



PASSPORT

APARTMENTS



INTERIOR FEATURES

- **Expansive Floor Plans:** studio, one, and two-bedroom apartments
- **Premium Granite Countertops:** in kitchens and bathrooms
- **Luxury Vinyl Plank Flooring:** entry, kitchen, baths, living, and dining spaces
- **Contemporary Kitchens:** with herringbone ceramic tile backsplash and polished nickel fixtures
- **Stainless Steel Appliances**
- **42" Wood Grain Cabinets**
- **Expansive Kitchen Islands/Breakfast Bars***
- **Pantries**
- **Modern Bathrooms:** with framed mirrors
- **Double Vanities***
- **Garden Soaking Bathtubs***
- **Separate Showers with Hexagon Tile Surround***
- **Linen Closets**
- **Large Walk-in Closets**
- **Washers and Dryers:** full-size
- **12' - 17' Floor-to-Ceiling Windows***
- **Motorized Solar Shades***
- **USB Charging Ports**
- **Built-in Desks***
- **Private Patios and Balconies***

*In select homes

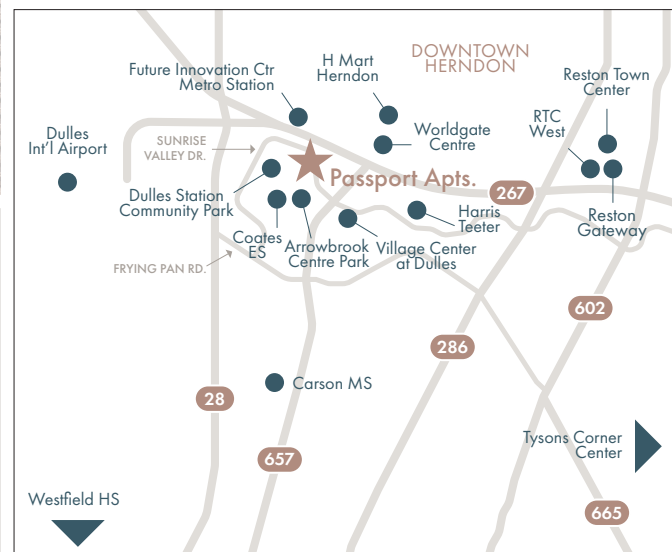


COMMUNITY AMENITIES

- **Resort-style Saltwater Pool:** with sundeck
- **Courtyard:** with billiards, grilling stations and fire features with lounge seating
- **Designer Clubroom:** with entertainment kitchen, fireplace, and ample seating
- **Sky Lounge:** with terrace and sweeping views
- **Business Lounge:** with private work stations, conference room, and co-working areas
- **Fully-equipped Fitness Center and Separate Fitness Studio**
- **Bike Storage and Maintenance Station**
- **Pet-friendly Community:** with pet spa
- **Valet Trash**
- **Controlled Access Covered Parking**
- **24-hour Package Lockers**

CONVENIENCES

- **Centrally Located:** just outside of downtown Washington D.C.
- **Airport Access:** 5 minutes to the Dulles International Airport
- **Convenient Location:** located off the Dulles Toll Road, providing convenient access to I-66, I-495, I-95, and I-395
- **Nearby Shopping Dining & Entertainment:** Downtown Historic Herndon, The Landing at Innovation Center South, Tysons Corner, Reston Town Center, Village Center at Dulles, Worldgate Centre, The Hub, Reston Gateway, RTC West, Halley Rise, and Woodland Park East
- **Major Employers Nearby:** Amazon Web Services' East Coast Hub, Boeing, Booz Allen Hamilton, CAC, General Dynamics, ITT Exelis, Lockheed Martin, Cisco, Fibertek, Northrop Grumman, Raytheon, SAIC, Fannie Mae, and Volkswagen




GREEN LIVING

- **National Green Building Standard Certified:** Gold
- **Energy-efficient Appliances**
- **LED Lighting**
- **Low-flow Plumbing Fixtures**
- **Smart Locks / Smart Thermostats**
- **Smoke-free Community**
- **Electric Vehicle Charging Stations**
- **On-site Recycling**
- **Connected to the Arrowbrook Centre Park:** allowing community access to the Innovation Center Metro Station




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Herndon, VA 20171

PassportApartments.com

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DARE TO COMPARE		STATION ON SILVER	THE POINT AT RIDGELINE	THE IAN
Brand New — Est. 2022	✗			
Rooftop Sky Lounge and Terrace with Mountain Views	✗	✗		
Floor Plans with Built-in Work from Home Stations	✗			✗
Direct Access to Arrowbrook Centre Park	✗			
24-hour Package Lockers	✗	✗	✗	✗
Designer Dog Spa	✗	✗	✗	✗
Business Lounge with Private Co-working Suites	✗		✗	✗
24-hour Fitness Center + Studio with State-of-the-Art Technogym Equipment	✗		✗	✗
Smart Home Features Including: Smart Locks and Smart Thermostats	✗	✗		✗
Walking Distance to Future Innovation Center Silver Line Station	✗	✗		
Managed by the Nation's Leader in Resident Service, Simpson Housing	✗			

