

# Avison Young Brokers Sale of 2 Office Buildings in Dulles

**The office buildings - called Two Vintage Park and Three Vintage Park - Total 166,264 rentable square feet on 12.05 acres.**

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WASHINGTON- Avison Young has negotiated the sale of two office buildings in the Route 28 North Corridor in Dulles, Va. A local investor purchased them for \$16.5 million.

The office buildings - called Two Vintage Park and Three Vintage Park - total 166,264 rentable square feet on 12.05 acres.

Built in 2001, Three Vintage Park sits on nearly 5 acres at 22894 Pacific Blvd. The three-story building has 82,660 square feet of rentable space along with 28,000-square-foot floor plates, 9-foot finished ceiling heights and a large window-to-wall ratio. It features a brick exterior, granite lobby, flexible floor plans and a data center and infrastructure. Three Vintage Park is 100% leased to a credit tenant.

Two Vintage Park was built in 1990 on a 7-acre site at 45365 Vintage Park Plaza. It offers 83,604 square feet of rentable space office building and 42,000-square-foot floor plates, 9-foot finished ceiling heights and



**Three Vintage Park**

a large window-to-wall ratio. The two-story building features a skylight atrium lobby as well as both surface and covered parking. The building is currently vacant.

The buildings are located close to Route 28, Washington Dulles International Airport, future Silver Line Metro stations and Dulles Town Center.

Avison Young's transaction team was led by John Kevill, Chip Ryan, Rob Walters, Michael Yavinsky and Michael Murillo.