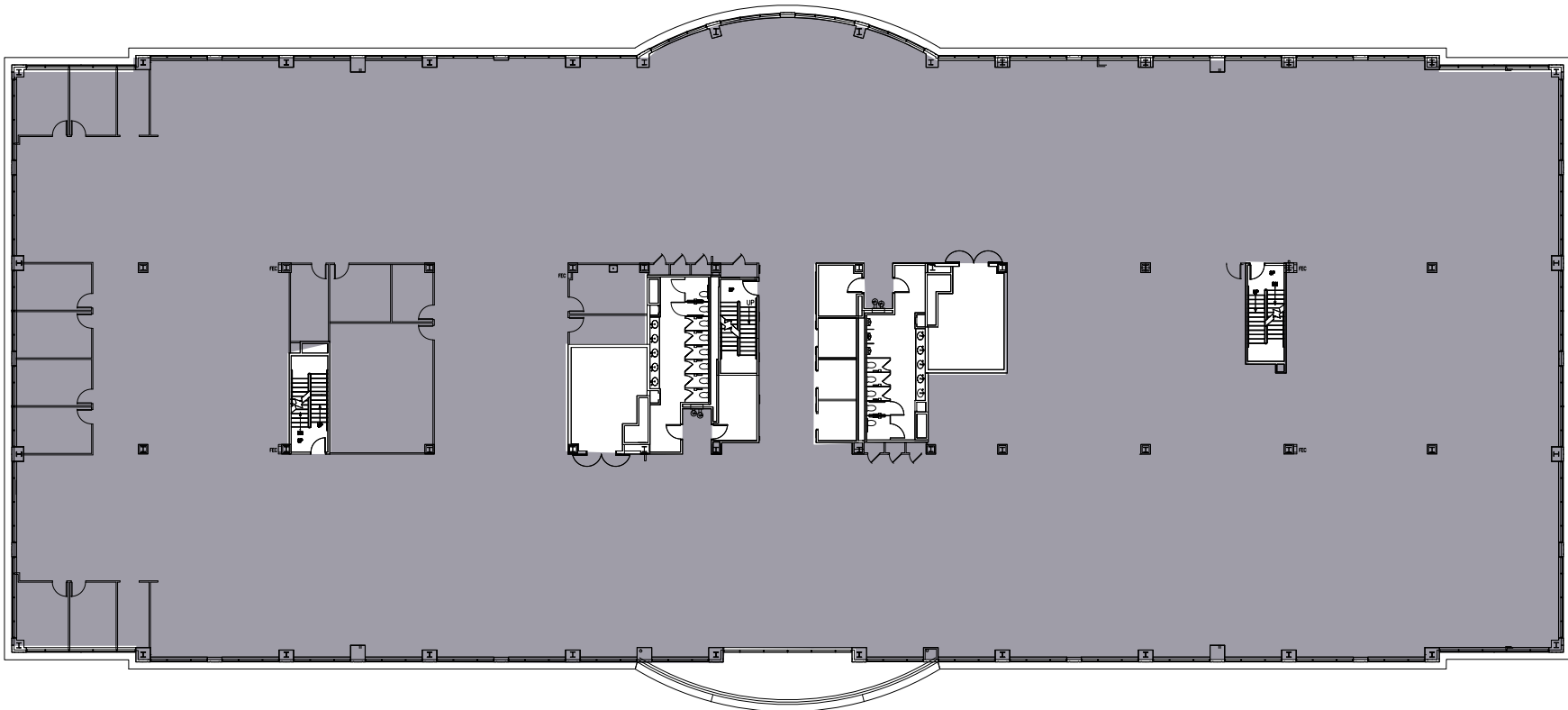


13851 Sunrise Valley Drive

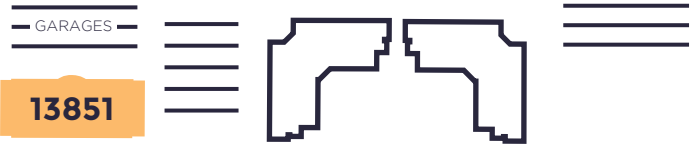
3rd Floor | 44,654 SF



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Site Plan Key

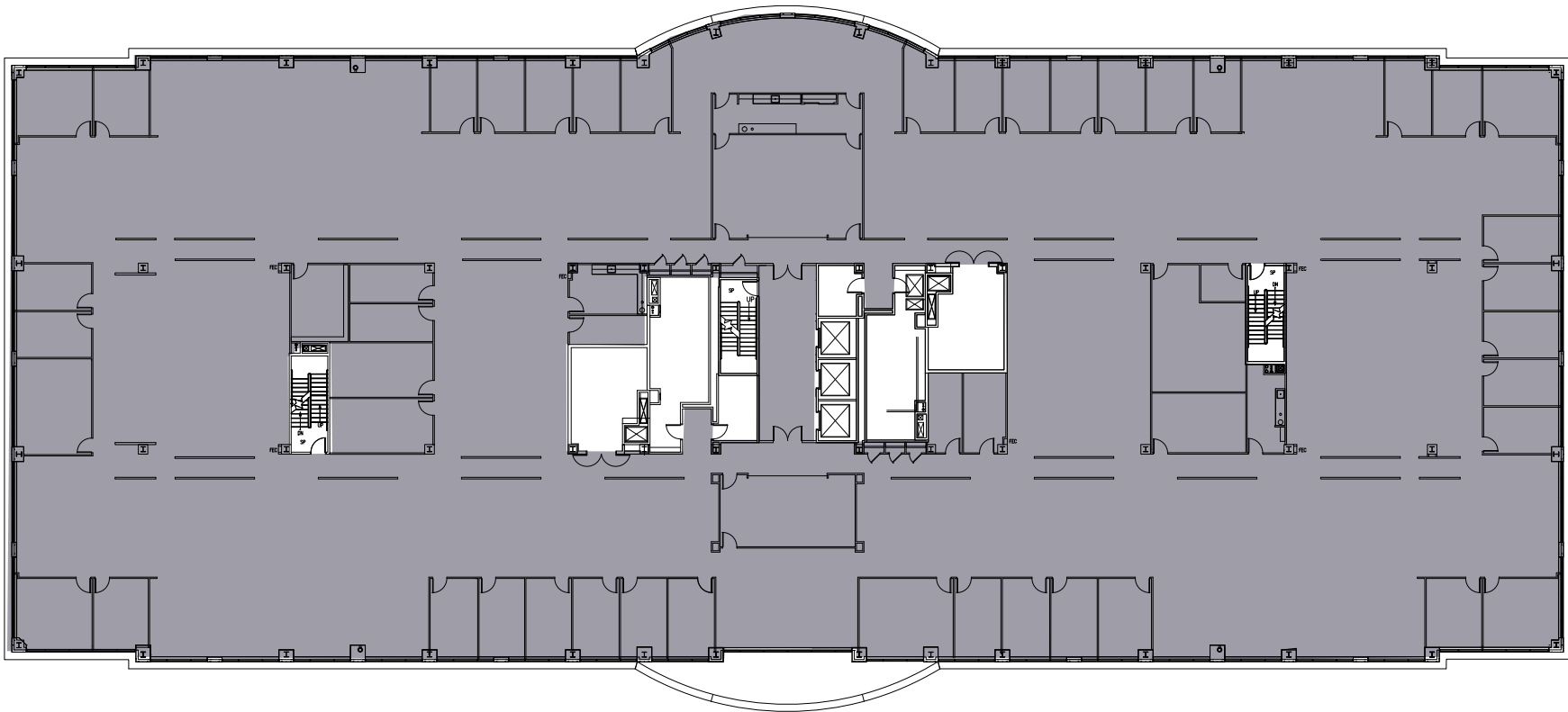


13851 Sunrise Valley Drive

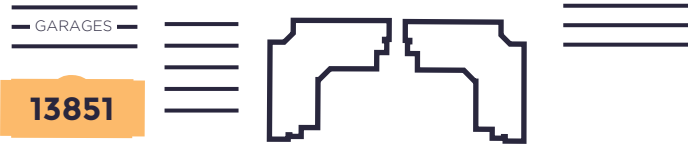
4th Floor | 44,654 SF



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Site Plan Key

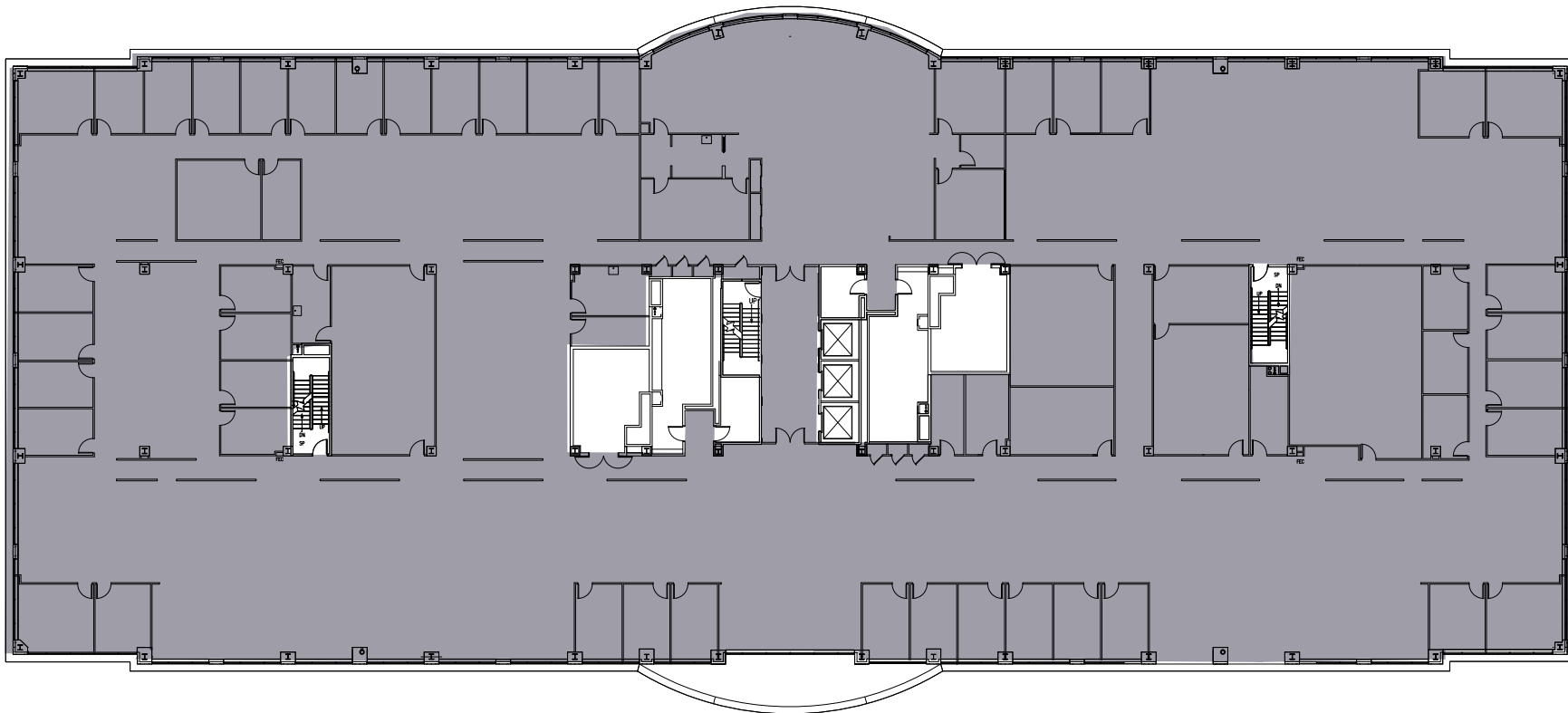


13851 Sunrise Valley Drive

5th Floor | 44,654 SF



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Owners



Cannon Hill
Capital Partners

Leasing Team

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