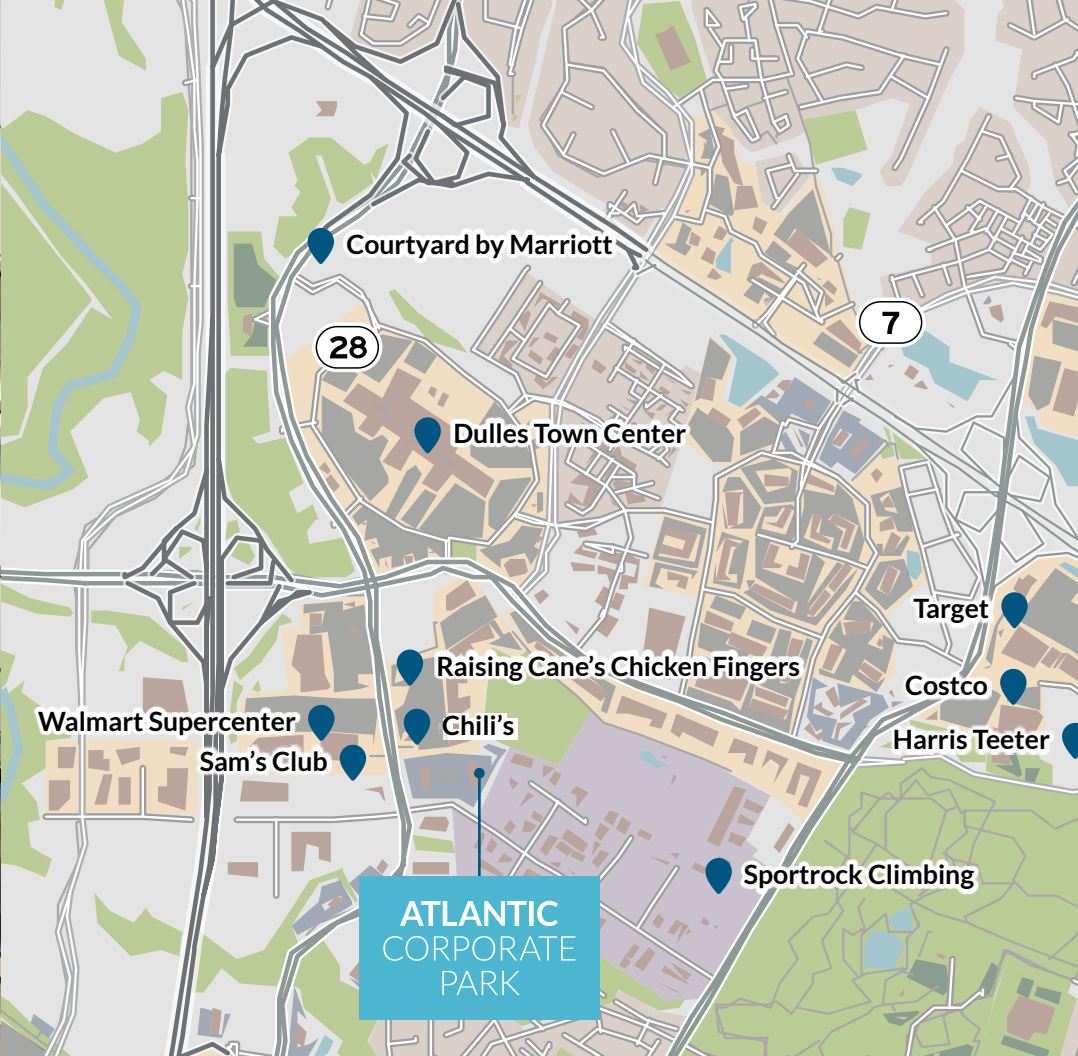




45600 & 45610 WOODLAND ROAD | STERLING, VA 20166

ATLANTIC CORPORATE PARK

THE
RMR
GROUP



AVAILABILITY

45610 Woodland Road

Suite 130
1,576 SF
Available Now

Suite 320
3,926 SF
Available Now

Suite 360
8,754 RSF
Available Now

Suite 400
13,028 RSF
Available Now

PROPERTY HIGHLIGHTS

- Twin, 110,000 SF LEED Gold Certified buildings built in 2008
- Two-story atrium lobby
- Finished ceiling heights of 10 feet 8 inches on floor 1; 9 feet 8 inches on floors 2 - 4
- Full-height windows with low-e insulated glass
- Efficient floor plates that are predominately column free
- Tenant-only fitness center with showers and lockers
- New conference center and lounge with self-vending market
- One acre landscaped park between the buildings
- 4.0 per 1,000 SF free parking
- 2016 TOBY Award Winner



ATLANTIC CORPORATE PARK

Dulles Town Center Restaurants

Allgorhythms	Los Toltecos	Sbarro
Auntie Anne's	Master Wok	Shotted
Benihana	Panda Tea House	Starbucks
Charley's Philly Steaks	Red Lobster	Taco Bell
Cinnabon	Red Robin	The Cheesecake Factory
Grill Kabob	Ruby Thai Kitchen	Yummy Shawarma
Kung Fu Tea	Sarku Japan	

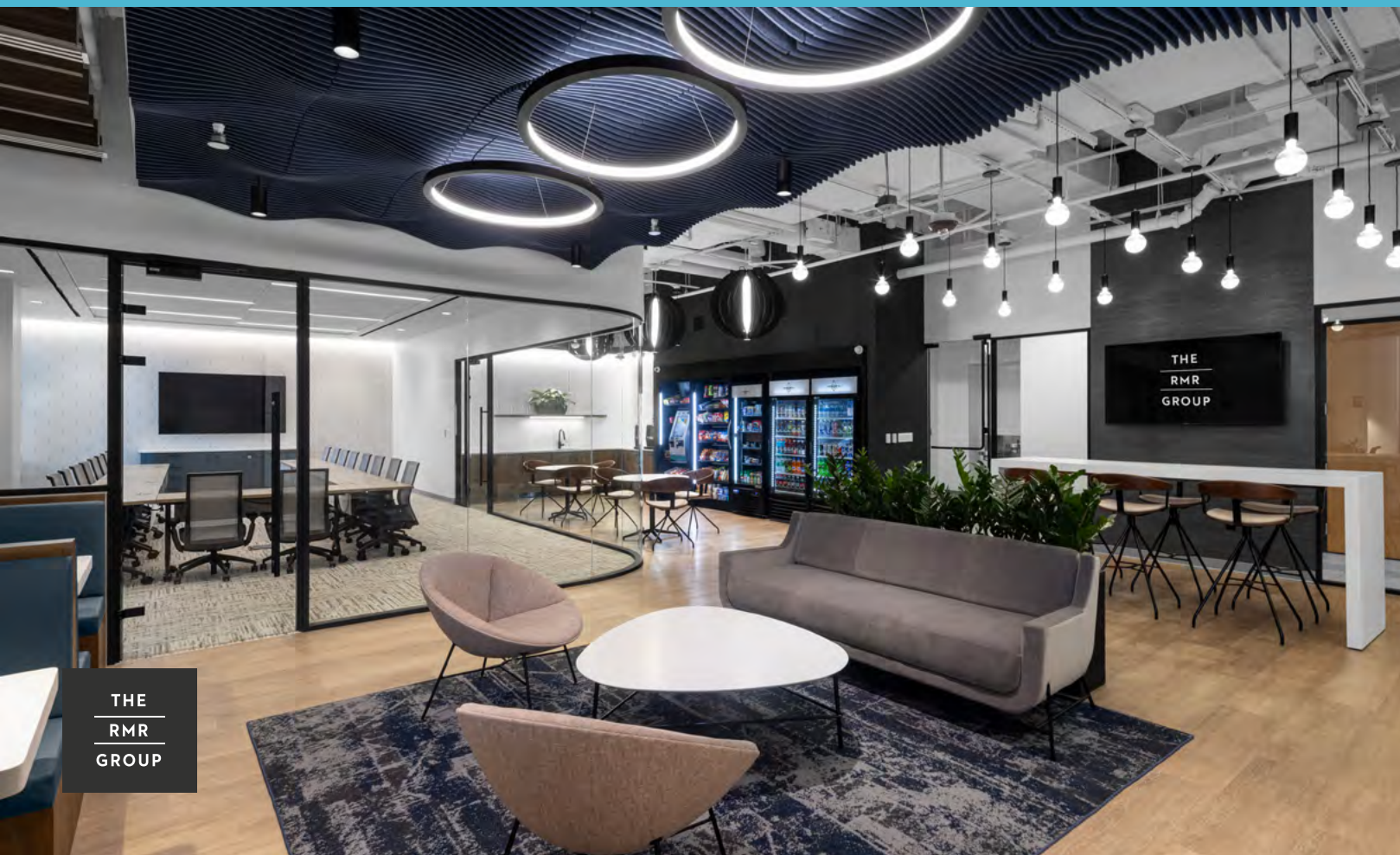
LOCATION

- Walkable amenity base includes multiple restaurants, shopping and hotel
- Just one mile from Dulles Town Center
- Excellent access to Route 28 and area highways
- Minutes away from Dulles International Airport



CONFERENCE CENTER & LOUNGE

BRAND NEW



THE
RMR
GROUP



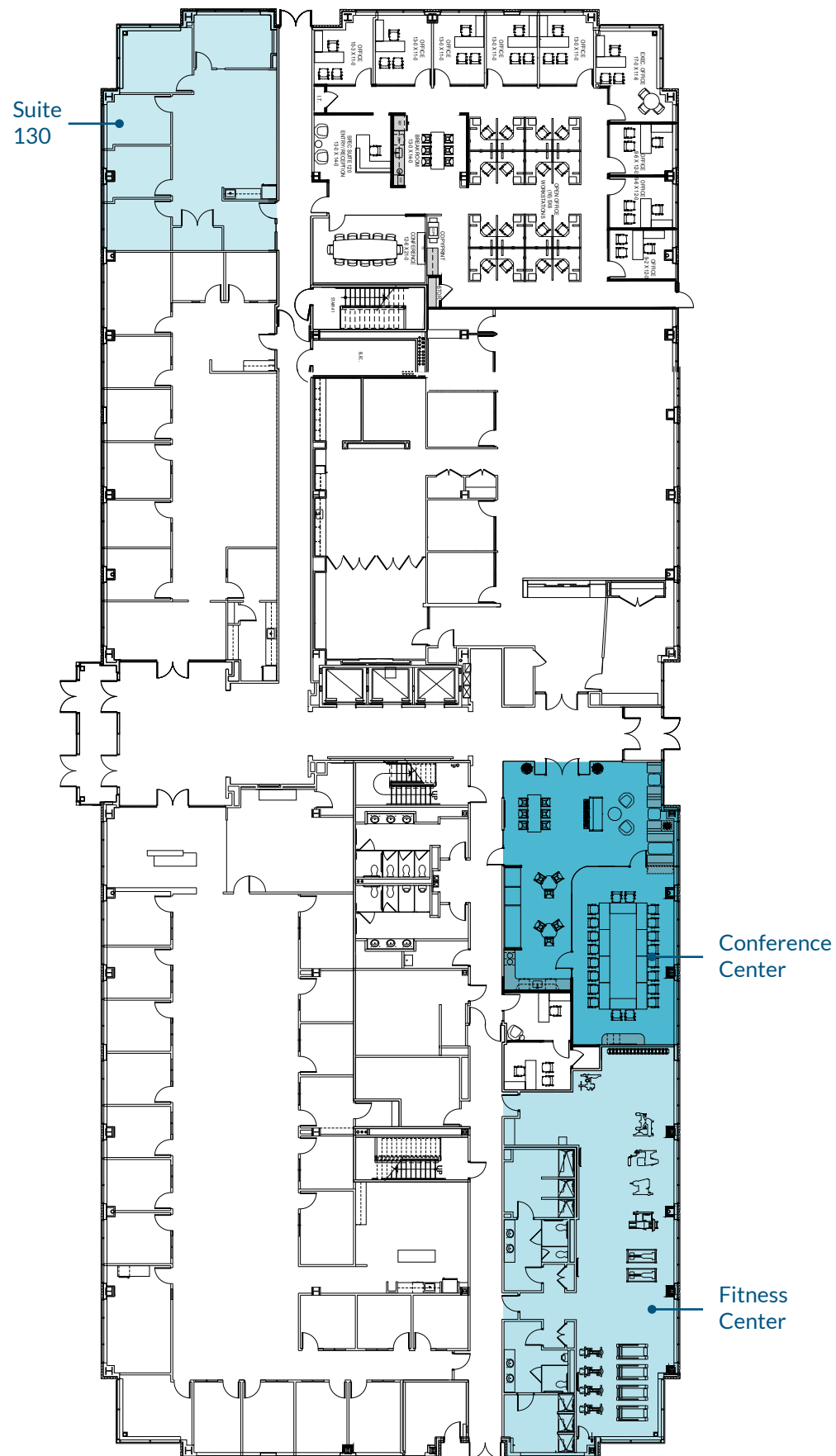
THE
RMR
GROUP



ATLANTIC CORPORATE PARK

45610 Woodland Road

Suite 130
1,576 SF
Available Now

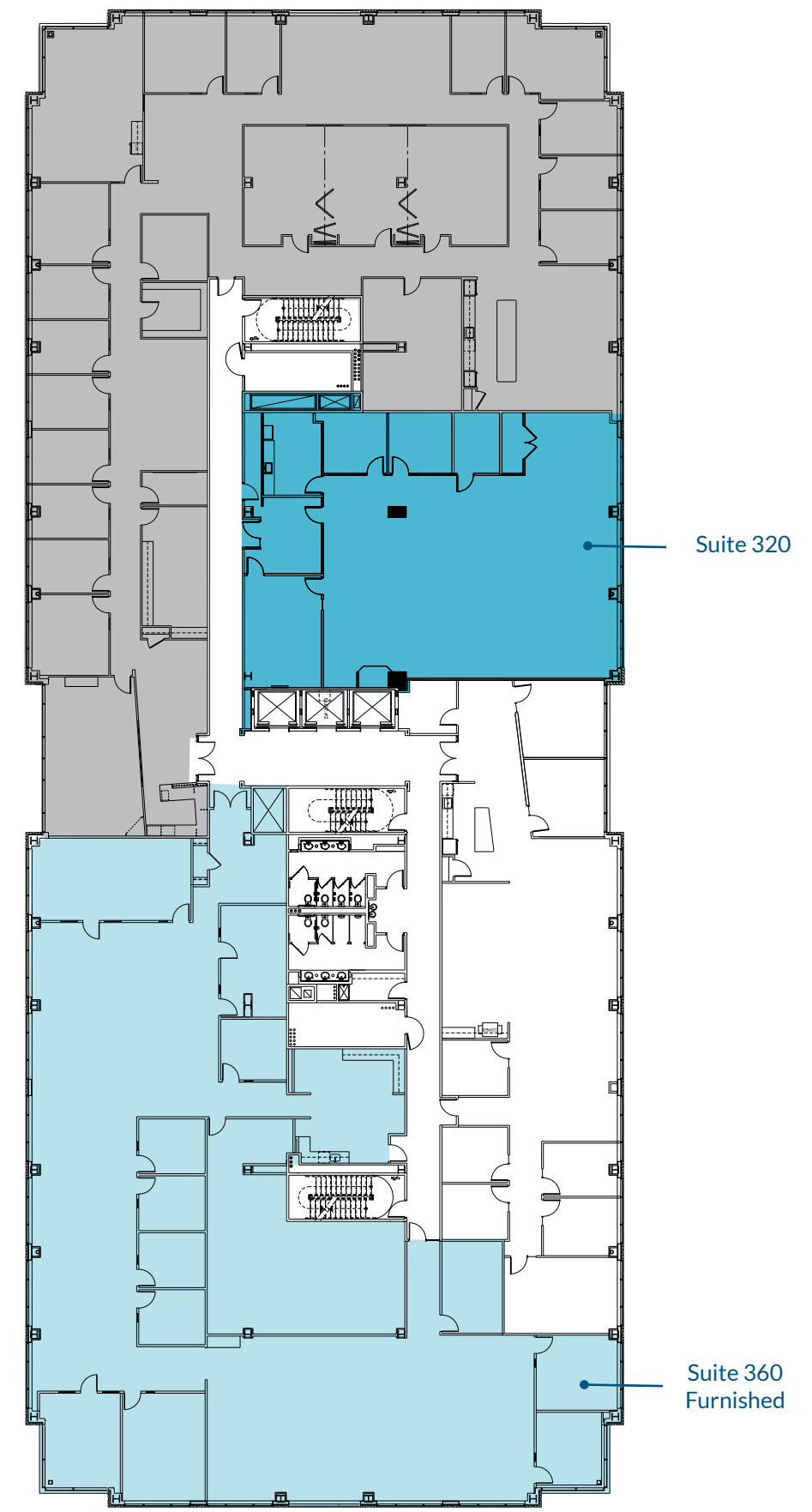


ATLANTIC CORPORATE PARK

45610 Woodland Road

Suite 320
3,926 SF
Available Now

Suite 360
8,754 RSF
Available Now
Furnished

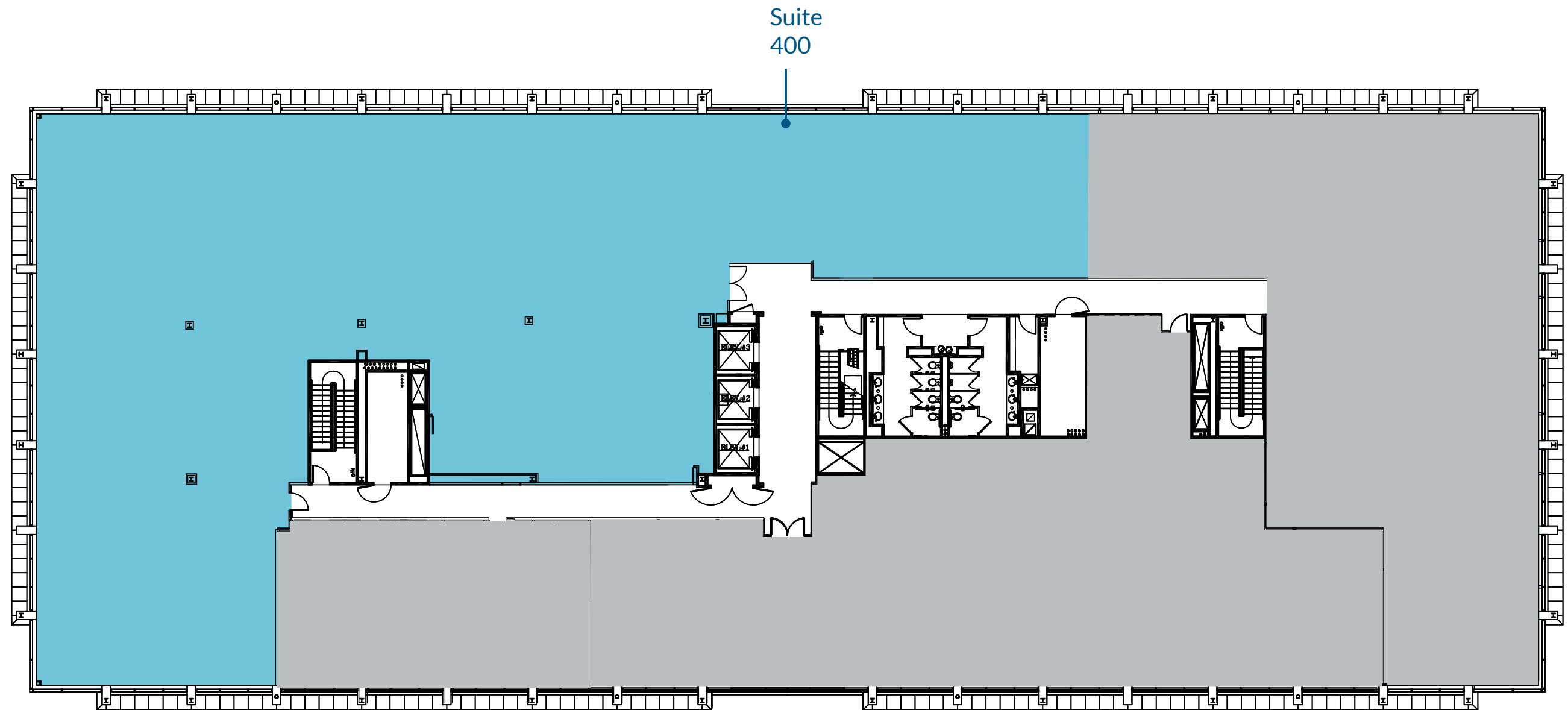




ATLANTIC CORPORATE PARK

45610 Woodland Road

Suite 400
13,028 RSF
Available Now





ATLANTIC CORPORATE PARK

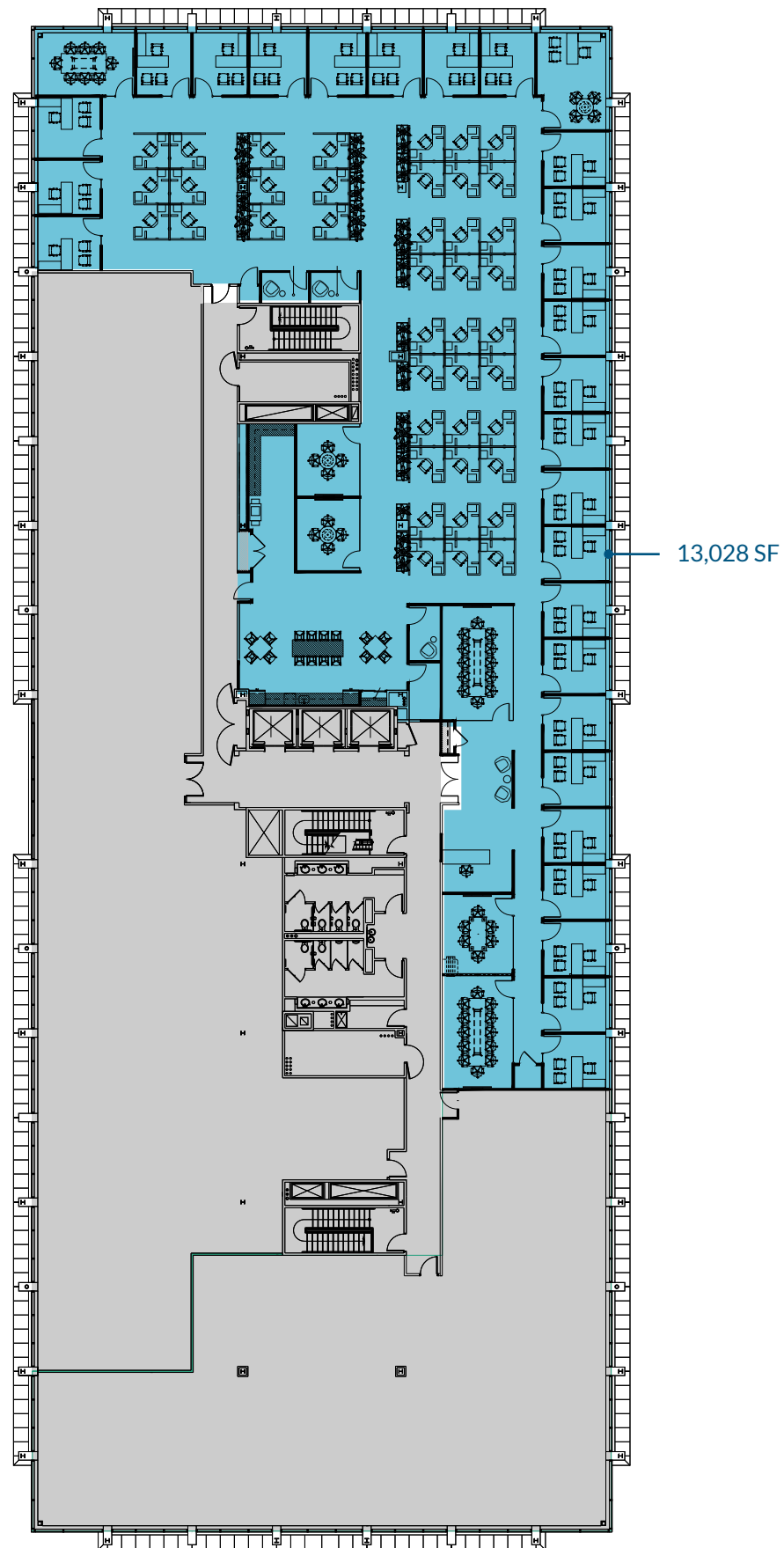
45610 Woodland Road

Hypothetical 4th Floor Plans

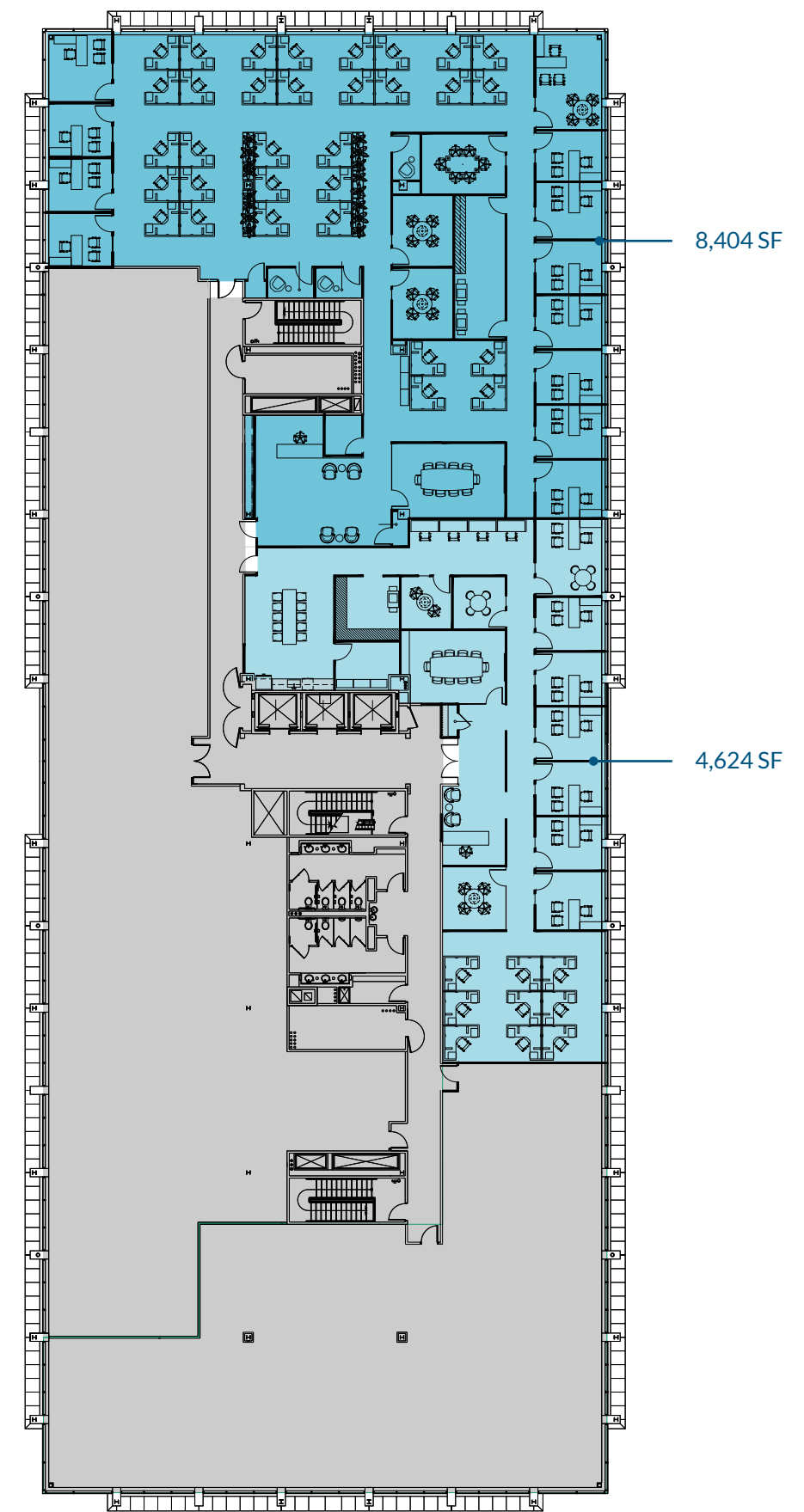
Single Tenant
13,028 SF

Two-Tenant
8,404 SF | 4,624 SF

Single Tenant (Hypothetical)



Two-Tenant (Hypothetical)





45600 & 45610 WOODLAND ROAD | STERLING, VA 20166



For more information, please contact:

Brent Mathis

+1 703 891 8398
brent.mathis@jll.com

Dylan Koerner

+1 703 485 8732
dylan.koerner@jll.com

jll.com

ATLANTIC CORPORATE PARK

Disclaimer: Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

THE
RMR
GROUP