

YOUR SIGN HERE

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



2640 SHIRLINGTON ROAD

REAGAN NATIONAL
AIRPORT

5.5 miles

PENTAGON

3.1 miles

WASHINGTON DC

DOWNTOWN
SHIRLINGTON

.03 miles



INOVA'S FUTURE CAMPUS

4.0 miles

FOUR MILE RUN TRAIL

INOVA
ALEXANDRIA HOSPITAL

2.8 miles

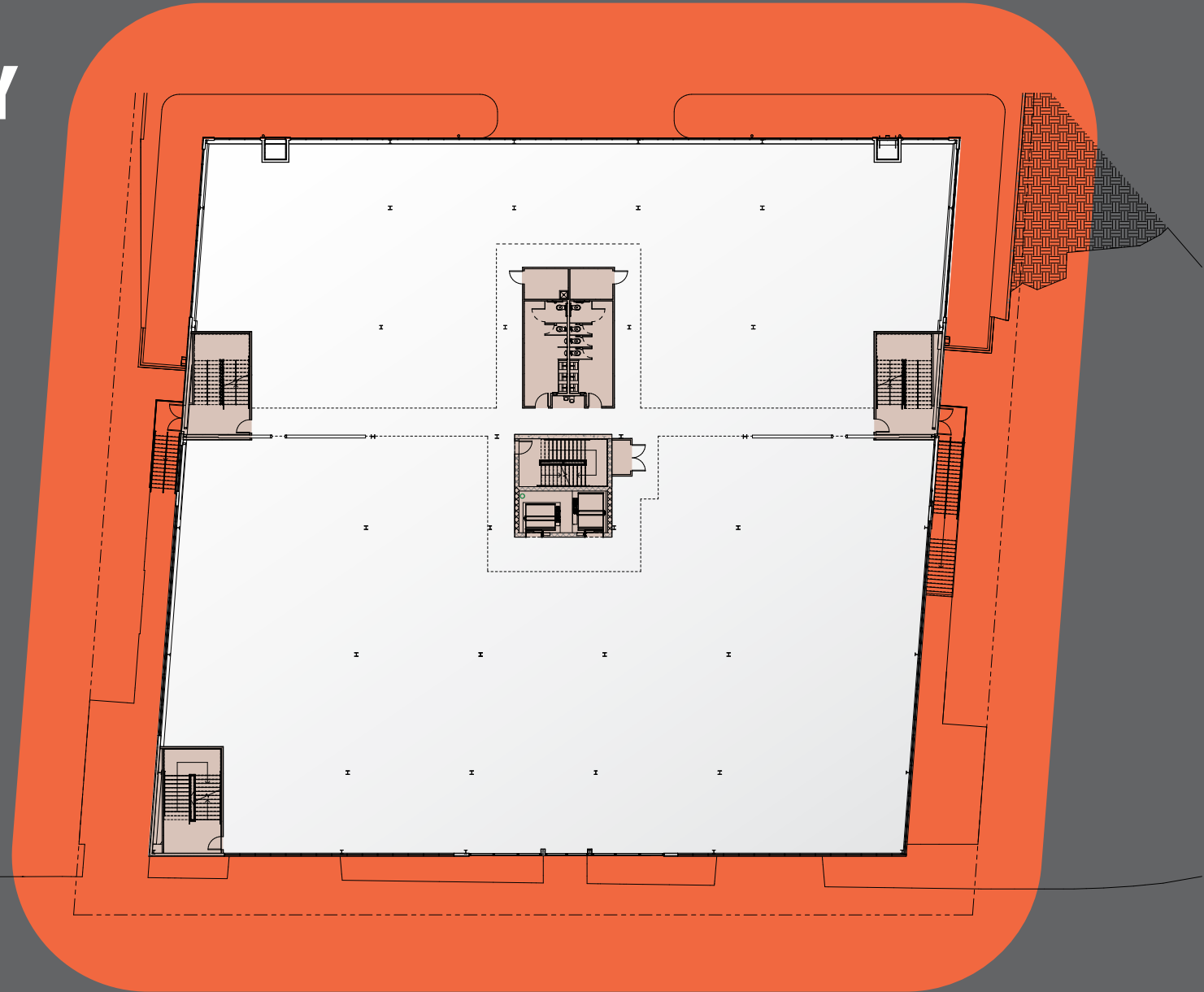
AMAZON HQ2

3.0 miles

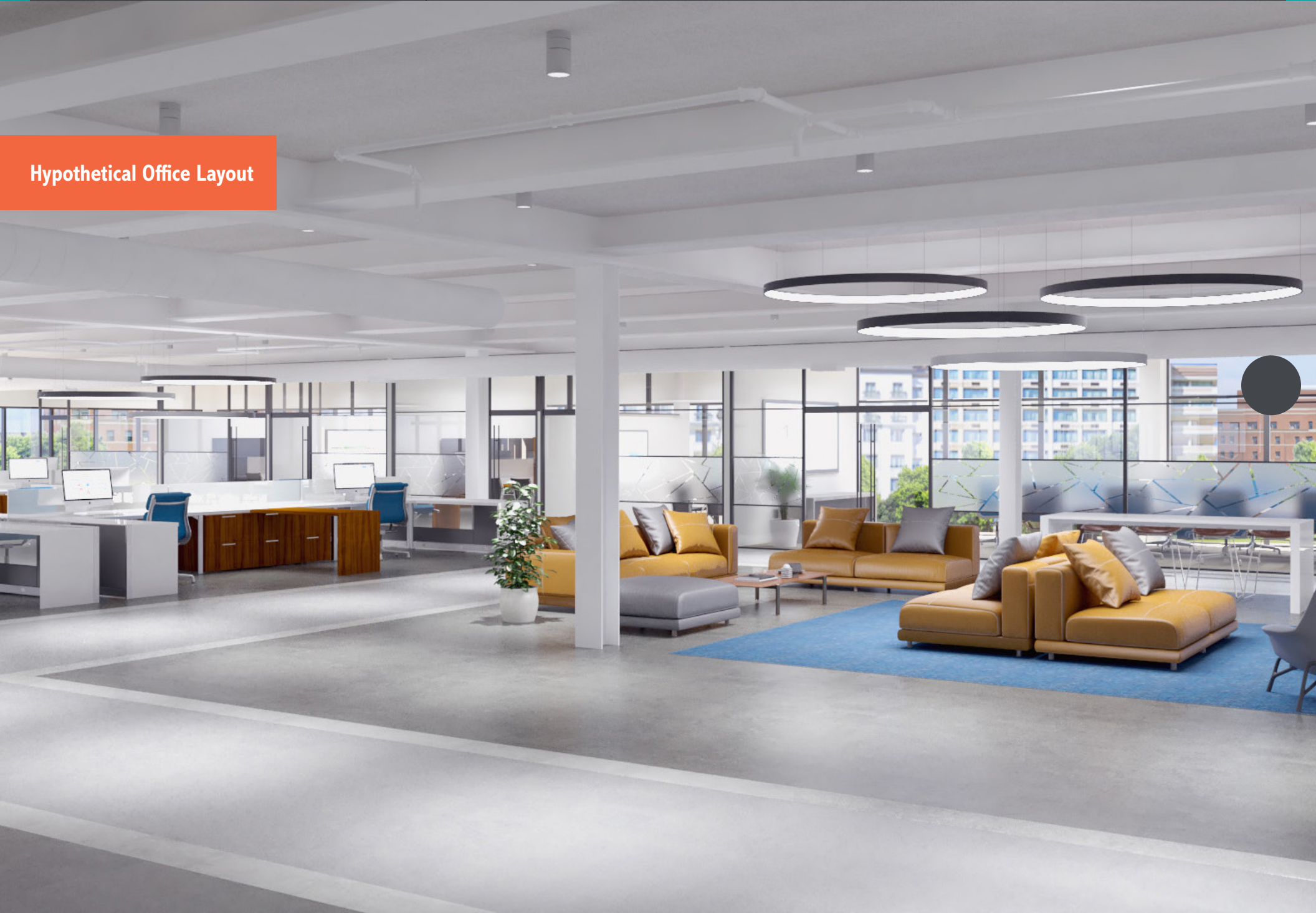


FULL FLOOR AVAILABILITY

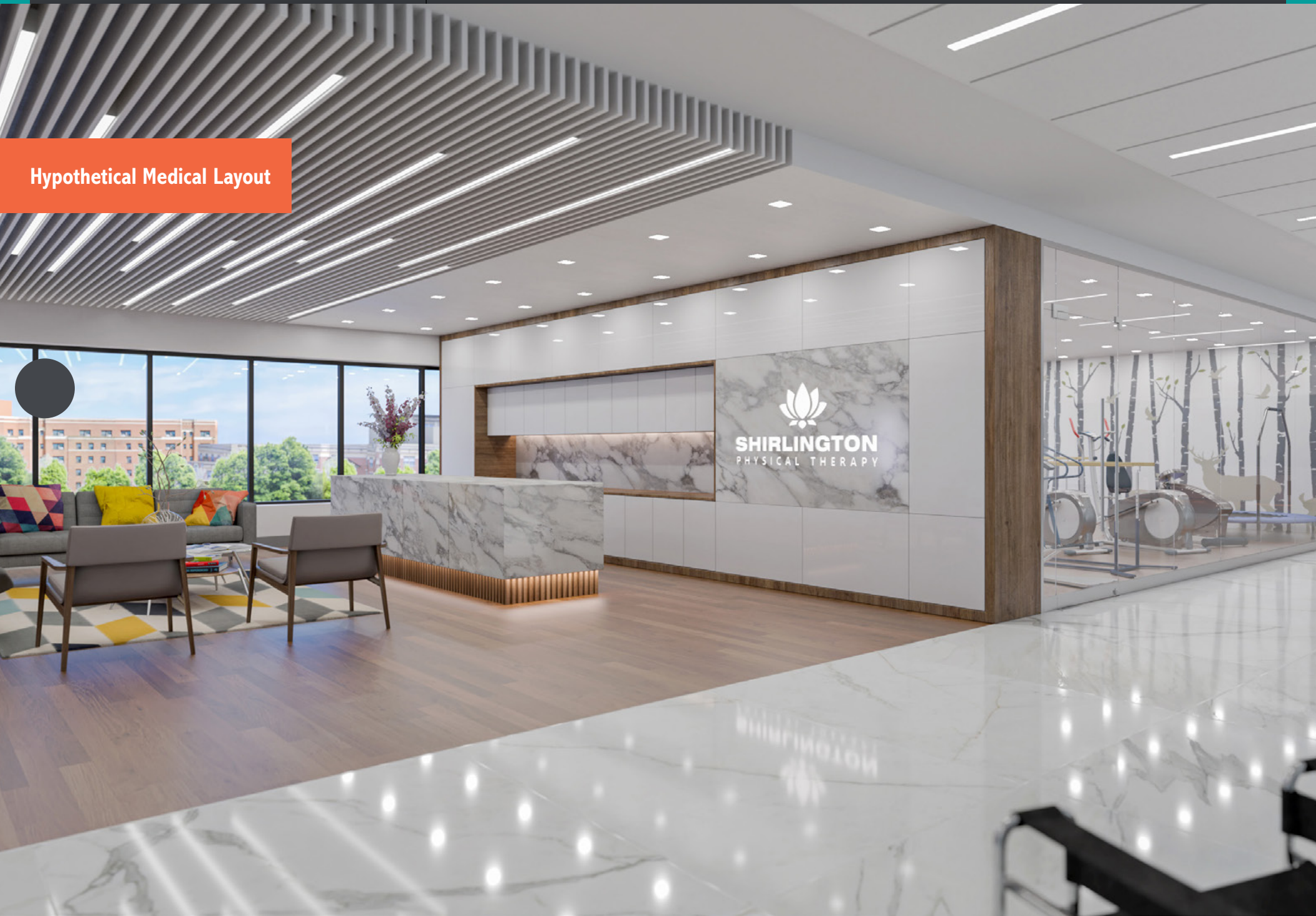
Third Floor
28,482 RSF



Hypothetical Office Layout



Hypothetical Medical Layout



Rooftop Terrace



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