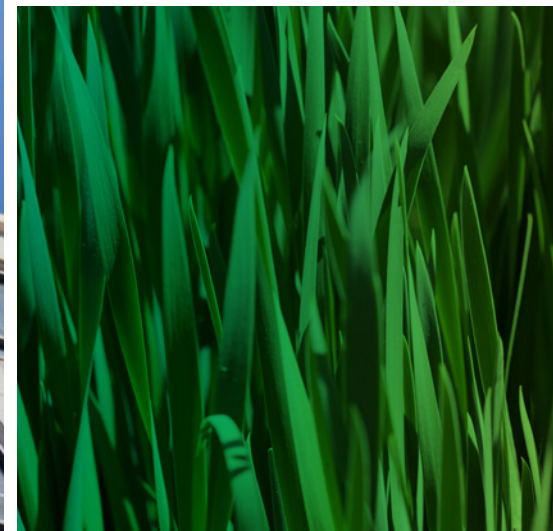


THE POINTS

AT WOODLAND PARK

BUILT FOR TOMORROW.
AVAILABLE TODAY.



HIGH-PERFORMANCE. EFFICIENT. HYPER CONNECTED.

The Points at Woodland Park — neighboring some of Northern Virginia's most high-profile companies — is the **modern, flexible and hyper-connected** real estate solution today's successful businesses are searching for. A destination that evolves the workday experience, both inside and out.

With up to **250,000 SF available**, The Points offers efficient floor plates, open site lines and meticulously curated **indoor and outdoor collaboration spaces**. Its expansive windows lines allow natural sunlight to keep your energized throughout the day. The Points is also perfectly situated in a **beautiful, walkable community** with convenient transportation options. For those who drive, there is ample parking framed by beautiful landscaping and a covered walkway.





2300 CORPORATE PARK DRIVE THE POINTS AT WOODLAND PARK.

Up to 150,000 SF available. Offering a full building opportunity with highly visible exterior signage.

FLOOR 6 | 28,036 SF | AVAILABLE

FLOOR 5 | 28,036 SF | AVAILABLE

FLOOR 4 | 13,122 SF | AVAILABLE

FLOOR 3 | 28,036 SF | AVAILABLE

FLOOR 2 | 28,036 SF | AVAILABLE

FLOOR 1 | 20,872 SF | AVAILABLE



2350 CORPORATE PARK DRIVE THE POINTS AT WOODLAND PARK.

Option of 85,000 SF with 3 contiguous floors available. Perfect for fast growth businesses or a Company headquarter with its connected campus featuring indoor-outdoor workspace flexibility.

FLOOR 6 | LEASED

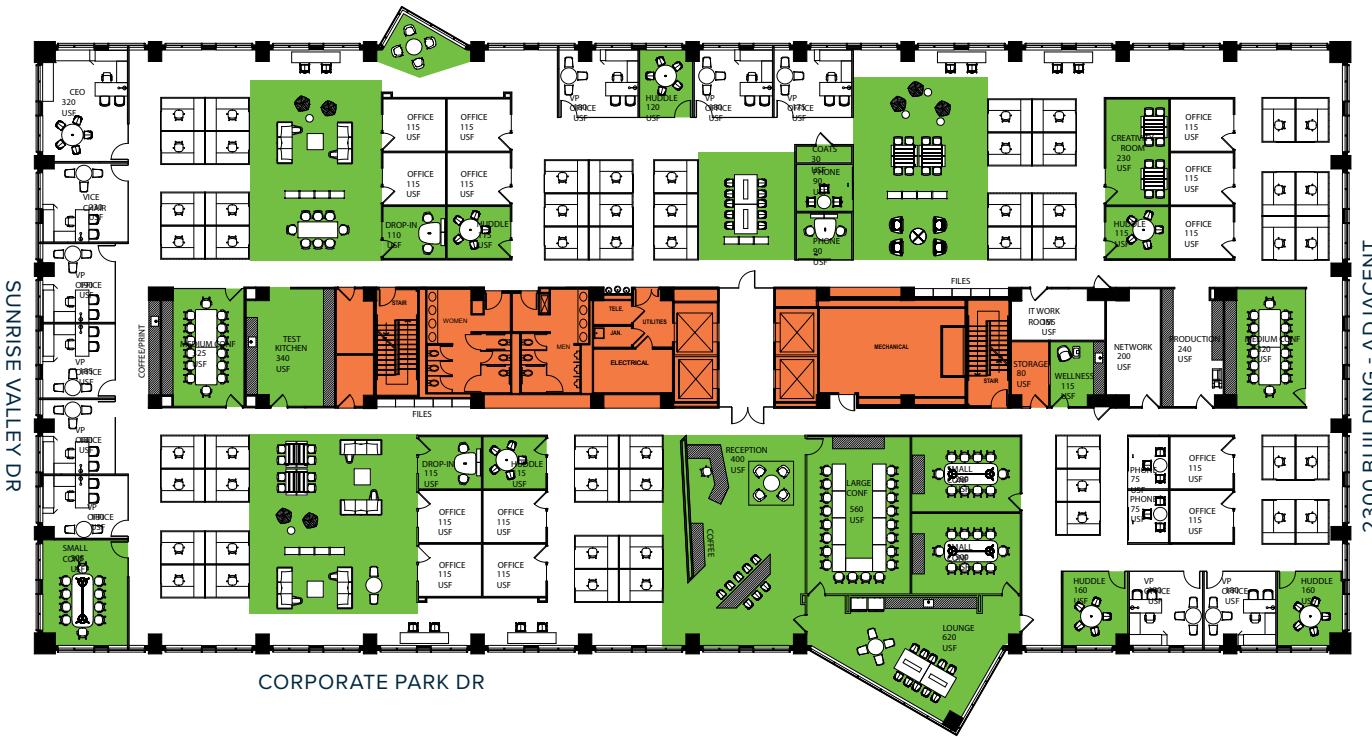
FLOOR 5 | 28,036 SF | AVAILABLE

FLOOR 4 | 28,036 SF | AVAILABLE

FLOOR 3 | 28,036 SF | AVAILABLE

FLOOR 2 | LEASED

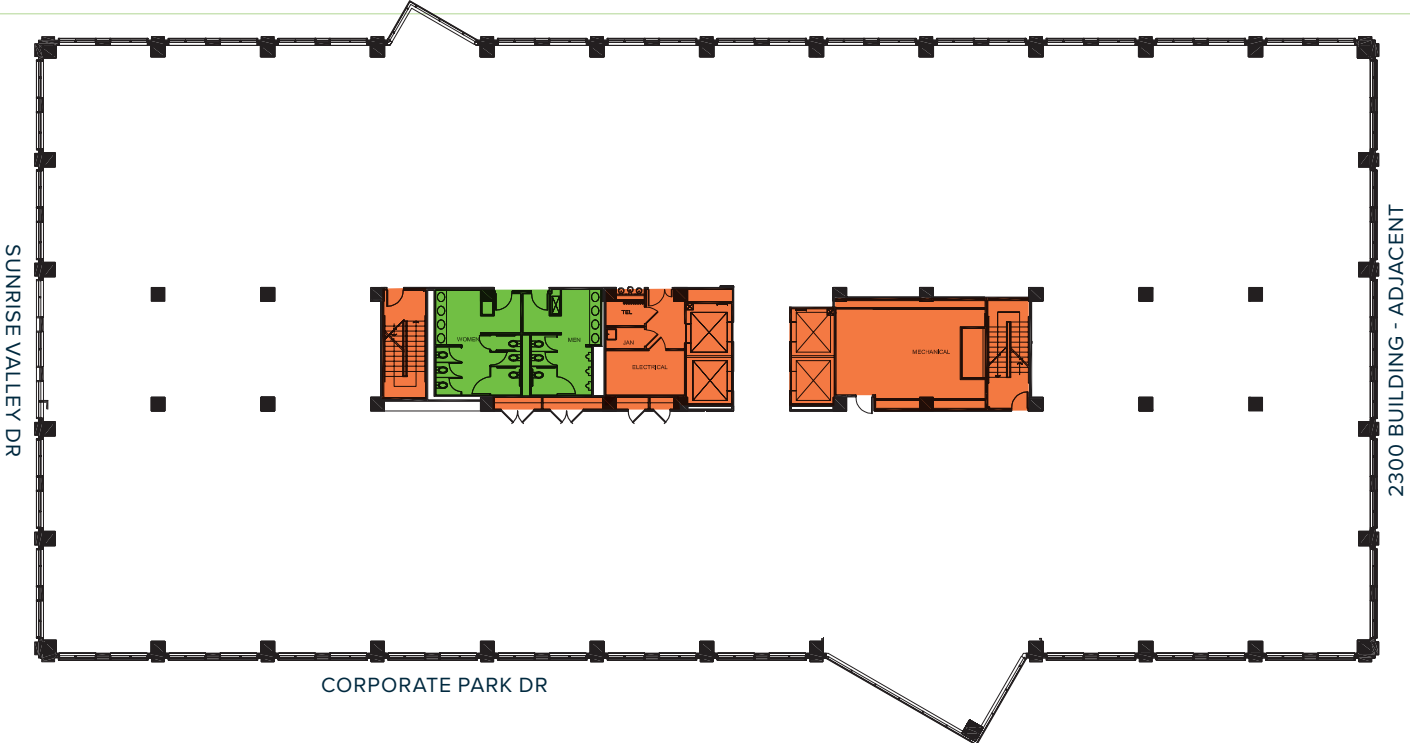
FLOOR 1 | 10,000 SF | AVAILABLE



2350 Hypothetical Layout

- Amenity and Conference
- Core and Storage

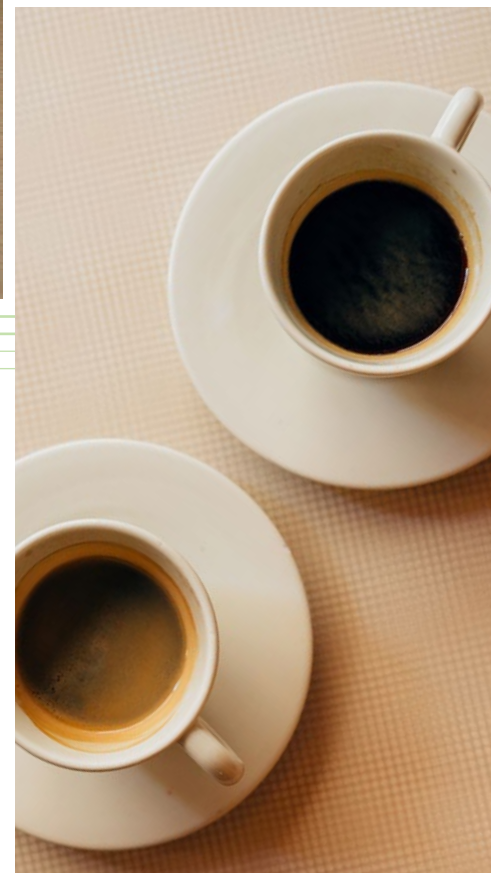
2350 Shell Floor Plan Flexible Configuration





LOBBY 2.0

Possibilities begin the moment you enter The Points. Surrounded by **warm, sophisticated finishes** in the newly renovated lobby with touchdown seating and café tables, you will feel a fresh sense of arrival each day. Even the **digital directory** promotes productivity and connectivity, helping you **easily navigate the property** and providing real-time metro and traffic information. This means always knowing the best departure time and route to your next destination.





COLLABORATION ENABLED.

The Points redefines the office setting and delivers a **technically advanced, thoughtfully connected campus** offering indoor and outdoor collaboration areas and casual workspaces — where innovation can flourish.

The Studio is a **lively flex workplace and conference center**, which can be configured to efficiently host everything from group scrums to town-hall style gatherings of up to 120 people.



WELLNESS EMBRACED.

The tenant amenity lounge includes a **well-appointed private fitness facility attached**, where you can raise your heart rate and endorphins throughout the day. Renovated locker rooms offer daily towel and toiletry services to keep you moving.

Work isn't exclusively an indoor activity at The Points. **The outdoor terrace provides yet another versatile collaboration space.** Fresh air, relaxing green space and walking paths offer additional opportunities to get up, walk around and work wherever you are most inspired.



Over 10,000 SF of fitness, conference, flex, and outdoor spaces create the ultimate productive business environment.



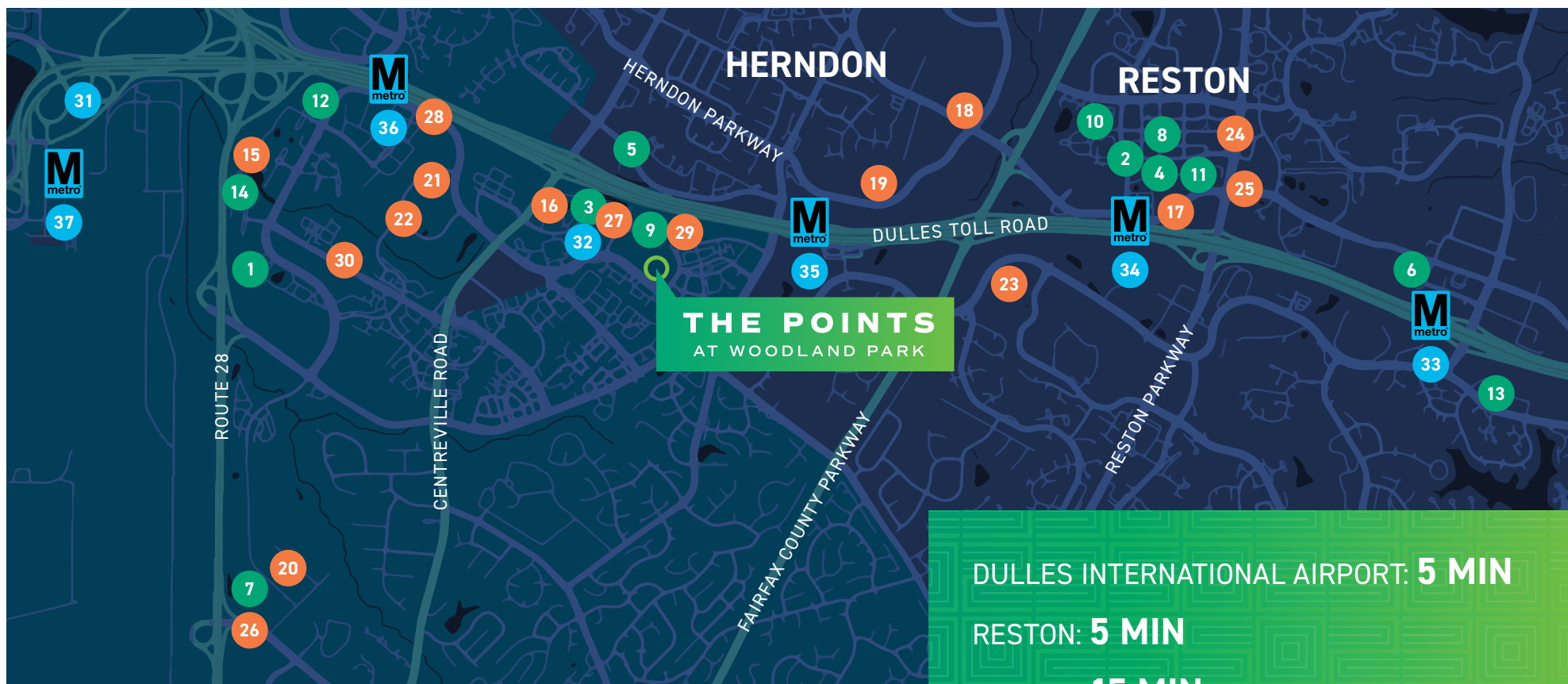


NEXT LEVEL CONNECTIVITY.

Digital connectivity not only dictates how we work, but also how efficiently and successfully we get things done. The Points are wired for success and a more innovative, collaborative future — **built on a fiber optic-based internet backbone and advanced 5G Wi-Fi connectivity, which is why it has achieved a WiredScore Gold status.** Making speed, scalable growth, security, and high-capacity network capabilities omnipresent.

AREPx, our tenant experience app, helps everyone get the most out of their day, with hyper-local information and services — from food ordering, exclusive events and curated promotions to building notices, amenity space booking and more.





DULLES INTERNATIONAL AIRPORT: **5 MIN**

RESTON: **5 MIN**

TYSONS: **15 MIN**

DOWNTOWN DC: **30 MIN**

WHERE BUSINESS MOVES.

TECH

- 1. Akima
- 2. Cybertrust
- 3. EdgeConneX
- 4. Facebook
- 5. ForcePoint
- 6. Google
- 7. General Dynamics

- 8. Hitachi Data Systems
- 9. ManTech
- 10. Microsoft
- 11. Microsoft (2nd location)
- 12. Network Solutions
- 13. Paragon Systems
- 14. SalesForce

OTHER

- 15. Airbus
- 16. Amazon
- 17. Bechtel
- 18. Boeing
- 19. Booz Allen
- 20. CenturyLink
- 21. Cisco Systems

- 22. ePlus (by Cisco)
- 23. LearningTree
- 24. Leidos
- 25. Oracle Corp
- 26. Raytheon
- 27. Sotera Defense Solutions

- 28. Strategic Education
- 29. Volkswagon
- 30. Verizon (formerly XO Communications)

TRANSPORTATION

- 31. Dulles International Airport
- 32. Fairfax Connector Bus
- 33. Wiehle-Reston East Metro Station
- 34. Reston Town Center Metro Station (future)

- 35. Herndon Metro Station (future)
- 36. Innovation Center Metro Station (future)
- 37. Dulles Airport Metro Station (future)



WORK. LIFE. BALANCED.

The Points at Woodland Park are fully amenitized and thoughtfully situated to give more balance to your day and attention to your wellbeing. **Restaurants, retail shopping, bike and walking trails, entertainment, and upscale neighborhoods are all a short walk from the office.**

Village Center at Dulles (Clocktower)

1.3 MILES OR 5 MINUTES BY CAR



RESTAURANTS

- | | |
|----------------------|----------------------------|
| 1. China King | 10. Rubino's |
| 2. Firehouse Subs | 11. Sorento Grill |
| 3. Hama Sushi | 12. Starbucks |
| 4. Madras Chopsticks | 13. Stone's Cove Kitbar |
| 5. McDonalds | 14. Subway |
| 6. Mission BBQ | 15. Tatva Indian Cuisine |
| 7. Ned Devine's | 16. Tava Fry |
| 8. Noodles & Company | 17. Tropical Smoothie Cafe |
| 9. Pho New | |



SERVICE RETAILERS

- | | |
|-----------------|-------------------|
| 18. A-1 Cycling | 21. Homegoods |
| 19. CVS | 22. SunTrust Bank |
| 20. Gold's Gym | |

Worldgate Centre

1.3 MILES OR 5 MINUTES BY CAR



RESTAURANTS

- | | |
|--------------------------------|-------------------------|
| 23. A Deli Italian Food & Wine | 30. Pho 2000 Vietnamese |
| 24. Anatolian Bistro | 31. Pizza Twist |
| 25. Charred | 32. Qdoba Mexican Grill |
| 26. Cold Stone Creamery | 33. Subway |
| 27. Inchin's Bamboo Garden | 34. Sushi Umi |
| 28. Kalpasi Indian Cuisine | 35. Tara Thai |
| 29. Panera | 36. TGI Fridays |



SERVICE RETAILERS

- 37. Sandy Spring Bank
- 38. Dry cleaners



ENTERTAINMENT

- 39. AMC

Woodland Crossing

0.2 MILES OR 3 MINUTES BY FOOT



RESTAURANTS

- | | |
|---------------------|-----------------------------|
| 40. Biryani Pointe | 43. Mobydick House of Kabob |
| 41. Kumo Sushi | 44. Moe's Southwest Grill |
| 42. Manhattan Pizza | |



GROCERY STORE

- 45. Harris Teeter



ENTERTAINMENT

- 46. Pinots Palette



SERVICE RETAILERS

- | | |
|---------------------------|--------------------------|
| 47. DownDog Yoga | 51. Tae Kwon Do |
| 48. Luxury Nail Salon | 52. Vision Works |
| 49. Pure Barre | 53. Woodland Barber Shop |
| 50. Sunrise Valley Dental | |



31.8% WORKFORCE AGED 19-34



27% INTERNATIONAL RESIDENTS



23 FORTUNE 500 COMPANIES



62% HOLD A BACHELOR'S DEGREE

TAP INTO A WORLD OF TOP TALENT.

Herndon is also home to a large, young, diverse, highly educated and highly motivated talent pool. Not only does this workforce include one of the largest populations of millennial-generation workers in the region, it's also one of the most educated cities in America, with 62% of residents holding a bachelor's degree or higher. Top talent, located in a thriving city who truly will feel right at home at this digital forward and fully connected campus.



BETTER DAYS BEGIN IN BETTER SPACES.

AREP remains committed to our tenants' health, safety and wellbeing. At The Points, we amplify the balance of nature, leveraging outdoor space to create a holistic workplace with curated amenities that intelligently address the needs of our customers.



HIGHEST STANDARDS OF INDOOR AIR AND WATER QUALITY. The Points at Woodland Park is a **IWBI Well Health Safety Rated and UL Industries Verified Healthy Building**. Our IAQ protocols include using MERV 13 filters, touchless fixtures in all restrooms, electrostatic cleaning, and UV light and Negative Ion technology air purifiers in elevator cabs.



INCREASED FREQUENCY OF CLEANING & DISINFECTING OF COMMON AREAS particularly frequently touched surfaces like building entry door handles, restroom fixtures, water fountains, elevator call buttons, and railings, and suite entry doors.



ONGOING CLEANING & DISINFECTING OF COMMONLY TOUCHED ELEMENTS within tenant suites including break room countertops and cabinet handles, microwave control pads and handles, refrigerator control pads and handles, copier control pads, conference room tables, and non-porous conference room seating.



PROTECTING OUR TEAMS & OUR TENANTS following the CDC and local jurisdiction guidelines on personal protective equipment (PPE) use. Our property teams continue to keep tenants updated on their specific building policies.





THE POINTS AT WOODLAND PARK.

SCHEDULE A TOUR TODAY.

THE POINTS AT WOODLAND PARK

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