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.

Coppermine Commons I + II // 13861 + 13865 Sunrise Valley Dr, Herndon, VA 20171 // copperminecommons.com

Campus Overview

- Unparalleled $12 million renovation completed
- Dramatic exterior design of precast and glass
- Class A finishes throughout the lobbies and interiors
- Significantly greater cooling capacity for technology uses
- Clear ceiling heights of 10 feet
- 42’ x 30’ column spacing
- Beautifully landscaped park
- Athletic facility including tennis + 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
- Fiber-rich location with more than a dozen providers surrounding the park which afford tenants a wide array of options



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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 $12 million exterior and interior renovations includes:

- Expansive outdoor tenant lounge
- Extensive health club and spa
- Conference facility w/ break-out rooms
- Large dining area to seat 300 people
- Substantial upgrades in the lobby and restrooms



Building Lobby



On-Site Cafeteria



300 Seat Capacity



Outdoor Lounge



Conference Lounge

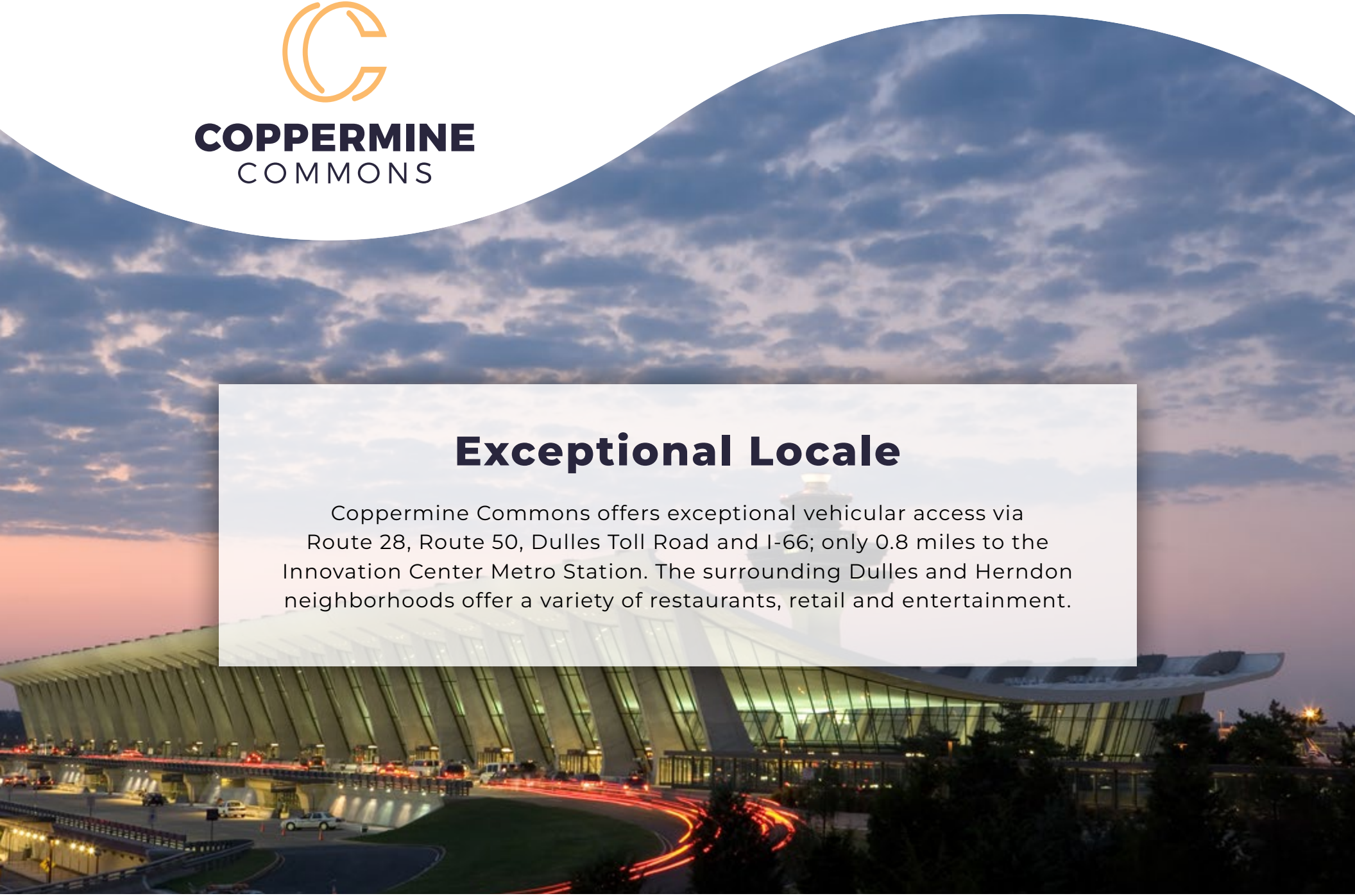


Conference Facility



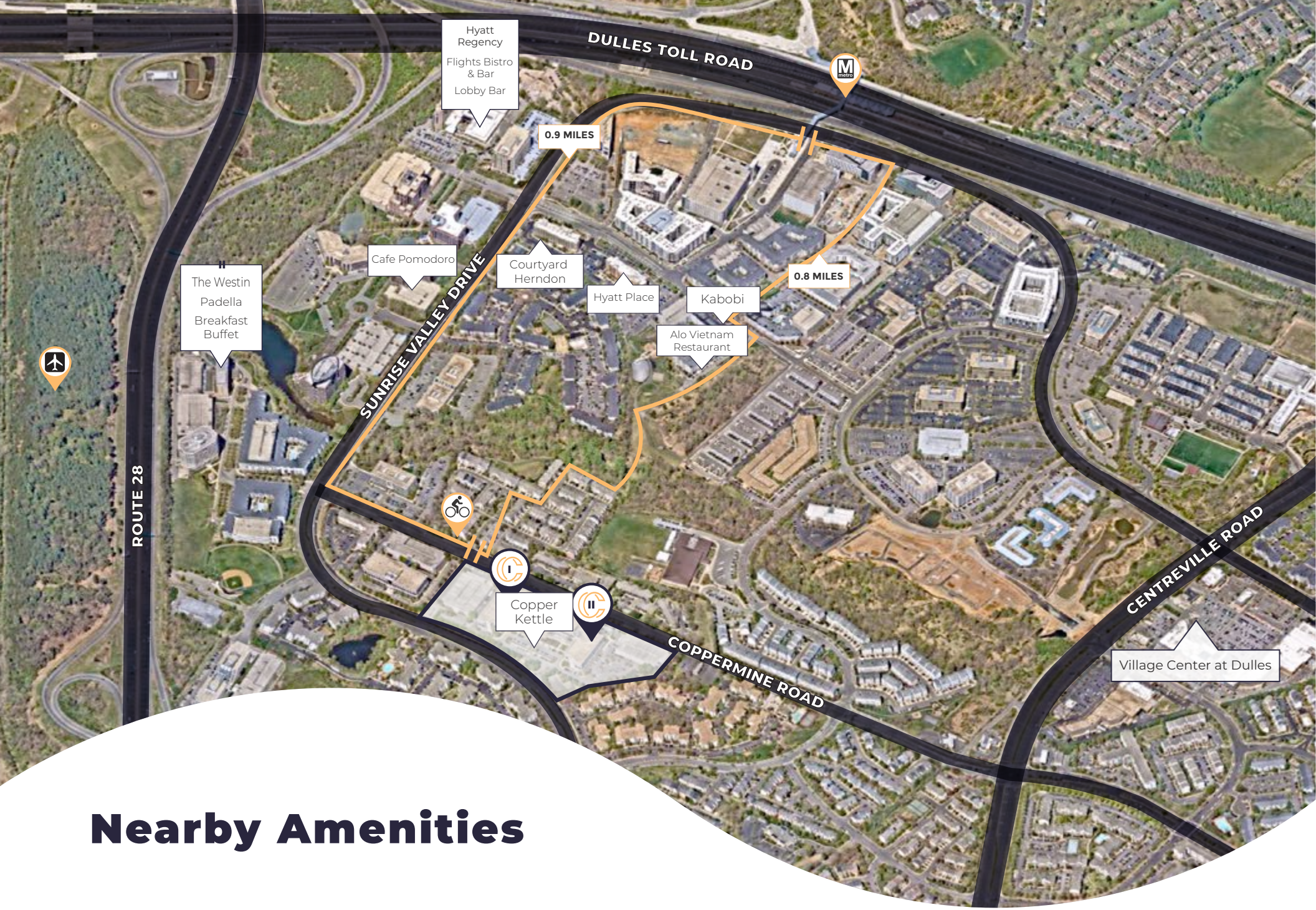
Fitness Facility

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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 Innovation Center Metro Station. The surrounding Dulles and Herndon neighborhoods offer a variety of restaurants, retail and entertainment.



Nearby Amenities



Location Amenities

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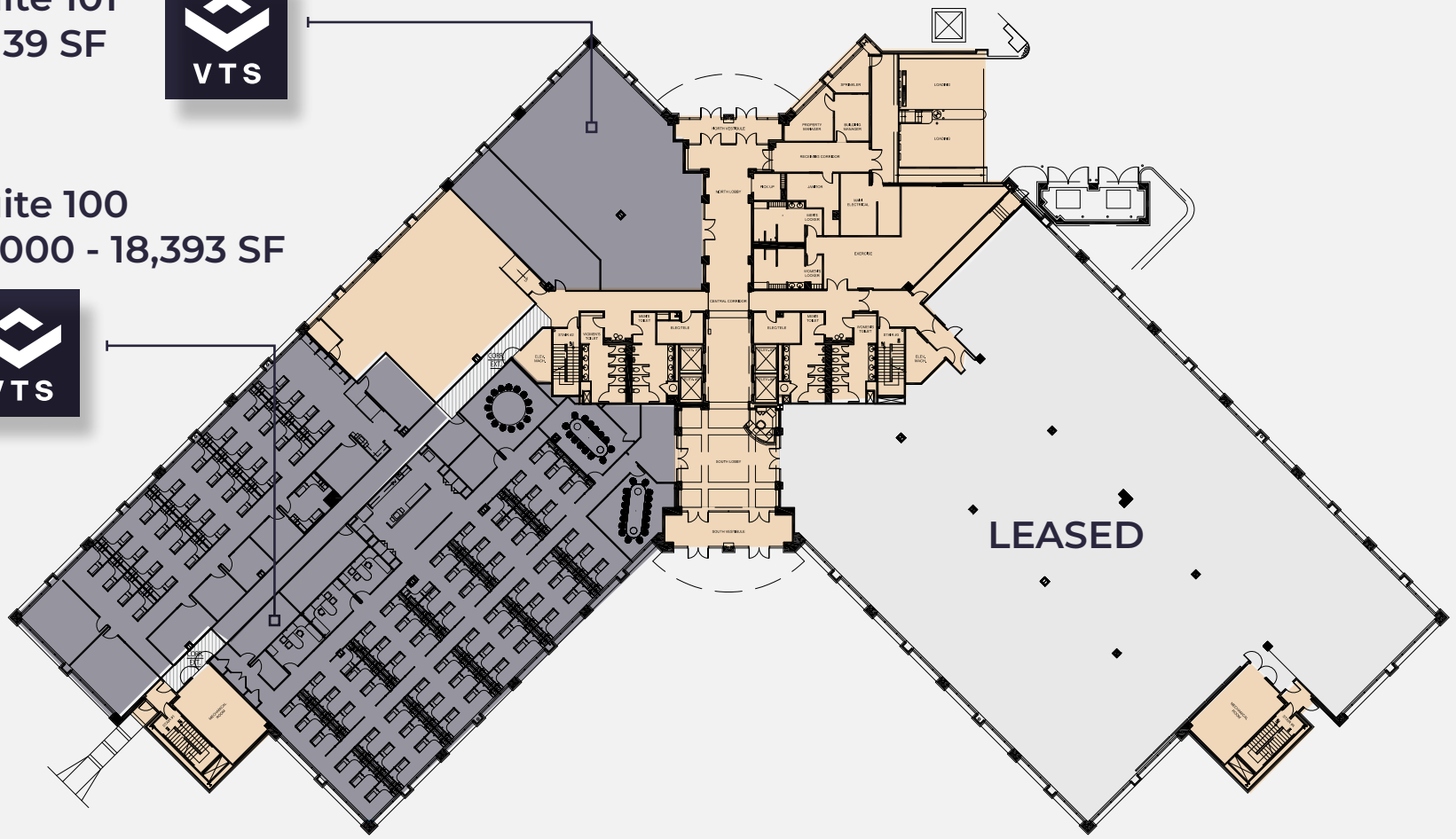


13861 Sunrise Valley Drive

Class:	A	**Stories:**	4
RBA:	211,813 SF	**Column Spacing:**	42’ x 30’
Year Built / Ren.	1999 / 2019	**Finished Ceiling:**	10’
Typical Floor:	55,900 SF	**Parking:**	3.7 per 1,000 SF

Suite 101
4,139 SF

Suite 100
15,000 - 18,393 SF

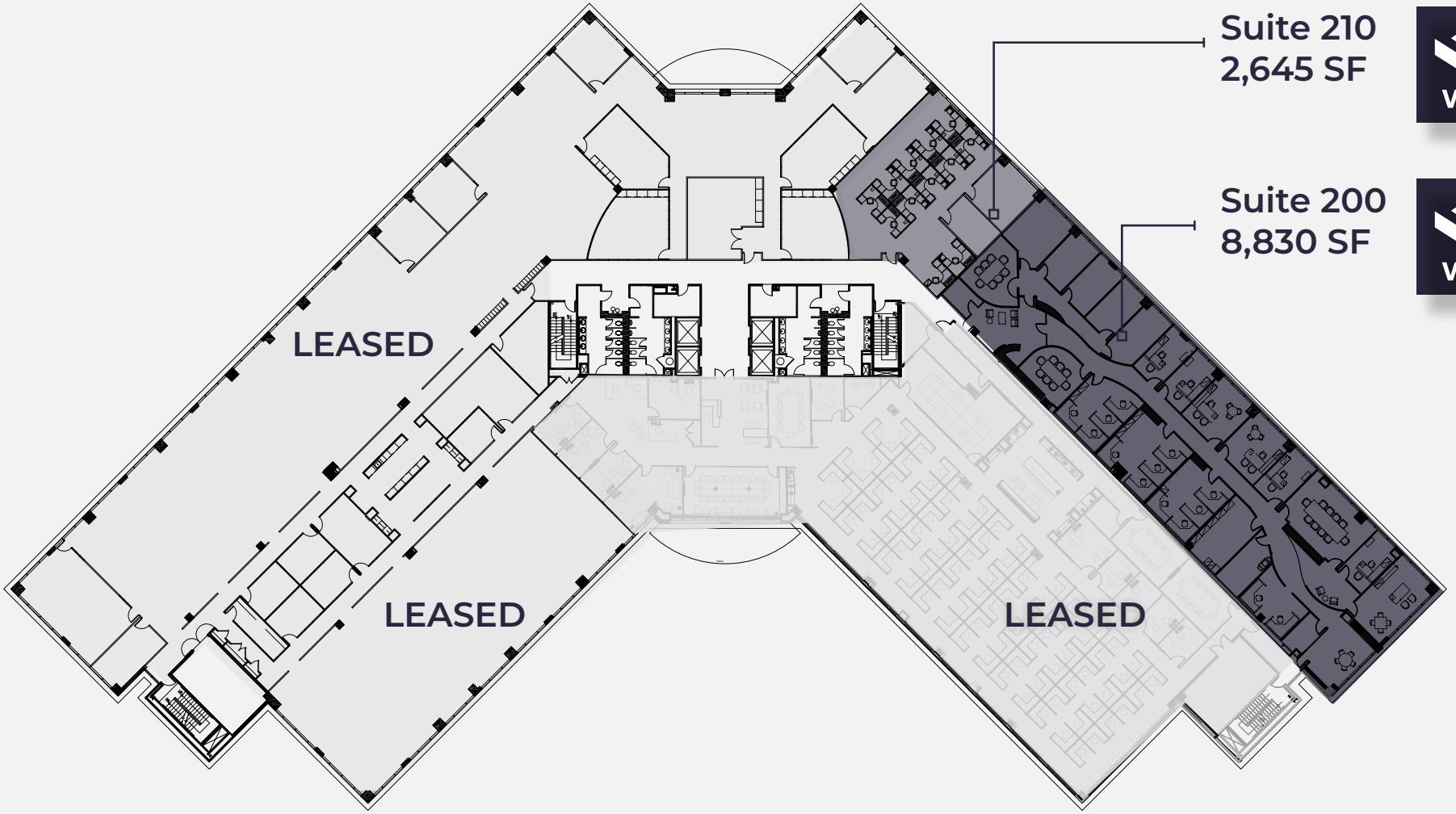


Site Plan Key



13861 Sunrise Valley Drive

CC1 | 1st Floor | 22,532 SF

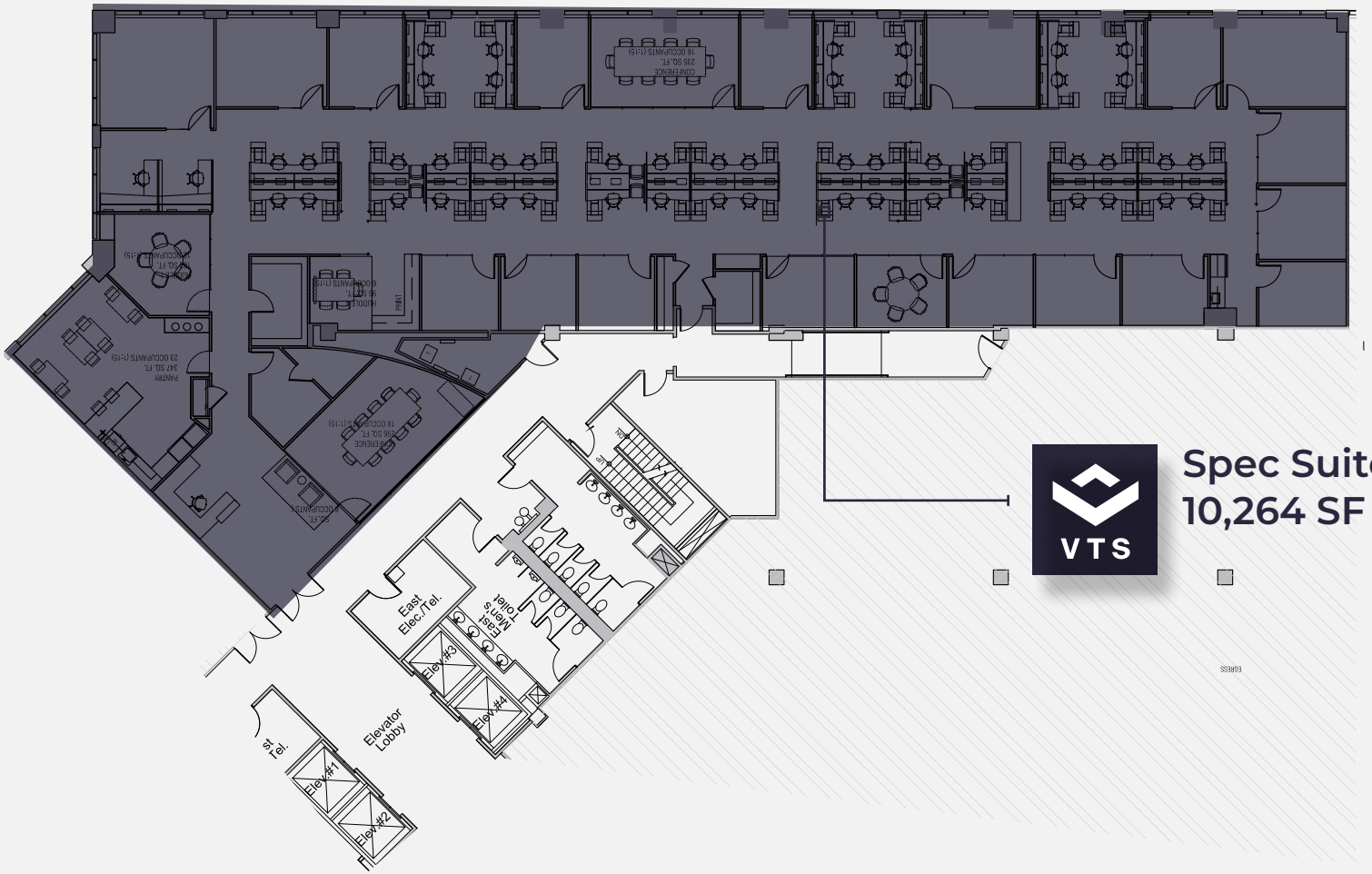


Site Plan Key



13861 Sunrise Valley Drive

CCI | 2nd Floor | Up to 11,475 SF



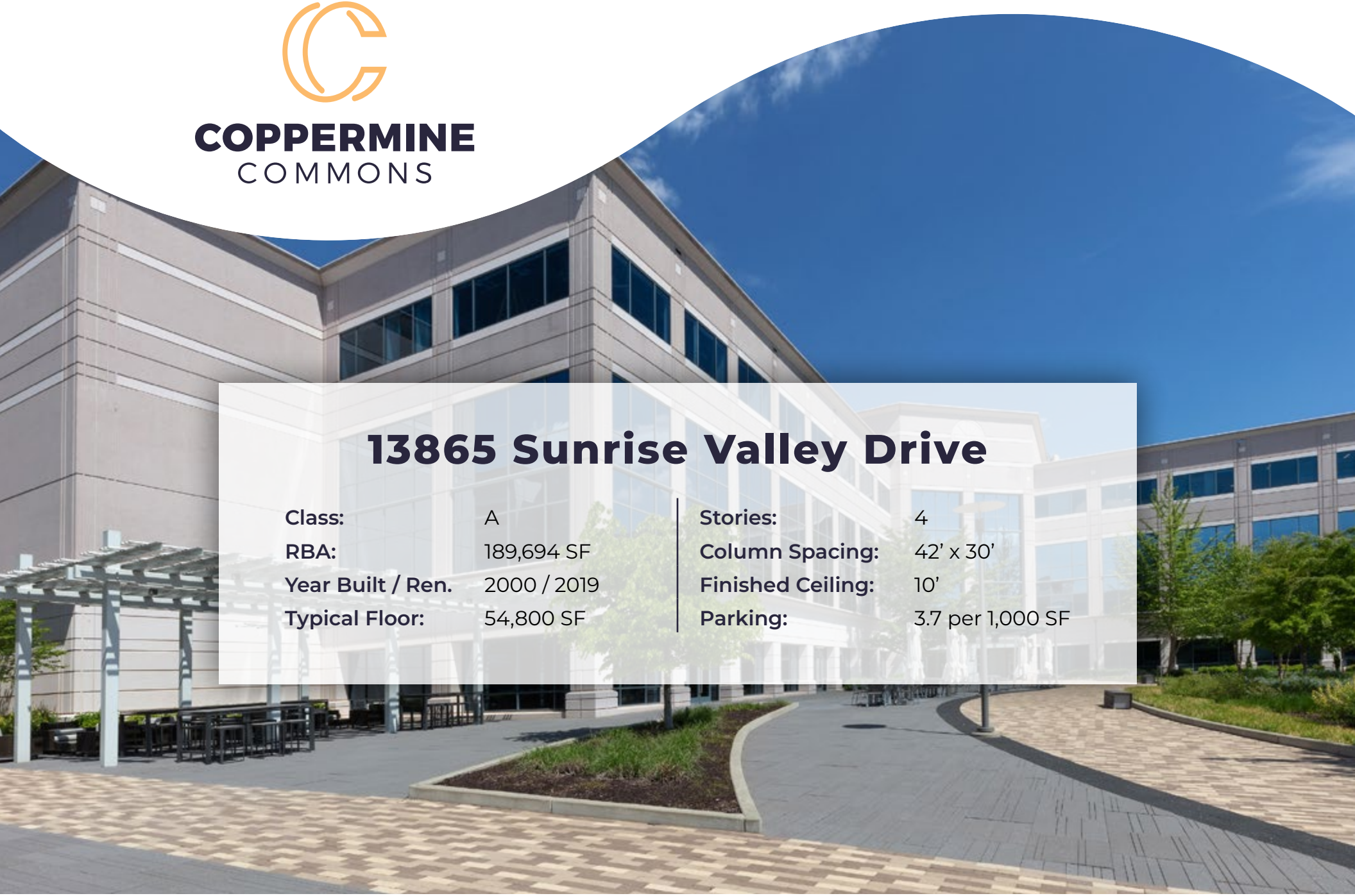
Site Plan Key



13861 Sunrise Valley Drive

CC1 | 4th Floor | 10,264 SF

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13865 Sunrise Valley Drive

Class:	A	**Stories:**	4
RBA:	189,694 SF	**Column Spacing:**	42’ x 30’
Year Built / Ren.	2000 / 2019	**Finished Ceiling:**	10’
Typical Floor:	54,800 SF	**Parking:**	3.7 per 1,000 SF



Site Plan Key



13865 Sunrise Valley Drive

CCII | 1st Floor | 20,223 SF

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