

## projects

### Innovation Center South Herndon, Virginia

#### Gross Area:

780,000 SF Office  
1,020,400 SF Residential  
175,000 SF Hotel  
64,133 SF Retail  
2,039,533 SF Total  
5,578 Car Parking Garage

#### Developer:

Rocks Company

#### Services:

Master Planning  
Conceptual Design

#### Description:

A 1.6 Million SF Mixed-use development adjacent to the future Innovation Center Metro Station at Route 28 that will provide: 2,000 car parking garage developed in partnership with Fairfax County. The new community will be constructed to a minimum of LEED Silver Certification. The Office, Hotel, Retail and Residential buildings will be set within in an inviting walkable streetscape environment and features storage for 300 bicycles.

#### HIGHLIGHTS:

Building A1: 250,000 SF

Building A2: 250,000 SF

Building A3, A4, D1, B2 - High & Low Rise Residential

1000+ Multi-family Housing Units

B1 Hotel and Retail Totaling over 174,000 Square Feet

