

NEW BUILDING
DELIVERING
SUMMER 2022



## ABOUT THE OPPORTUNITY



- Brand new building delivering Summer 2022
- 28,482 RSF full floor opportunity
- Virtually column-free space allowing tenants to take full advantage of the building's efficiency which will provide significant savings over the course of the lease term.
- Top of building signage is available, which receives over 1.0 million views per week from I-395
- Immediate access off I-395
- Less than 3.5 miles from Amazon's HQ2.
- Close proximity (less than 4.0 miles) to INOVA's future Franconia/ Springfield medical campus.
- One (1) elevator will be oversized to accommodate stretchers for medical uses.
- 5,000 SF rooftop terrace accessible by all tenants.

0.25 miles from the Village at Shirlington which hosts an urban environment with dozens of top tier retailers such as:

- Copperwood Tavern
- Taco + Pina
- Busboys & Poets
- Carlyle (Great American Restaurants)
- Best Buns Bread Company
- Cheesetique
- Damn Good Burger Co.
- Guapo's Restaurant
- Stellina Pizzeria
- Palette 22
- Osteria da Nino, among others.

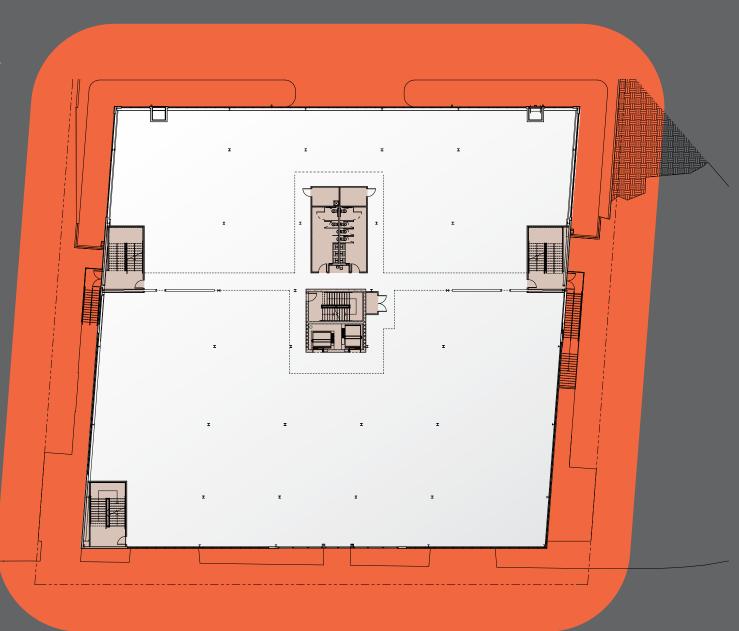
## LOCATION Unbeatable visibility along I-395

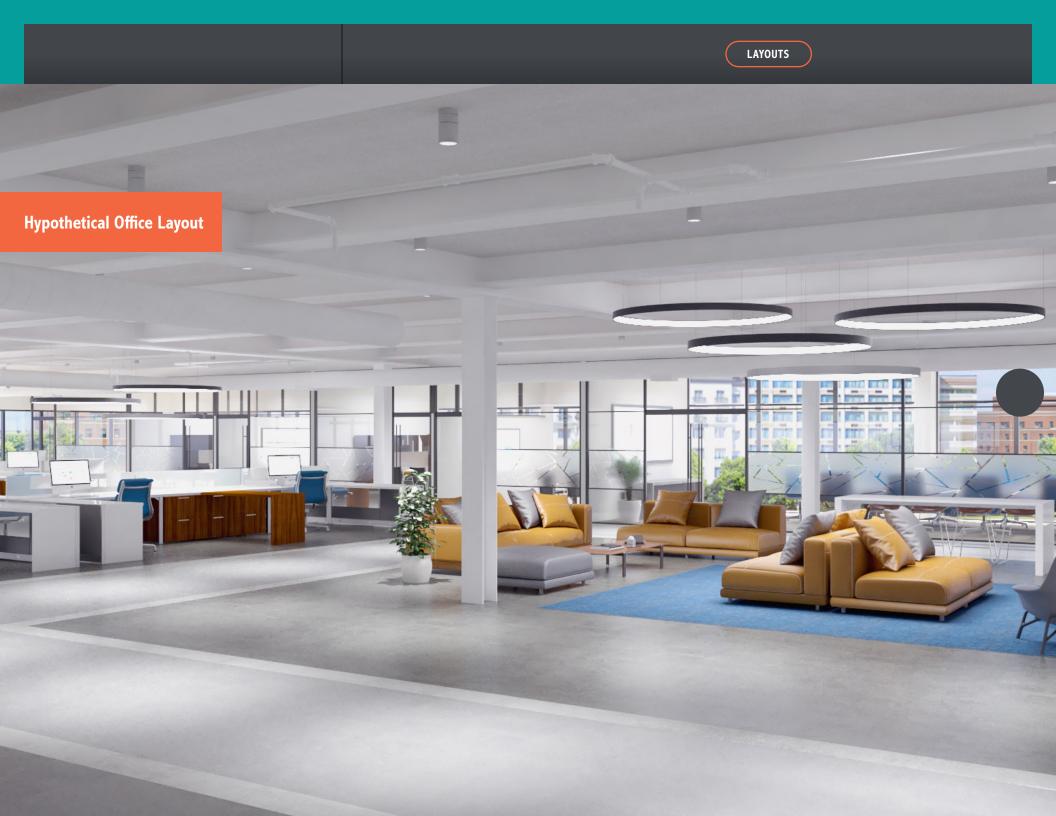


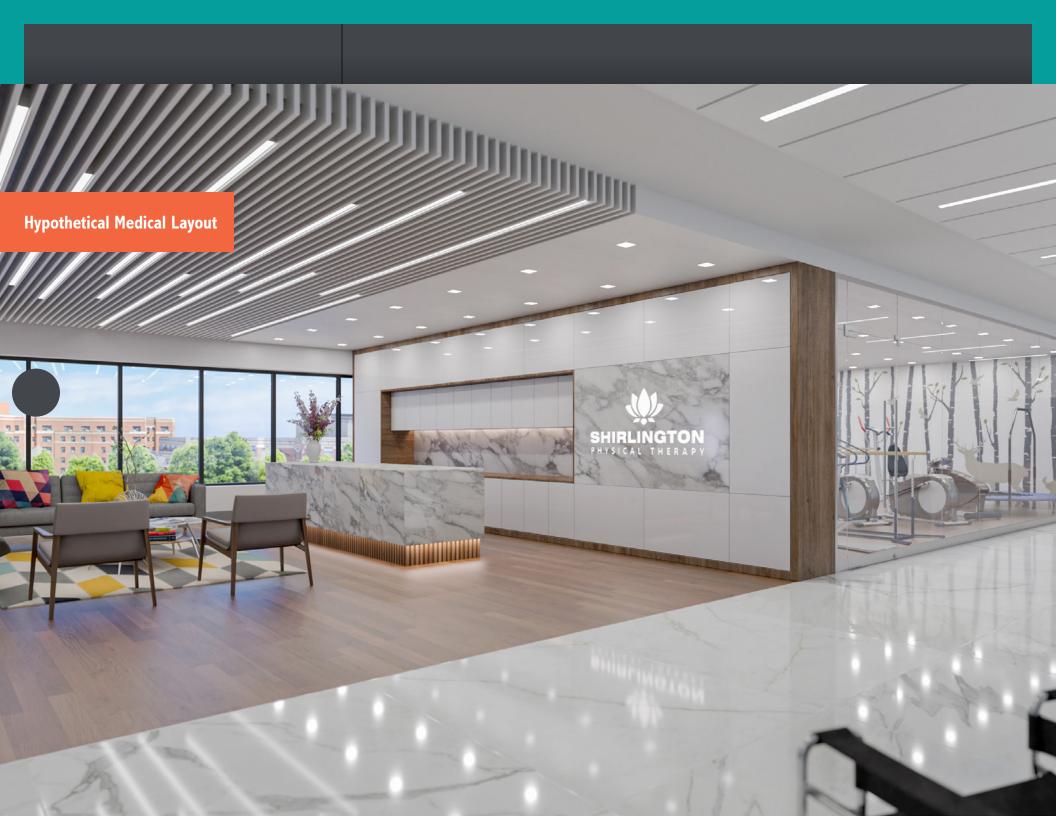


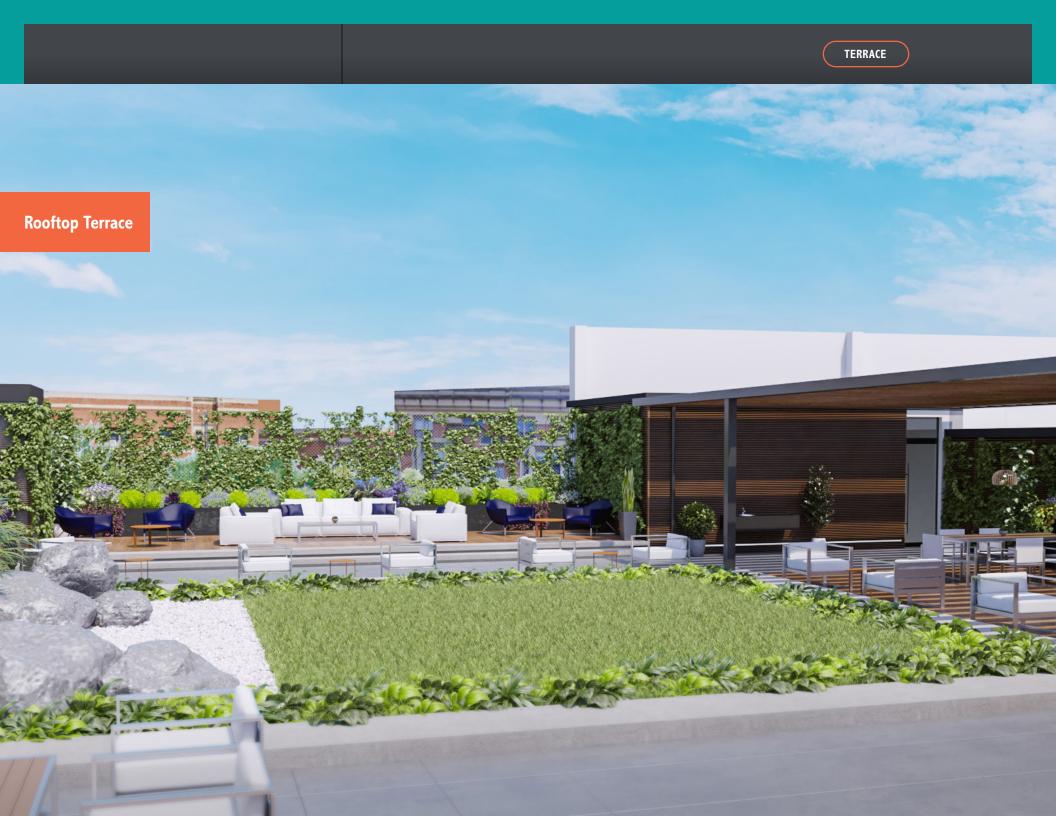
## FULL FLOOR AVAILABILITY

Third Floor **28,482 RSF** 

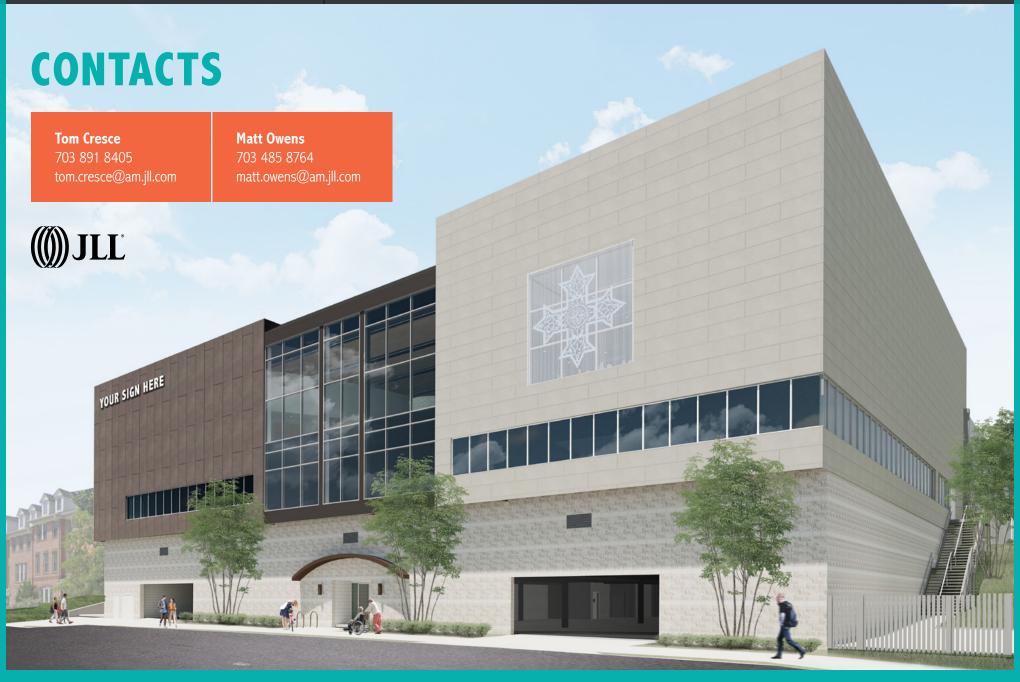












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