

A DEVELOPMENT OF



SEEFRIED PROPERTIES, INC.

DULLES SUMMIT FOR LEASE



LOCATION

Great location fronting Route 606, ½ mile West of the Dulles International Airport Northgate. Adjacent to the Park & Ride and the Dulles Greenway. Easy access to Route 28, Route 267 (Dulles Toll Road/Greenway), and Route 50.

HIGHLIGHTS

Dulles Summit is a 456,550 square foot planned flex/industrial development with prominent exposure on Route 606. Building sizes range from 45-90,000 SF with build-to-suit opportunities. Each building features 40' x 40' column spacing, tinted storefront glass along the building front, 24' minimum clear height, and attractive tilt up construction appealing to a variety of users. 100% office allowed by right.

AVAILABILITY

Rough Graded Finished Lots:

PDGI-72' Sale/BTS

Out Parcel 1 – 1.85 Acres	\$1,450,000
Out Parcel 2 – 2.43 Acres	\$1,905,000
Out Parcel 10 – 5.16 Acres	\$4,045,000

For Lease:

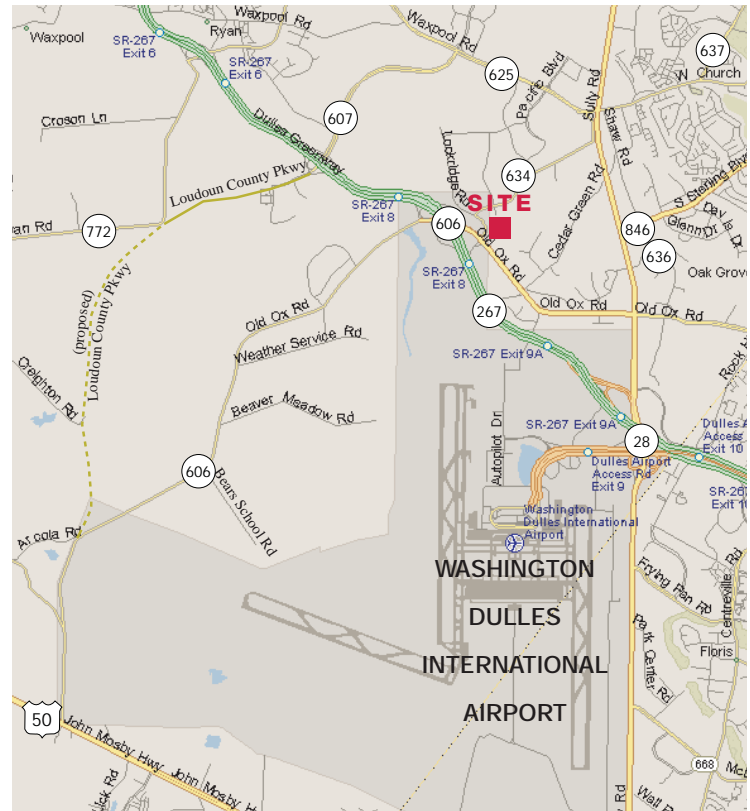
Building A	90,000 SF
Building B	45,600 SF
Building C	90,000 SF
Building D-1	66,750 SF
Building D-2	79,200 SF
Building E	85,000 SF

LOADING

Rear loaded independent (115' – 125') and shared (180') truck courts with multiple dock positions.

PARKING

Ample parking at a ratio of 1.79/1,000 SF.



Commercial Real Estate Services, Worldwide.

contact information

Kevin Goeller, CCIM, SIOR
571 382 2061
kgoeller@klnb.com

Marc Tasker, CCIM, SIOR
571 382 2062
mtasker@klnb.com

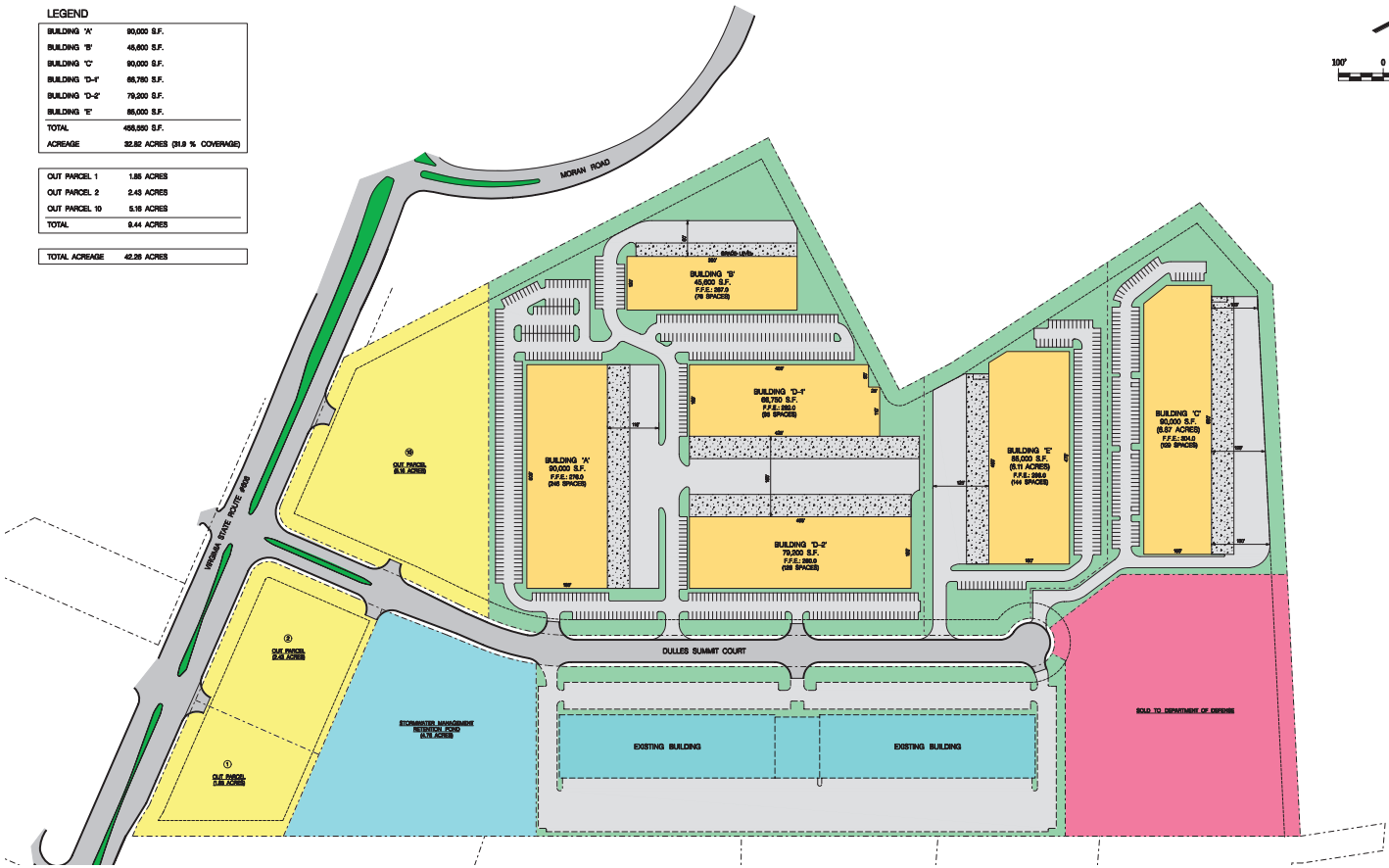
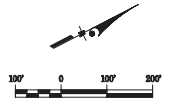
DULLES SUMMIT SITE PLAN

LEGEND

BUILDING 'A'	80,000 S.F.
BUILDING 'B'	48,800 S.F.
BUILDING 'C'	80,000 S.F.
BUILDING 'D-1'	65,760 S.F.
BUILDING 'D-2'	79,200 S.F.
BUILDING 'E'	85,000 S.F.
TOTAL	458,260 S.F.
ACREAGE	32.82 ACRES (81.8 % COVERAGE)

OUT PARCEL 1	1.86 ACRES
OUT PARCEL 2	2.48 ACRES
OUT PARCEL 10	5.16 ACRES
TOTAL	9.44 ACRES

TOTAL ACREAGE	42.26 ACRES
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DULLES SUMMIT AERIAL VIEW

