

AVION

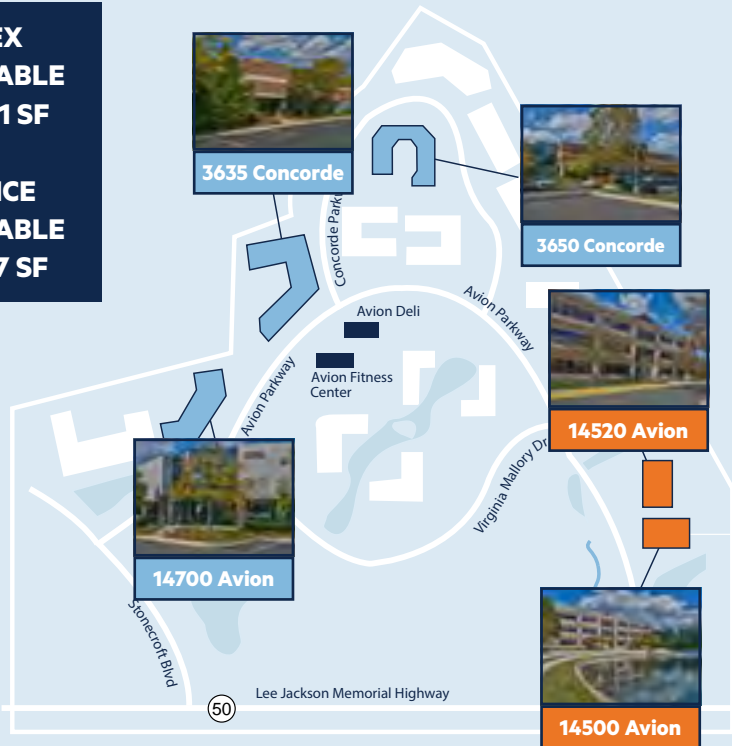
BUSINESS PARK

NEW LOOK - NEW OWNERSHIP | AMENITIES FOR OFFICE AND FLEX USERS



**FLEX
AVAILABLE
40,331 SF**

**OFFICE
AVAILABLE
19,677 SF**



New Amenities Delivering NOW
to 14500 Avion available to all tenants

- Conference Facility
- Micro-Market/Tenant Lounge
- Lobby

Quality Ownership Leader

Minkoff is a family-owned real estate firm offering services such as development, construction, management and leasing. Our in-house capabilities enable us to deliver best-in-class services to our valued tenants. This approach ensures an efficient and responsive level of service.

OFFICE

AVION BUSINESS PARK



14500 Avion Parkway

3-Story Building

Available

- Suite 110: 2,600 SF (SPEC SUITE)
- Suite 120: 3,366 SF

Features

Upcoming brand-new tenant lounge, micro-market, conference center, and lobby.

Parking Ratio

3.5 spaces/ 1,000 SF



14520 Avion Parkway

3-Story Building

Available

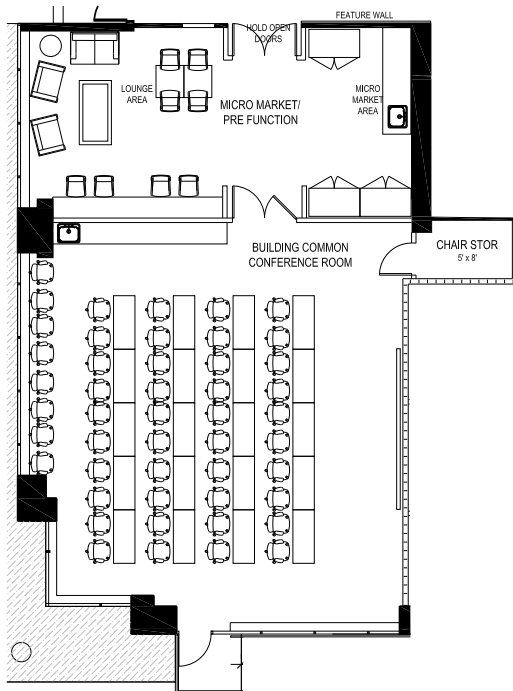
- Suite 110: 2,259 SF (SPEC SUITE)
- Suite 210: 4,982 SF
- Suite 220: 3,873 SF
- Suite 230: (SCIF) 3,534 SF

Parking Ratio

3.6 spaces/ 1,000 SF

SHARED AMENITIES FOR FLEX & OFFICE USERS | AVAILABLE AT MIDRISE I

CONFERENCE FACILITY, TENANT LOUNGE, AND MICROMARKET



NEWLY RENOVATED LOBBY
DELIVERING NOW



For Office Leasing
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FLEX / INDUSTRIAL

AVION BUSINESS PARK



3650 Concorde Parkway

Single-Story Building

Available

- 18,000 SF Available
- 10,100 SF Available

Features

19' Clear Ceiling Height
2 Dock-High Loading
Docks, 1 Knock-Out
I-5 Zoning

Parking Ratio

3.6 spaces/ 1,000 SF



14700 Avion Parkway

Single-Story Building

Available

- 10,648 SF Available

Features

19' Clear Ceiling Height
2 Dock-High Loading Docks
Conditioned Warehouse
I-5 Zoning

Parking Ratio

4.0 spaces/ 1,000 SF

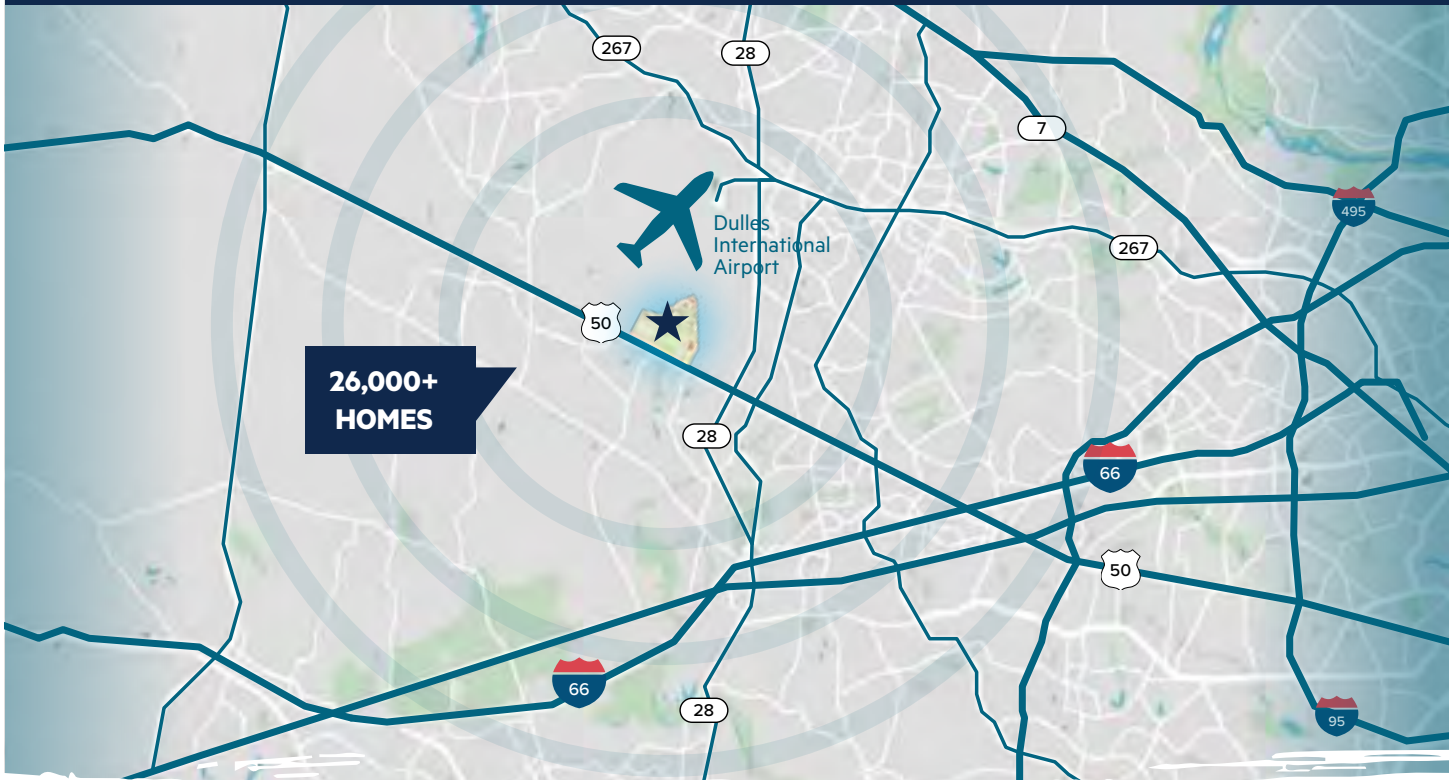
DOCK-HIGH LOADING | FLEX BUILDING DOCKS



AVION

BUSINESS PARK

GREAT ACCESS & THRIVING EMPLOYEE BASE | RT. 50 OFFERS 3 LANES EACH WAY



LOCATION

- Centrally located along Route 50
- Adjacent to Dulles Airport (IAD)
- Quick access to I-66, Route 28 and Dulles Toll Road
- Highly-educated, tech-focused labor market
- In path of growth for Metro's Silver Line Phase II
- Numerous retail and restaurant options within 2 miles
- 12 hotels within 2 miles
- National Reconnaissance Office (NRO) headquarters located less than 3 miles away

