

www.dulles-view.com

# Information Package



# DULLES

*has a ■ new point of*

# VIEW

Owned by:

**Fifield**

**CBRE**  
INVESTORS  
CB RICHARD ELLIS INVESTORS

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The Building  
With Your  
Name On It

# Overview

When evaluating Dulles View as your company's new business home, it is important to understand that this state of the art, Class A office project provides far more than just real estate. By selecting Dulles View, a soon to be LEED Certified office development, you join an exclusive group of companies around the world who value services, support and amenities specifically designed to meet the daily needs of their business and employees.

Currently operating in over 10 locations, our 5-Star Service program eliminates the inefficiencies of a typical office building by providing services and amenities that allows your staff to remain on-site and be more productive throughout the business day. We cater to your business and personal needs by treating your company as our customer and your employees as our guests.

This 5-Star Service program, unique to the Northern Virginia marketplace, provides the backbone for two light-filled office towers located near the intersection of the Dulles Toll Road and Route 28 in Herndon, Virginia. A two story glass atrium with lush landscaping and water features joins the towers, providing both a formal entrance and public gathering space. Each tower at Dulles View is approximately 178,000 square feet offering an efficient 23,240 square foot floor plate. Most columns are buried in the buildings' core while the floors' sawtooth design provides for up to 8 corner offices (10 on the eighth floor). Dulles View's parking ratio is over 3.8 spaces per 1,000 square feet via a 5-level parking structure, connected to the building entrance by a covered walkway.

Dulles View and its 5-Star Service program are offered to you through a partnership between Fifield Development Company and CB Richard Ellis Investors / Strategic Partners. Fifield has developed over 12 million square feet of real estate nationally and has been committed to delivering the highest level of quality for the past 30 years. Strategic Partners, founded in 2000, is a services closed-end commingled real estate investment fund sponsored by CBRE Investors. CBRE Investors is a wholly-owned, independently operated affiliate of CB Richard Ellis, the world's premier full-service commercial real estate services firm. CBRE Investors sponsors global real estate investment programs with more than \$42 billion in assets currently under management.



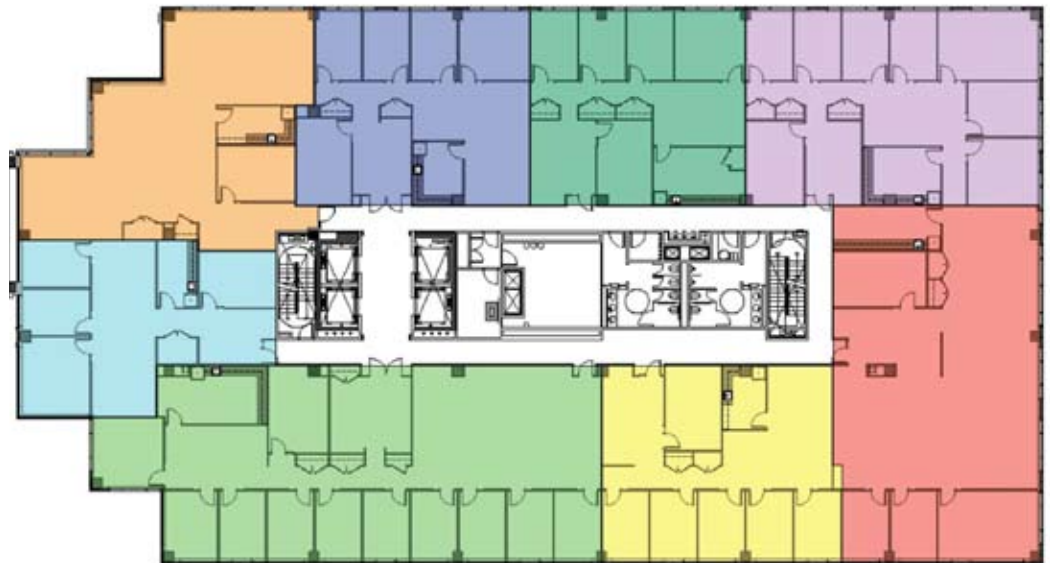
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# 357,000 SF of Air and Space



Typical Single Tenant Floor Plan

Typical Multi-Tenant Floor Plan





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What does 5-Star  
Worldwide mean  
for Prudential?

# 5-Star Worldwide Service

At Dulles View you get far more than just office space. Our 5-Star Service allows you to focus on your core business while delegating peripheral functions to us. These unique services and amenities help you to attract new employees and retain the ones you currently have. Additionally, our program extends beyond Dulles View to other CBREI / Strategic Partners' properties. For example, if you need to host a meeting in downtown Washington, 5-Star Service Members will have access to the conference center and event planning services at 1501 M Street.

## Planning a meeting...

5-Star Service not only provides the conference room... We provide the conference planning, catering and necessary AV equipment.

## Need to get in shape...

5-Star Service not only provides a new state of the art fitness center... We provide a personal trainer to help make those workouts count.



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# 5-STAR WORLDWIDE

1 It's a new way of looking at your office space

2 It aligns ownership's values with yours

3 It contributes to your bottom line



# 5-Star Worldwide Services



TRAVEL SERVICE



EXECUTIVE LOUNGE



CAR SERVICE

5-STAR WORLDWIDE



FITNESS CENTER

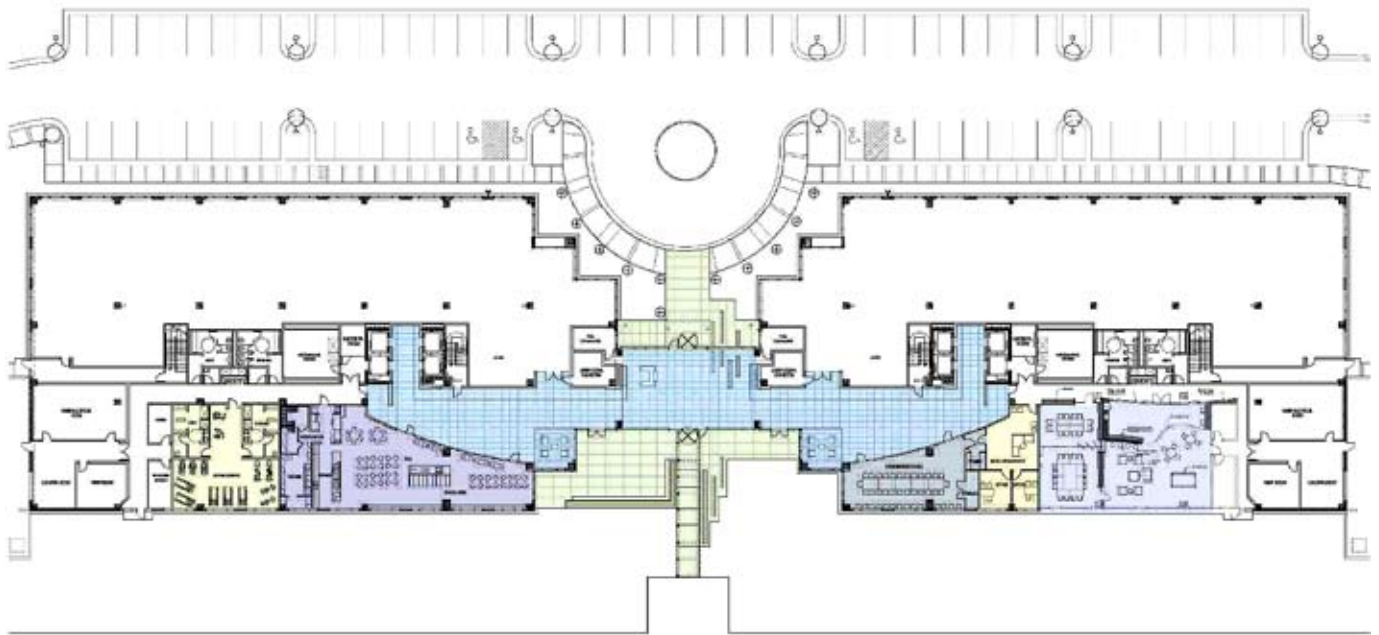


WiFi CAFÉ

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# 5-Star Worldwide Facilities



- Fitness Center
- Café
- Atrium
- Outdoor Patio/Walkway
- Conference Center
- 5 Star Service Center
- Executive Conference Area and Lounge



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# Luxury Workstyle at Dulles View

## facilities

- Café (w/ outdoor dining)
- Fitness Center (w/ lockers and showers)
- 5-Star Conference Center (featuring up to 4 flexible meeting areas)
- Exclusive 5-Star Executive Lounge
- Adjacent catering kitchen
- Projector, Smartboard, and other AV equipment
- ATM Machine
- UPS & Federal Express Drop Boxes

## services

- Catering
- 24 hour car service
- Travel services
- Discounts at the Dulles Corner Hyatt
- Dinner reservations
- Personal fitness training
- Car washing & detailing
- Car valet for state vehicle inspections
- Dry cleaning pick up and drop off
- Shoe shine and shoe repair
- Ticket booking services
- Personal shopping
- Gifts, flowers or balloons

# A Winning Team

## Fifield Companies

Founded in 1977, Fifield Companies has developed over 56 buildings comprising over 12,000,000 square feet. Notable projects include office, apartment and condominium skyscrapers in Chicago, Los Angeles, Las Vegas, and Honolulu. In 2002, the company won the Midwest Construction News' Developer of the Year for its \$400 million projects in Chicago's West Loop. Other awards include the Urban Land Institute's New Building of the Year (2001) for 550 W. Washington and the Building Owners and Managers Association's Renovation of the Year (1997) for the landmark 1.4 million square foot Civic Opera Building. Fifield Companies prides itself on efficient building designs and great floor plans with tightly controlled development costs.

Contact: [Tom Saletta, tsaletta@fifieldco.com](mailto:Tom Saletta, tsaletta@fifieldco.com)

The logo for Fifield, featuring the word "Fifield" in a serif font with a small red square above the letter "i".

## CB Richard Ellis Investors / Strategic Partners

CB Richard Ellis Investors, L.L.C. (CBRE Investors) was founded in January 1972 as the investment management subsidiary of Coldwell, Banker & Company and began investing in real estate for U.S. tax-exempt investors in July 1972. The Firm was first registered as an advisor with the Securities and Exchange Commission in August 1983.

The logo for CBRE Investors, featuring the word "CBRE" in a large, bold, green sans-serif font above the word "INVESTORS" in a smaller, green sans-serif font. Below "INVESTORS" is the text "CB RICHARD ELLIS INVESTORS" in a very small font.

By 1997, CBRE Investors had \$3.7 billion of assets under management in separate accounts and commingled funds. Almost all portfolios employed core strategies. In 1998, CB Commercial, as the parent company was then known, acquired Richard Ellis International to create CB Richard Ellis, the global real estate services organization. At the same time, a new management team under the leadership of Robert Zerbst was given the responsibility to lead CBRE Investors. The new management team identified four strategic themes to guide the development of the business.

Today, CB Richard Ellis Investors, LLC, is a global real estate investment management firm with over \$42 billion in assets under management, sponsors investment programs in the United States, Europe and Asia for institutional investors worldwide. In 2006, the firm closed \$11.7 billion of new acquisitions throughout North America, Europe and Asia, and completed \$4.8 billion in sales.

CB Richard Ellis Investors is an independently operated affiliate of CB Richard Ellis Group, Inc. (NYSE:CBG), and harnesses the research, investment sourcing and other resources of the world's premier, full-service real estate services company for the benefit of its investors. Including partners and affiliates, CB Richard Ellis has over 26,000 employees in more than 50 countries.

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# Going Green

Dulles View is in the process of changing key building components in order to achieve:

- Improved indoor air quality
- Increased energy efficiency
- Water use reduction

# Earth to Business:

The LEEDing building in Northern Virginia is ready for you.



Dulles View will be the first LEED certified building in the Reston/Herndon marketplace. Certification award is expected by mid 2009. Dulles View's LEED consultants have projected that the improvements undertaken to achieve this certification will yield an operating expense savings of \$0.40 per square foot.

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# Location is Everything

Located near the intersection of the Dulles Toll Road and Route 28, Dulles View is sited at the front door of the Dulles Corner Business Park. This highly visible location provides signage opportunities facing Route 28 with 106,000 vehicles passing by each day. This is 20% (almost 20,000 cars daily) greater than comparable sites along the Dulles Toll Road.\*

Additionally, Dulles View can be prominently seen from the main terminal at Dulles International Airport where over 24 million passengers pass through each year. The project is easily accessible from major transportation arteries, Dulles International Airport and within close proximity to Reston / Herndon amenities.

\* Gorove/Slade & Associates; March 6, 2008

## Frying Pan Road Improvements

The Virginia Department of Transportation is in the final engineering phase of constructing a grade separated interchange at Frying Pan Road and Route 28. The two lane bridge over Route 28 with adjacent on/off ramps will eliminate the existing traffic light creating easy access onto Sunrise Valley Drive and into Dulles View. Construction is well underway and will be completed in 2009.



Destination	Travel Distance (In Miles)
Dulles International Airport	1.8
Ronald Reagan Washington National Airport	27.2
Washington, DC	22.4
Reston Town Center	4.8
Old Town Alexandria	30.9
Fairfax County Government Center	10.4



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# Whatever Prudential Needs, It's Here



## (1) Dulles Corner

Hyatt Dulles Corner  
Westin Hotel  
Snapper's Seafood Grille and Lounge  
Café Citron  
Park South Deli  
Play and Learn Children's Center

## (2) Dulles Station

Hyatt Place Hotel  
Sheridan Hotel  
Starbucks  
Generous George's Pasta & Pizza

## (3) Village Center at Dulles

CVS  
Gold's Gym  
Shoppers Food Warehouse  
Staples  
Starbucks

## (4) Dulles Park

Bloom Grocery  
CVS  
Chicken Out Rotisserie  
Guapo's Roastery  
Luau Garden Restaurant  
Luciano's Italian Restaurant  
Starbucks

## (5) Worldgate Plaza

A-Deli Italian Food  
Buffalo Wing House  
Carlson Wagonlit Travel  
Charlie Chiang's  
Cold Stone Creamery  
FedEx Kinko's  
Matsutake Sushi & Steak House  
Pho 2000 Restaurant  
Qdoba Mexican Grill  
Quiznos  
Starbucks  
T.G.I. Friday's  
The American Café

TurCuisine  
Vocelli's Pizza  
Worldgate Sport & Health

## (6) Woodland Park

Harris Teeter  
Starbucks  
Quiznos

## (7) Dulles Town Center

Food Service  
Ben & Jerry's  
Benihano  
Blimpie Subs and Salads  
Caribou Coffee  
Cheesecake Factory  
Chick-fil-A  
Chevy's Fresh Mexican  
Frank & Stein  
Great Steak & Potato Company  
Longhorn Steakhouse  
Mimi's Café  
Pizzeria Uno

Romano's Macaroni Grill  
Red Lobster  
Red Robin  
Sbarro  
Texas Bar-B-Que

## Select List of Shops

Abercrombie & Fitch  
Anne Taylor Loft  
Banana Republic  
Bath & Body Works  
Bombay Company  
Borders  
Brookstone  
Champs Sports  
The Children's Place  
Danker Furniture  
Dick's Sporting Goods  
The Disney Store  
Express  
Finks Jewelers  
Foot Locker  
Four Seasons Salon and Spa  
Gap  
Godiva Chocolatier  
Gymboree  
Haverly's  
H&M  
Janie and Jack  
JCPenney  
Jos. A. Bank  
Kay Jewelers  
KB Toys  
Lord & Taylor  
Nordstrom  
Sears

## (8) Reston Town Center

Hyatt Regency Reston  
Market Street Bar & Grill  
Conservatory Lounge  
One to One Fitness Center

## Food Service

American Tap Room  
Ben & Jerry's  
Big Bowl  
Busara Thai Restaurant  
Clyde's of Reston  
Cosi  
Edibles Incredible  
M&S Grill

McCormick & Schmick's  
Morton's Steakhouse  
Obi Sushi  
Panera Bread  
Paolo's Ristorante  
Rio Grande Café  
Ruby Tuesday  
Starbucks  
Uno Chicago Grill

## Shops

Ann Taylor  
Aveda  
Banana Republic  
Bath & Body Works  
Chico's  
Cradle & Crayon  
Davelle for Men  
Eddie Bauer  
Express  
Gap  
Jos. A. Bank  
Nine West  
Origins  
Pink Palm  
Potomac River Running  
Pottery Barn  
South Moon Under  
Talbots  
Victoria's Secret  
Williams-Sonoma

## (9) The Spectrum at Reston Town Center

Barnes & Noble  
Best Buy  
Einstein Bagels  
Harris Teeter  
LaMadeleine  
Macaroni Grill  
On The Border  
Office Depot  
Simply Grill  
Starbucks

## (10) Plaza America

Champps  
CVS  
Starbucks  
Whole Foods

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# Dulles View Has a New Point of View

## General Project Overview

### Project Amenities

- Visitor surface parking: 123 spaces including 4 handicap van spaces
- Structured parking: 1,243 spaces in a 5-level deck
- Parking ratio: Approximately 3.8 spaces per 1,000 rentable square feet
- Off-street loading: 4 spaces per building
- Landscaped courtyard
- Dramatic atrium connection between office towers
- 5-Star Conference Center
- 5-Star Executive Lounge
- State-of-the-art fitness center
- Delicatessen/Café
- Unparalleled visibility from Washington-Dulles International Airport and Route 28
- Dramatic views of Dulles Airport and the Blue Ridge Mountains
- Building registered for LEED Certification
- Base Building Architect: Noritake & Associates

### General Building Criteria

Height:	8 stories in each of two office towers
First Floor:	16,946 rentable square feet
Typical Floors 2-7:	23,240 rentable square feet
Eighth Floor:	22,291 rentable square feet
Typical Bay:	30' x 38'
Core to exterior wall:	Approximately 46'
Typical floor-to-floor height:	11'8" and 11'0" at structural drops
Typical floor-to-finished ceiling height:	9'0"
First floor-to-floor height:	14'4"
Lobby floor-to-ceiling height:	11'6"
First floor tenant ceiling height:	9'0" with option to increase height to 10'0" or more 5' space planning module







## Exterior Building Finishes

- Window Walls:** Green tinted low-e insulated vision glass with accent bands of green reflective spandrel glass with natural anodized aluminum mullions.
- Atrium:** Green tinted low-e insulated vision glass at vertical glazing, laminated green tinted low-e insulated vision glass at horizontal glazing with optional frit or internal louvers to reduce solar heat gain.
- Exterior Walls:** Architectural precast panels in simulated light buff limestone finish with polished granite wainscot.
- Arcade and Entrance:** Architectural precast columns with a polished granite wainscot and accents. Polished stainless steel mullions, entry door frames and hardware.
- Penthouse:** Centria metal panel system with deep horizontal profiles with silver metallic coating. Top of penthouse capped with a metal communications spire.



## Main Lobby Finishes

- Floors:** Cut stone
- Walls:** Millwork panel wall system with painted drywall
- Ceilings:** Painted drywall ceiling and reveals with polished stainless steel ornamental light fixtures
- Elevator Entry:** Etched stainless steel elevator doors and satin finish stainless steel frames and accessories

## Typical Floor Finishes

- Restrooms:** Ceramic tile floors and wet walls, polymix finish on other walls with 2' x 2' acoustical tile ceilings. Polished granite lavatory countertops and brushed stainless steel faucets. Painted metal floor mounted toilet partitions.

- Corridors and Lobbies:** High-quality commercial carpet on floors, vinyl wall covering with wood base on walls and 2' x 2' acoustical tile ceilings. Core service doors to be 8'0" high solid core wood doors with steel frames. Tenant entry doors to be full height solid core wood doors and wood frames. All door accessories to be stainless steel.



## Elevators

**System:** Four elevators of 3,500 lb. capacity and 350 f.p.m. geared traction design per building. One elevator is designed to be a passenger/service “swing” cab with 4,000 lb. rating.

**Cab Finishes:** Combination of polished and brushed stainless steel panels on front walls, ceilings, doors and frame. Architectural millwork with stone wainscot on side and rear walls. Floor finish to match building lobby flooring.

## Structural Systems

**Framing:** Long span post-tensioned concrete

**Bay Sizes:** 30' x 38' typical

**Loading:** 100 lbs. (80 lb. live load plus 20 lb. dead load). Additional load capacity possible within 20 feet of the building cores.

## Electrical

**Tenant power, lighting and HVAC:** 8 watts/SF

**Emergency Power:** 250 kw Emergency generator in each building for life-safety systems.

## HVAC

**Building:** Self-contained on-floor condenser water cooling units connected to a two-cell rooftop cooling tower. Average 26,100 C.F.M. of cooling. Provision for additional tenant cooling tower cell.

**Typical Floor:** Main feeder loop installed with connections to VAV boxes on typical floors (all provided by Landlord). Six VAV boxes are installed, the remainder stacked on each floor.

## Communications

COX and Verizon internet/fiber optics providers are available at the site. Verizon switching station located within 500'. WI-FI in first floor common area.

## Plumbing and Fire Protection

The office building is fully protected with a wet pipe sprinkler system tied to an electronic monitoring system located in the Fire Command Room located adjacent to the main building lobby.

## Security System

Kastle Security Systems is the base building security and remote monitoring provider. There are card readers currently installed at all building perimeter entry doors, loading dock entrances, first floor stairwells, elevators, and first floor tenant common areas. Card readers are monitored 24 hours a day, 7 days a week. In addition, there are 12 closed caption cameras installed throughout the first floor common areas and loading docks of both towers.

All activity on the security cameras is recorded and stored for 180 days via on site Digital Video Recording System. Kastle Security Systems also provides remote monitoring of all fire life safety systems with live off site personnel. The perimeter and entry doors are unlocked during normal business hours. After hours and weekends, entry to the building is provided via Kastle card keys.





## Base Building Definition

The following is a non-exclusive list of Base Building items that will be provided at Landlord's expense, unless it is specified for a specific item that Tenant will pay the cost, or participate in the cost: VAV System: Landlord shall provide a typical floor main HVAC (medium pressure) loop.

Landlord will provide and deliver to Tenant building standard VAV boxes not to exceed more than one VAV box per 700 rentable square feet of Tenant's premises. Tenant will be responsible for installation of the VAV boxes per Landlord approved Tenant plans and specifications. Tenants are responsible for the cost of any expansion of, or additions to, the system that are required for Tenant Improvements.

Landlord shall provide riser space in the closets from the NET-POP to the Premises.

Landlord shall provide Tenant with a finished ceiling height of nine (9) feet clear throughout the Premises on all typical floors and ten (10) feet, six (6) inches on the first floor.

Landlord shall supply and install condenser water taps located on each floor of the Premises for Tenant's supplemental cooling units. The supplemental available cooling capacity is approximately 4.5 tons per floor. There are 2 wet columns per floor.

Landlord to provide wall space in the typical floor electrical closet for Tenant-furnished panels to accommodate the local codes.

- a. Landlord to provide contact points required for Tenant to tie into the Base Building Life Safety System.
- b. Tenant shall pay for the cost associated with the terminations and connections to the Base Building Life Safety Systems as it relates to the Tenant work.

Landlord to comply with all applicable ADA, Fairfax County and State of Virginia accessibility codes for the shell and core, base building entrances, lobbies, elevators and toilet rooms.

Landlord to provide conduit raceway and required infrastructure work for surveillance cameras in the lobby and at grade stairwells, and in the parking garage areas. Landlord to also provide equipment to connect the infrastructure work for security badging and remote access.

At Tenant's sole cost and expense, Tenant contractors to drain down and refill the Fire Protection sprinkler system at the completion of the Tenant Work.

Tenant shall furnish Landlord with Tenant's schedule for the construction of the Tenant Improvements.

Landlord to provide paint ready drywall at core and perimeter. Tenant will be responsible for enclosing interior columns as part of the Tenant Improvements.

Landlord to deliver a smooth and level concrete floor (inch within 10-foot radius – non-cumulative).

Landlord to install eight (8) watts per square foot for Tenant lighting, power and HVAC with electrical panels and disconnect switch installed in the electrical closets for Tenant to distribute. If Tenant requires more than eight (8) watts per square foot, such upgrade shall be at Tenant's cost.

Landlord to provide Base Building sprinkler risers, mains, loops and branch piping with upturned heads per the Fairfax County code; but in no event shall sprinkler heads installed by Landlord be less than one (1) for each 225 square feet. All toilet rooms shall be ADA compliant and shall meet the Fairfax County code requirements and all requirements of the State of Virginia.

Landlord to provide floor loading capacity of 80 PSF Live Load, plus 20 PSF Dead Load for partitions (total 100 PSF), which is consistent with Class A standard in market, subject to variation to satisfy Tenant's requirements for a minimum loading capacity.

Ingress and egress to the Base Building shall be controlled by access cards or other electronic methods. Cost of installation shall be paid by Landlord.

Landlord will provide Tenant with a state-of-the-art Life Safety System, providing alarms, strobes, detectors and lights in the common areas of the building. Additionally, Landlord will provide sprinklers with heads turned up within the common areas and Premises. Tenant will be responsible for dropping the sprinkler heads and installing the code required fire life safety system within the Premises.

Landlord to provide building standard horizontal mini-blinds within the Premises.



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