

THE HALLMARK BUILDING

13873 Park Center
Road, Herndon, VA



BUILDING HIGHLIGHTS

The Hallmark Building is a well-known landmark in the Herndon/Route 28 marketplace. In addition to its premier location across from Dulles Airport, Hallmark features a tantalizing menu of amenities and impressive architecture, capped off with a six-story atrium joining the two wings of the building. With two delis, a BECO Fitness Center, The Living Room and access to a myriad of dining, shops and entertainment, The Hallmark Building provides a perfect home for tenants and will offer you a competitive advantage with clients and customers.

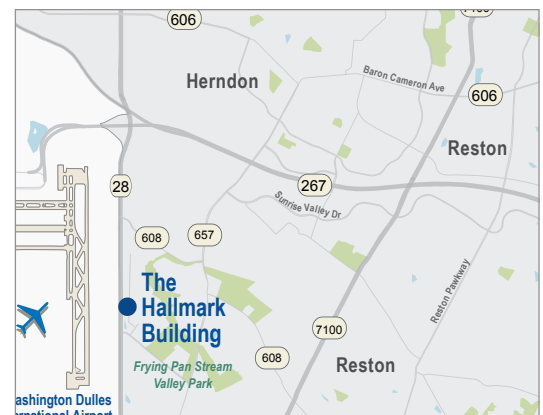
Property Type: Class A Office

Building Size: 324,238 RSF

- Features:
- Tenant-only fitness center
 - The Living Room
 - 24-hour staffed security desk supplemented by 36 cameras & electronic keycard access system
 - On-site property management office
 - Abundant conference facilities and en-suite catering available
 - Secure loading docks
 - Two delis on-site


- Accessibility:
- Easy ramp access to Dulles Airport, the Dulles Toll Road and Routes 28 & 50
 - Attached to the Washington Dulles Airport Hotel
 - Less than a mile to a variety of restaurants like Old Ox Grille, Sweet Basil Cafe, Vocelli Pizza, Subway & Burger King

LOCATION



UNPARALLELED AMENITIES

 **BECO FITNESS**
Tenant-only fitness facilities

 **THE LIVING ROOM**
Informal meeting spaces

 **BECONET WI-FI**
Complimentary Wi-Fi service

 **BECO AUTOCARE**
On-site auto care

 **BECO TICKETS**
Discounted sports tickets



LEASING INFORMATION

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