



metroplace 1

2650 PARK TOWER DRIVE | VIENNA, VA

METROPLACE1.COM | 703.522.4600

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LOCAL RETAIL

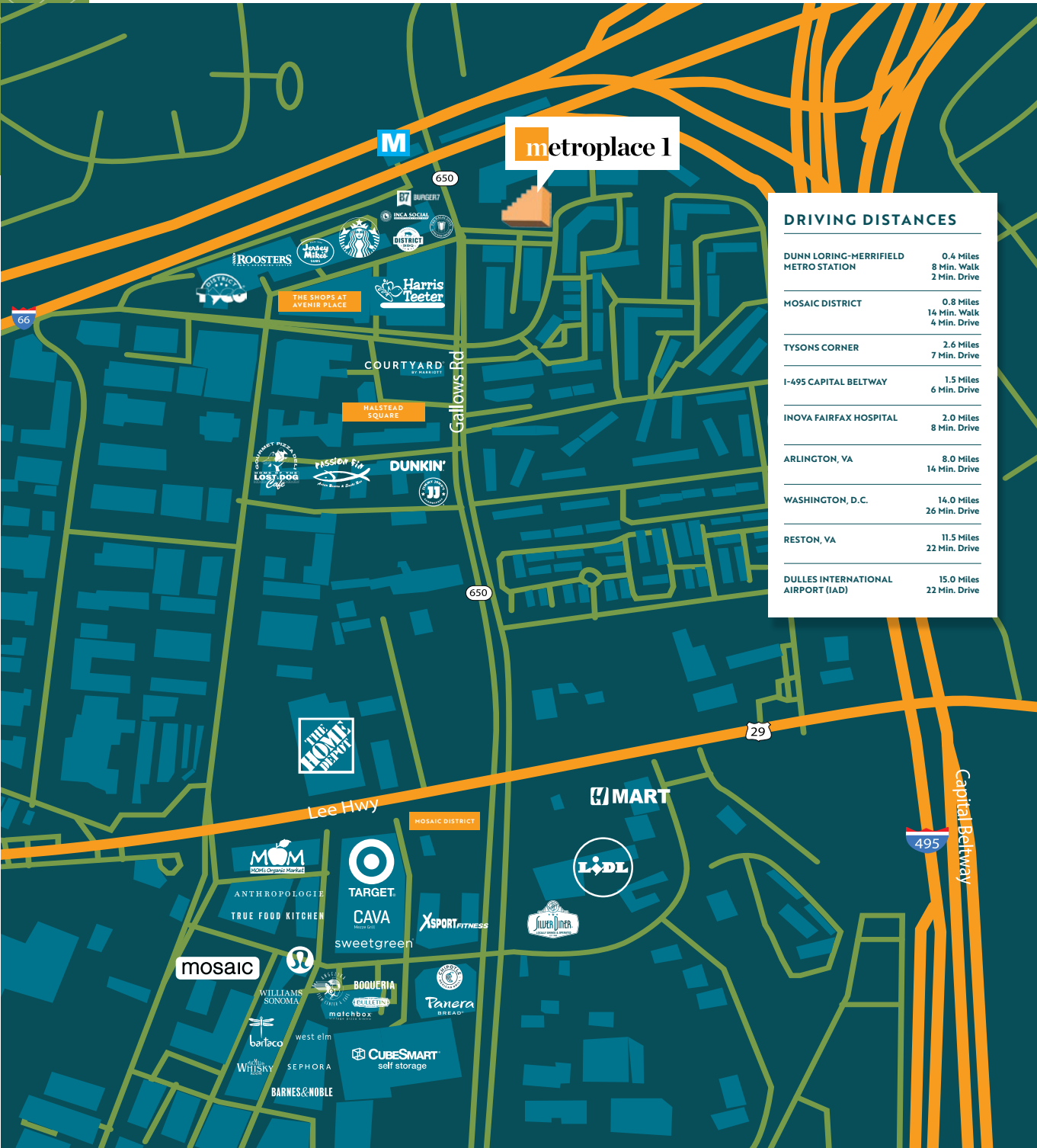
THE SHOPS AT AVENIR PLACE



HALSTEAD SQUARE



MOSAIC DISTRICT

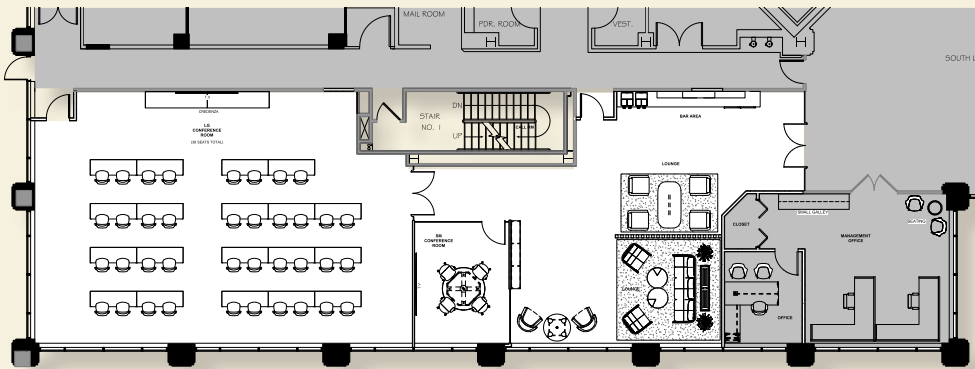


DRIVING DISTANCES

DUNN LORING-MERRIFIELD METRO STATION	0.4 Miles 8 Min. Walk 2 Min. Drive
MOSAIC DISTRICT	0.8 Miles 14 Min. Walk 4 Min. Drive
TYSONS CORNER	2.6 Miles 7 Min. Drive
I-495 CAPITAL BELTWAY	1.5 Miles 6 Min. Drive
INOVA FAIRFAX HOSPITAL	2.0 Miles 8 Min. Drive
ARLINGTON, VA	8.0 Miles 14 Min. Drive
WASHINGTON, D.C.	14.0 Miles 26 Min. Drive
RESTON, VA	11.5 Miles 22 Min. Drive
DULLES INTERNATIONAL AIRPORT (IAD)	15.0 Miles 22 Min. Drive

COMING TO METROPLACE 1 IN 1Q 2024

Host your next
big meeting,

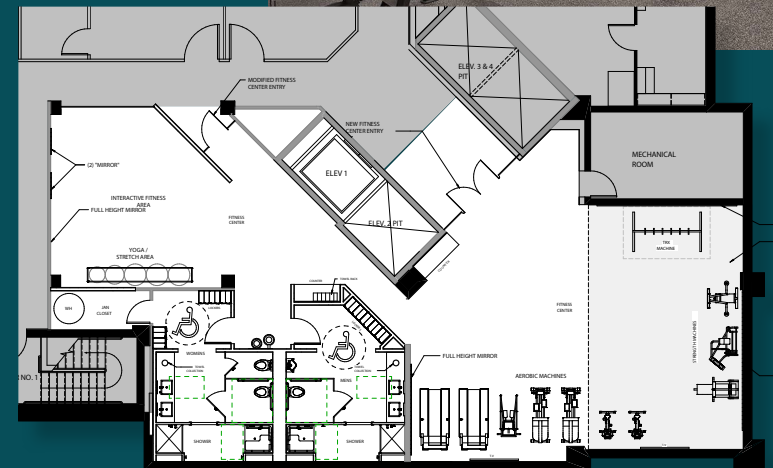
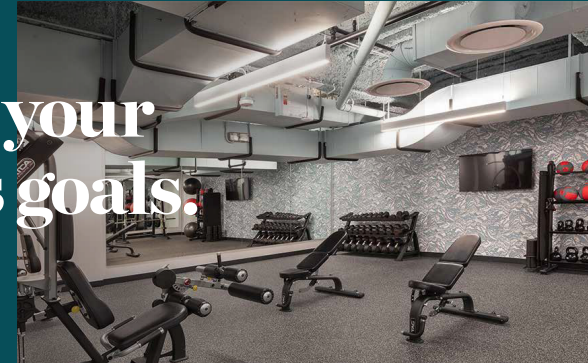


CONFERENCE CENTER

- 40-person conferencing capacity
- Tenant lounge area
- Coffee bar



Crush your
fitness goals.



EXPANDED FITNESS CENTER

- Yoga Area
- State-of-the-art Fitness Equipment
- Showers & Lockers
- Towel Service

OUTDOOR PARK SETTING & PATIO

**A place to inspire
your best work.**



EXPAND YOUR WORKPLACE. PARK YOURSELF HERE.

At Metroplace 1, the office expands beyond the walls.

Enjoy wooded surroundings where tenants can maximize the outdoor areas for huddle-ups or stepping away from their desks. Take your next conference call outside or unwind on the outdoor patio & café.

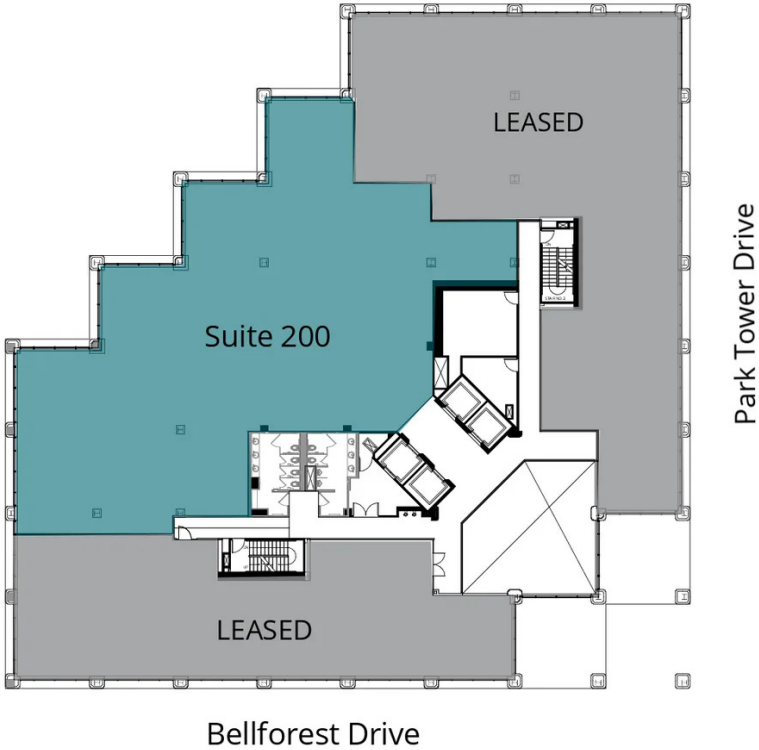




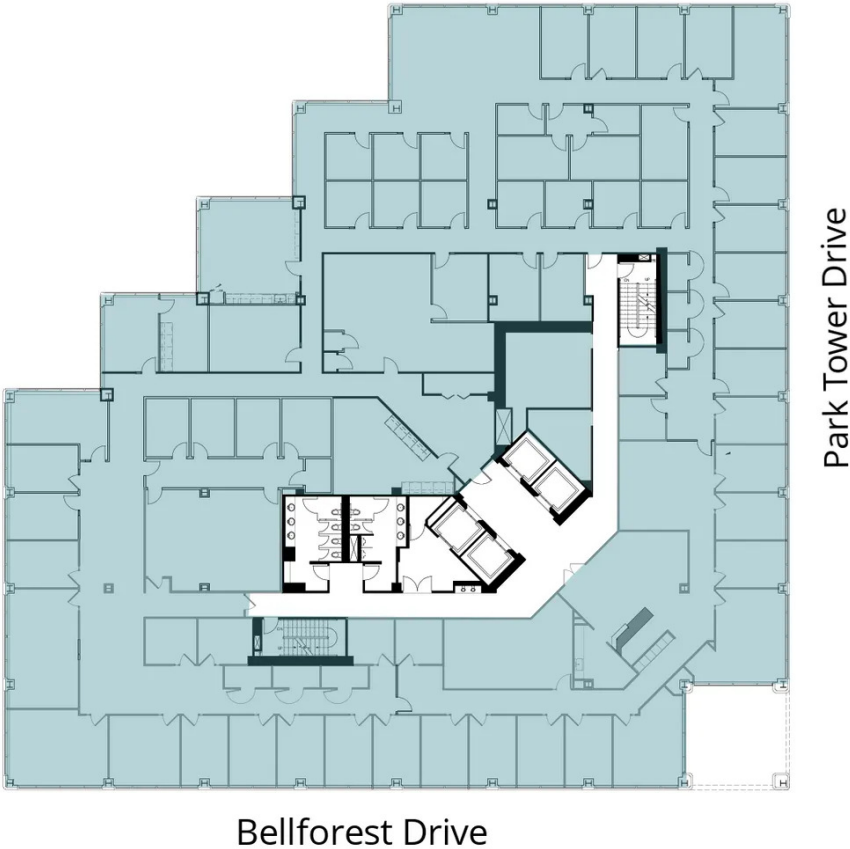
Availabilities	SF	Date Available
Suite 200	8,527 SF	Immediately
Suite 300	23,124 SF	2/1/2027
Suite 502	2,936 - 6,340 SF	Immediately
Suite 700	10,000 - 19,681 SF	July 1, 2027
Suite 850	2,746 SF	Immediately

Property Highlights

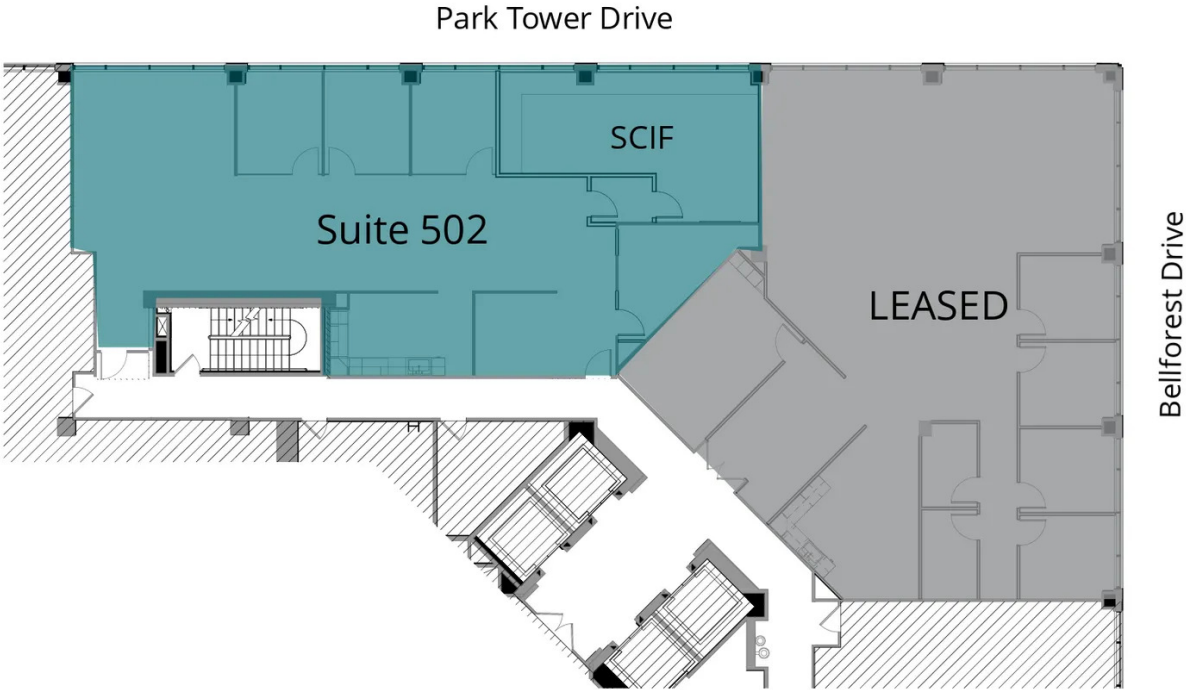
- Outdoor patio seating
- Walking distance to abundant amenities Shops at Avenir Place, Halstead Square and Mosaic District
- Direct Access to Dunn Loring-Merrifield Metro-Orange Line
- Highly visible from I-66. Easy access to I-495 & Tysons Corner
- Free structured parking with a ratio of 3.6/ 1,000 SF
- Recently renovated on-site deli
- New 40+ person conference center with a lounge and coffee bar
- New expanded fitness center with showers, lockers, yoga area, and aerobic machines
- On-site property management services



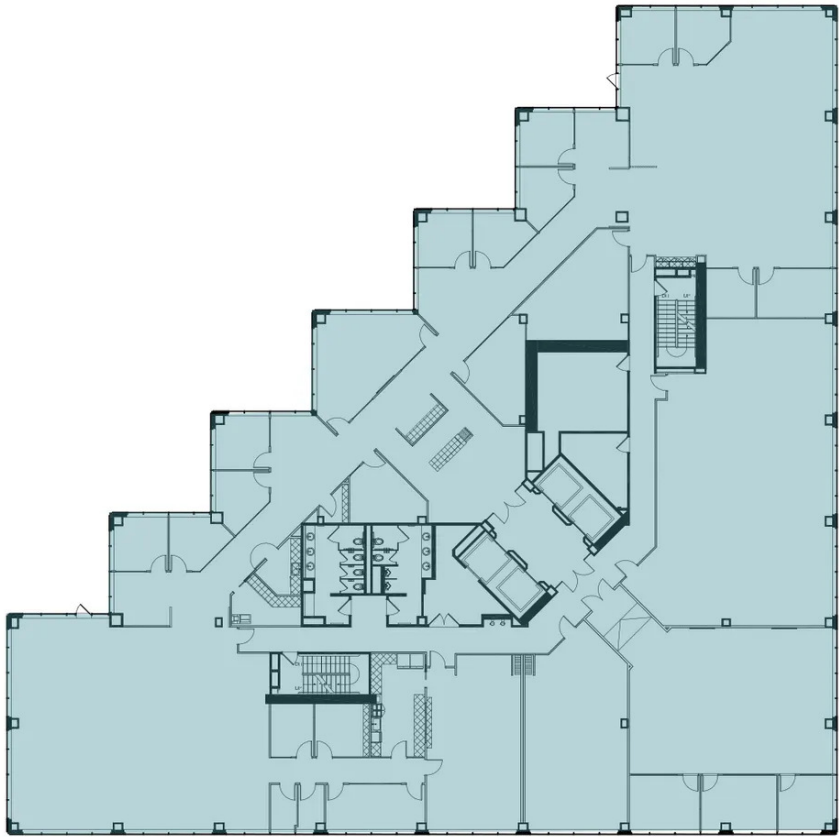
Suite	Size	Description
■ Suite 200	8,527 SF	Shell condition space available immediately



Suite	Size	Description
■ Suite 300	23,124 SF	Available 2/1/2027



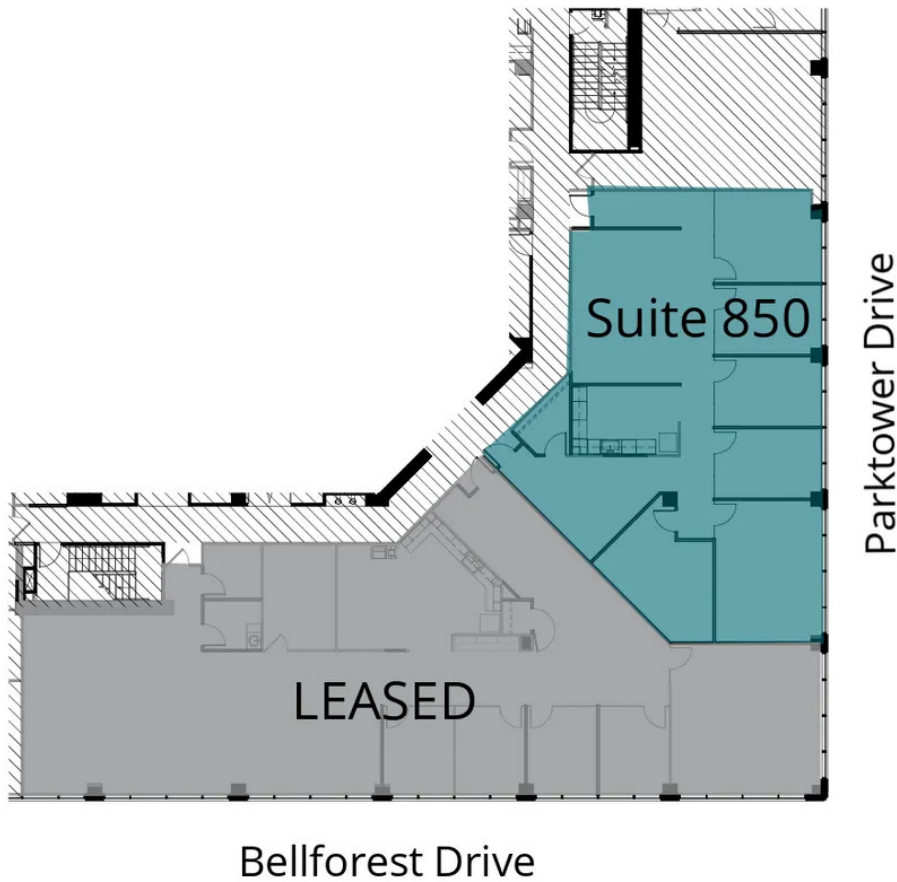
Suite	Size	Description
■ Suite 502	2,936 - 6,340 SF	705 SCIF newly built space available immediately.



Park Tower Drive

Bellforest Drive

Suite	Size	Lease Rate	Description
■ Suite 700	10,000 - 19,681 SF	Negotiable	Available July 1, 2027



Suite	Size	Description
■ Suite 850	2,746 SF	Available immediately



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