

SOUTH POINTE I & II

2350 & 2300 Corporate Park Road
Herndon, Virginia 20171



South Pointe I

South Pointe I & II

Property Description

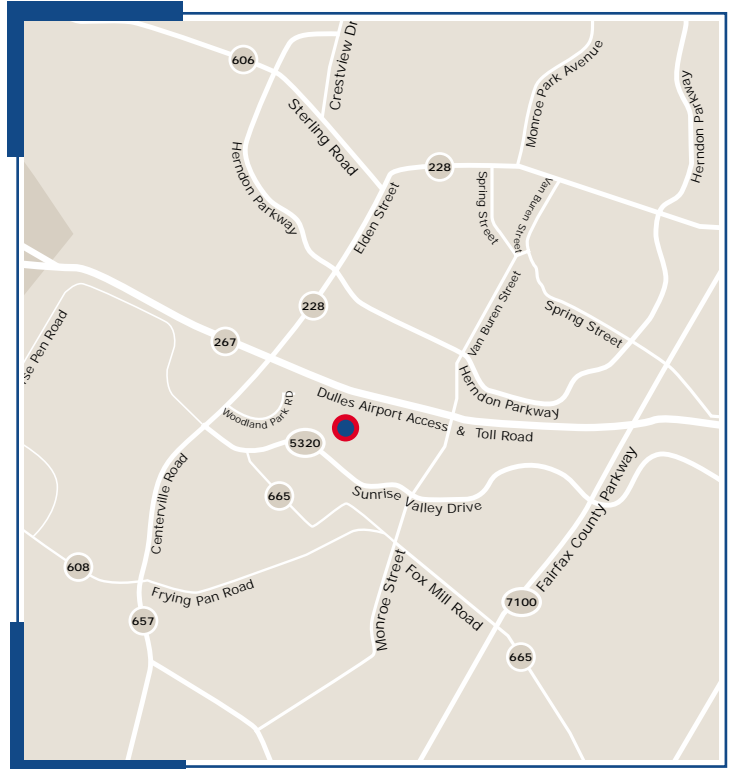
South Pointe I & II are two class A office buildings consisting of 159,633 rentable square feet each located at Woodland Park in the heart of the Northern Virginia office market. Amenities include common areas beautifully appointed with marble, slate, etched glass and hardwood finishes and a connected 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

South Pointe I & II are 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 Centerville Road, South Pointe I & II offer 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

South Pointe I & II are owned, operated, and leased by America's Capital Partners, ACP Mid-Atlantic LLC.



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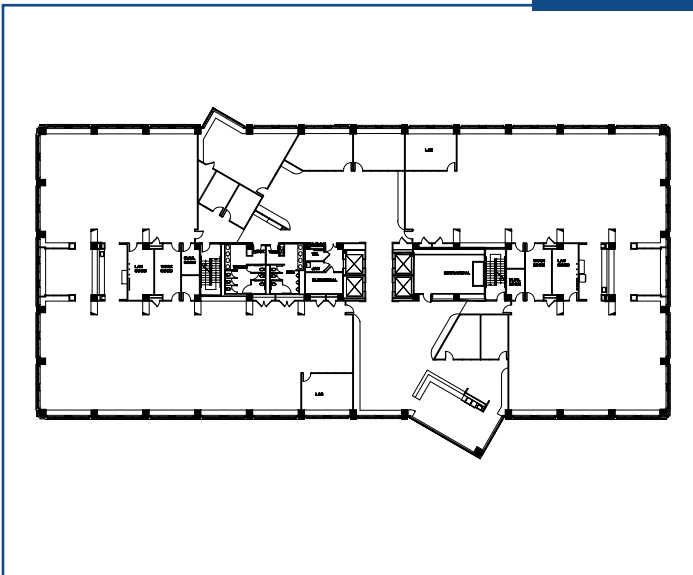
South Pointe II



South Pointe II



South Pointe II Lobby



Typical Floor Plate



Aerial view of South Pointe I & II

