



# Dulles Corridor

Access. Distinction. Presence.

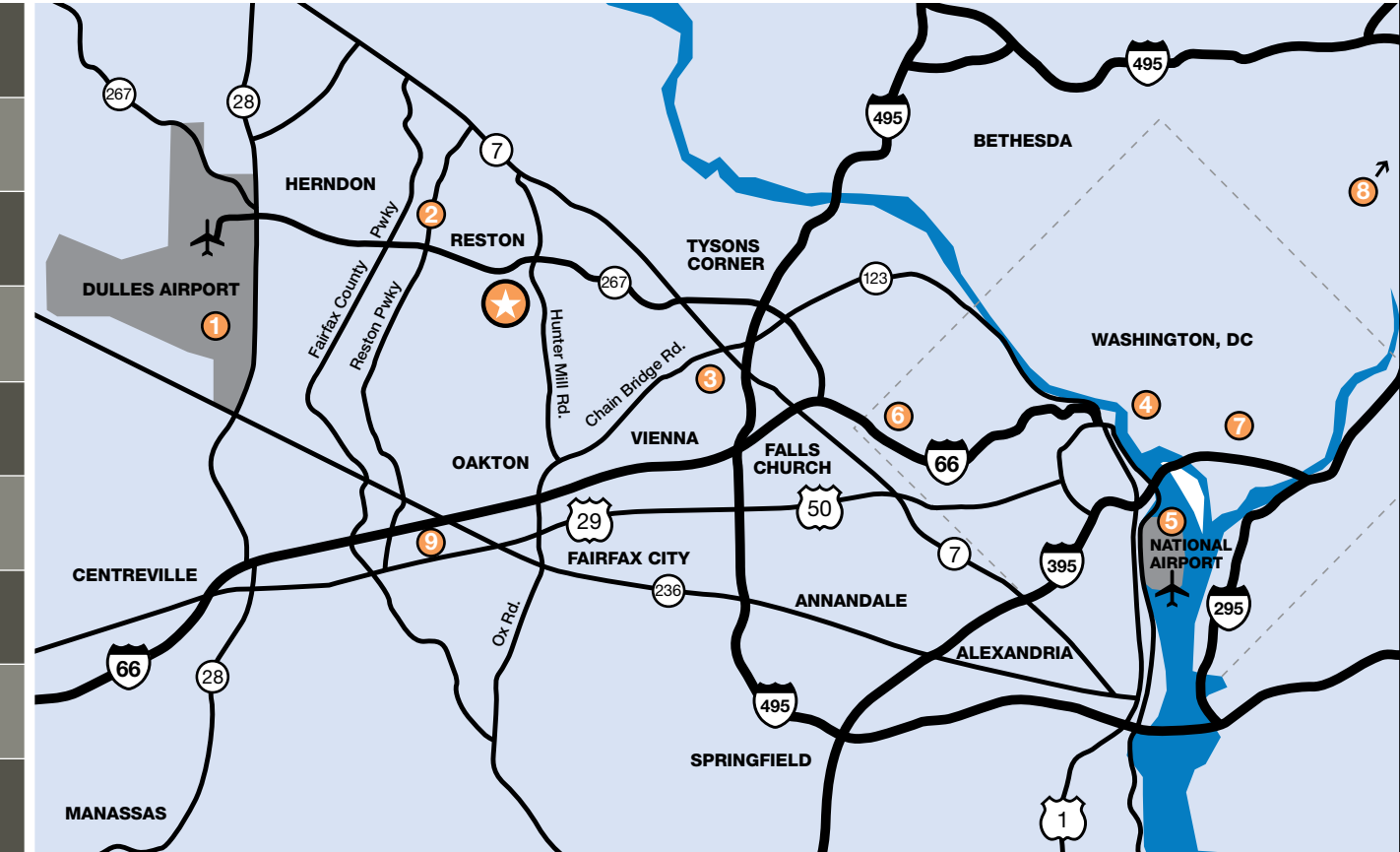
# **1 DULLES CORRIDOR,** the premier

location in Northern Virginia's Class A suburban real estate market, provides unparalleled access, distinction and presence. The building, visible from the Dulles Toll Road and immediately accessible via the Hunter Mill Interchange, has a canted façade creating a distinctive look with highly efficient floor plates. Enhance your presence locally by leasing or purchasing space today.

# ACCESS.

1 Dulles Corridor is uniquely positioned within the Washington, D.C., metropolitan region, allowing occupants easy access to and from all major business establishments, airports and train stations. The building is less than one-tenth of a mile from the Hunter Mill Interchange of the Dulles Toll Road, saving our occupants valuable time and money on traveling costs while providing the best access for successful business opportunities.

1	Dulles Airport	8 mi.
2	Reston Town Ctr.	4 mi.
3	Tysons Corner Mall	6 mi.
4	Central Business District (CBD)	19 mi.
5	National Airport	8 mi.
6	East Falls Church Metro Station	10 mi.
7	Union Station	17 mi.
8	BWI Airport	50 mi.
9	Fairfax Gov't Ctr.	9 mi.



**ACCESS TO AMENITIES.** With only a quick glance, it's easy to see that there are many amenities within a few miles of 1 Dulles Corridor including fine dining establishments, recreational centers and hotels. These facilities have been highlighted to further clarify the building's accessibility.

RESTAURANTS	
1	Vinifera Wine Bar & Bistro
2	Morton's The Steakhouse
3	McCormick & Schmick's
4	Il Fornaio
5	El Manantial
6	The Melting Pot
7	Vie de France Bakery & Cafe
RECREATION / GOLF	
8	Wolf Trap
9	Reston National Golf Course
10	Hidden Creek Country Club
11	YMCA
HOTELS	
12	SpringHill Suites by Marriott
13	The Westin Reston Heights
14	Hyatt Regency Reston
15	Hilton Washington Dulles Airport



**DISTINCTION.** 1 Dulles Corridor is the newest architectural mark of distinction with an award-winning campus setting. It stands out among the cluster of nearby commercial office space and residential housing through the use of a delicate combination of finely crafted colors, materials, and angles. A covered walkway conveniently connects the spacious parking garage to the building. Another major feature at 1 Dulles Corridor is the breathtaking Sky Garden, protected and shaded by pergolas and offering panoramic views of Tysons Corner.





**PRESENCE.** 1 Dulles Corridor is the most important location for smart clients in the Washington, D.C., metropolitan region. The distinguished location provides occupants with an increased presence on the Dulles Toll Road. Take advantage of the noteworthy building's prominent location by leasing or purchasing space.

