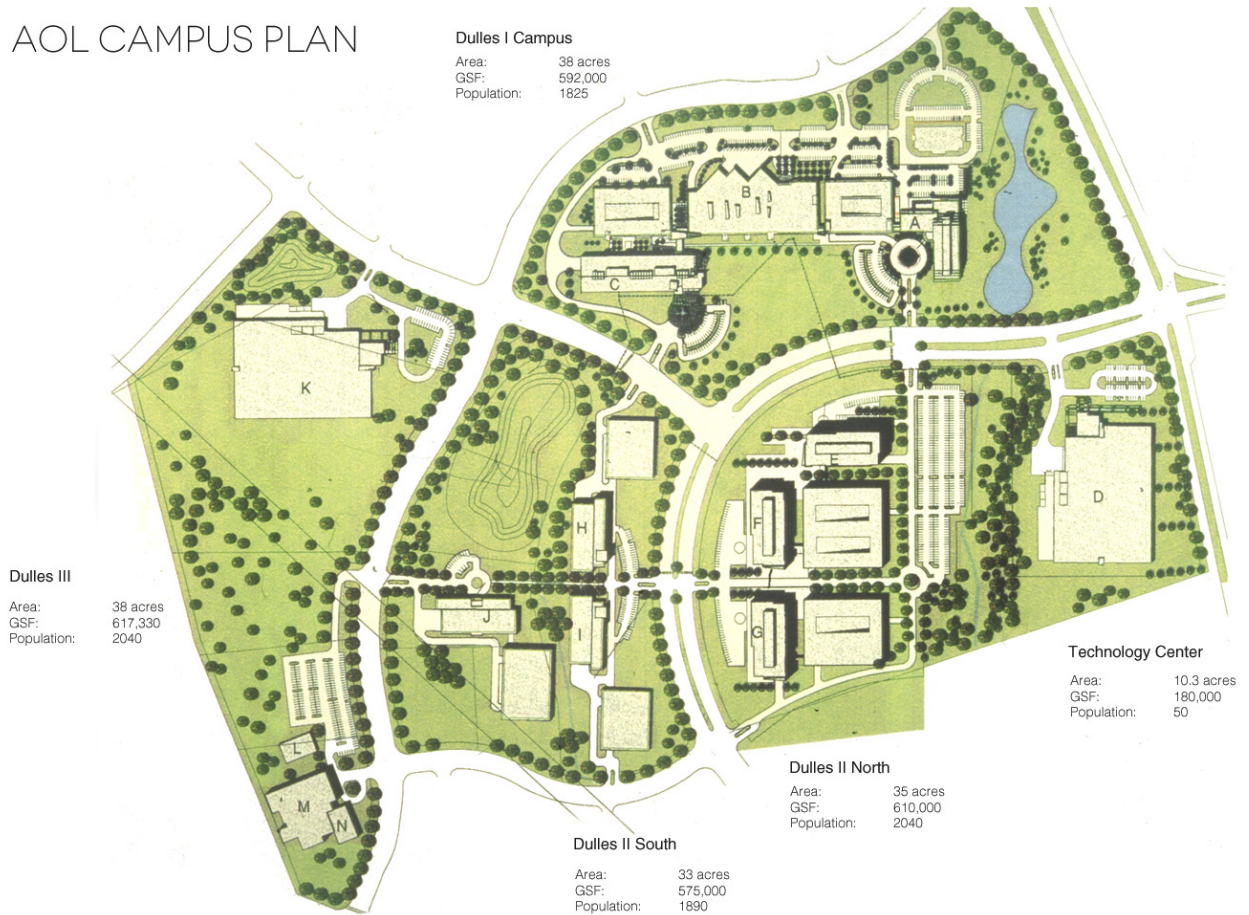


AOL CAMPUS PLAN



**AOL Master Plan**  
Dulles, VA  
120,000 square feet

**Master Planning**  
**Corporate Headquarters**

Anticipating an annual growth rate of 25 percent over five years, internet service provider America Online commissioned a strategic real estate plan for a new corporate campus. The 2.2-million-square-foot plan includes 12 buildings and seven parking structures within a landscaped setting. Creative centers provide flexible workplaces organized around shared spaces – conference rooms, cafes, courtyards –some connected with enclosed passageways. Each land bay includes multiple buildings designed to include corporate infrastructure while permitting an exit strategy and/or subdivision for multiple future tenants. This planning strategy facilitated AOL's recent decision to sell off part of its campus to a new corporate owner.