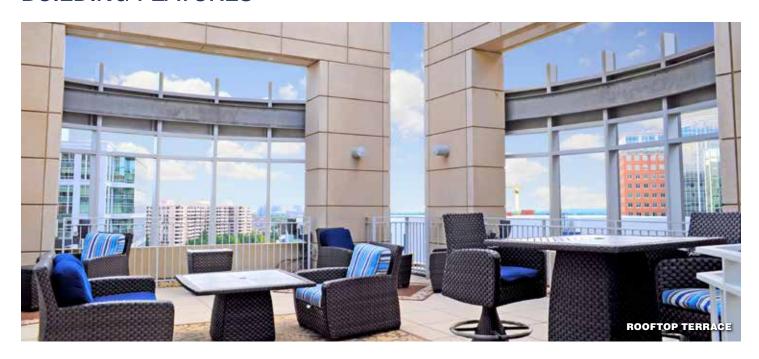


BUILDING FEATURES



BUILDING AMENITIES

- 128,505 sf trophy office space available
- Maximum efficiency column-less, rectangular floor plate and 9% single-tenant core factor
- Located between GSA Headquarters for DARPA and the Office of Naval Research
- Strong institutional ownership
- Tenant-only rooftop terrace
- Third party executive conference center located on 2nd floor
- Tenant-only showers & locker rooms
- Rustico Restaurant & Bar, Sweetgreen and HSBC Bank on-site











DIRECTLY ACROSS FROM THE NEW BALLSTON QUARTER



NEIGHBORHOOD AMENITIES

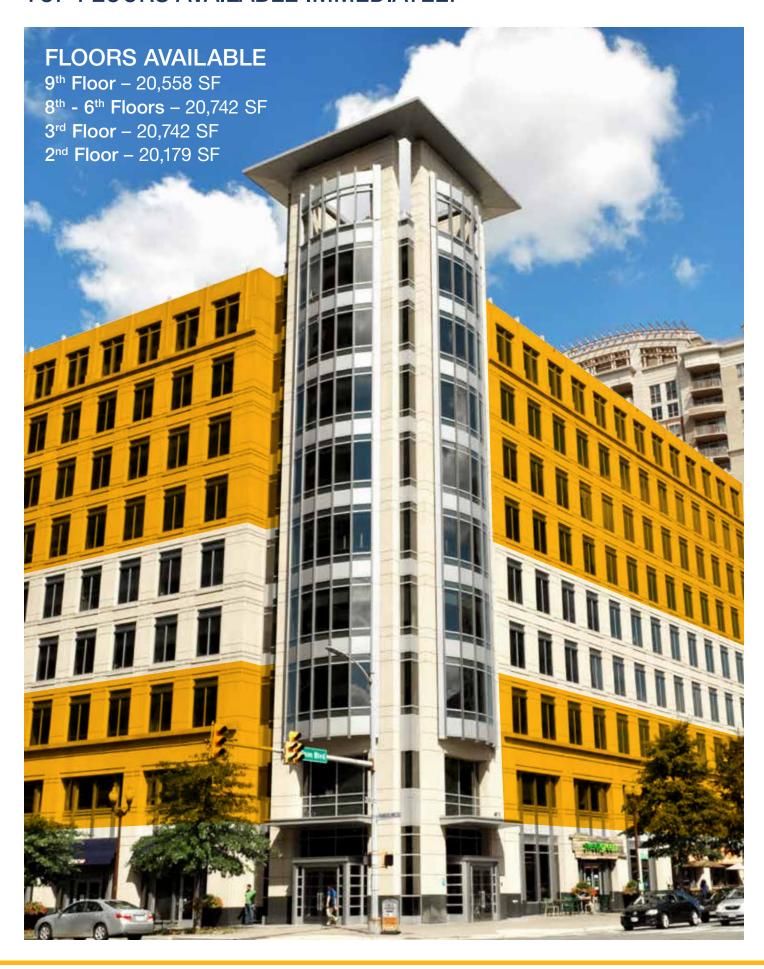
- Adjacent to Ballston Quarter Delivering Spring 2018
- Nearby Mosaic Park, to deliver Spring of 2017



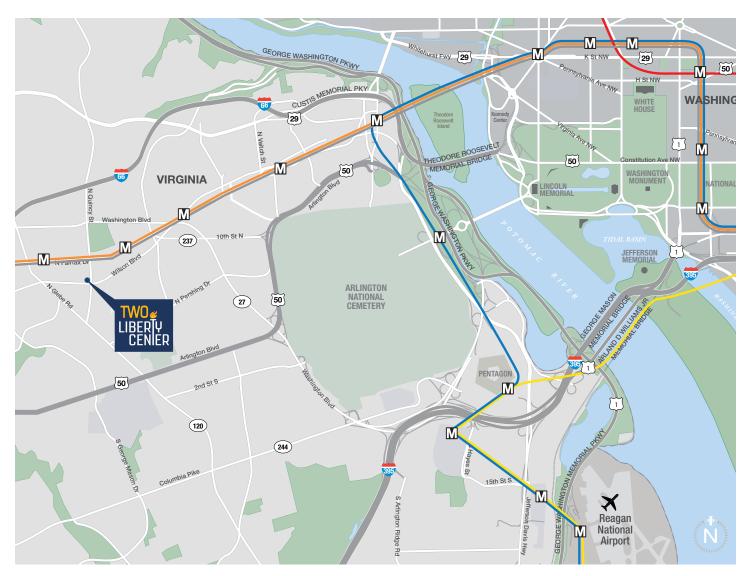




TOP FLOORS AVAILABLE IMMEDIATELY



LOCATION In The Heart Of Ballston's New City Center



- 2 blocks to Ballston Metro station
- 1 block to Capital Bikeshare station
- 15 minutes to downtown D.C., Pentagon and Reagan National Airport







WALKABLE AMENITIES In The Heart Of Ballston's New City Center



• RESTAURANTS – FAST CASUAL

- 1. A-Town Bar & Grill
- 2. Big Buns
- 3. Bloom's Grill
- 4. Blue River Café
- 5. Buffalo Wild Wings
- 6. CarPool
- 7. Charley's Grilled Subs
- 8. Chipotle
- 9. Cosi
- 10. Green Turtle
- 11. I Love Thai
- 12. IHOP
- 13. Kapnos Taverna
- 14. Manchu WOK
- 15. Mussel Bar
- 16. Noodles & Company
- 17. Panera Bread
- 18. Pepita Cantina
- 19. Pizza Autentica
- 20. Potbelly
- 21. Rock Bottom Brewery

• RESTAURANTS – FAST CASUAL CONT. - 31

- 22. Sweet Leaf
- 23. Sweetgreen
- 24. Taylor Gourmet
- 25. Texas Bar-B-Q
- 26. The Front Page
- 27. Tivoli
- 28. To Market To Market
- 29. World of Beer
- 30. Yona

• RESTAURANTS – WHITE TABLE CLOTH - 7

- 1. Grand Cru Wine Bar & Bistro
- 2. P.F. Chang's
- 3. Pinzimini
- 4. Uncle Julio's Rio Grand Café
- 5. Rustico
- 6. Tara Temple
- 7. Kapnos Taverna

RESTAURANTS – QUICK SERVE - 11

- 1. Arby's
- 2. Bruegger's Bagels
- 3. Buzz Bakery & Lounge
- 4. Chick-fil-A
- 5. Juice Zone
- 6. Sbarro
- 7. Starbucks Coffee
- 8. Starbucks Coffee
- 9. Subway
- 10. Subway
- 11. Zoe's Kitchen

• HOTELS - 3

- 1. Hilton
- 2. Westin Hotel
- 3. Residence Inn

• FITNESS - 2

- 1. Gold's Gym
- 2. Sport & Health

SERVICES/RETAIL - 12

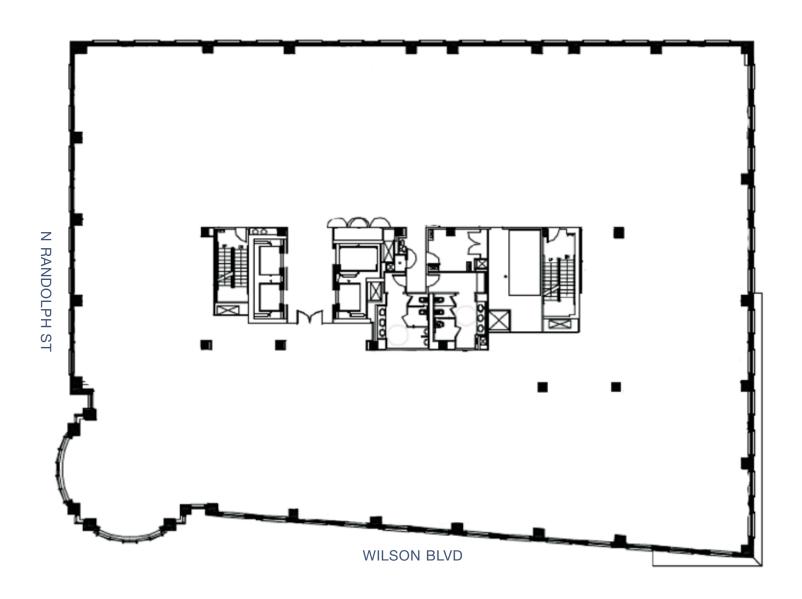
- 1. Bank of America
- 2. Capital One
- 3. CVS
- 4. First Citizens Bank
- 5. Freshbikes
- 6. HSBC
- 7. Macy's
- 8. One Stop News
- 9. PNC Bank
- 10. TD Bank
- 11. Suntrust Bank
- 12. Wells Fargo



RETAILERS ON-SITE



TYPICAL FLOOR 20,742 SF



- Ideal rectangular floor plate 9% single tenant core factor
- Column-less bays
- High ratio of window line to interior space



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