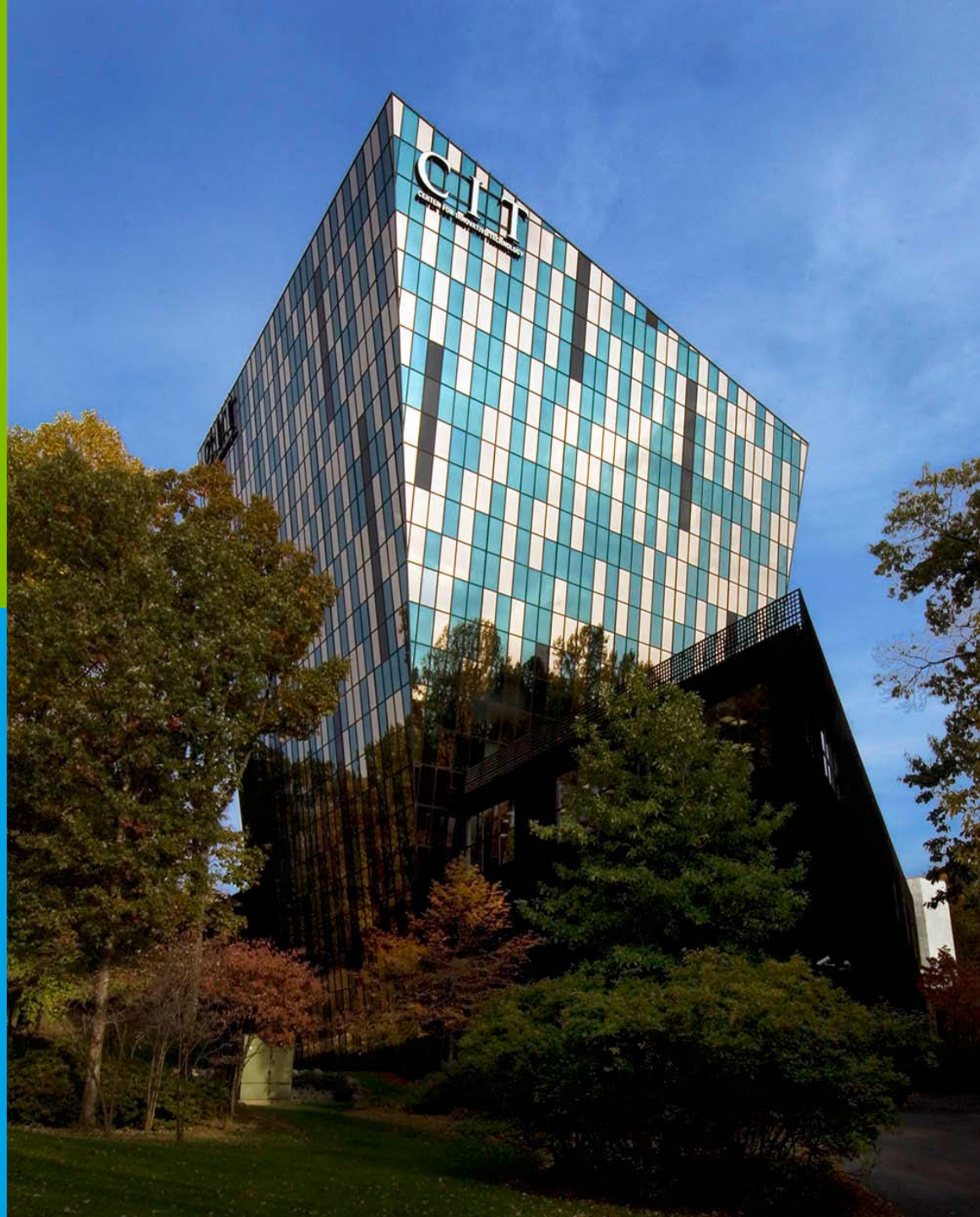




DEPARTMENT OF GENERAL SERVICES

CENTER FOR INNOVATIVE TECHNOLOGY DISPOSITION PLAN

September 18, 2017



CENTER FOR INNOVATIVE TECHNOLOGY (CIT) & SURROUNDING PLANNED DEVELOPMENT





Property Stats	
Building Size	±149,415 SF
# Floors	7 story tower 3 story mid-rise
Year Built	1989
Building Complex Parcels	±12.38 Acres
Additional Parcels	±13.50 Acres
Total Acreage	±25.88 Acres
Building Complex Zoning	I-4 (Fairfax) PD-RDP (Loudoun)
Additional Parcels Zoning	I-4



Cooperative Support for Mix-Use Higher Density

“Compact, high-quality transit and pedestrian-oriented, mixed use community and includes multifamily residential, office, hotel as well as retail uses designed to serve the TOD community. The highest intensity should be located closest to the Metrorail station. - Fairfax

Fairfax County

- **General Location:** North of the Dulles Toll Road at the Fairfax County and Loudoun County boundary. Most of the property is in Fairfax County with a portion in Loudoun County.
- **Tax Map #:** 15-2 ((1)) 15 & 17
- **Acreage:** 20.98 acres
- **Supervisor District:** Dranesville
- **Special Planning Area:** Dulles Suburban Center, Land Unit L-1. Innovation Center Transit Station Area (TSA)
- **Zoning:** I-4
- **Comprehensive Plan Map:** Public Facilities, Governmental and Institutional

Loudoun County

Loudoun County PIN: 035267139000

- **Tax Map #:** /94//14/////C/
- **Acreage:** 4.9 acres
- **Supervisor District:** Broad Run
- **Zoning:** PD-RDP under the 1972 Zoning Ordinance
- **Entitlements:** ZMAP 1985-0009
- **FAR:** 0.4 or 0.6 with Board Approval



- Brochure published to EVA, DGS DRES website and CoStar on 8/14/17
- Four broker blasts have been issued to over 2,000 prospective developers and investors (local/national), brokers and tenants
- Met with Virginia Economic Development Partnership on 8/21/17 & they will tour the CIT building on 9/20/17
- Over 20 companies have asked for further information
- Broker has spoken with the ownership of The Hub, the adjacent planned development
- Worked with CIT to develop a building tour schedule and route
- Marketing timeline (subject to change to react to market interest):
 - Continue marketing through end of October
 - Issue “Call for Offers” on November 1st
 - Offers to be due on December 1st
 - Interviews in January 2018




DEPARTMENT OF
GENERAL SERVICES

DULLES CORRIDOR METRORAIL EXTENSION

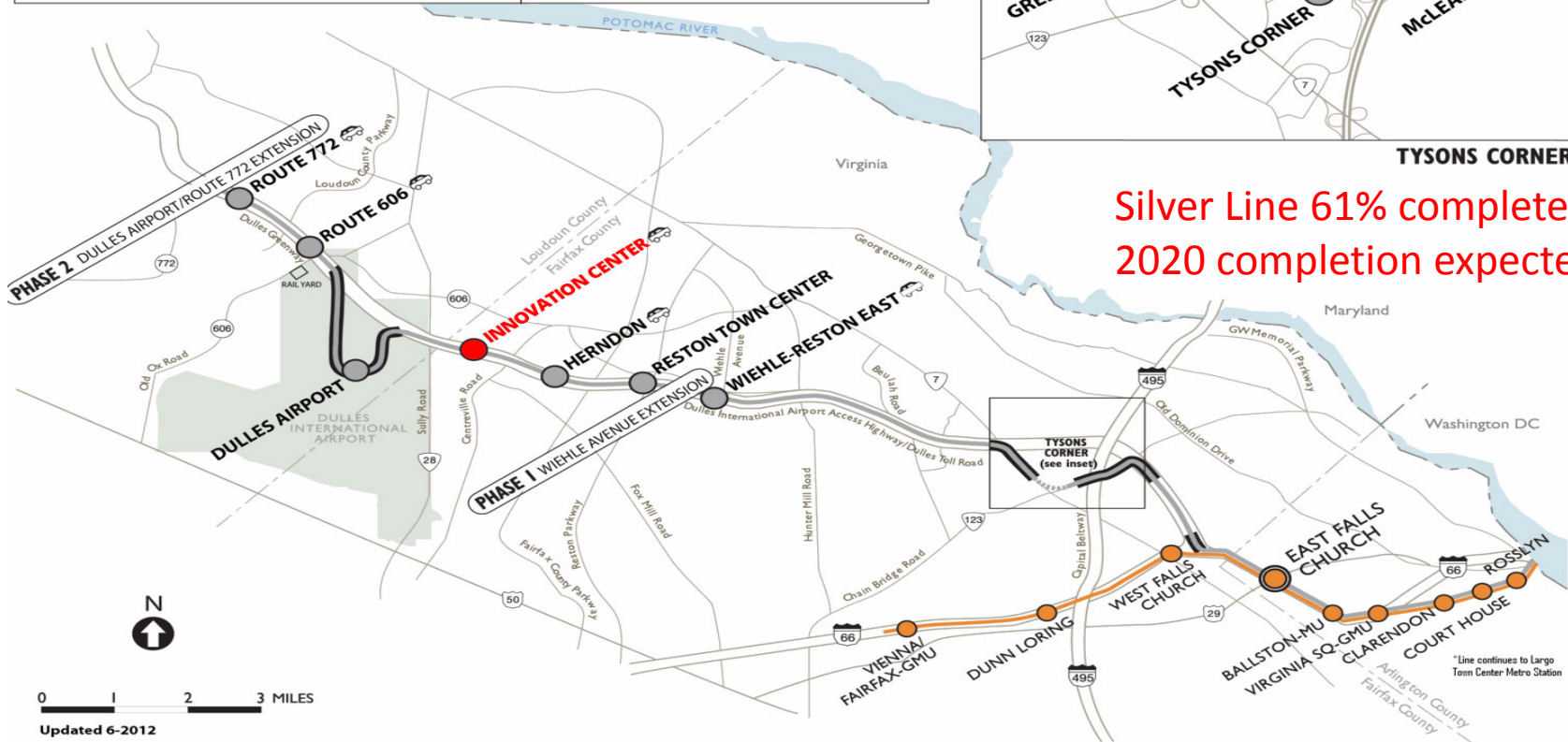


LEGEND

- Existing Orange Line Track and Station
- Transfer Station
- Parking
- New Station
- Partially Below Surface Station
- Surface Track
- Elevated Track
- Underground Track



**DULLES CORRIDOR
METRORAIL PROJECT**



**Silver Line 61% complete
2020 completion expected**



CIT (Tower):

- 19,880 square feet
- DGS & OAG drafting lease for CIT to remain in place through the sale of the building.

Mach37 (Midrise):

Cybersecurity Accelerator Incubator

- 7,611 square feet



- DGS available to assist the CIT Real Estate Task Force relocation efforts
 - Space needs
 - Location requirements
 - Transaction negotiations

- Potential need for CIT staff
 - Offices
 - Auditorium
 - Training Room
 - Parking
 - IT requirements

- Estimated need to be 8,000 - 10,000 square feet based upon DGS space guidelines



DGS will work with CIT, if requested to do so, to develop a relocation budget.

- General office moving expenses are around \$4.00 PSF
- Computer relocation and server relocation expenses are unknown
- Furniture expense are between \$20 and \$30 PSF (DGS Surplus furniture may be an economical option)
- DGS will issue a Request for Proposals for lease options in the Northern Virginia region for market pricing