

# CLASS A OFFICE SPACE ON THE SILVER LINE



SUITES RANGING  
FROM 3,420 SF  
UP TO 14,447 SF



Knowledge  
Perseverance  
Integrity

**Cambridge**  
Property Group LLC

THE  
**ATRIUM**  
AT WORLDGATE  
205 VAN BUREN STREET | HERNDON VA



## BUILDING AMENITIES

- Newly remodeled lobby and common areas
- Genius Bar / tenant amenity space
- Extensive glass line providing natural light
- On-site deli with outside seating
- Fitness center with locker rooms
- Engineer on-site
- Vibrant tenant mix
- Abundant parking; 3.62/1,000 sf
- Stable ownership







## NEARBY AMENITIES

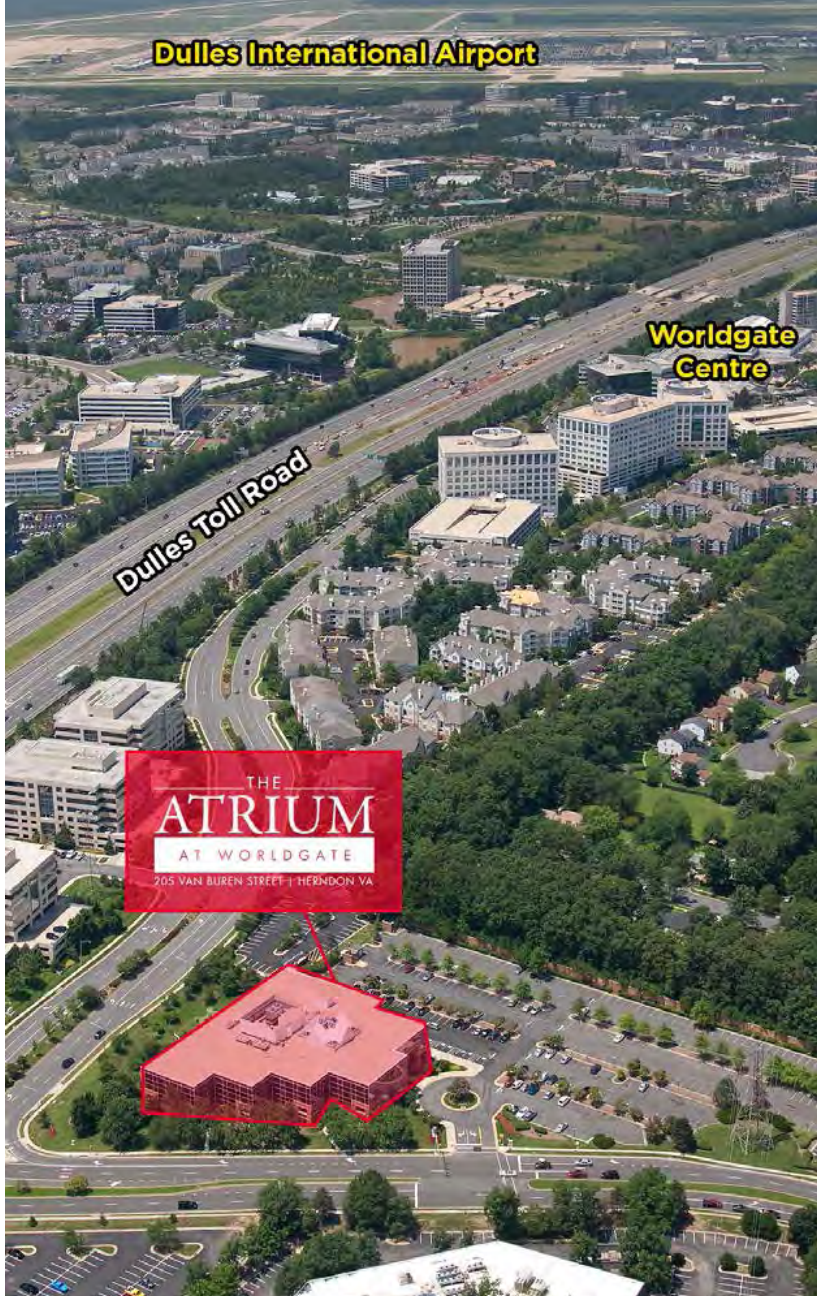
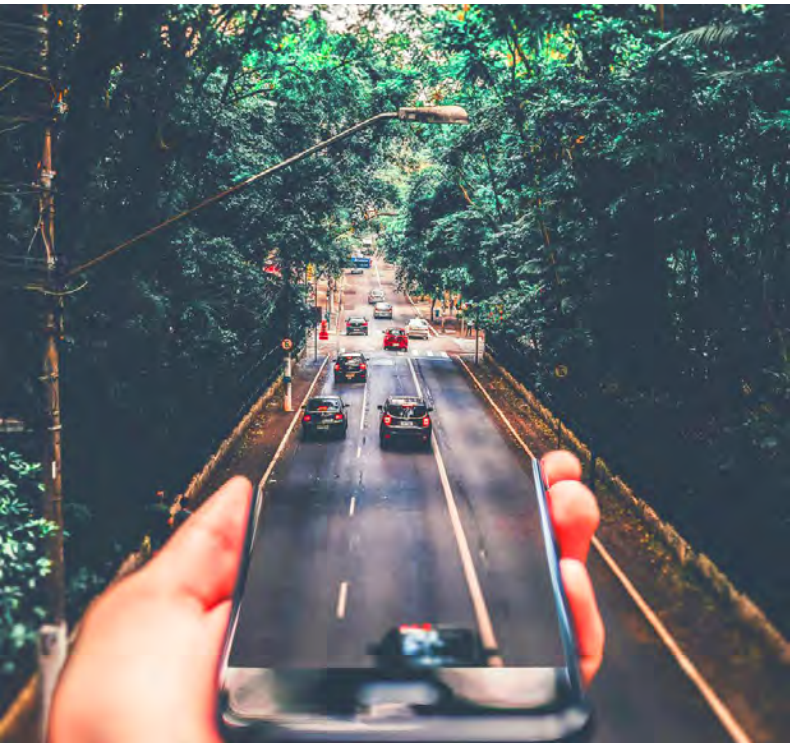
- 1 mile from Worldgate Centre, an entertainment destination offering more than a dozen cafes and eateries
- 5 minutes to Reston Town Center
- 2 minutes from Worldgate Centre
- Ideally situated in the Dulles Technology Corridor





# EXCEPTIONAL ACCESS

- Walking distance to Herndon Silver Line Metro Station
- Exceptional access to Dulles Toll Road, Route 28, Route 66, and Route 50
- 5 miles from Dulles International Airport

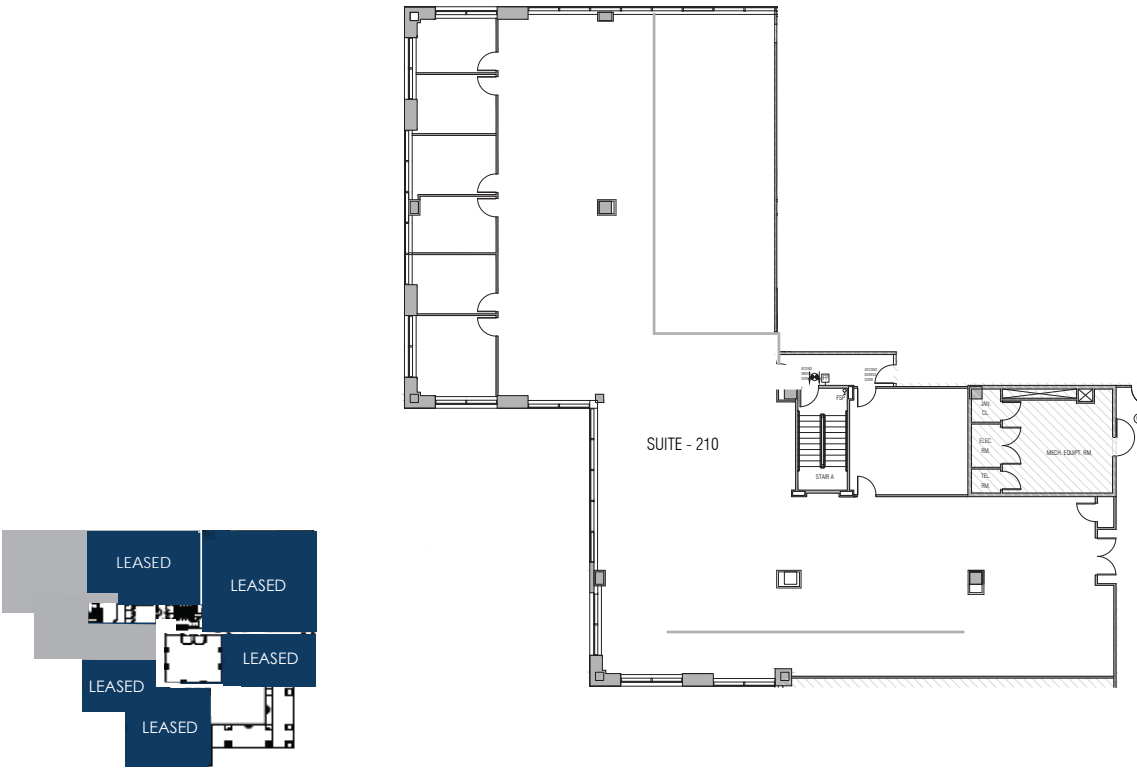


## DULLES INTERNATIONAL AIRPORT



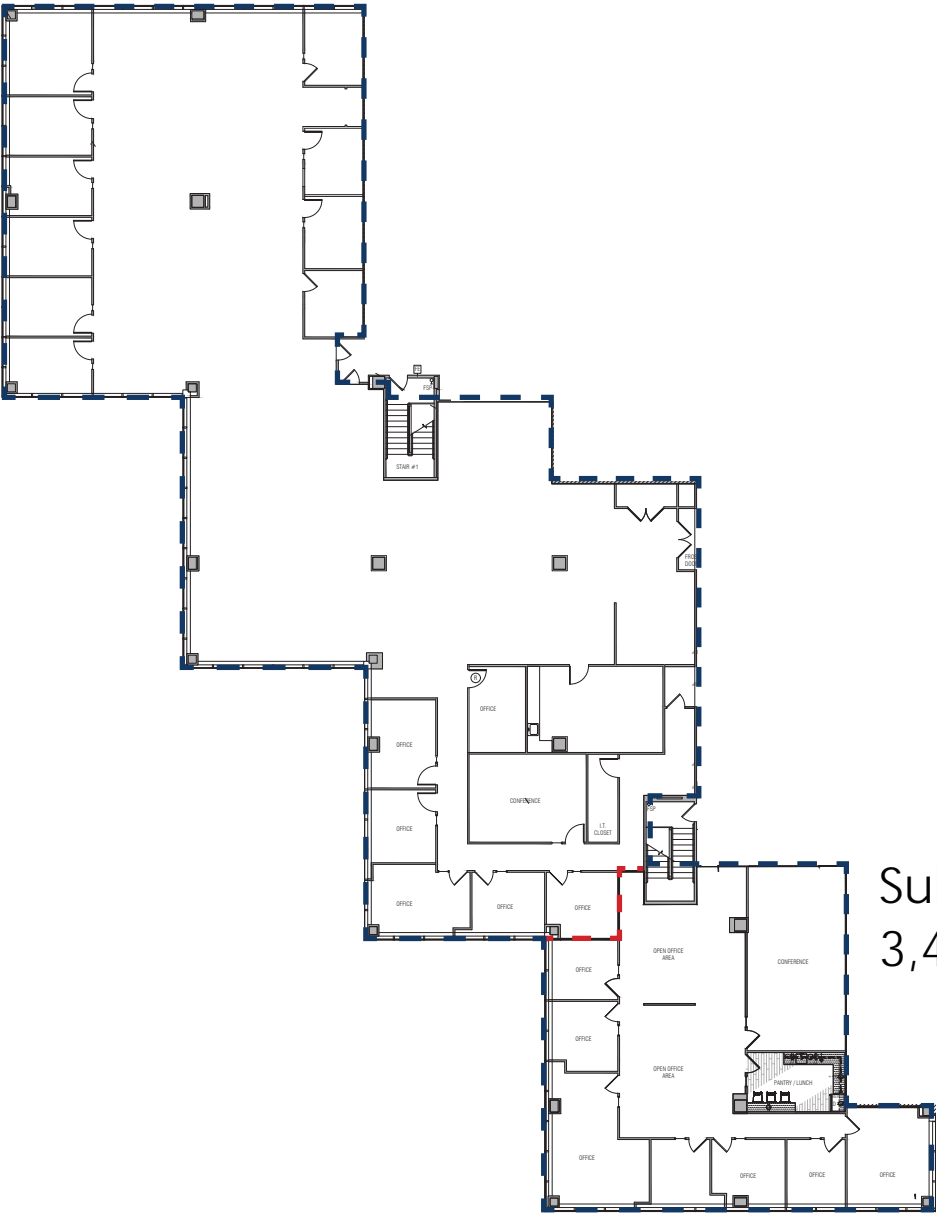


2nd Floor | Suite 210  
8,550 rsf

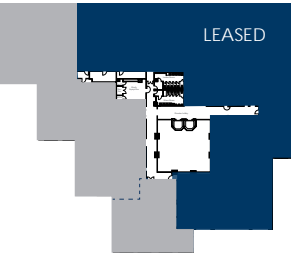


4<sup>th</sup> Floor | Suite 440-450  
3,420 - 14,447 rsf

Suite 450  
11,027 RSF



Suite 440  
3,420 RSF









# LEASING CONTACT

**(703) 925-5213**

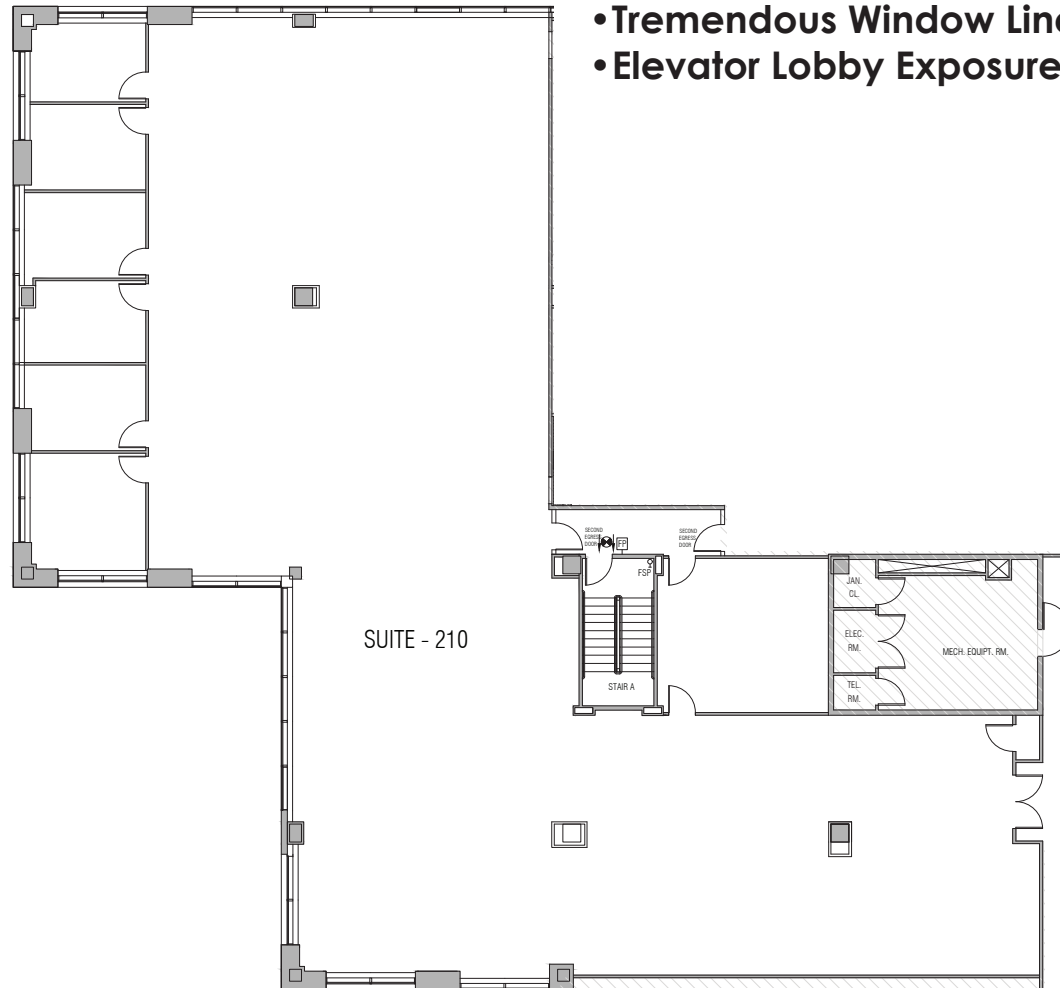
Benjamin R. Eldridge, Jr.  
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Katherine G. Czekaj  
William B. Czekaj  
Taylor M. Reed



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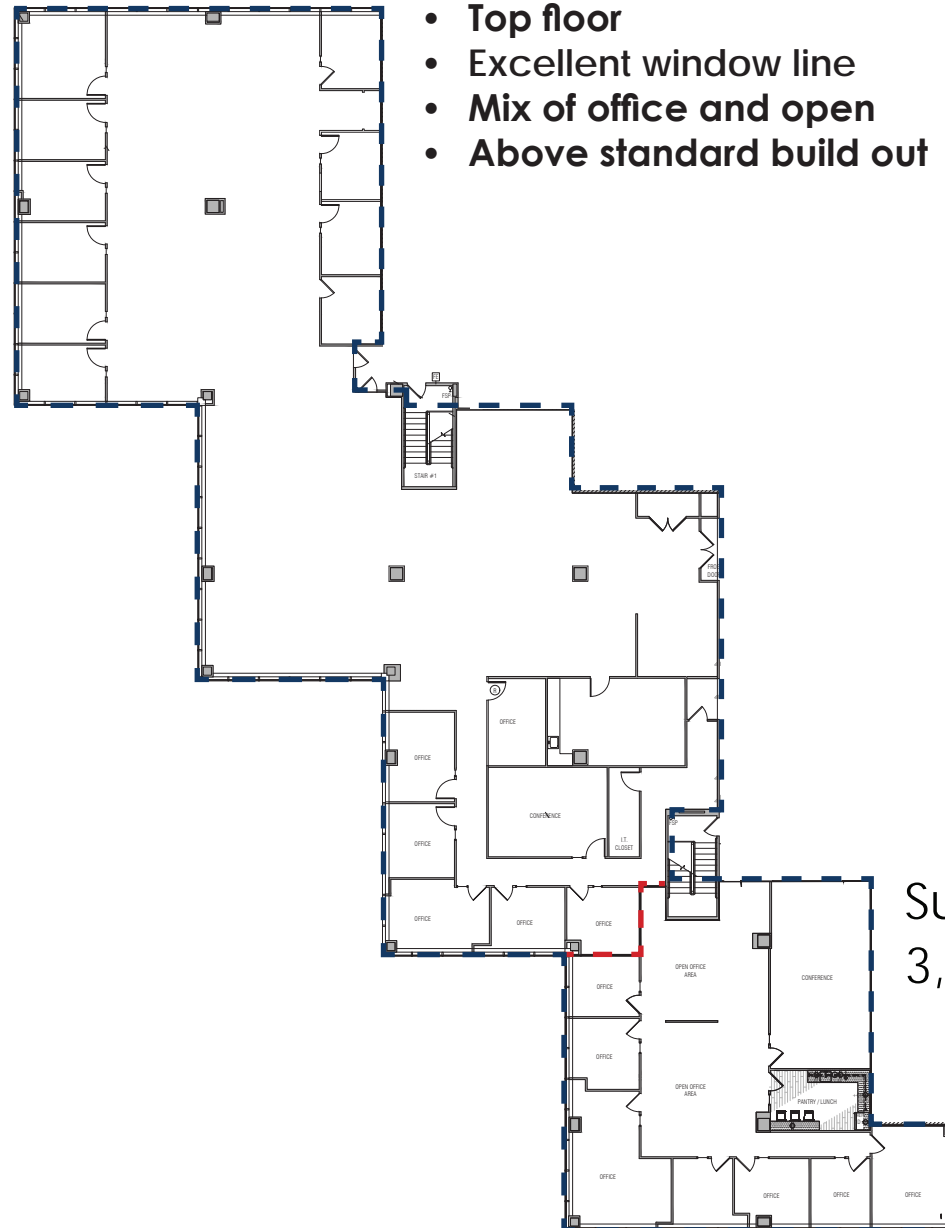
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Suite 450  
11,027 RSF

- **Top floor**
- **Excellent window line**
- **Mix of office and open**
- **Above standard build out**



Suite 440  
3,420 RSF

