

Liberty Park

nuveen

Herndon, VA



elevated
ON ALL LEVELS

grand spaces

BOUTIQUE MOMENTS

Our philosophy is to offer an office experience that reaches the next level on all levels. Meeting the expectations of today's employee and company is critical for office culture, life balance and collaboration. Service, hospitality and rich experiences are what make Liberty Park a premium destination.



hospitality

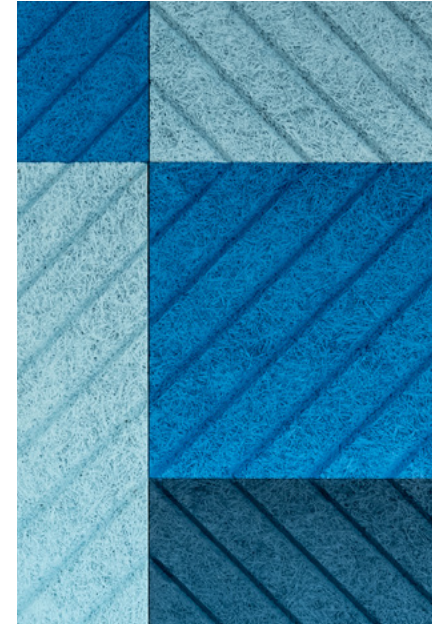
IS A PART OF EVERYDAY

Liberty Park has cultivated a great work environment for companies of all sizes. Coupled with the amenities, our building team is eager to provide high quality service that makes life and business easier.

Supported by the latest in building technology and by modern, high-design amenities, a day at the office is now a better place to be.

AMENITIES

- Conference facilities
- Community kitchen space with cold brew coffee
- Collaborative breakout and lounge areas
- Trajectory event center
- Fitness center with locker rooms, showers and towel service



amenities



Beautifully designed collaboration and social spaces



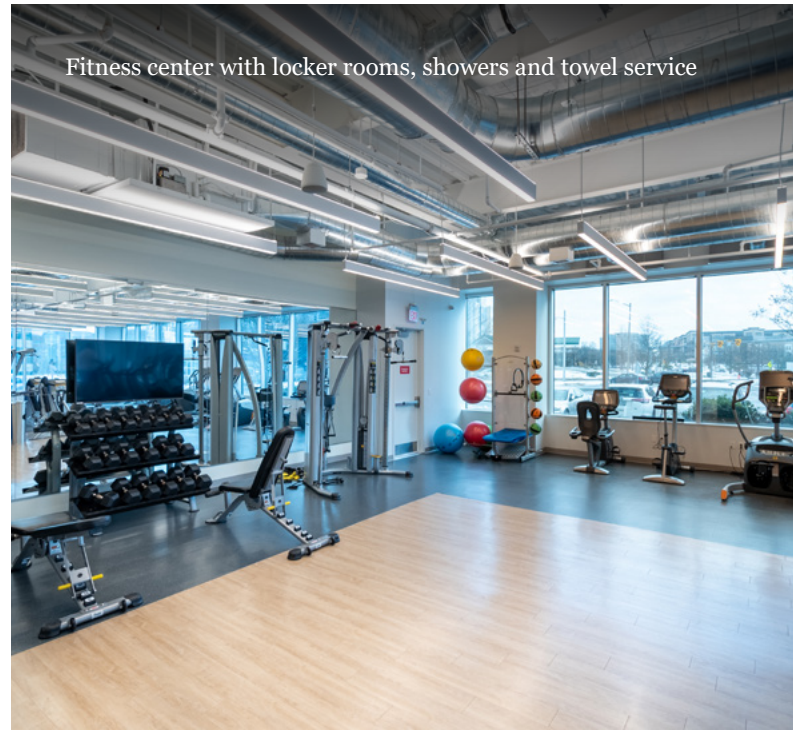
Community kitchen space with cold brew coffee

Conference facilities with three meeting rooms and multiple breakout areas



Modern Amenity Offering

Fitness center with locker rooms, showers and towel service



conference center & lounge

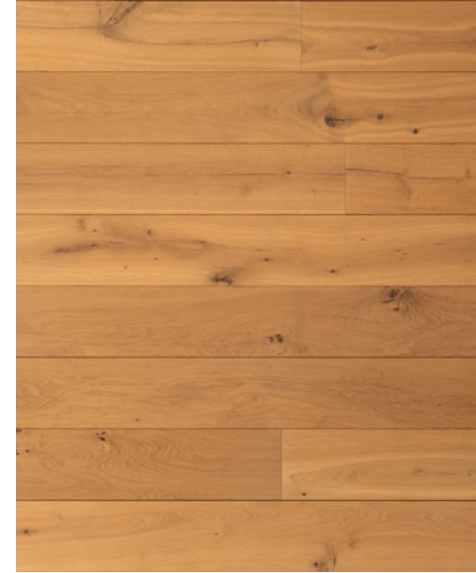
HOSPITALITY TO CATER TO TODAY'S EMPLOYEE

Our conference center and lounge offers a modern and professional environment to all Liberty Park tenants.

Located at Liberty Park North, the conference rooms are equipped with state-of-the-art technology, including high-speed WiFi and advanced audio-visual systems, perfect for presentations, seminars and meetings.

FEATURING

- Comfortable auditorium and casual seating areas
- Dining booths
- Café area with refreshments and cold brew coffee
- Large screen TV
- Three conference rooms with flexible seating and state-of-the-art AV



Trajectory Event Center

STATE-OF-THE-ART EVENT CENTER

TEC Dulles features flexible meeting spaces for up to 300 people, cutting-edge audio-visual technology and live streaming capabilities, an ideal location to host corporate events.

EVENTS

- Workshops
- Corporate meetings
- Trainings
- Luncheons
- Breakfast meetings
- Table-top exhibits
- Receptions

FEATURES

- Live streaming and recording capability
- Polycom phone access with dedicated number
- Multiple high-definition projectors
- High-speed wifi
- Full-day, half-day and week-long rentals
- Registration/check-in desk
- Service island for refreshments



property experience

immediate productivity

INSTANT OFFICE SPEC SUITES

Our spec suites offer a perfect blend of high-end finishes and efficient work spaces, catering to the needs of modern businesses. With a focus on next-level flexibility, these suites provide the ideal environment for productivity and innovation. Whether you require a space for collaboration or individual work, our spec suites offer the perfect balance of style and functionality.



instant visibility

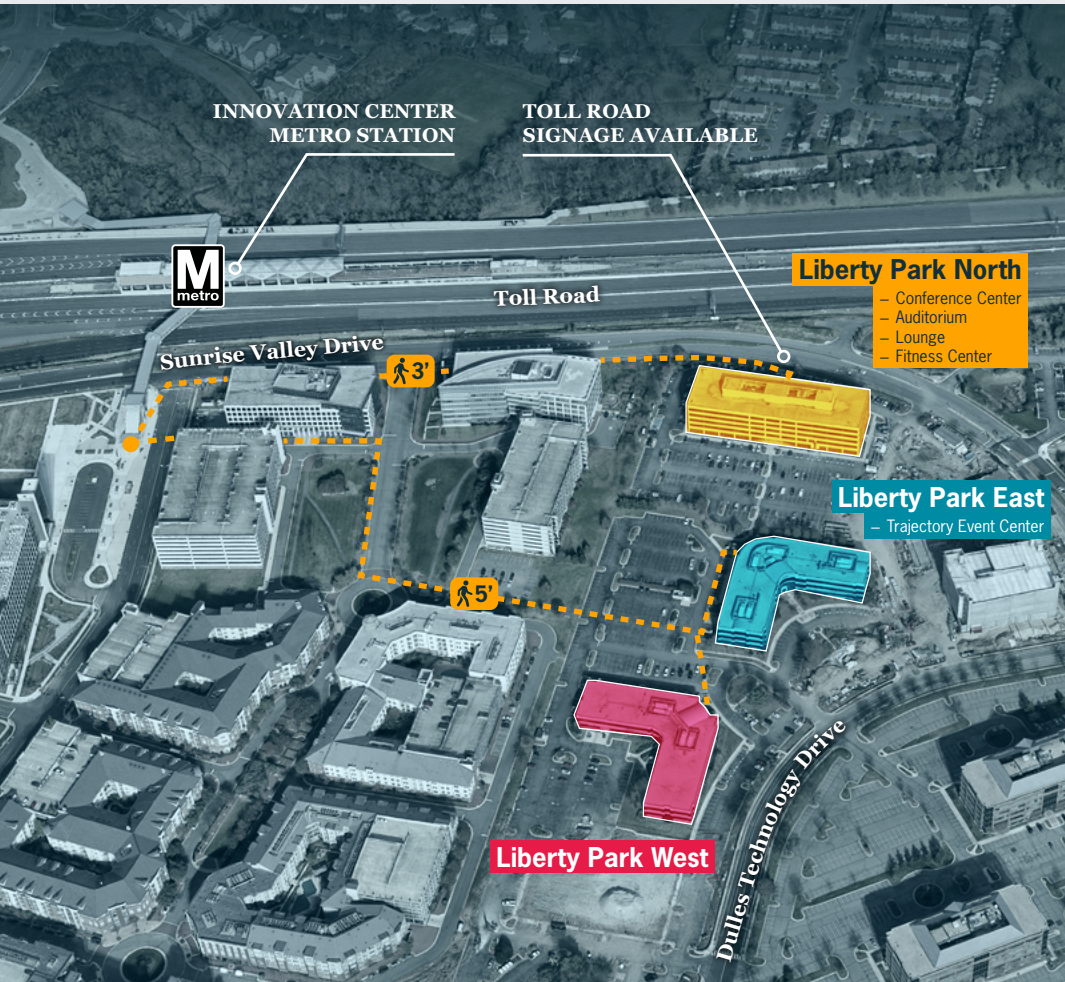
PROMINENT EXPOSURE ON THE TECH CORRIDOR

Liberty Park offers unparalleled frontage on the Toll Road, making it an ideal location for high-profile tenants to showcase their brand. With premier signage opportunities, tenants have the ability to prominently display their name and attract attention.

Top-of-building signs



claim your space



Liberty Park nuveen NORTH

13461 Sunrise Valley Dr

SUITE 510 19,201 SF	LEASED			
	LEASED			
	LEASED			
	LEASED			
TOWN HALL CONF. CENTER	FITNESS CENTER	SUITE 150 9,383 SF	LEASED	SPEC SUITE 120 3,064 SF

Liberty Park nuveen EAST

13665 Dulles Technology Dr

SUITE 300 16,775 SF	SUITE 320 5,592 SF	LEASED				
SUITE 210 4,597 SF		LEASED				
EVENT CENTER	SUITE 110 2,057 SF	Huddle AREA	SPEC SUITE 120 3,407 SF	SUITE 125 1,347 SF	SPEC SUITE 130 4,392 SF	LEASED

Liberty Park nuveen WEST

13655 Dulles Technology Dr

SUITE 220 5,202 SF	SUITE 230 2,531 SF	LEASED	LEASED	LEASED	LEASED	SPEC SUITE 270 5,392 SF
SUITE 100 2,530 SF		LEASED	SPEC SUITE 140 4,422 SF		LEASED	



SPEC SUITE 120

3,064 SF

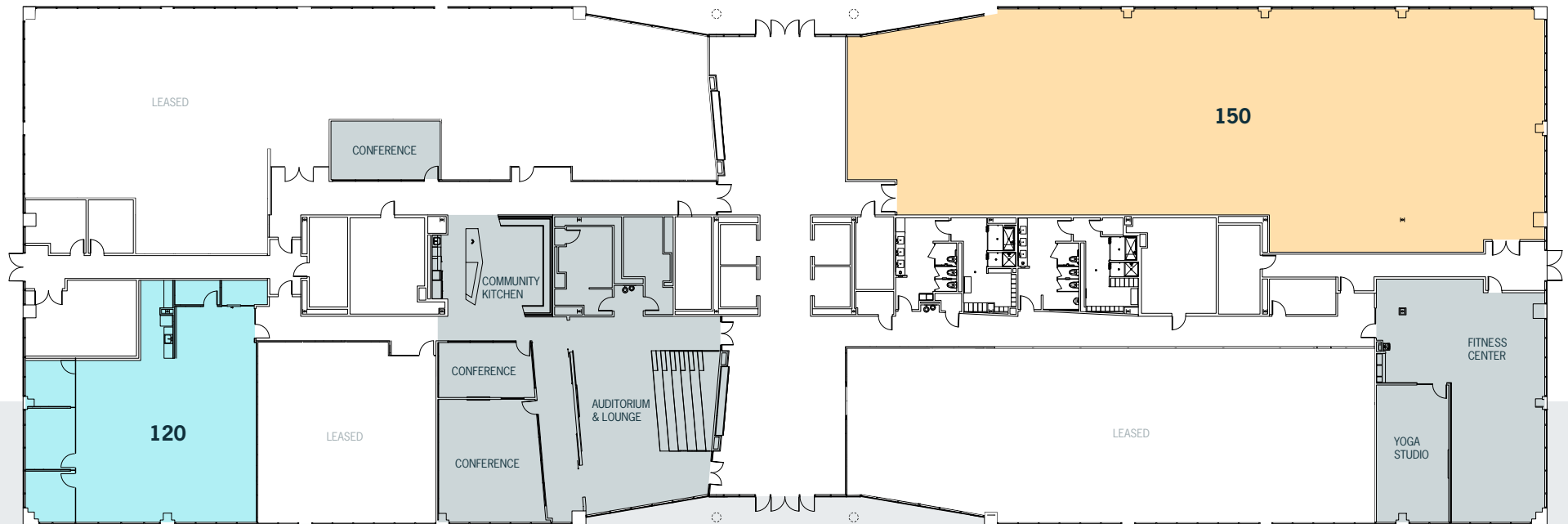
SUITE 150

9,383 SF



← 3-minute walk to Metro

———— Sunrise Valley Drive ————



AVAILABLE SPACE
 AVAILABLE SPEC SUITE
 AMENITY

BUILDING HIGHLIGHTS

- Signage opportunity on Toll Road
- 14+ ft. ceiling heights on 1st and 5th floors
- Ample surface parking: 3/1,000 SF
- New elevator lobbies, corridors and restrooms

13461 Sunrise Valley Drive, Herndon VA

SUITE 510

19,201 SF



- Currently in Shell Condition
- Toll Road Signage Available



← 3-minute walk to Metro

Hypothetical Plan

———— Sunrise Valley Drive ————



AVAILABLE SPACE

BUILDING HIGHLIGHTS

- Signage opportunity on Toll Road
- 14+ ft. ceiling heights on 1st and 5th floors
- Ample surface parking: 3/1,000 SF
- New elevator lobbies, corridors and restrooms

13461 Sunrise Valley Drive, Herndon VA





Liberty Park East Lobby



Liberty Park East Spec Suite 120



Liberty Park East Spec Suite 130



Liberty Park West Spec Suite 270

SUITE 110

2,057 SF

SPEC SUITE 120

3,407 SF

SUITE 125 - CAFE SPACE

1,347 SF

4,754 SF CONTIGUOUS

SPEC SUITE 130

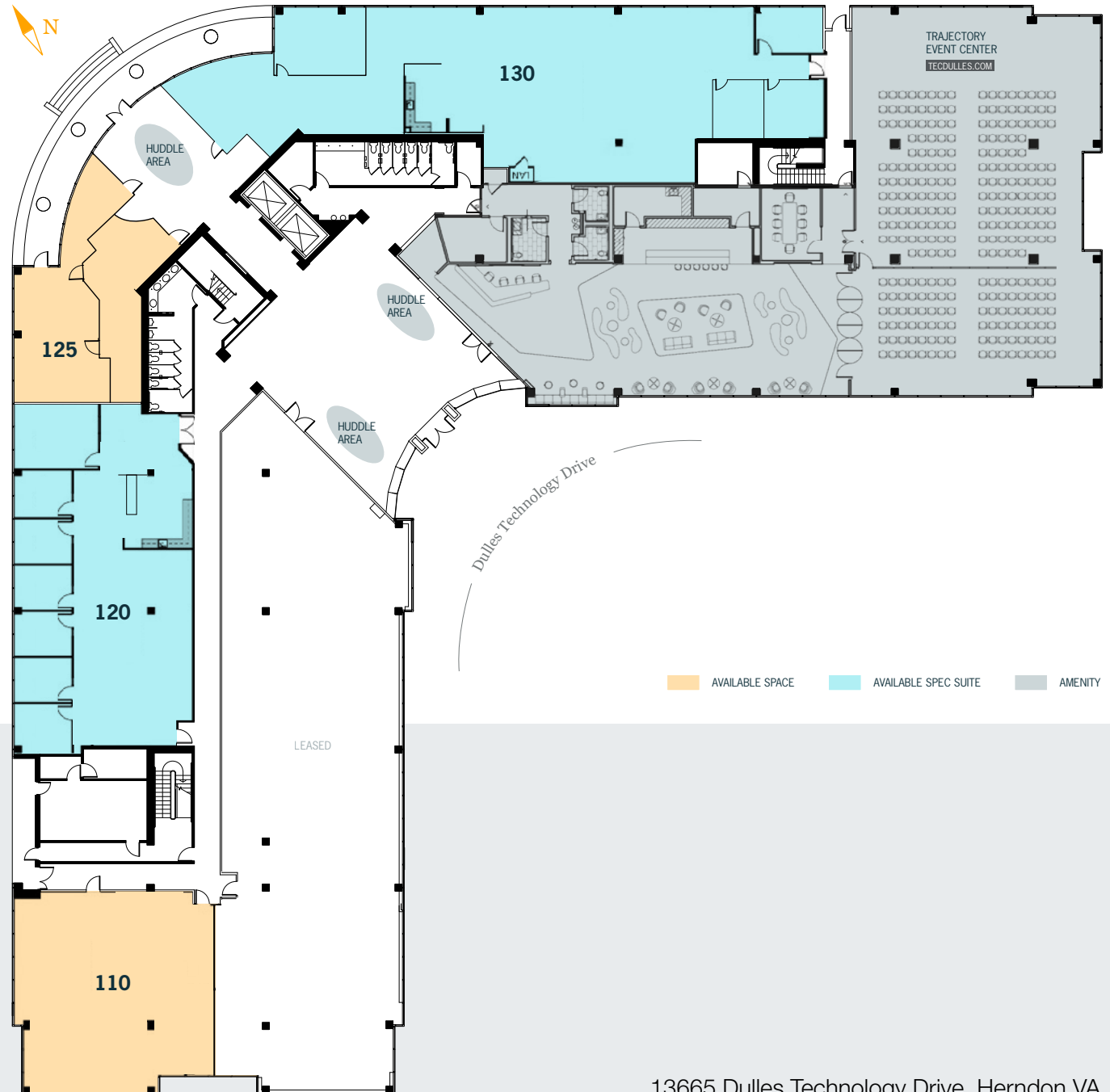
4,392 SF



BUILDING HIGHLIGHTS

- Signage opportunity
- Ample surface parking: 3/1,000 SF

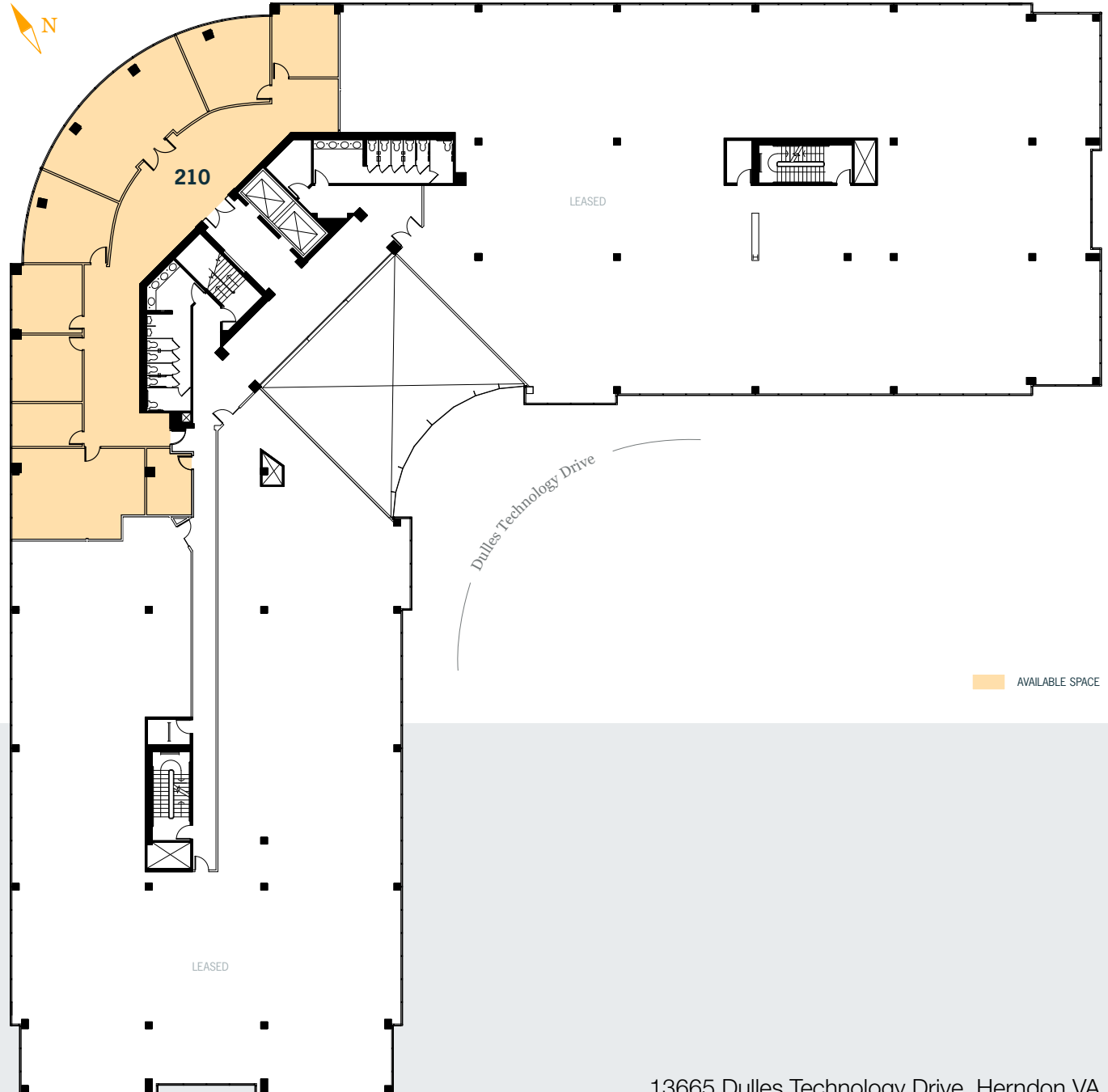
5-minute walk to Metro



SUITE 210

4,597 SF

5-minute walk to Metro



BUILDING HIGHLIGHTS

- Signage opportunity
- Ample surface parking: 3/1,000 SF

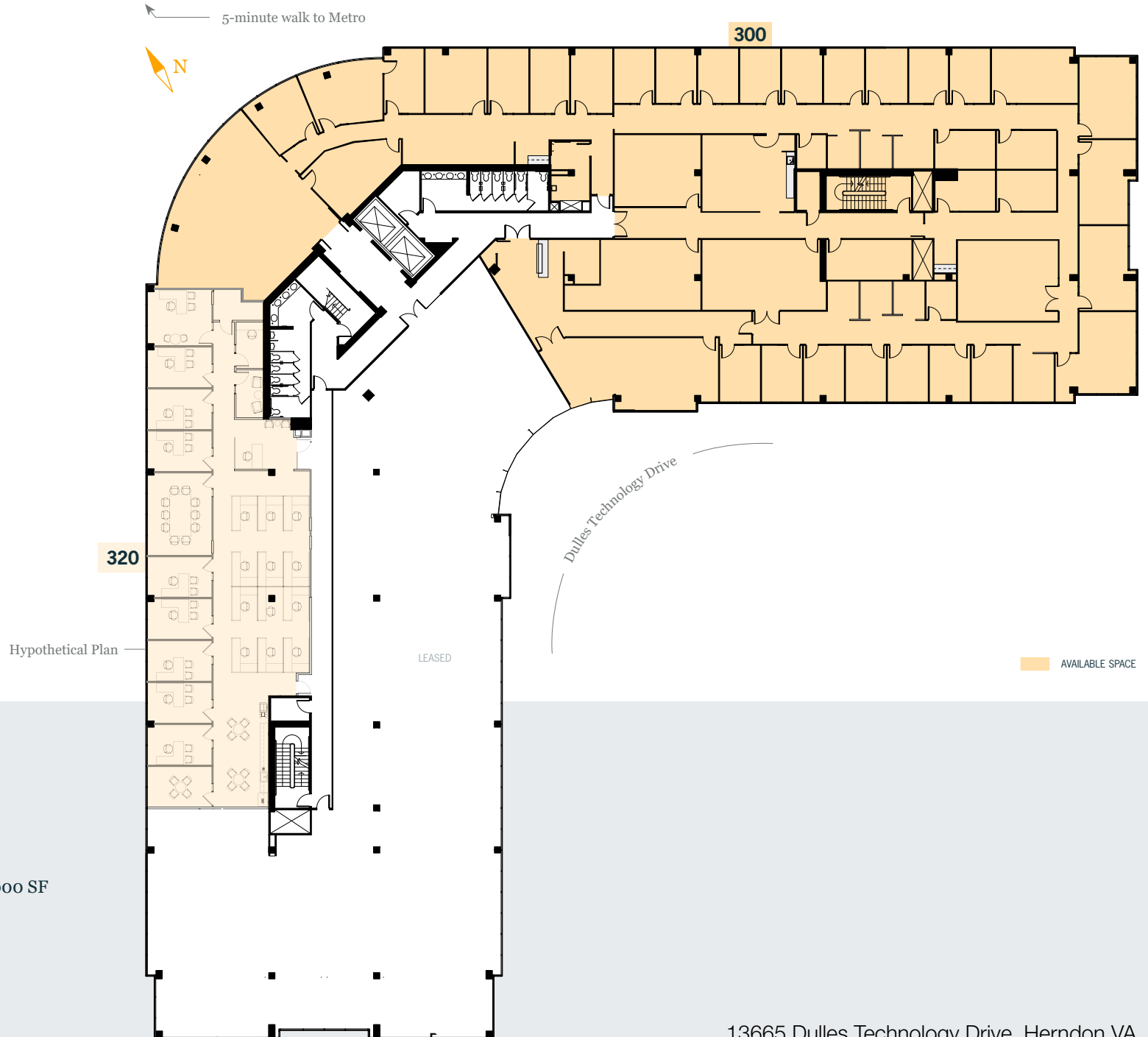
SUITE 300

16,775 SF

SUITE 320

5,592 SF

22,367 SF CONTIGUOUS



BUILDING HIGHLIGHTS

- Signage opportunity
- Ample surface parking: 3/1,000 SF



SUITE 220

5,202 SF

SUITE 230

2,531 SF

SPEC SUITE 270

5,392 SF



5-minute walk to Metro



BUILDING HIGHLIGHTS

- Signage opportunity
- Ample surface parking: 3/1,000 SF

mix business with pleasure

location highlights

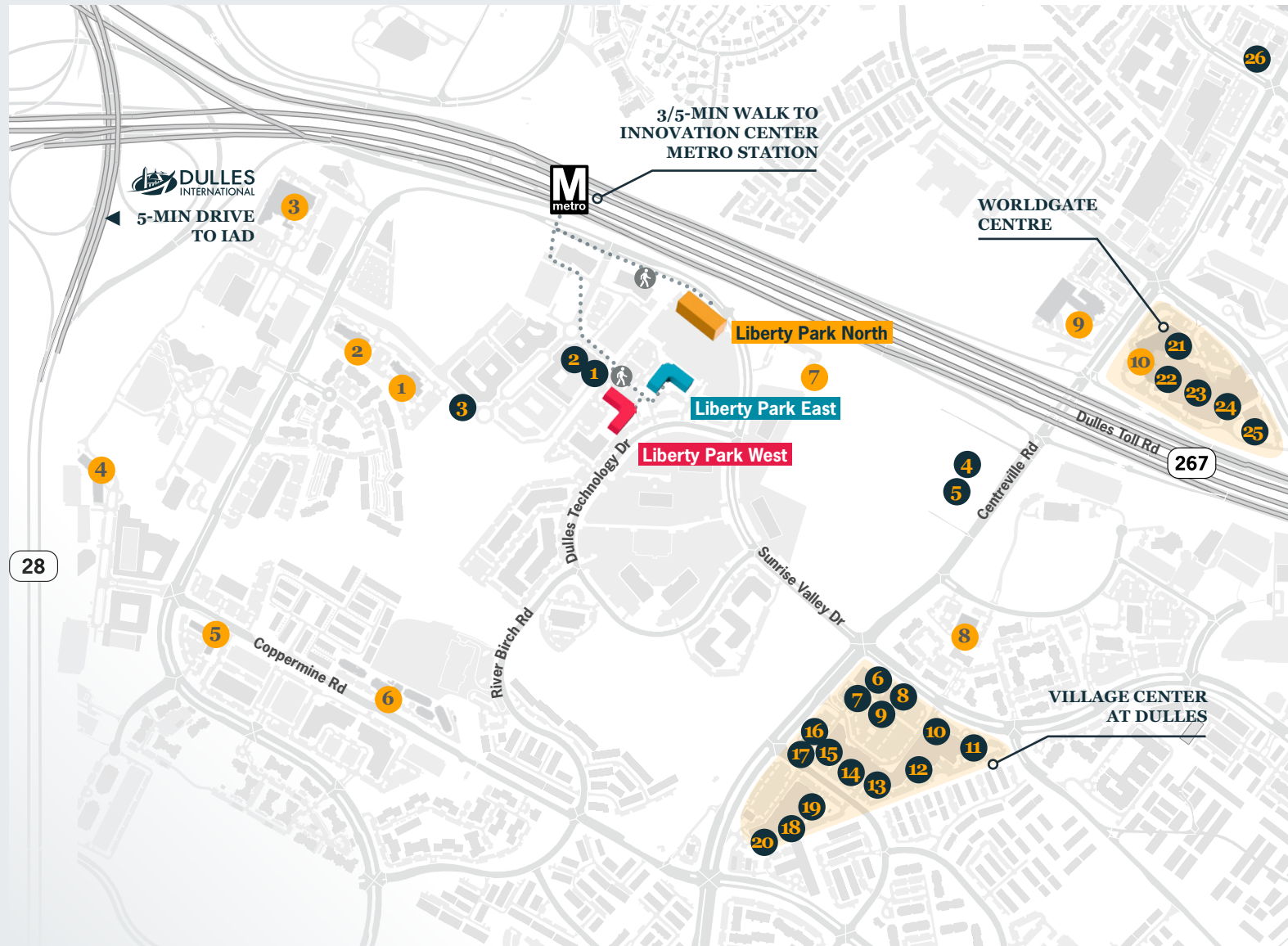
- Across the street from Innovation Center Metro Station
- Three miles from Washington Dulles International Airport
- Convenient access to Dulles Toll Road and Route 28
- Close proximity to restaurants, retail and hotels

FOOD & BEVERAGE

- 1 Kabobi By The Helmand
- 2 Alo Vietnam Restaurant & Bar
- 3 Tensu Ethiopian Restaurant
- 4 Paris Baguette
- 5 Peter Chang
- 6 Mission BBQ
- 7 Stone's Cove Kitbar
- 8 Noodles & Co.
- 9 Starbucks
- 10 Taco Bamba
- 11 Hana Sushi
- 12 Giant
- 13 Sorento Grill
- 14 Ned Devine's Irish Gastro Pub
- 15 Subway
- 16 The UPS Store
- 17 Tropical Smoothie Cafe
- 18 Kallisto Steakhouse
- 19 CVS
- 20 Firehouse Subs
- 21 TGI Fridays
- 22 Sushi Umi
- 23 Pizza Twist
- 24 Panera Bread
- 25 Anatolian Bistro
- 26 Chipotle

HOTELS

- 1 Hyatt Place ★★★
- 2 Courtyard ★★★
- 3 Hyatt Regency ★★★★★
- 4 The Westin ★★★★★
- 5 Candlewood Suites ★★★★★
- 6 Sonesta ES Suites ★★★
- 7 Homewood Suites ★★★
- 8 Embassy Suites ★★★
- 9 Crowne Plaza ★★★★★
- 10 Marriott Suites ★★★



in good company

MEET OUR TENANTS

Liberty Park's vibrant culture has attracted some of Northern Virginia's best companies. Come connect and rub shoulders with an inspirational tenant mix.



Liberty Park

nuveen

Nuveen is dedicated to transforming the workplace into an immersive, collaborative hub for today's professionals. Through our hospitality-driven approach, we offer enriching experiences and services that prioritize the wellbeing of all tenants and visitors.

unlock the opportunity

CBRE nuveen

John DiCamillo

+1 703 734 4723
john.dicamillo@cbre.com

Brett Schweitzer

+1 703 905 0253
brett.schweitzer@cbre.com

Quinn Reiley

+1 571 723 7485
quinn.reiley@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.