

# 2291 WOOD OAK DRIVE

Herndon, VA



## FEATURES & AMENITIES

- High-quality finishes and expansive atrium
- Ideal location on the Dulles Toll Road in the heart of Woodland Park
- Easy access to Dulles Airport, Reston Town Center, Tysons Corner and Washington DC
- Located in Woodland Park with close proximity to Harris Teeter, Dining, Fitness and more
- Building amenities include fitness center, deli and on-site conference center
- Energy Star rated building: uses on average 35% less energy than typical buildings and releases 35% less carbon dioxide into the atmosphere
- Online tenant resource system
- On-site, first-class property management services provided by the dedicated team at Brandywine Realty Trust
- Exclusive access to Brandywine's flexible tenant touchdown space, Bex

for more information:

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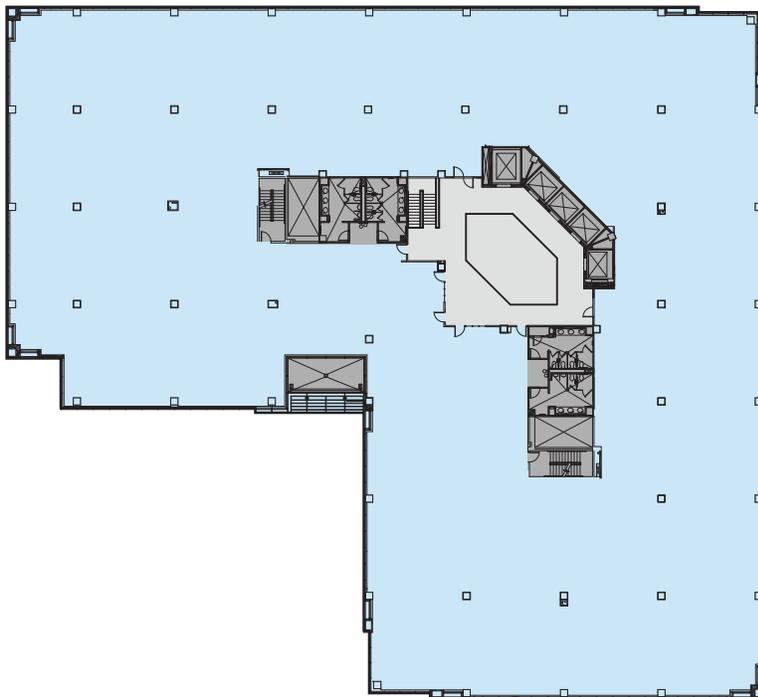
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## TYPICAL FLOOR PLAN



Brandywine Realty Trust is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.



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## PROPERTY DESCRIPTION

<b>OWNER:</b>	Brandywine Realty Trust & Rockpoint Group LLC
<b>SIZE:</b>	230,389 SF
<b>STORIES:</b>	Six
<b>TYPICAL FLOOR PLATE:</b>	39,384 SF
<b>CEILING HEIGHT:</b>	1st Floor - 10'; 2nd - 6th floor - 9'; 1st floor slab to slab - 13' 3" 2nd - 5th floor slab to slab - 11' 3"; 6th floor slab to slab - 11' 9"
<b>ELEVATOR CABS:</b>	Four passenger elevators (3,500lb.) including one freight (5,000lb.)
<b>PARKING RATIO:</b>	3.3:1,000
<b>BUILDING STRUCTURE:</b>	Reinforced concrete, construction type 2B.
<b>LOADING DOCK:</b>	Two loading bays.
<b>HVAC SYSTEM:</b>	Variable air volume system with perimeter heat supplied by two rooftop AC units consisting of a total capacity of 750 tons.
<b>SECURITY:</b>	Security card key system with 24-hour monitoring. No guard on duty.
<b>ELECTRICAL:</b>	250 kva diesel emergency generator for elements of fire and life safety.
<b>ROOF:</b>	Class A, rock ballasted EPDM.
<b>SUSTAINABLE ASSET:</b>	Sustainable Asset Energy Star 2013 and 2014
<b>BUILDING HOURS:</b>	Monday - Friday: 8:00 AM - 6:00 PM; Saturday: 9:00 AM - 1:00 PM
<b>FINISHES:</b>	Exterior is composed of an articulated pre-cast facade with horizontal ribbon-glass windows constructed on a five-foot module. The roof is a 0.60 single-ply ballasted Carlisle membrane; Lobby: Granite with marble accents.
<b>YEAR BUILT:</b>	1999
<b>RENOVATED:</b>	Bathrooms, Conference Center, Deli and Fitness Center were renovated in 2011.

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