

PLAZA RIDGE II

2250 Corporate Park Road
Herndon, Virginia 20171



South Pointe I

Plaza Ridge II

Property Description

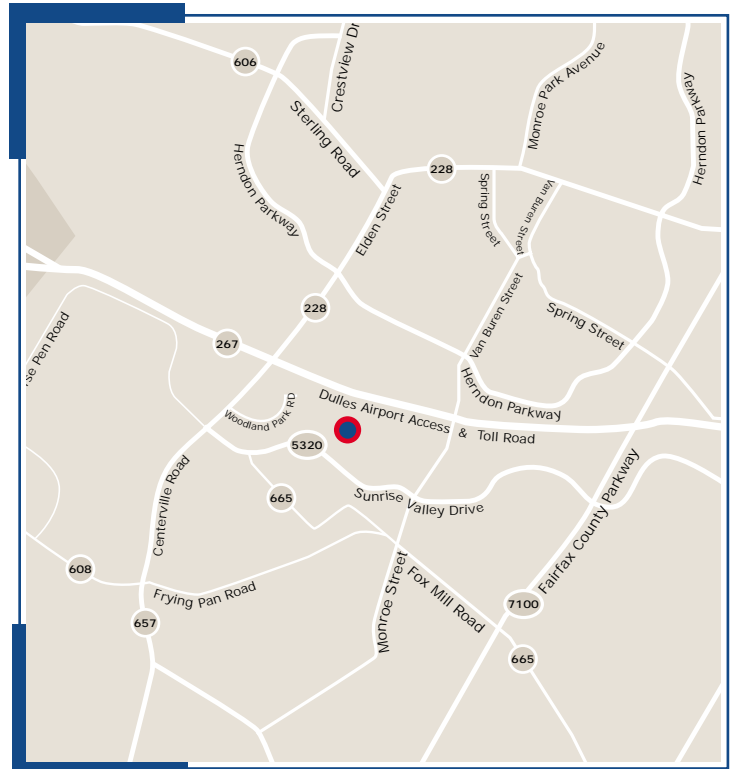
Plaza Ridge II is a class A office building consisting of 158,015 rentable square feet located at Woodland Park in the heart of the Northern Virginia office market. Amenities include common areas elegantly appointed with marble, stone, and birch wood finishes and a connected parking deck with a ratio of 4 spaces per 1,000 square feet. Available amenities at Woodland Park include an on-site 150 room Embassy Hotel, day care and fitness trails in a beautifully landscaped campus-like environment. Additional area amenities include restaurants and retail shopping.

Area Description

Plaza Ridge II is located in Woodland Park, one of the premier office parks in Northern Virginia. Located just off Sunrise Valley Drive between the Fairfax County Parkway and Centreville Road, Plaza Ridge II offers superb visibility from the Dulles Toll Road and Sunrise Valley Drive. The project provides easy access to Dulles Airport (four minutes), Reston Town Center (five minutes) as well as the Beltway markets of Tyson's Corner (fifteen minutes) and Marrison (twenty minutes).

Owners, Leasing and Management

Plaza Ridge II is owned, operated, and leased by America's Capital Partners, ACP Mid-Atlantic LLC.

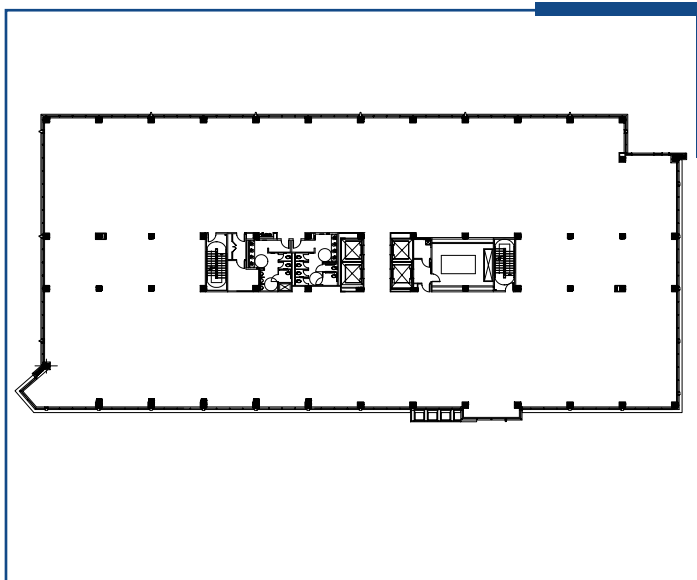
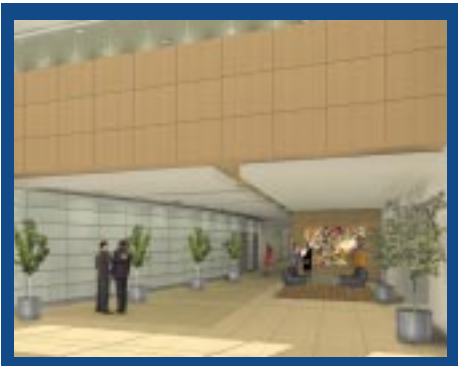


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Plaza Ridge II



Typical Floor Plate



Aerial view of Plaza Ridge II

