

2288

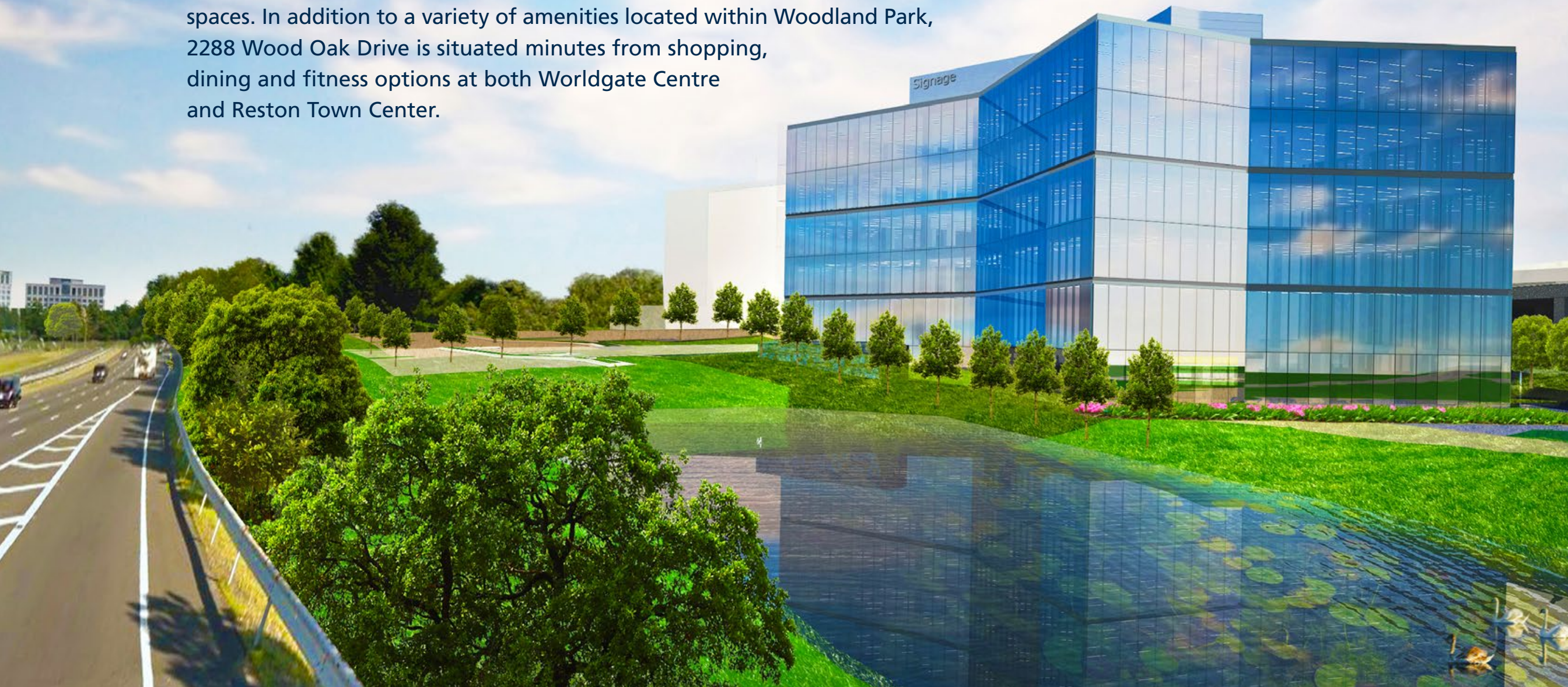
WOOD OAK DRIVE

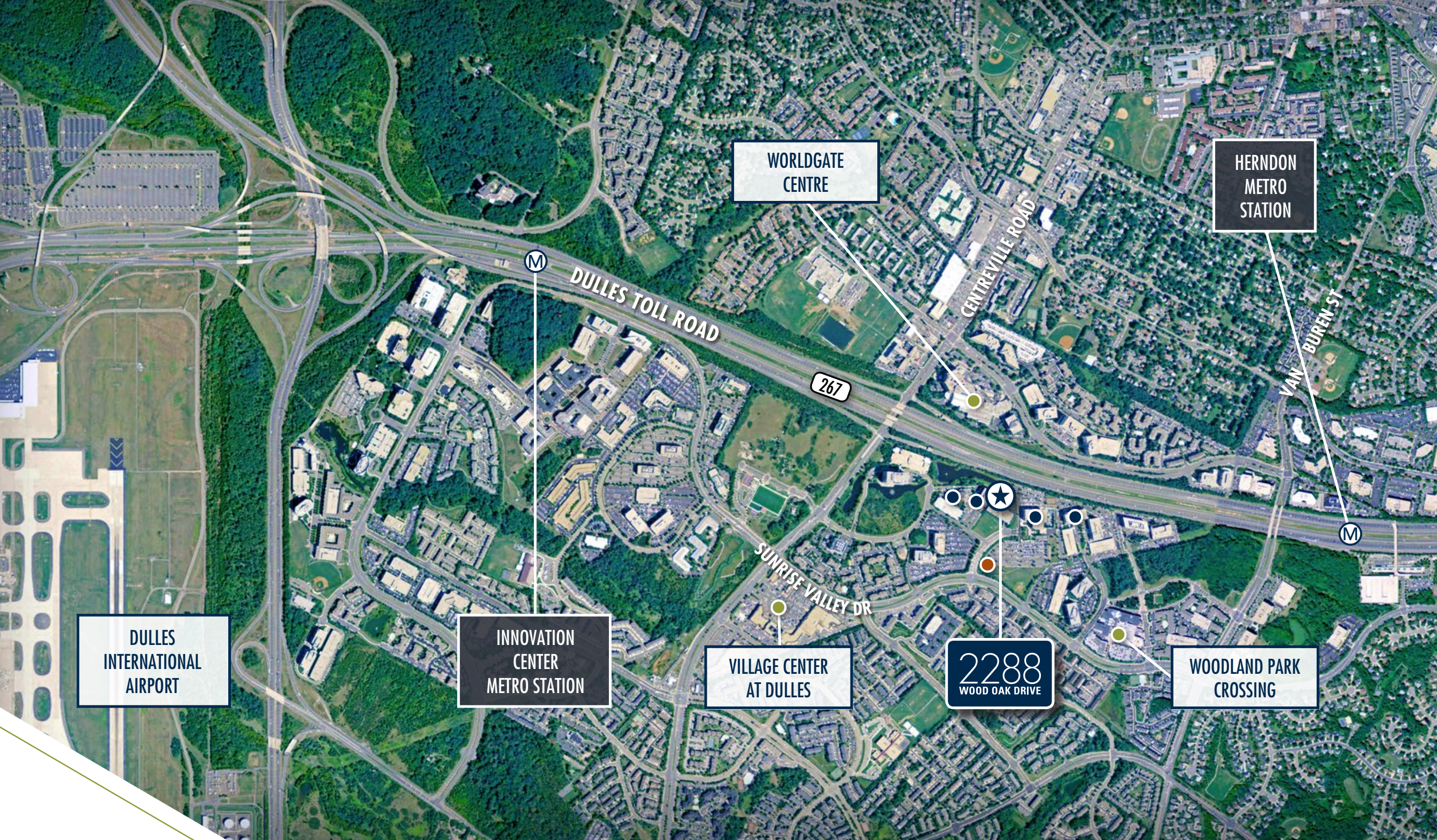


BrandywineRealtyTrust

HIGH VISIBILITY, EFFICIENT FOOTPRINT, RARE OPPORTUNITY

Located in Fairfax County, VA within Woodland Park and prominently situated along the Dulles Toll Road, the proposed 2288 Wood Oak Drive development presents a unique opportunity for office tenants seeking high visibility within an efficient footprint as well as the opportunity to influence both the final design and the building finishes. 2288 Wood Oak Drive will offer tenants access to first-class amenities such as a private rooftop terrace, multiple conferencing options, fitness center, food services, and outdoor collaborative spaces. In addition to a variety of amenities located within Woodland Park, 2288 Wood Oak Drive is situated minutes from shopping, dining and fitness options at both Worldgate Centre and Reston Town Center.





WORLDGATE
CENTRE

HERNDON
METRO
STATION

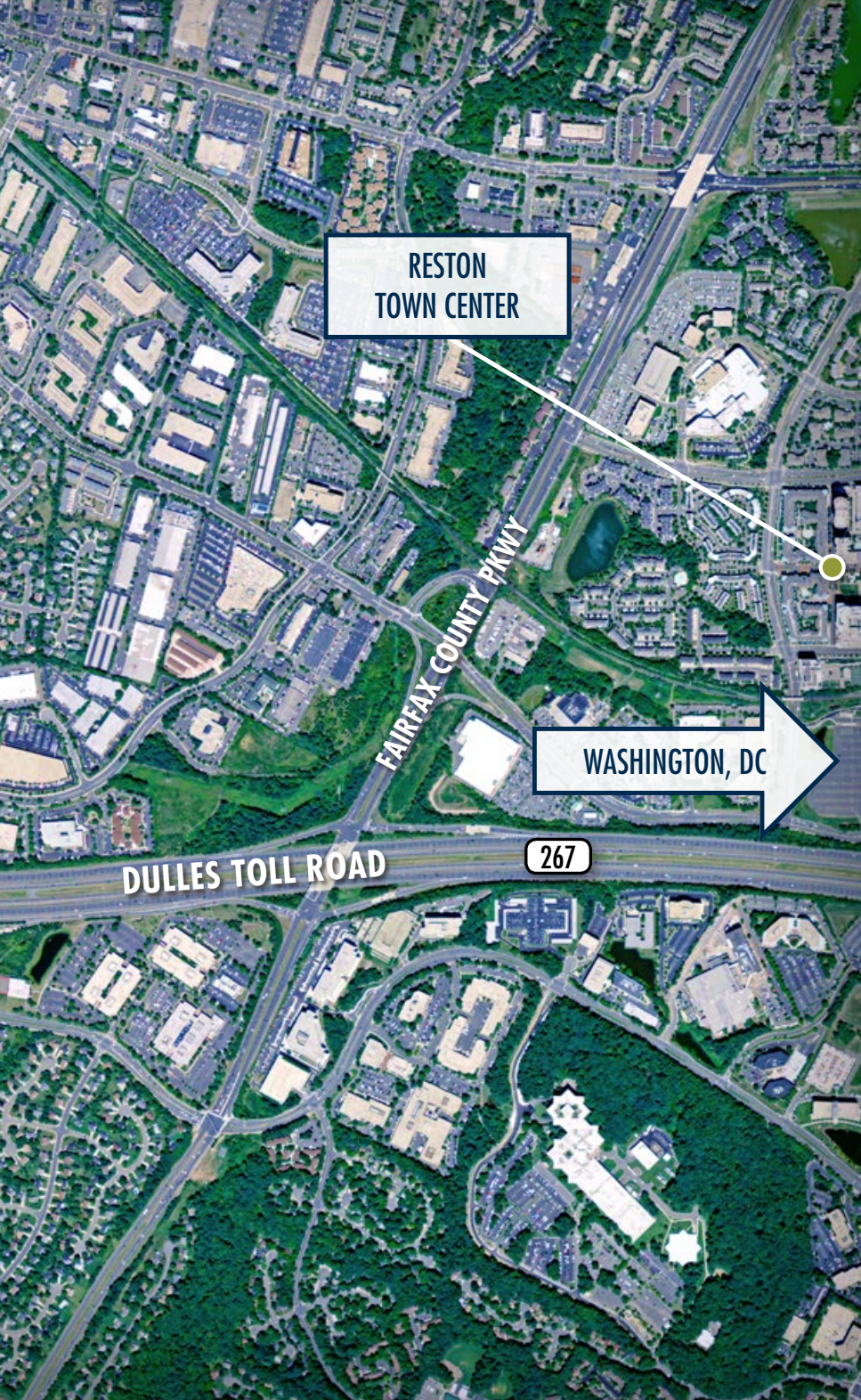
DULLES
INTERNATIONAL
AIRPORT

INNOVATION
CENTER
METRO STATION

VILLAGE CENTER
AT DULLES

2288
WOOD OAK DRIVE

WOODLAND PARK
CROSSING



LOCATION

- 0.25 miles to Village Center at Dulles (shops and restaurants)
- 0.3 miles to Woodland Park Crossing (shops and restaurants)
- 1.1 miles to Worldgate Centre (shopping, restaurants, theater)
- 1.3 miles to Herndon Metro Station - 2019
- 1.5 miles to Innovation Center Metro Station - 2019
- 3.3 miles to Reston Town Center
- <5 miles to Dulles International Airport

- BRANDYWINE PROPERTIES
- RETAIL CENTER
- FUTURE RETAIL CENTER



267

2288
WOOD OAK DRIVE

DULLES TOLL ROAD

267

WOODLAND PARK ROAD

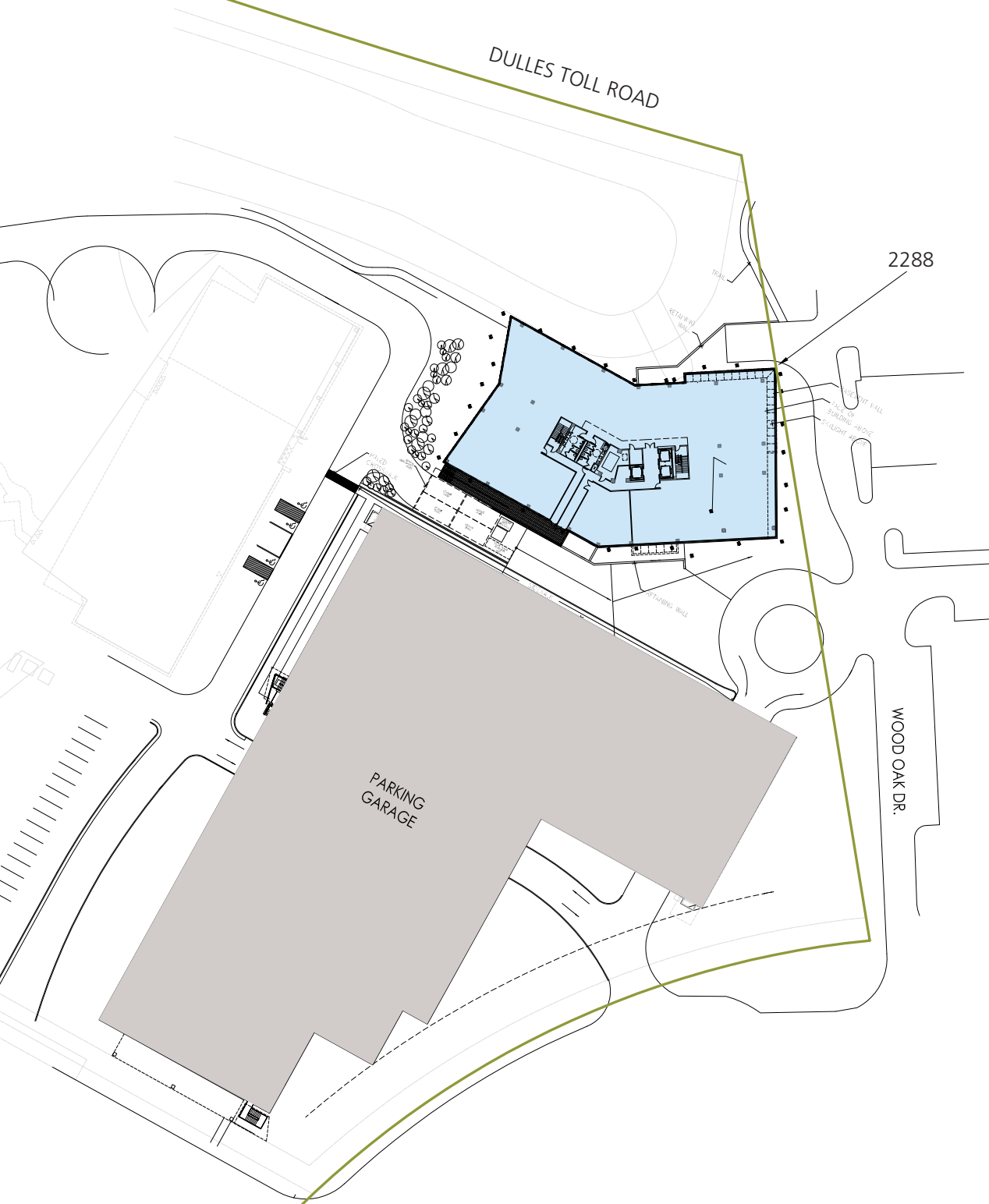
COOPERATIVE WAY

WOOD OAK DR

SUNRISE VALLEY DR

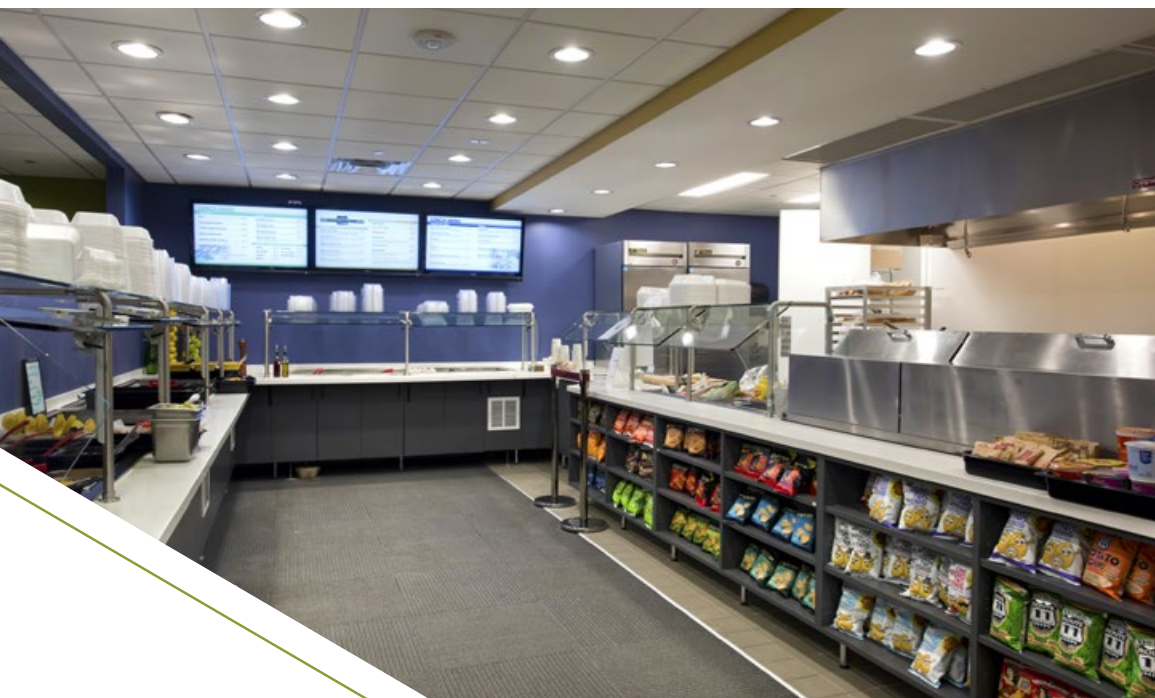
CORPORATE PARK DR

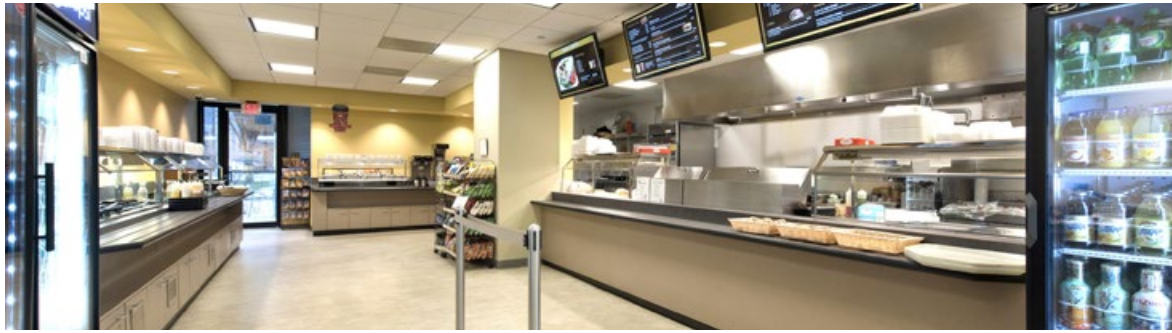




BUILDING DESCRIPTION

Owner:	Brandywine Realty Trust
Size:	118,000 RSF
Stories:	6 Floors
Typical Floor Plate:	20,000 RSF
Ceiling Height:	9'0" Finished
Slab-to-Slab Height:	13' 4"
Elevator Cabs:	Three passenger elevators (3,500lb) One freight elevator (4,000lbs)
Parking Ratio:	3.2/1,000 SF
Building Structure:	Cast in Place, Post-Tensioned Concrete
Roof Top Terrace:	5,000 SF
HVAC System:	VAV system watercooled package units w/ waterside economizer cooling coil
Security:	Perimeter Proximity Readers
Electrical:	Lighting 1.2 watts/SF + Power 5.0 watts/SF
Roof:	EPDM
LEED:	Silver





PROPERTY HIGHLIGHTS

- ◆ 6-story, 118,000 SF Class A office building
- ◆ Schedule and Project Status:
 - Site plan: approved and bonded
 - Delivery: 18 months from lease execution
 - Design flexibility: lead tenant has the opportunity to influence both the final design and the building finishes
- ◆ Structured parking: 3.2/1,000 SF parking ratio
- ◆ Outstanding signage opportunities along the Dulles Toll Road
- ◆ Minutes to Washington Dulles International Airport
- ◆ Expansive, private terrace on the rooftop level
- ◆ Immediate access to the Dulles Toll Road and nearby Silver Line metro stations
- ◆ Access to the adjacent Brandywine Fitness, Food and Conference facilities
- ◆ Property Management services provided by Brandywine Realty Trust
 - Featuring eTenants, an exclusive, web-based work order system for tenant convenience
- ◆ Seeking LEED Silver certification





Hyatt Dulles
(0.2 miles)

Homewood Suites
by Hilton

Crowne
Plaza

Marriott
Suites

Worldgate
Centre

Embassy
Suites

Village Center
at Dulles

Woodland
Park Crossing

AMENITIES

WOODLAND PARK (Brandywine Amenities) 0.0 mi

- 2291 Wood Oak Drive – Jimmy’s Café
- 2291 Wood Oak Drive – Conference Center
- 2291 Wood Oak Drive – Fitness Center
- 2121 Cooperative Way – Auditorium
- 2201 Cooperative Way – Woodland Park Café
- 2201 Cooperative Way – Conference Center
- 2201 Cooperative Way – Fitness Center

LODGING

- Embassy Suites by Hilton (0.3 mi)
- Crowne Plaza (0.7 mi)
- Marriott Suites (1.0 mi)
- Homewood Suites by Hilton (1.1 mi)
- Hyatt Dulles (1.3 mi)

FUTURE RETAIL

WOODLAND PARK CROSSING (0.5 mi)

Restaurants:

- Starbucks
- Moe’s Southwest Grill
- Pei Wei Asian Diner
- Kumo Sushi
- Panera Bread
- Manhattan Pizza
- Moby Dick House of Kabob
- Paradise Biryani Pointe

Retail & Services:

- Capital One Bank
- Woodland Crossing Dry Cleaners
- Harris Teeter
- Virginia ABC

Fitness, Health & Beauty:

- Visionworks
- Pure Barre
- Bubbles Hair Salon
- J.W. Tumbles
- Woodland Park Barber Shop
- UFC Gym
- Down Dog Yoga

VILLAGE CENTER AT DULLES (0.6 mi)

Restaurants:

- Hama Sushi
- Curry and Kabob
- Chutney’s
- China King
- Rubino’s
- Mangino’s Pizza
- Pho 99
- Minerva Indian Cuisine
- Sorento Grill
- Noodles & Company
- Starbucks
- Chao Phra Ya
- Madras Chopstickx
- Ned Devine’s Down Under Restaurant
- Stone’s Cove Kit Bar
- Red, Hot and Blue
- McDonald’s
- Breakers Billiards
- Subway
- Tropical Smoothie Café
- Firehouse Subs
- Country Oven
- Mighty Khan’s
- Mongolian Grill

Retail & Services:

- Shoppers Food Warehouse
- Suntrust Bank
- The UPS Store
- Suds Carwash
- Village Cleaners
- Northwest Federal Credit Union
- Goodyear
- Tuesday Morning
- A-1 Cycling
- Aspen Jewelry Design
- AT&T
- 7-11
- CVS
- Advance Autoparts
- Homegoods
- Bank of America
- Verizon Wireless

Fitness, Health & Beauty:

- Shapes Hair Design
- Gold’s Gym
- McNair Barber

WORLDGATE CENTRE (1.0 mi)

Restaurants:

- T.G.I. Friday’s
- Vocelli Pizza
- Inchin’s Bamboo Garden
- Kalpasi Indian Cuisine
- Subway
- Matsutake Japanese Restaurant
- Pho 2000 Vietnamese Restaurant
- Starbucks
- A-Deli Italian Food & Wine
- Qdoba Mexican Grill
- TurCuisine
- Cold Stone Creamery
- Tara Thai
- McAlister’s Deli

Retail & Services:

- FedEx Office
- Corporate America Family Credit Union
- Washington First Bank
- Worldgate Cleaners
- AMC Worldgate 9 Theaters
- Worldgate Florist

Fitness, Health & Beauty:

- Sport & Health Club
- Worldgate Barber



LAKE LEVEL

18,683 RSF

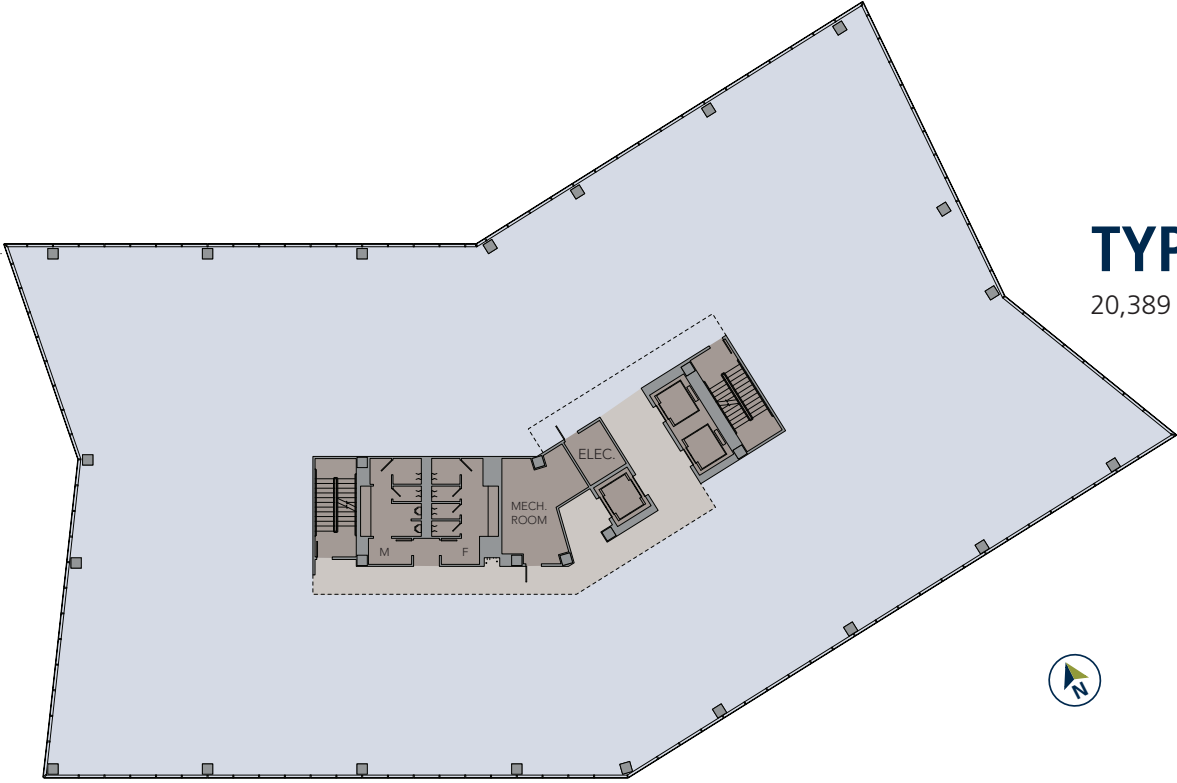


LOBBY (LEVEL 1)

17,702 RSF

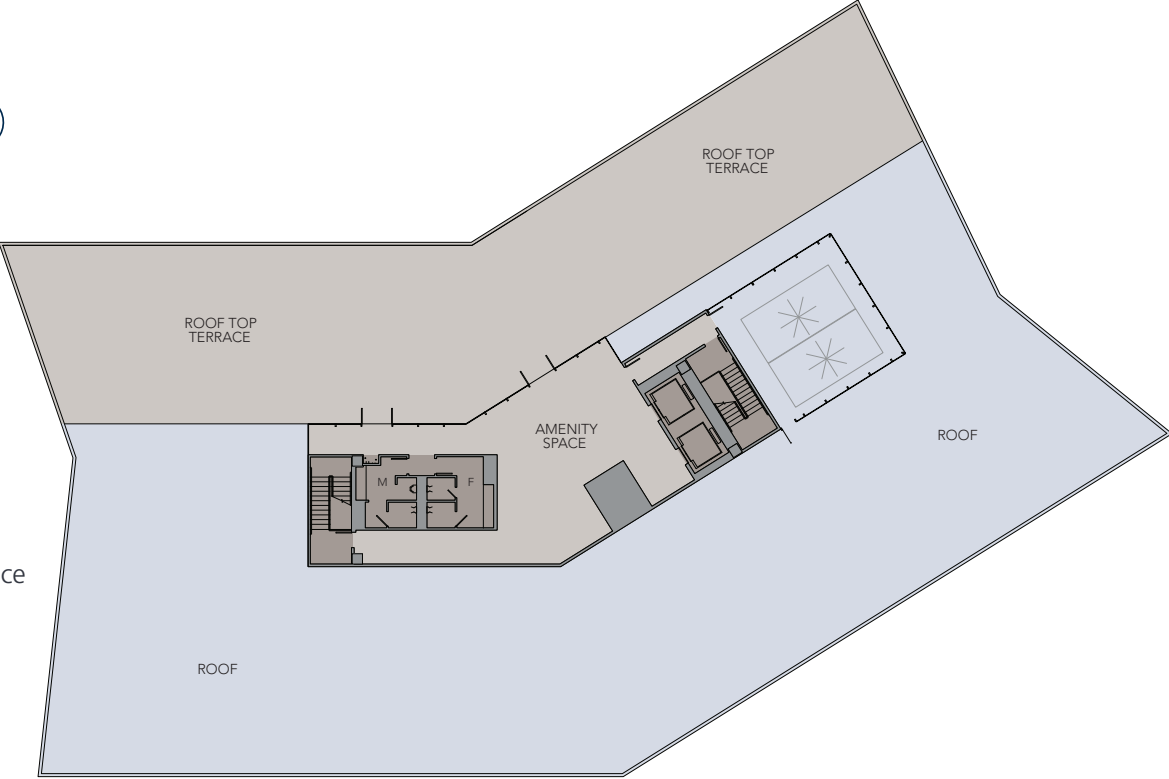
TYPICAL (LEVELS 2-5)

20,389 RSF



ROOFTOP

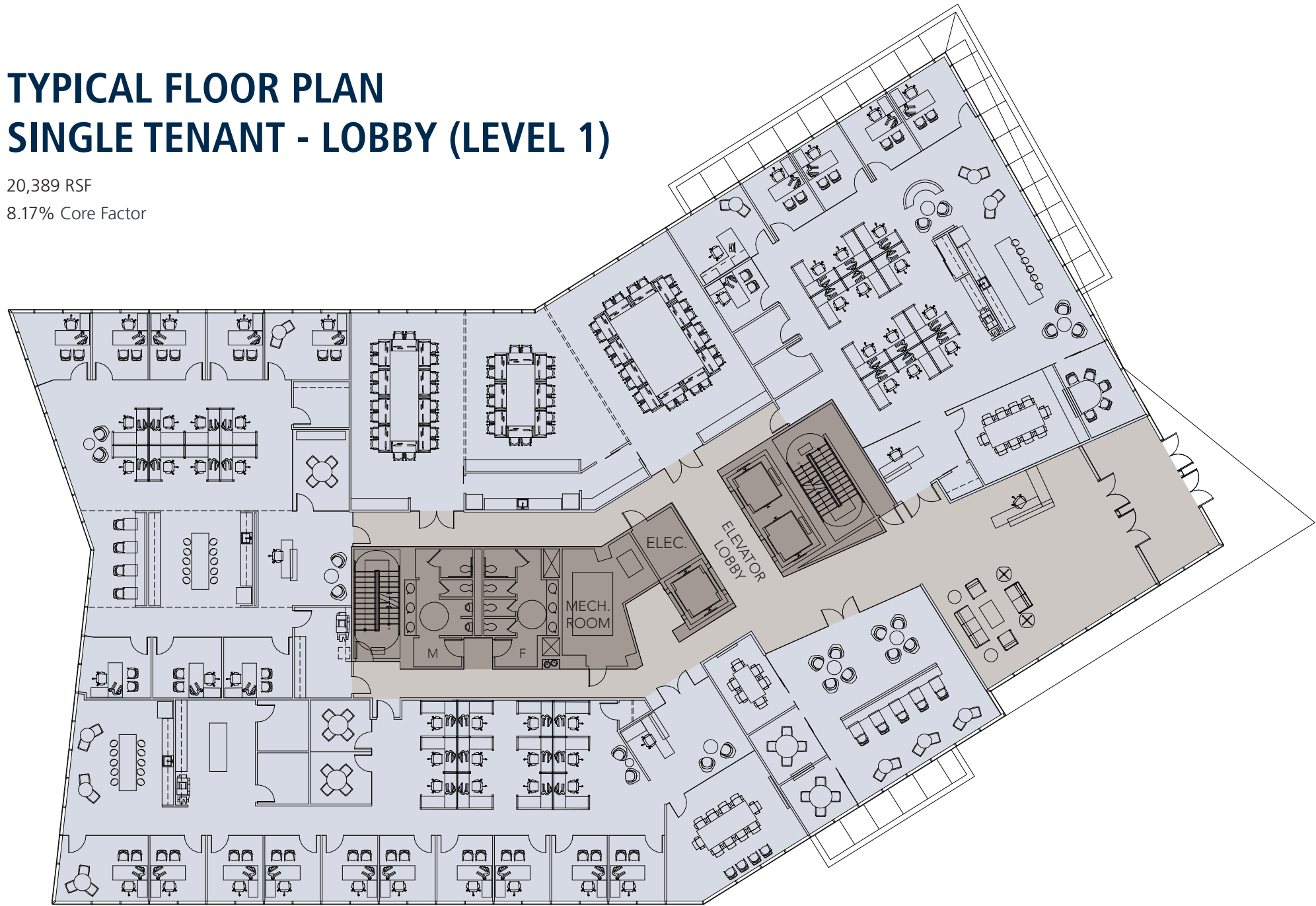
5,000 SF Rooftop Terrace



TYPICAL FLOOR PLAN SINGLE TENANT - LOBBY (LEVEL 1)

20,389 RSF

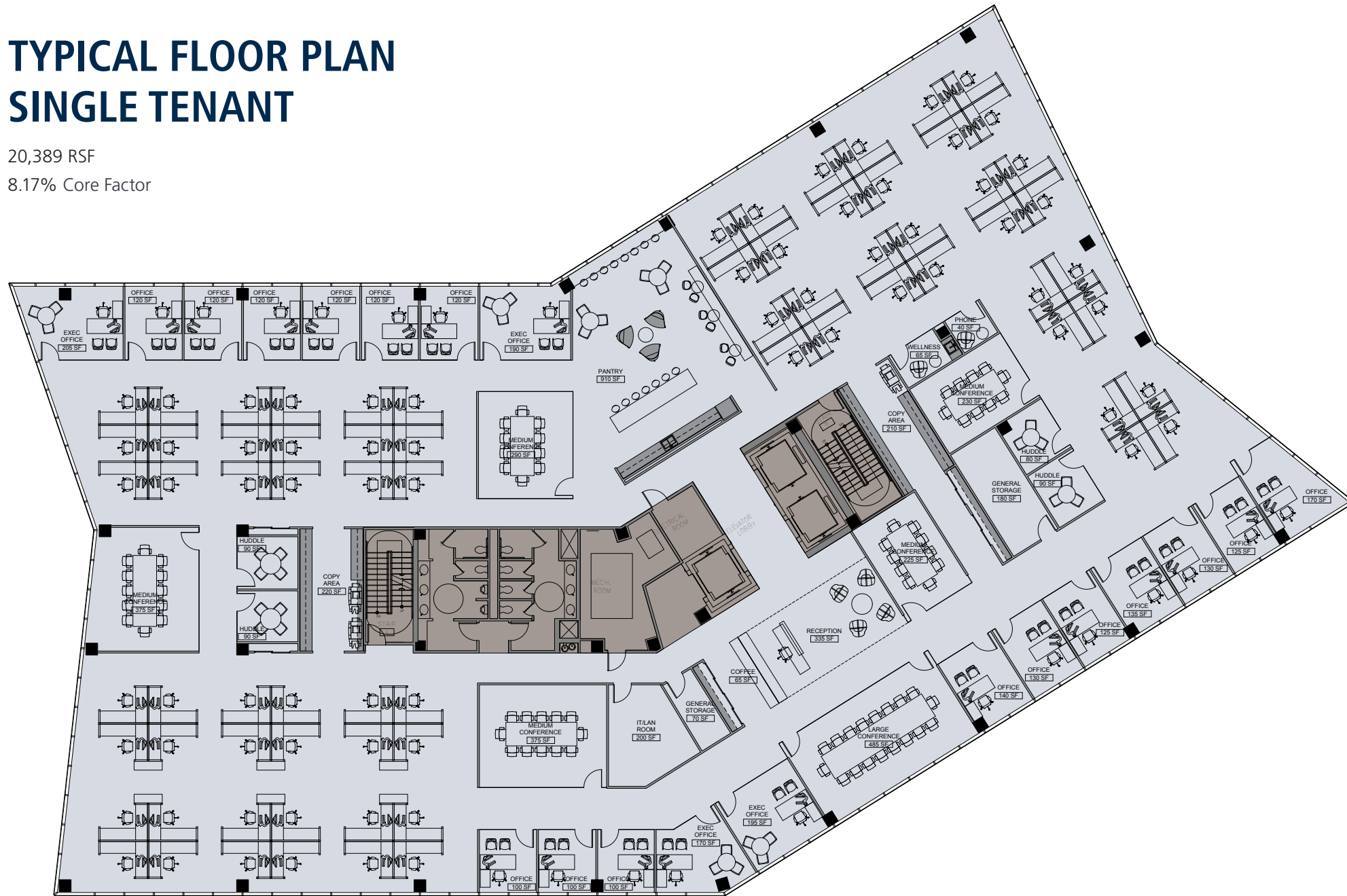
8.17% Core Factor



TYPICAL FLOOR PLAN SINGLE TENANT

20,389 RSF

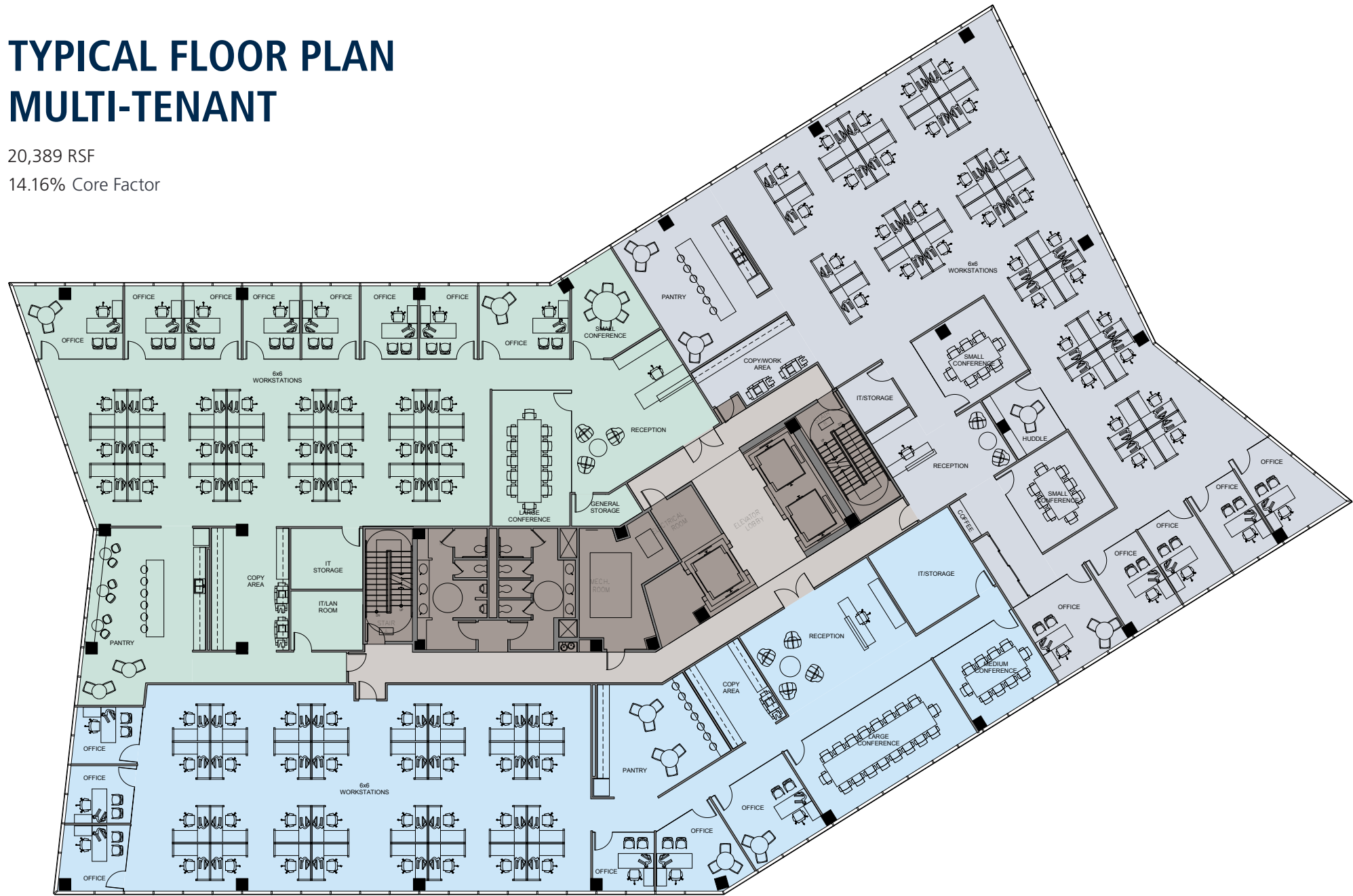
8.17% Core Factor



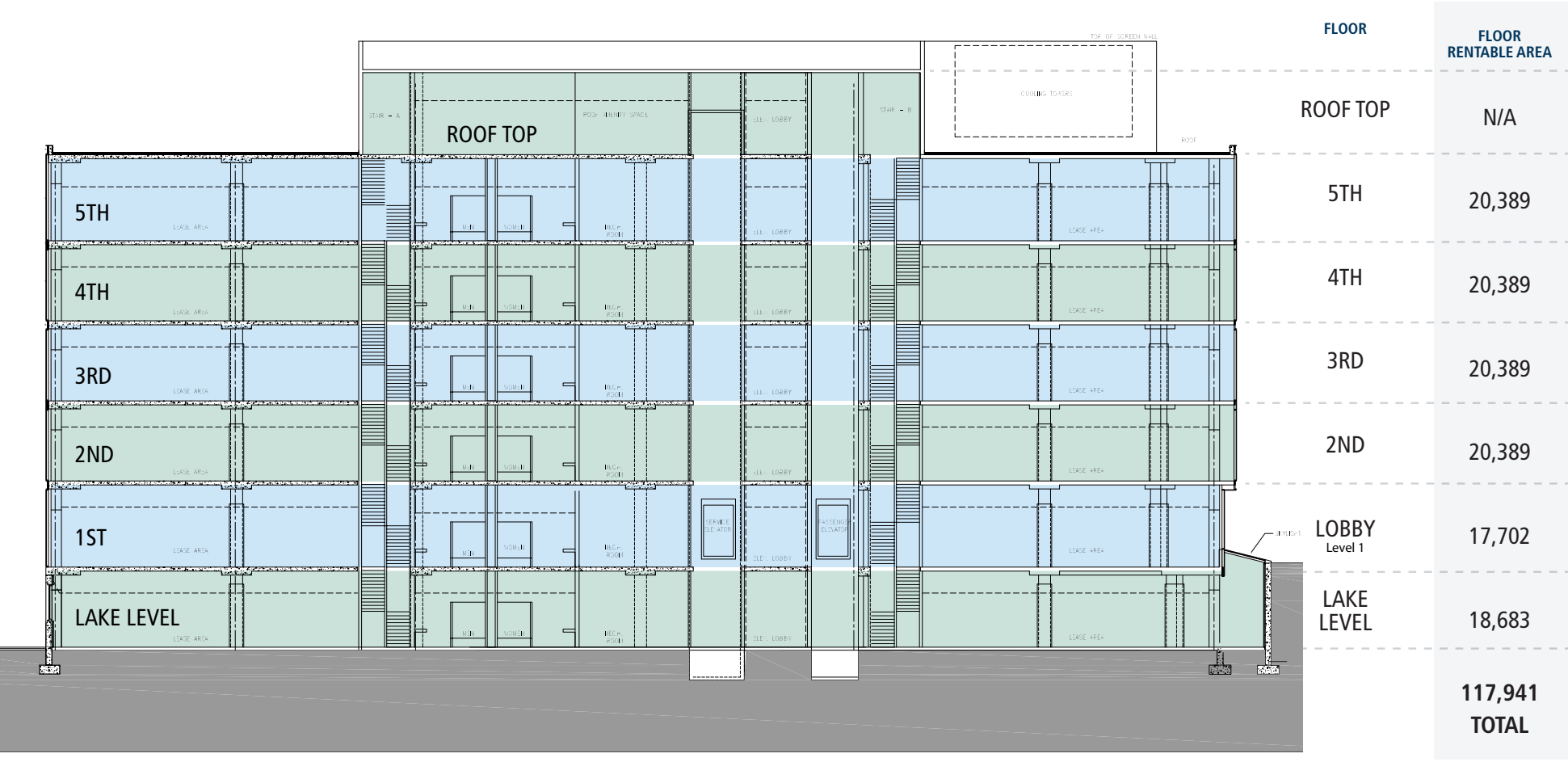
TYPICAL FLOOR PLAN MULTI-TENANT

20,389 RSF

14.16% Core Factor



CROSS SECTION





DEVELOPMENT/DESIGN TEAM

Developer/Owner: Brandywine Realty Trust

Architect: KGD Architecture

MEP: KTA Group

Structural: Fernandez Associates

Landscape Design: KCS Landscape Management Inc.

Leasing: Brandywine Realty Trust

Property Mgmt.: Brandywine Realty Trust

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BrandywineRealtyTrust

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

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together.

Our deep commitment to our communities was recognized by NAIOP naming Brandywine the 2014 Developer of the Year—the highest honor in the commercial real estate industry.