

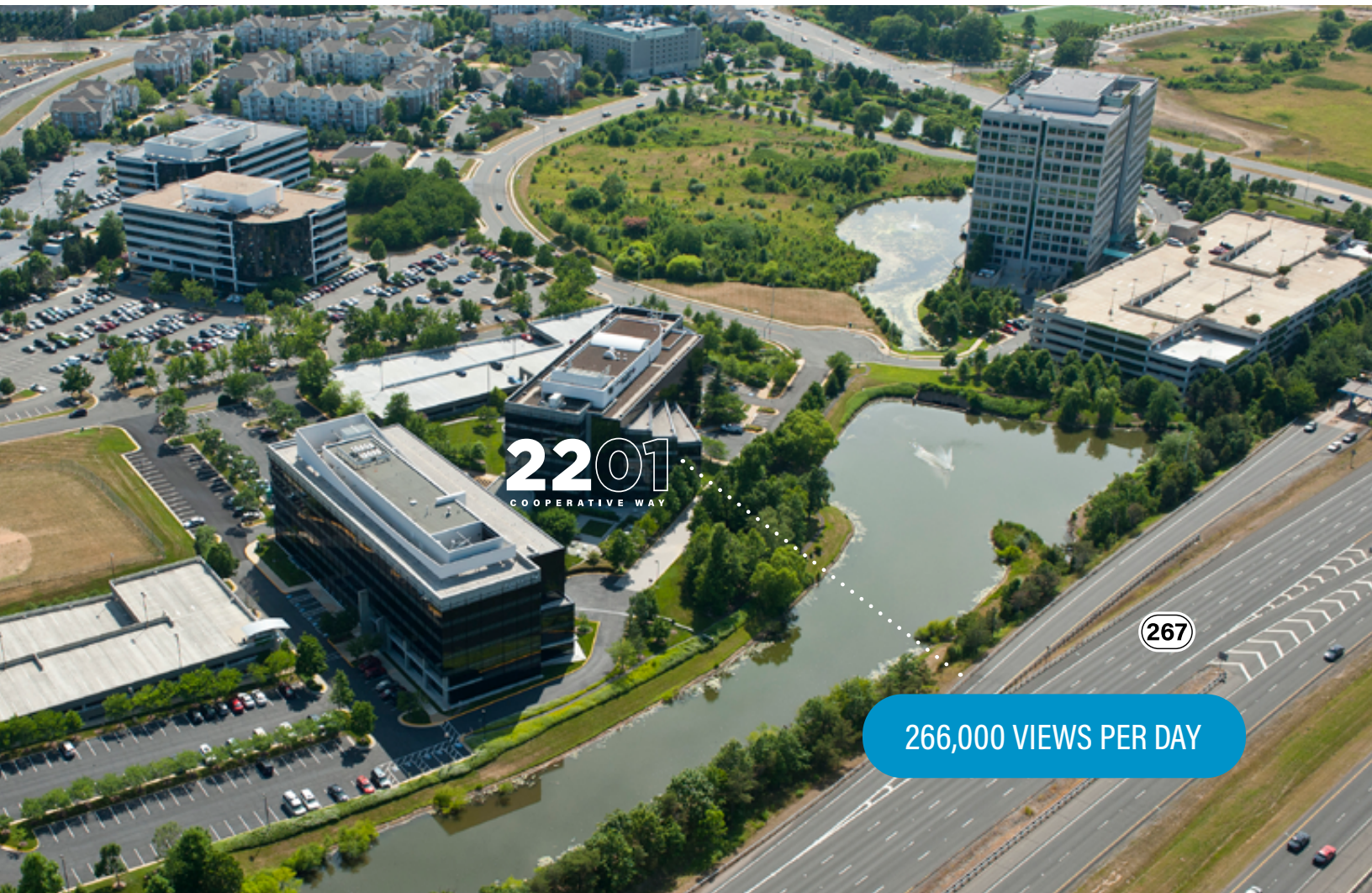
WOODLAND^{PARK}



**PARK
YOURSELF
HERE**

2201
COOPERATIVE WAY

TOLL ROAD SIGNAGE OPPORTUNITY



2201
COOPERATIVE WAY

267

266,000 VIEWS PER DAY

WOODLAND PARK

ON-SITE AMENITIES



PARKING RATIO
3.27/1,000 SF



LUSH OUTDOOR
SPACE



CONFERENCE CENTER
ACCOMMODATING
UP TO 105 PEOPLE



AUDITORIUM
ACCOMMODATING
UP TO 115 PEOPLE

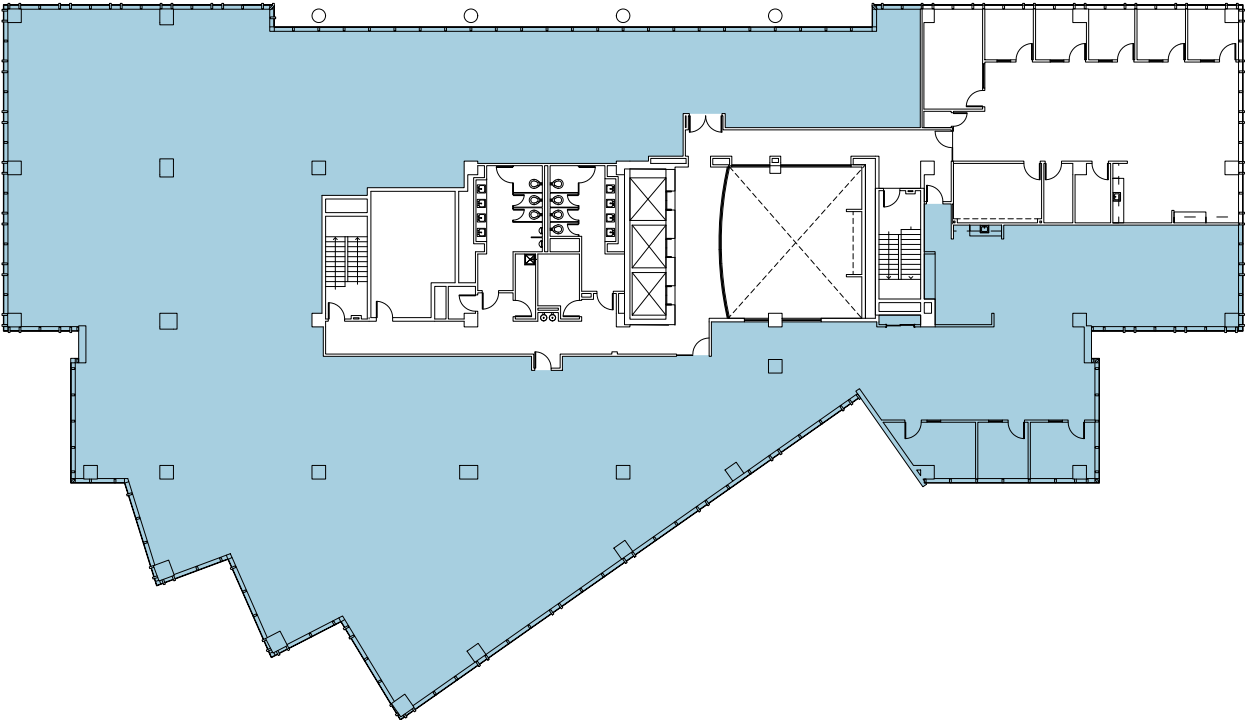


ON-SITE
DELI

SPACE TO OCCUPY

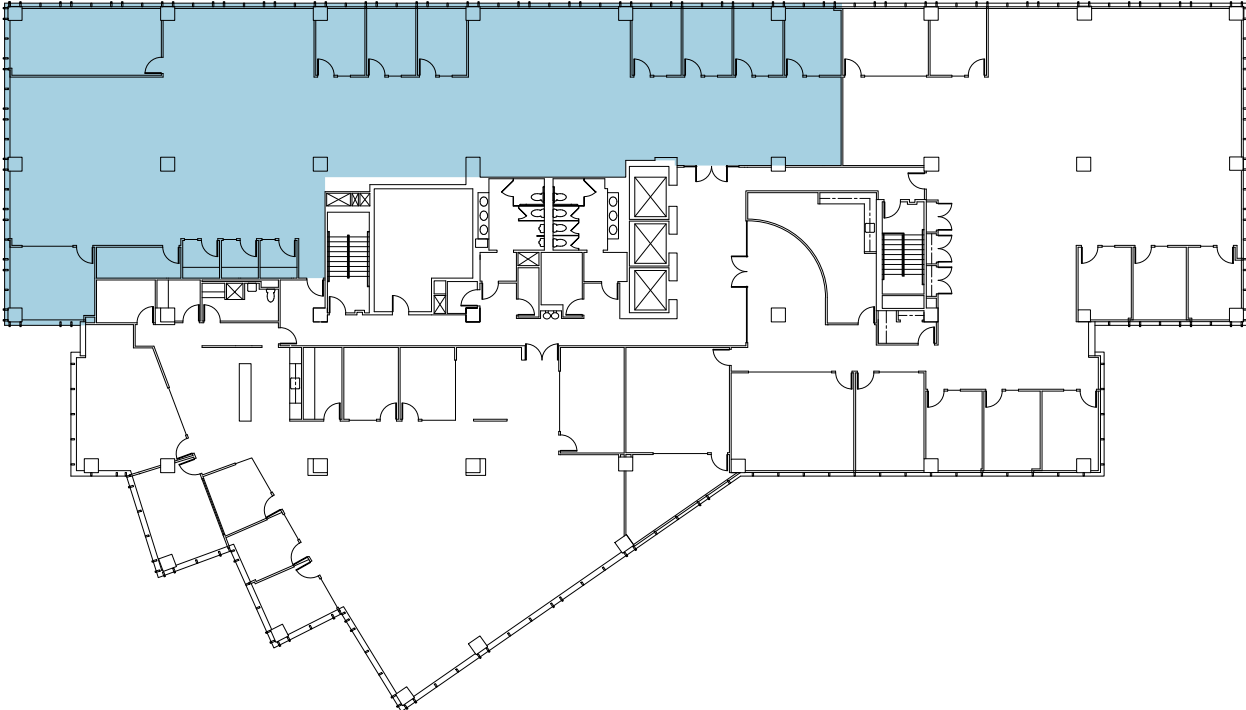
FLOOR 2

Suite 200
19,374 RSF
Divisible



FLOOR 3

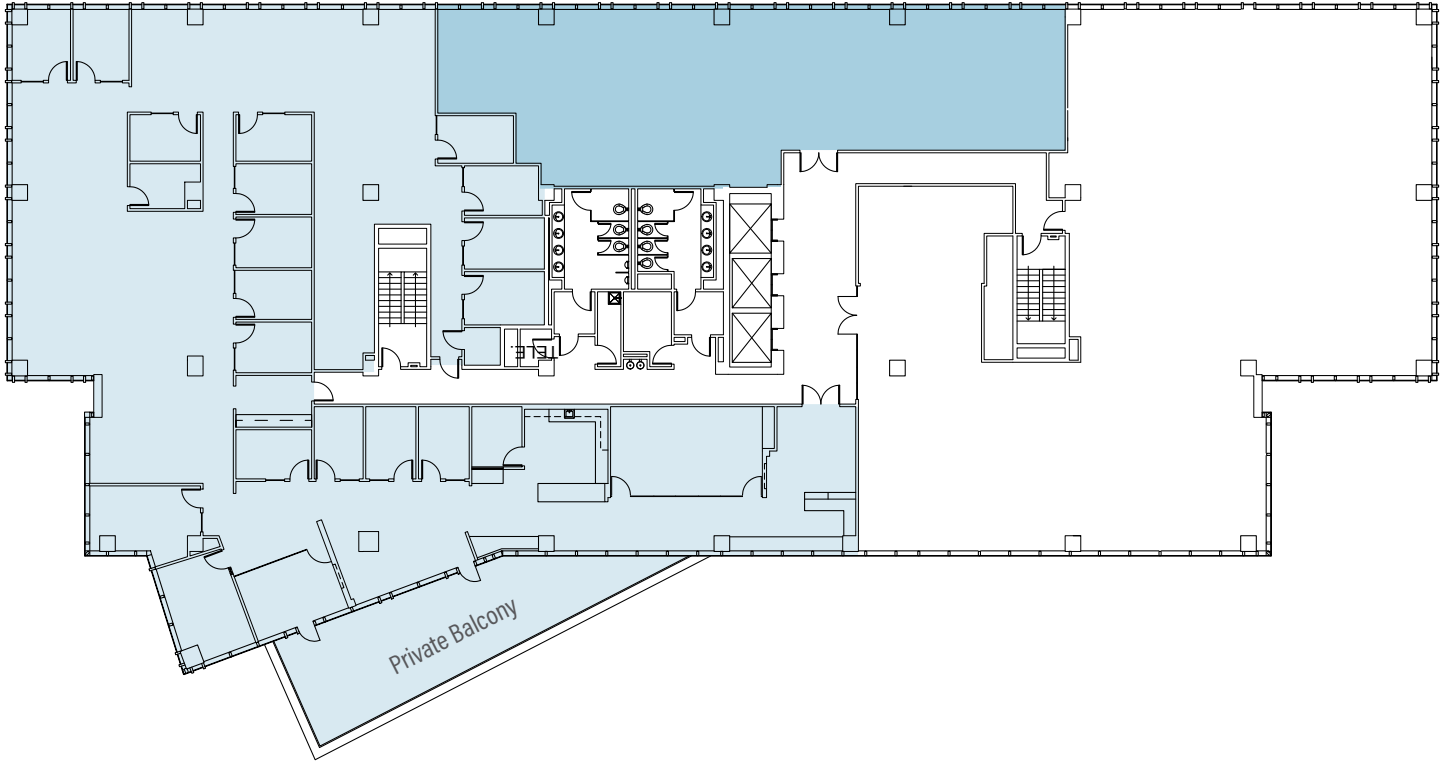
8,180 RSF



FLOOR 5

Suite 550
11,484 RSF

Suite 575
3,247 RSF





10 minutes to
Dulles
International
Airport



AMENITIES WITHIN A 3 MILE RADIUS

15+ RESTAURANTS

RESTAURANTS

- Moe's Southwest Grill
- Kumo Sushi
- Moby Dick House of Kabob
- Paradise Biryani Pointe
- Manhattan Pizza
- Pei Wei
- PJ Mulligan's Public House
- TGI Fridays
- Panera Bread
- Tara Thai
- McAlister's Deli
- Stone's Cove Kitbar
- Noodles & Company
- Hyderabad Biryani Corner
- Chao Phra YA Thai
- Sorrento Grill
- Firehouse Subs

15+ HOTELS

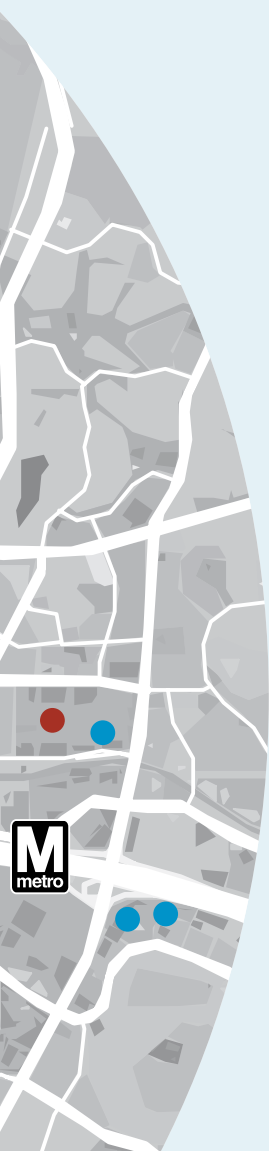
HOTELS

- Washington Dulles Airport Marriott
- Hampton Inn & Suites Washington Dulles
- Holiday Inn Wash-Dulles International
- Hyatt House Sterling-Dulles Airport North
- Hyatt Regency Dulles
- The Westin Washington Dulles Airport
- Hilton Washington Dulles Airport
- Homewood Suites by Hilton Dulles Airport
- Crowne Plaza Dulles Airport
- Washington Dulles Marriott Suites
- Embassy Suites by Hilton Dulles Airport
- Courtyard Herndon Reston
- Hampton Inn & Suites Herndon-Reston
- Holiday Inn Express Reston
- Hyatt Regency Reston
- Sheraton Reston Hotel
- The Westin Reston Heights

5 RETAIL CENTERS

RETAIL CENTERS

- The Village Center at Dulles
- Arrowbrook Centre
- Worldgate Centre
- Woodland Park Crossing
- Reston Town Center



WOODLAND^{PARK}

FIND YOUR SPACE. JOIN THE PARK.

2201
COOPERATIVE WAY

2121
COOPERATIVE WAY

2291
WOOD OAK DRIVE

For leasing information, please contact:
The Northern Virginia Agency Leasing Team
703 485 8800



ROCKPOINT[®]
GROUP

