



AVAILABLE  
NOW!

# METRO PARK

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## MODERN SEMI-FURNISHED SPEC SUITES

6363 WALKER LANE | ALEXANDRIA | VIRGINIA

**A NEW COLLECTION OF READY-TO-OCCUPY SPEC SUITES**

# Elevate Your Workday: New Spec Suites Available Now!

Discover a premium work experience with our brand-new, move-in ready office suites and flexible workspaces — now available at Metro Park, Alexandria/Springfield’s premier business hub.

These thoughtfully designed suites are tailored for today’s professionals, offering the perfect balance of productivity, collaboration, and comfort. Choose from five remaining distinctive layouts accommodating between 16 to 36 people — complete with private offices, open workstations, collaboration lounges, break rooms, phone booths, and more.

**What’s Included:**

- Access to exclusive shared lounges and meeting spaces — ideal for networking, brainstorming, or simply recharging throughout the day.
- A prime location just a 10-minute walk from the Springfield Metro station and a 5-minute drive to I-95 and the Capital Beltway — making your commute simple and convenient.

Whether you're expanding your team or launching something new, find your ideal workspace where flexibility, functionality, and location come together.

**Now Leasing: Productivity. Comfort. Success.**



# Location Overview METRO PARK'S CAMPUS

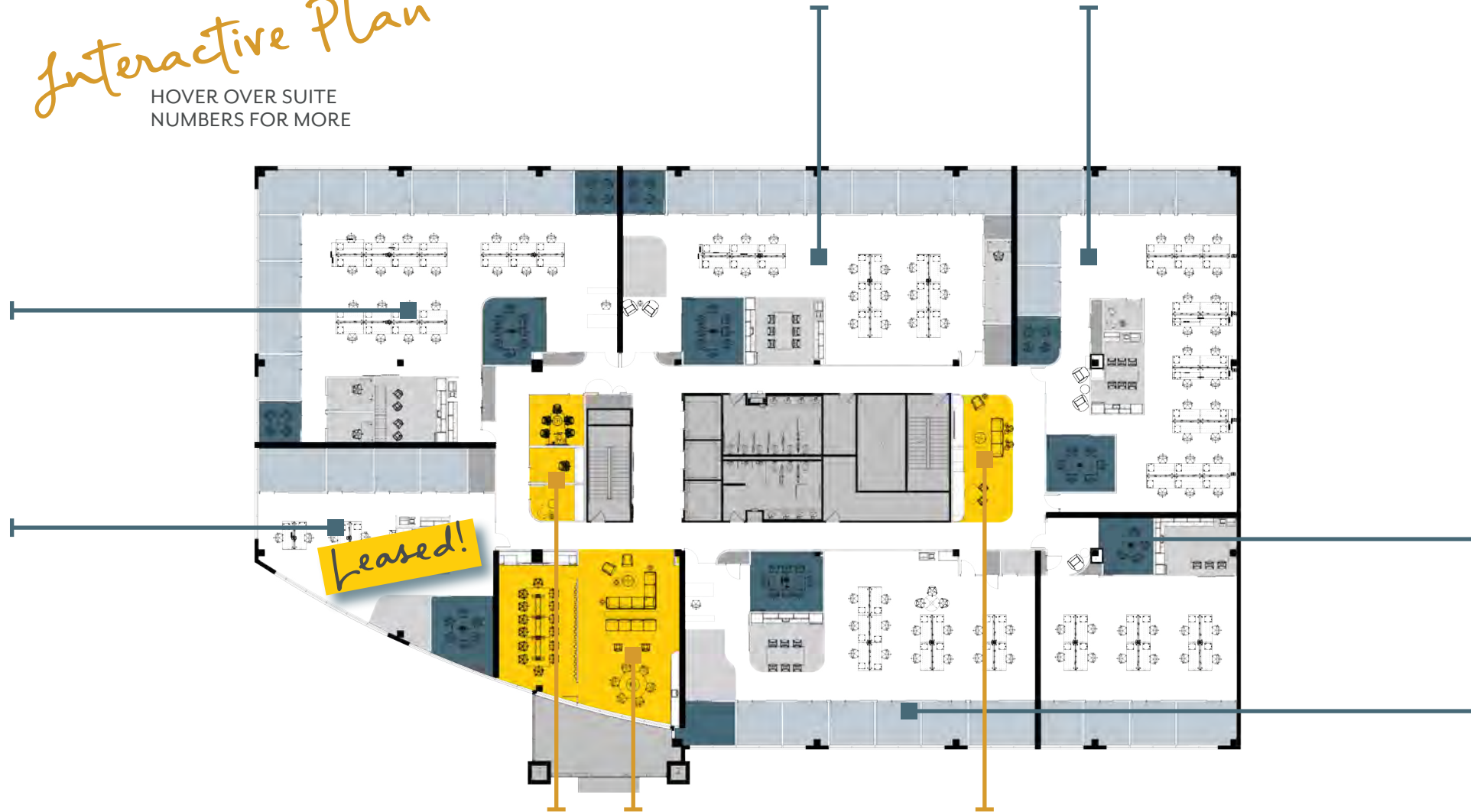
- Furnished collaborative meeting and lounge spaces
- Individual suites, ranging from 2,932 to 5,757 SF
- Suites featuring individual cafés and conference rooms
- Private Wi-Fi network available
- Fast, easy move-in



# 2<sup>nd</sup> Floor Spec Suites

RANGING FROM 2,932 SF - 5,757 SF

*Interactive Plan*  
HOVER OVER SUITE NUMBERS FOR MORE



# Exclusive Amenity Spaces



Exclusive to the floor, the “town-hall” style shared amenity areas are impressively appointed and strategically positioned. Tenants will enjoy the warm finishes designed for both comfort and function. These spaces offer a dynamic and engaging environment that enhances productivity and community.

Located adjacent to the floor’s main lobby, tenants will find a spacious tenant lounge—ideal for hosting events or welcoming guests. This area is complemented by a fully equipped conference room that accommodates up to 12 people. Moving down the floor corridor, tenants benefit from a central lounge with a variety of seating options to support both informal meetings and casual work sessions.

Additional amenities include a wellness room, a private phone room, and a huddle room, all conveniently situated nearby.



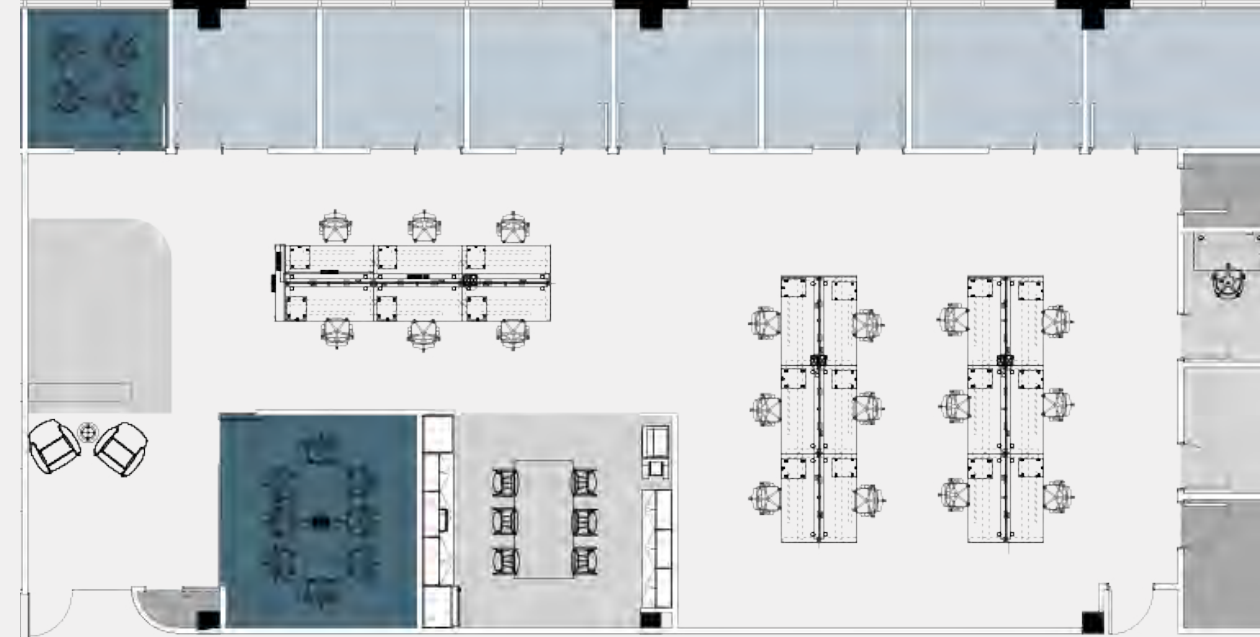
# Spec Suite 210

5,757 SF  
10-12 Offices | 22-24 Workstations | Up to 36 Employees



# Spec Suite 220

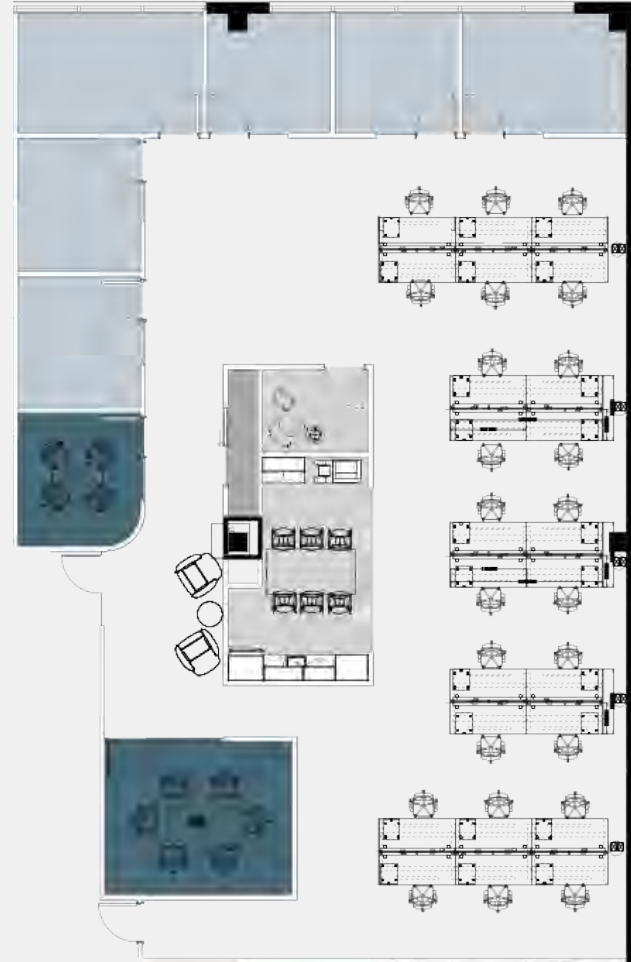
4,902 SF  
7-8 Offices | 18-20 Workstations | Up to 28 Employees



# Spec Suite 230

4,638 SF

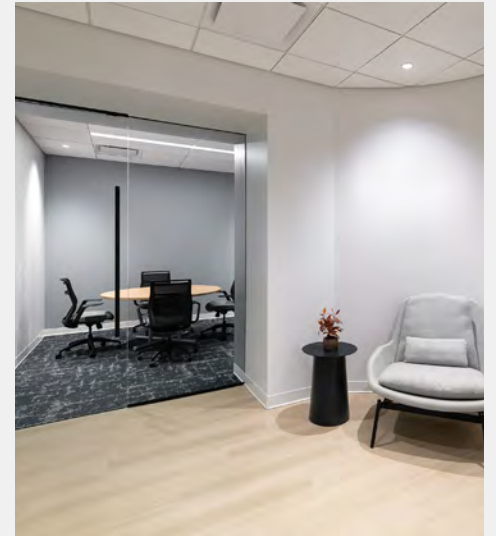
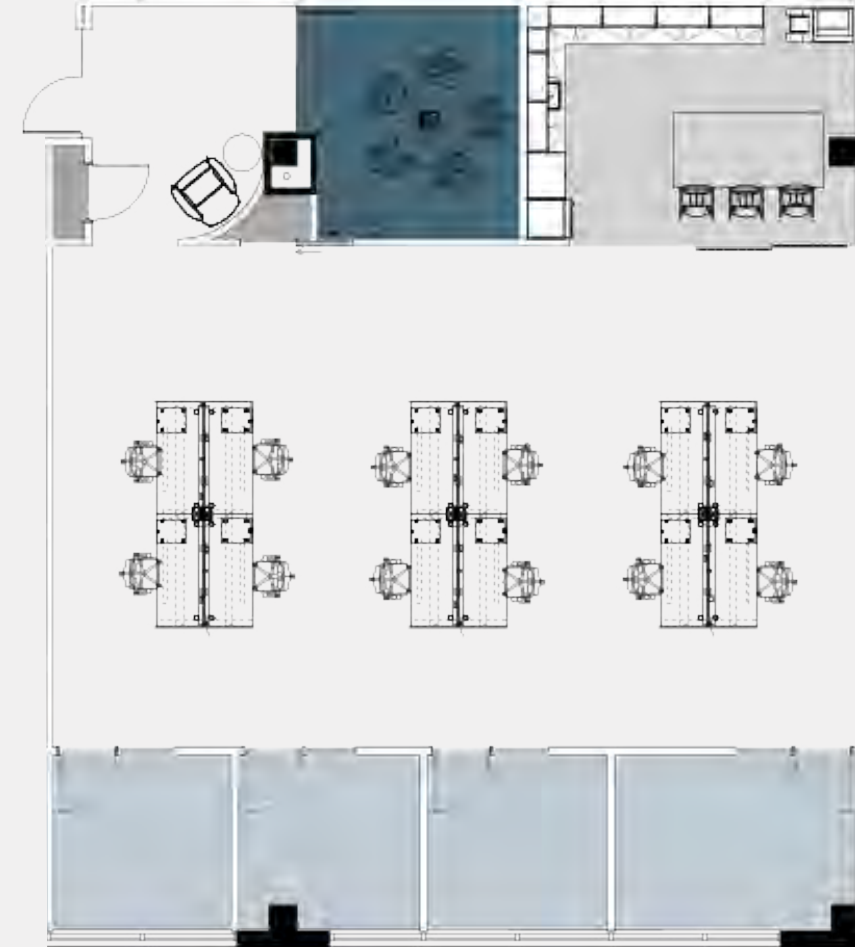
6-7 Offices | 24-26 Workstations | Up to 33 Employees



# Spec Suite 240

2,932 SF

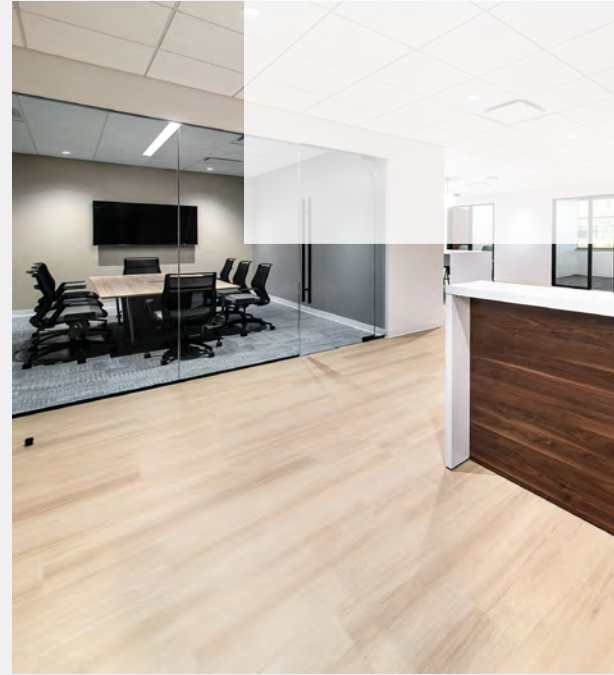
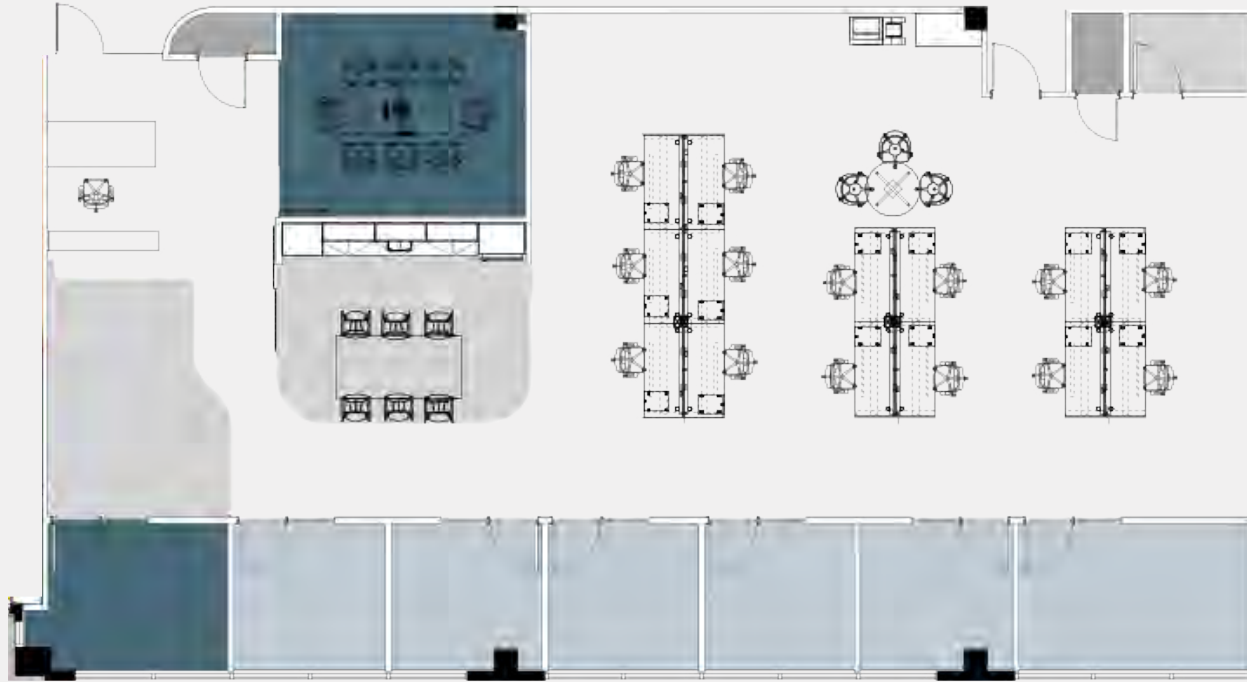
4 Offices | 12 Workstations | Up to 16 Employees



# Spec Suite 250

4,439 SF

6-7 Offices | 14-16 Workstations | Up to 23 Employees



## ASSET MANAGEMENT:

**BEACON**  
CAPITAL PARTNERS

## OFFICE LEASING:

**AVISON  
YOUNG**

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