

WP WOODLAND POINTE

//FORGE A NEW FUTURE



// 2200 WOODLAND POINTE AVENUE

 CUSHMAN &
WAKEFIELD

MAKE YOUR MARK

//ON NOVA'S TECH CORRIDOR



WP WOODLAND
POINTE

- Class A
- 185,013 SF
- 6 stories
- Single-tenant headquarters location opportunity
- Flexible office solutions
- Direct Toll Road access and prominent signage available
- Parking: 3.46/ 1,000 SF
- 8 minutes from Reston Town Center
- On-site fitness center
- 165-person conference facility
- On-site cafe
- LEED Gold Certified



Set in the vibrant core of Northern Virginia's bustling tech corridor, Woodland Pointe extends an exceptional full-building headquarters opportunity, providing adaptable options for tenants aspiring to join the region's renowned class of forward-thinking tech companies.

This cutting-edge class A office complex serves as a dynamic and innovative business hub, boasting contemporary amenities, versatile work environments, sustainable design, and seamless connectivity to the Dulles Toll Road. Woodland Pointe represents much more than a modern workplace, but a gateway to a thriving ecosystem of technology and innovation.



//RESTON TOWN CENTER

// 2200 WOODLAND POINTE AVENUE



//A TRANSFORMATIVE REVIVAL

Renowned as the 'Volkswagen building' for the past 15 years, today 2200 Woodland Pointe sits on the precipice of an inspiring resurgence, with an exciting series of major renovations currently underway.

With an enhancement project that includes extensive exterior upgrades to the building's entry and outdoor courtyard, this icon of innovation will soon feature vibrant green spaces that seamlessly blend with a contemporary vision to offer a modern and rejuvenating tenant experience.



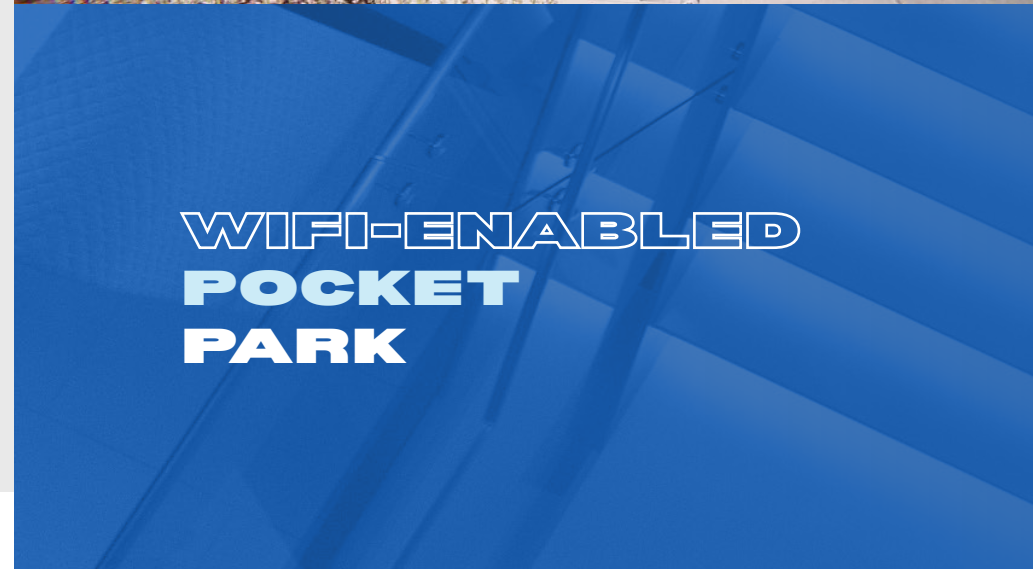
**BEAUTIFULLY
DESIGNED
OUTDOOR
WALKWAYS**



**ELEVATED
ENTRY
PRESENCE**



**BREAKOUT
SEATING AND
COLLABORATION
SPACES**



**WIFI-ENABLED
POCKET
PARK**





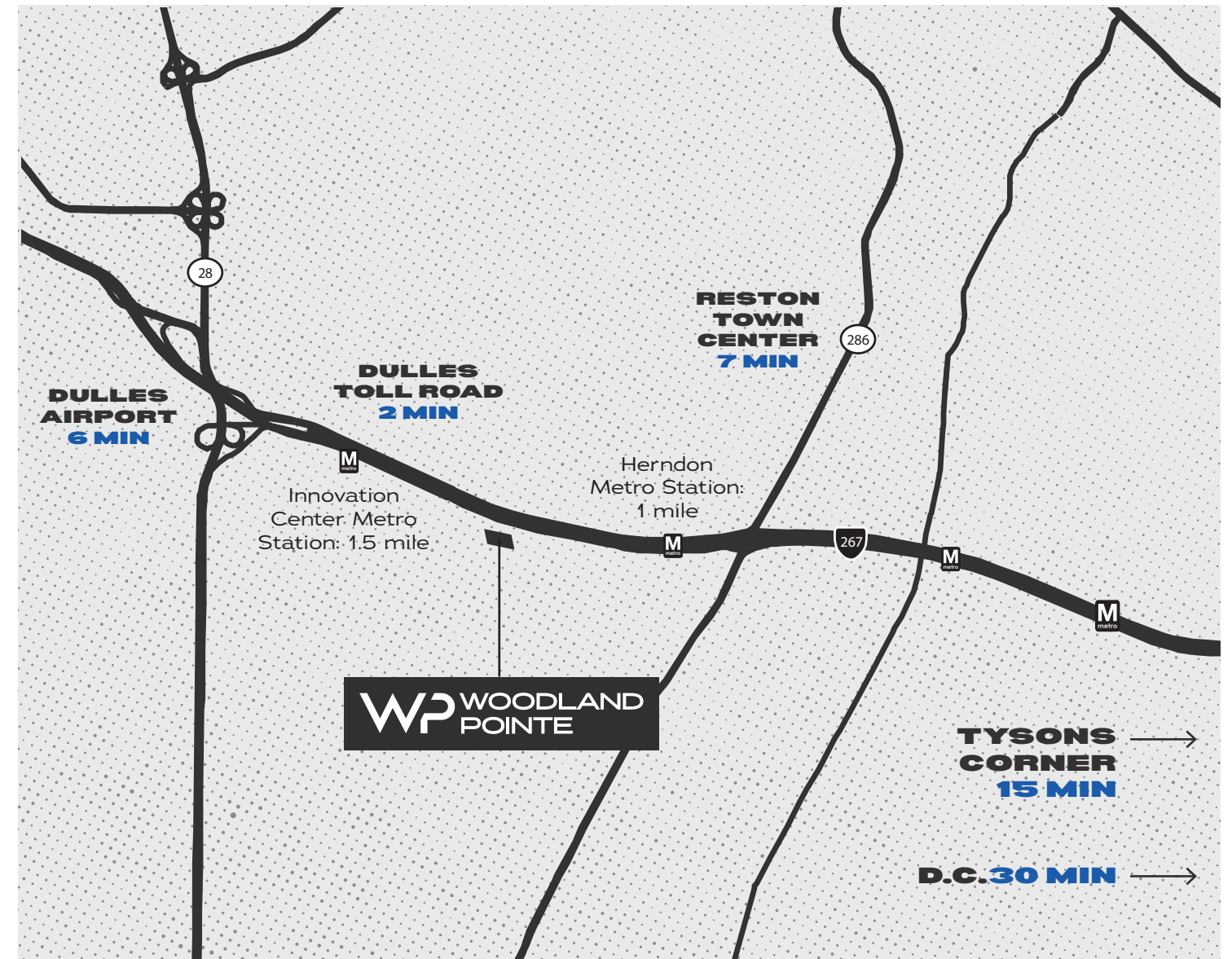
//YOUR SIGNAGE HERE

ACCELERATE YOUR ACCESS

Sitting a mere mile from the Dulles Toll Road, and just minutes away from the DC Metro and Dulles International Airport, Woodland Pointe epitomizes seamless connectivity. From its central location in the heart of Herndon, Woodland Pointe reduces commute times and maximizes opportunities to create, collaborate and pioneer the next revolutionary idea.

PRESTIGIOUS TOLL ROAD SIGNAGE

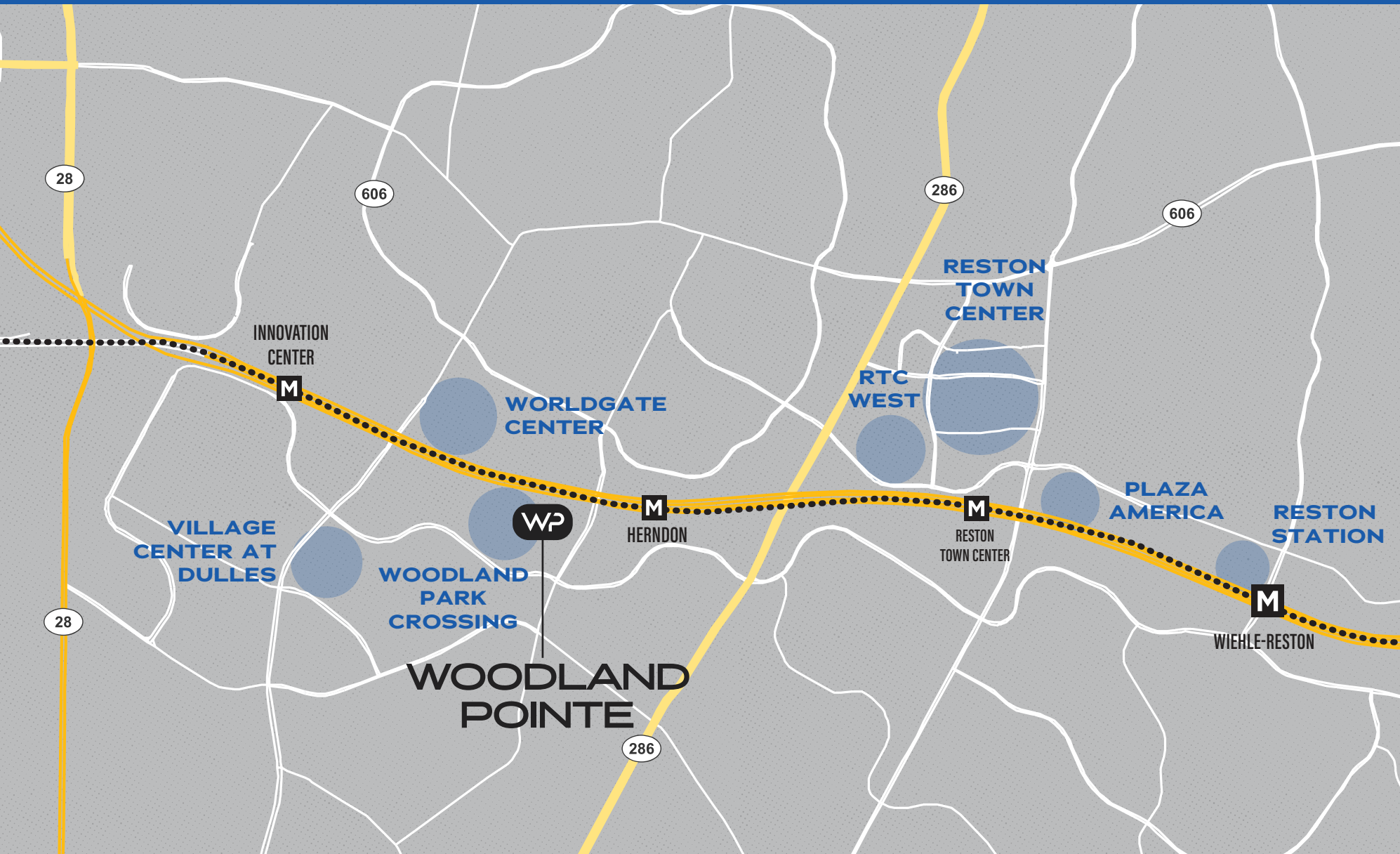
//AT WOODLAND POINTE



WORLD-CLASS AMENITIES BEYOND THE DESK

//AT WOODLAND POINTE

Enjoy all the world-class retail, dining and services Reston Town Center has to offer. From boutique fashion to fitness, dining and events, the region's leading retail destination puts a host of vibrant experiences right at your fingertips.



DULLES AIRPORT
6 MIN



INNOVATION CENTER
METRO 1.5 MILE



DULLES TOLL ROAD
2 MIN



RESTON TOWN CENTER
7 MIN



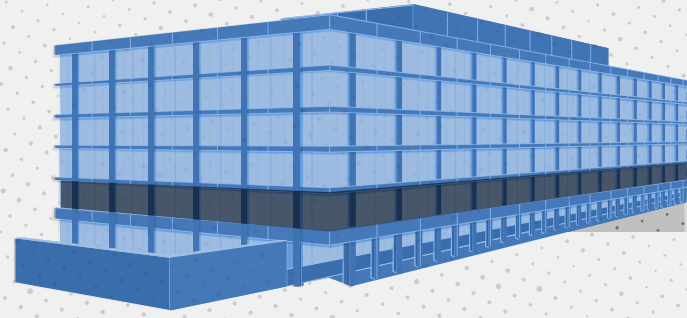
HERNDON METRO
1.5 MILE



TYSONS CORNER
15 MIN

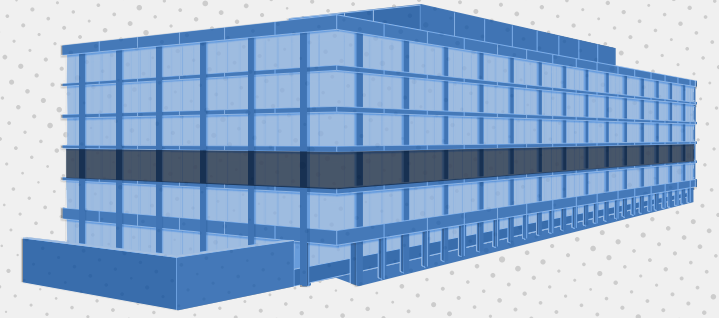


FLOOR PLANS

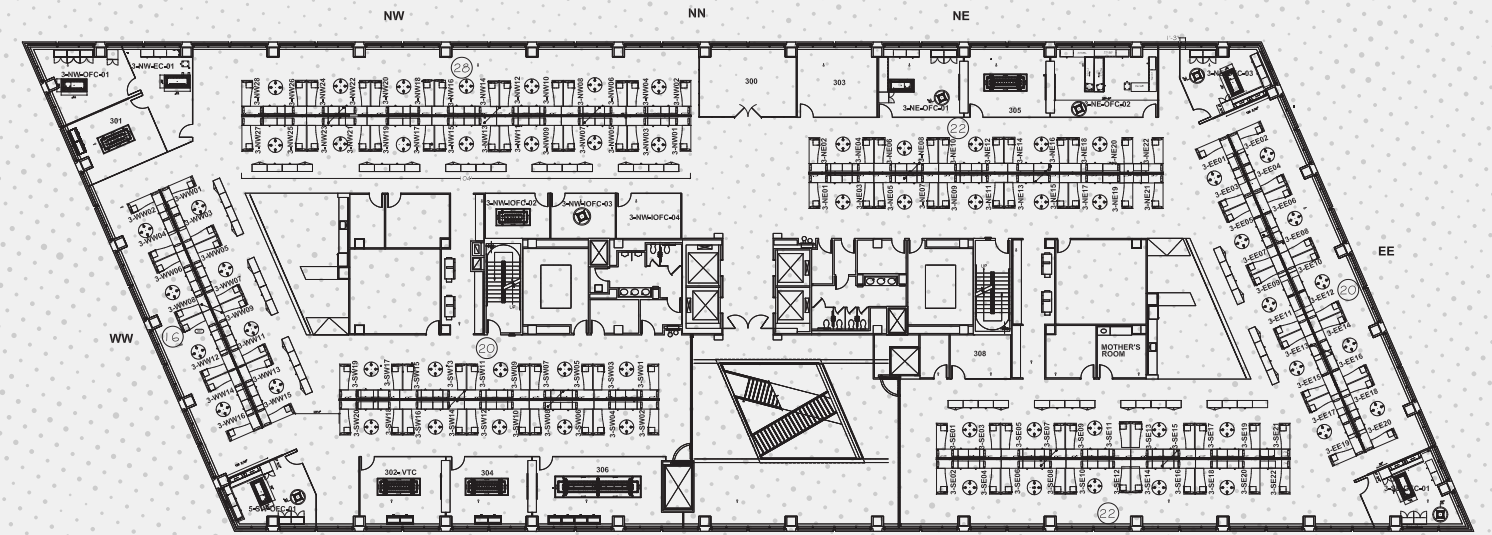
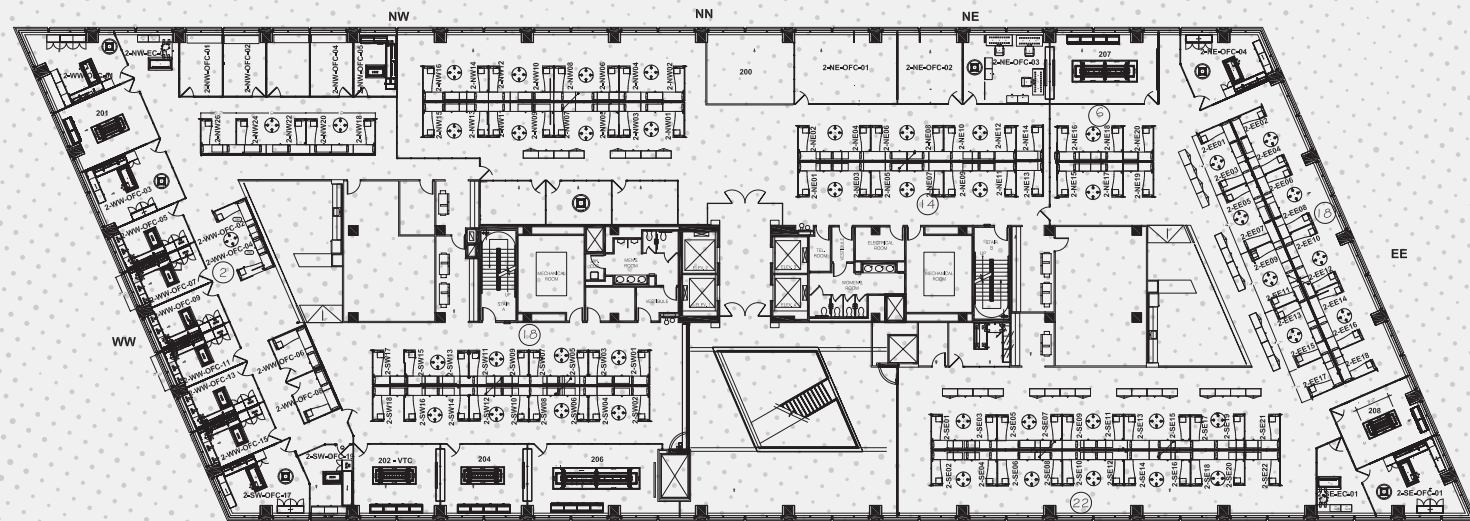


SECOND FLOOR
35,655 SF

FLOOR PLANS



THIRD FLOOR
35,659 SF



TIM SUMMERS JOSH MASI SCOTT GOLDBERG WILL THOMAS CHLOE EYRING

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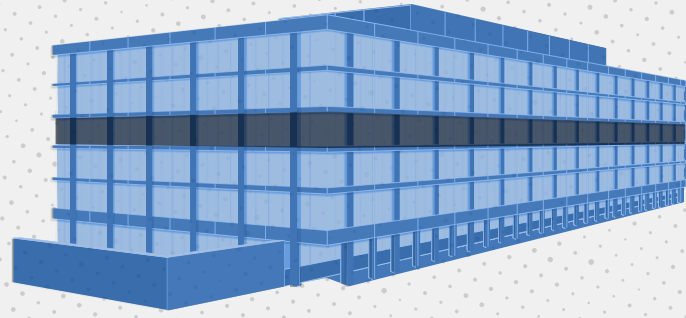
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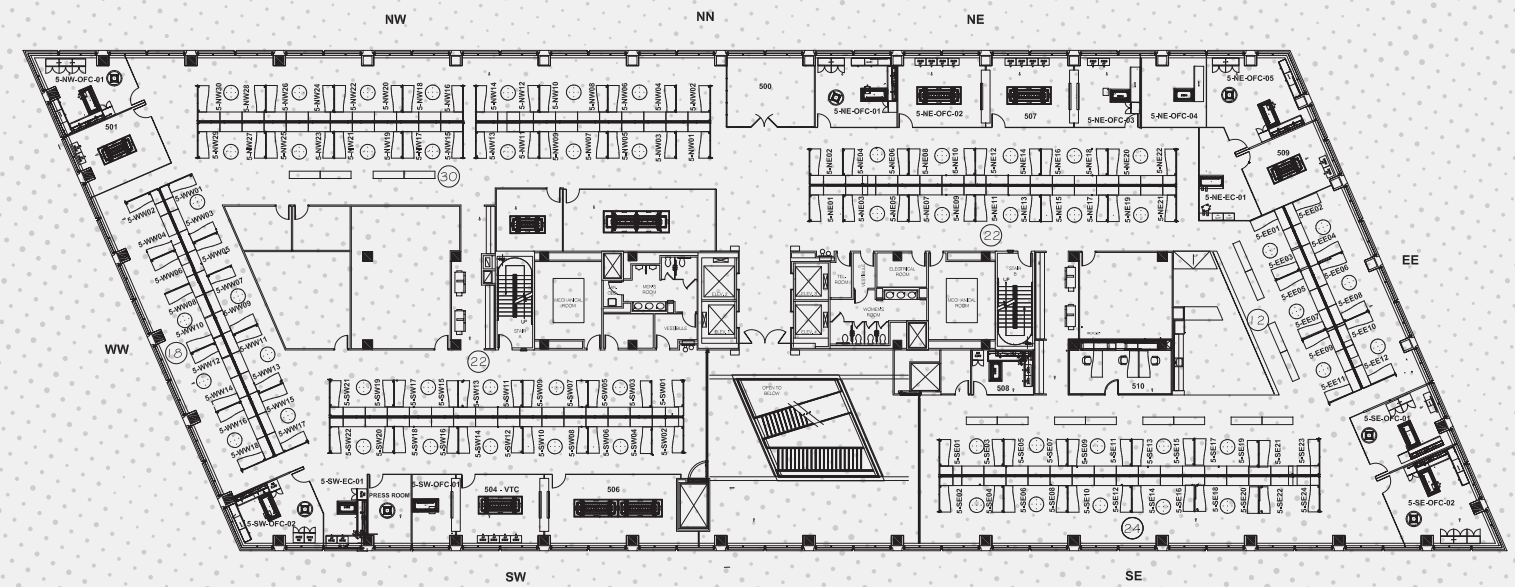
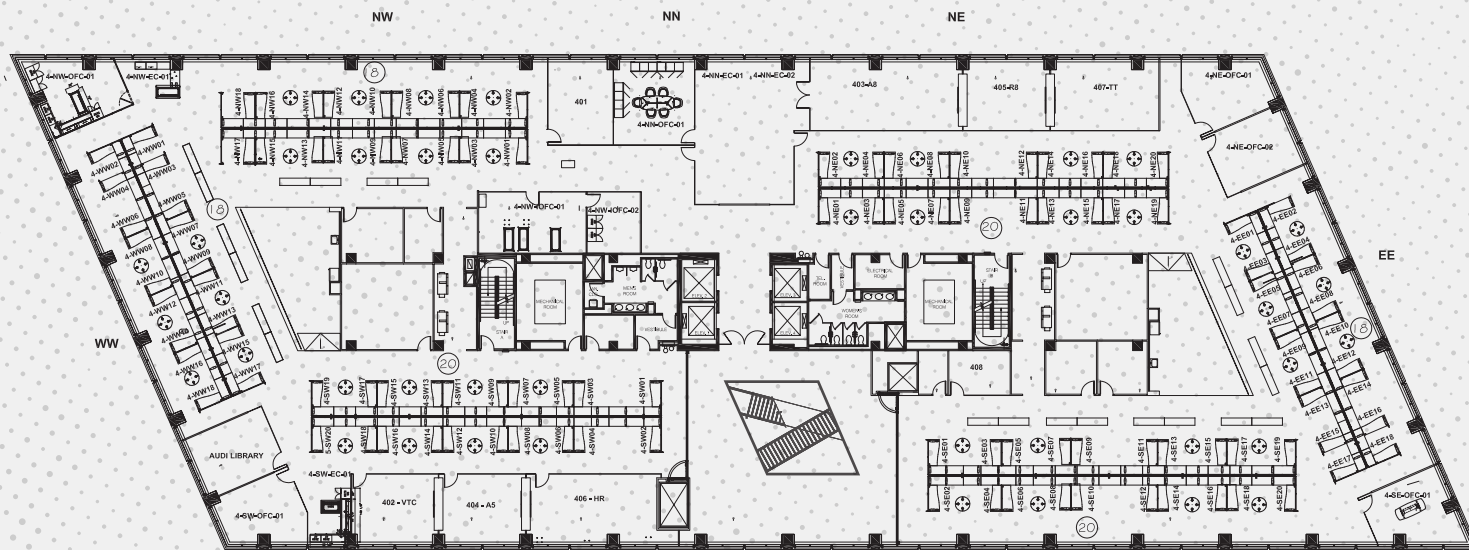
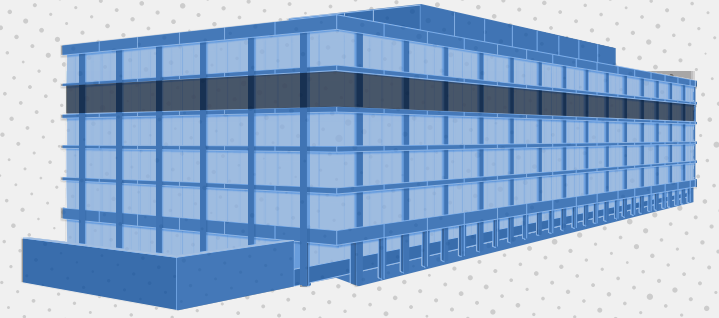
FLOOR PLANS

FOURTH FLOOR
35,655 SF



FLOOR PLANS

FIFTH FLOOR
35,654 SF



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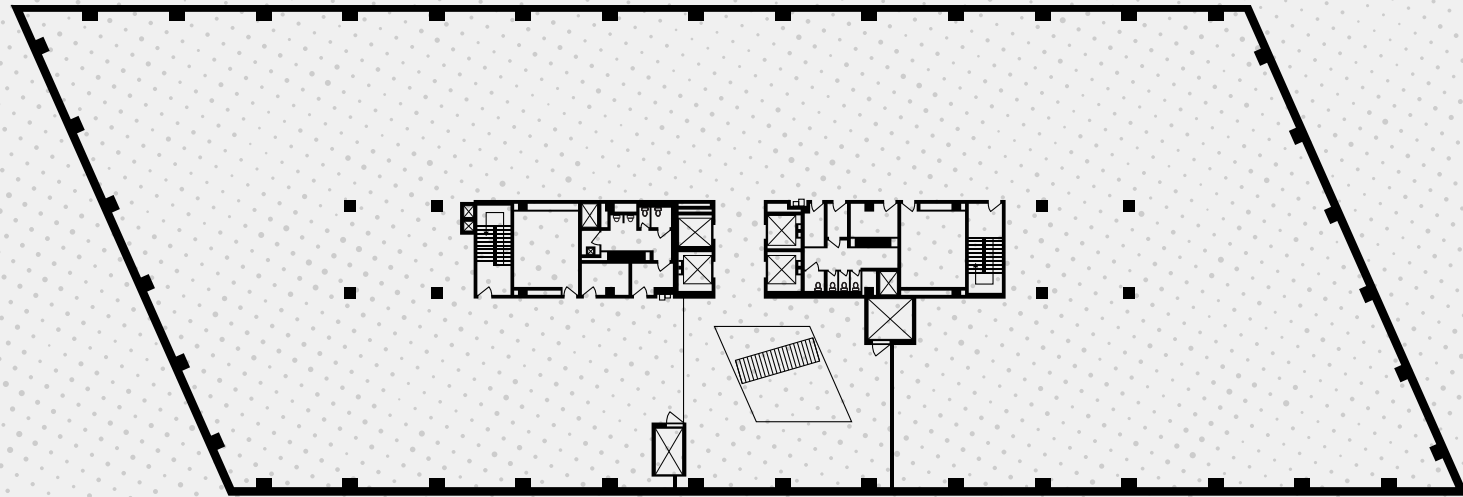
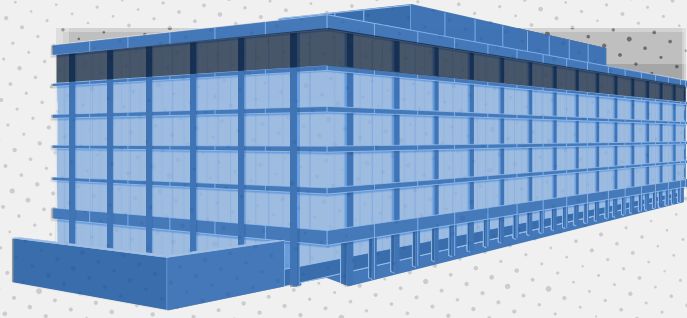
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FLOOR PLANS

SIXTH FLOOR
35,654 SF



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A CONSCIOUS COMMITMENT TO WELLNESS

//& SUSTAINABILITY

Union Investment's dedication to creating cutting-edge and eco-friendly workspaces resonates throughout Woodland Pointe's modern architecture, vast green spaces and lush exterior landscapes.

Adhering to stringent green building standards, this class A building incorporates energy-efficient systems and sustainable materials to minimize environmental impact while maximizing energy conservation.

//1



LEED V4.1

//2



//3

O+M: Existing Buildings Gold, with a score of 69, via recertification

//4

Tall windows invite abundant natural light

//5

Indoor air quality measures create a healthy and productive environment

//6

Outdoor wellness spaces include landscaped gardens, walking trails, and recreational areas

//7

Access to community wellness programs, fitness events and sustainability initiatives

//OWNERSHIP



Established in 1965, Union Investment Real Estate GmbH is a strong, institutional, forward-focused ownership team with a high-quality portfolio of properties around the world that include investments in city-center office space, business parks, logistics properties, shopping center and business hotels.

With around 500 properties and projects under active management across Europe, the Americas and Asia, Union Investment is committed to creating high quality and sustainable work environments.

For further info, visit: www.union-investment.com

METZLER Real Estate

Bringing more than 40 years of experience, expert knowledge and a creative approach to each client they serve, Metzler Real Estate continues to deliver exceptional investment results across the U.S., with nearly \$5 billion in assets under management.

By drawing on the heritage and values from their parent company, Bankhaus Metzler, the oldest private bank in Germany, and focusing on what they know best - principal markets, property sectors and risk strategies - Metzler can provide a solid foundation for sourcing, acquiring, and managing suitable investments that align with clients' goals.

For more information visit our website at www.metzlerna.com

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