



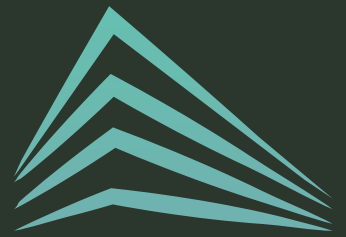
# REDEFINING THE WORKPLACE





3160 Fairview Park offers both a tranquil bucolic setting and an interior renovation with unrivaled new amenities designed for energetic **innovators**.

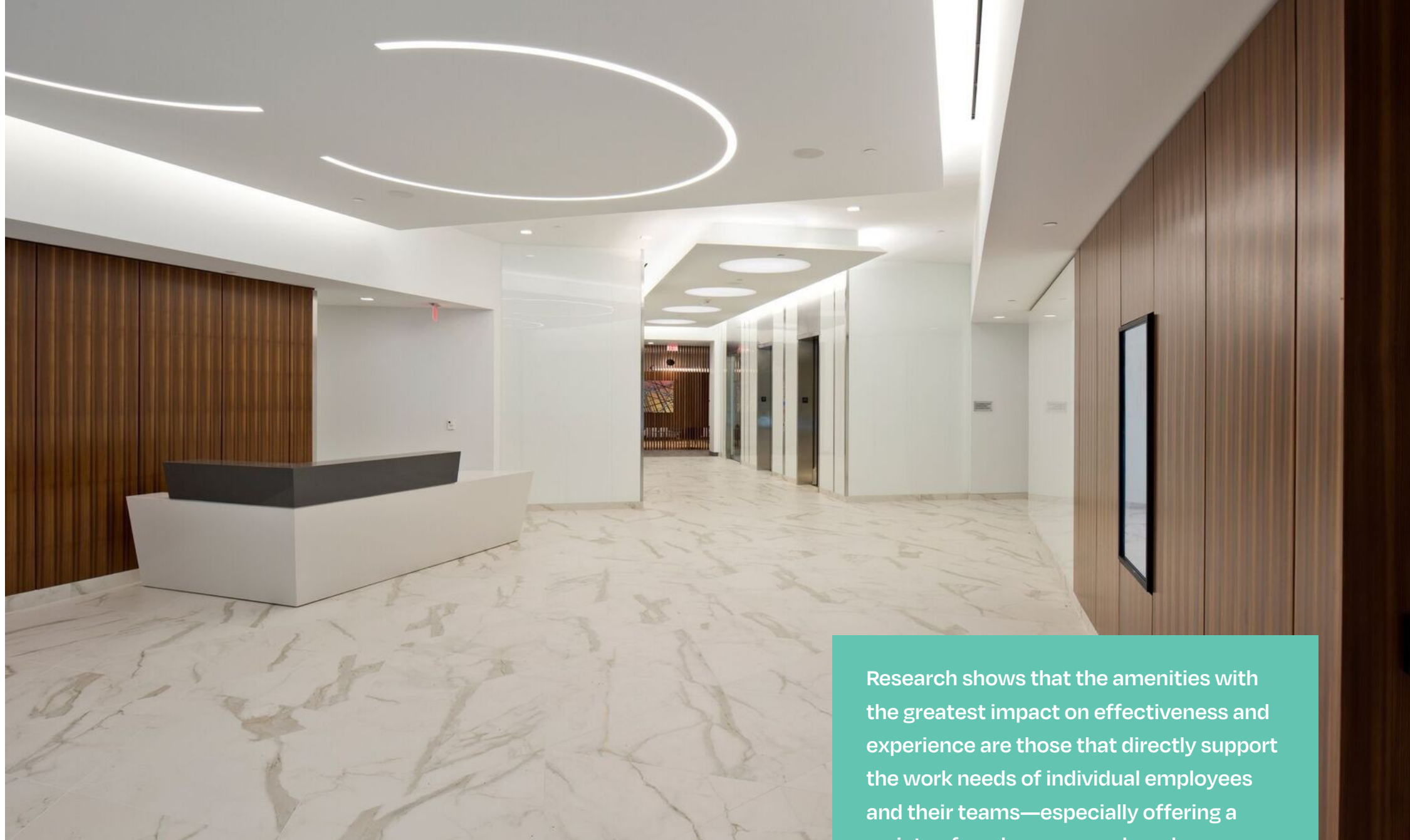




# ONLY THE BEST

3160 Fairview Park is designed to impress with top-notch finishes and amenities throughout. The experience starts from the moment you step into the newly-renovated lobby. Stay fit and energized by taking advantage of the new, state-of-the-art fitness center, or host all-hands meetings in the expansive new conference center.

**DON'T SETTLE FOR LESS—REDEFINE  
YOUR WORK EXPERIENCE HERE.**



Research shows that the amenities with the greatest impact on effectiveness and experience are those that directly support the work needs of individual employees and their teams—especially offering a variety of work spaces and modes.

—GENSLER US WORKPLACE SURVEY, 2021



# WORK DIFFERENTLY



By offering a versatile space, the new tenant lounge gives employees both a space to touchdown to work outside of their office, and a space to celebrate and host company events. Featuring a variety of seating options, TV's, and a kitchenette, the lounge supports employees and employers needs beyond the usual office environment.

A recent study reported that, on average, people working in third places do so 2-3 times per week, staying 15 minutes to 4 hours, mostly performing deep work, creative tasks, reading, administrative work, paperwork, emailing, small meetings, and informal phone calls.

—FORBES, 2023

## A THIRD PLACE

Whether you need a quiet space to focus, a comfortable spot to take calls, or a place to collaborate with colleagues or clients, a well-designed third space can meet your needs. And, with the latest technology, it's never been easier to stay productive and connected even when you're not at your desk.

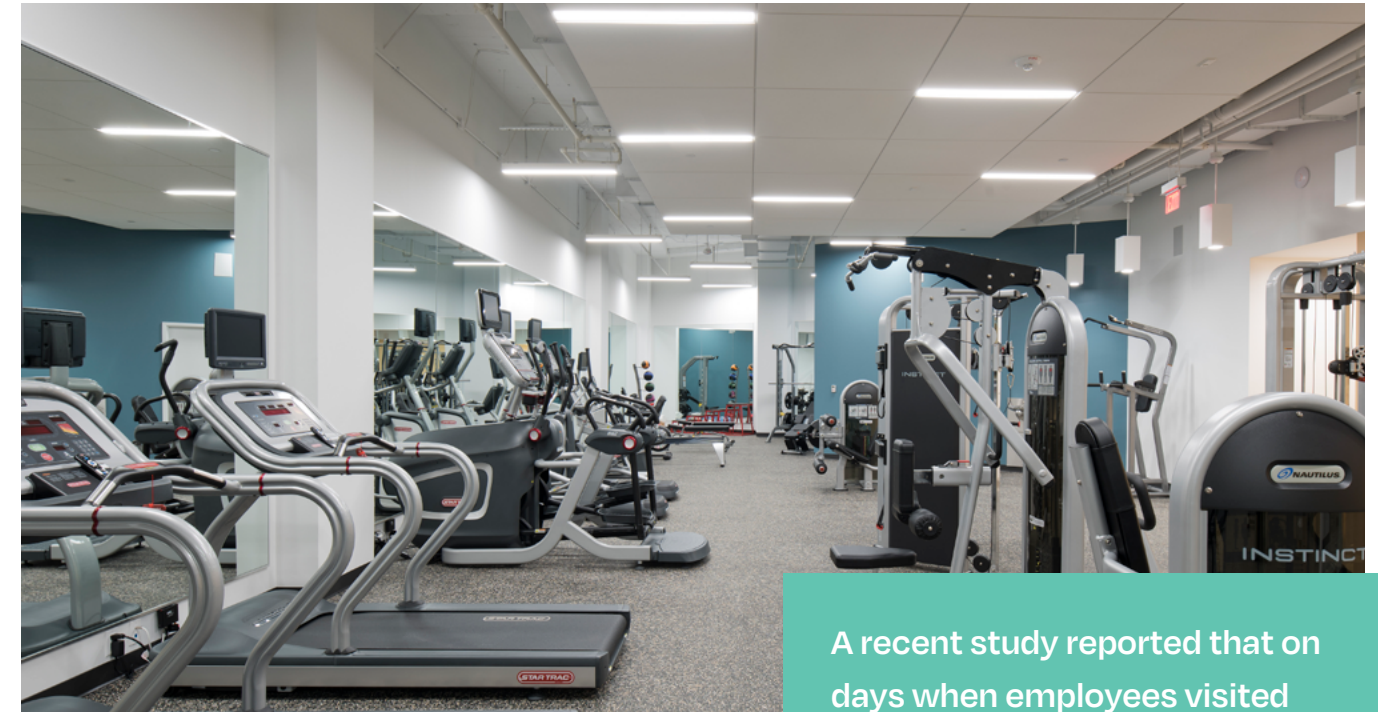


# WORK[OUT] HUB



## COME TOGETHER AGAIN

This 75-person conference center is a must-have for businesses seeking to bring their employees back together. Designed with premium technology, and a reconfigurable layout and pre-function space, it is an ideal venue for tenants to host engaging meetings and events



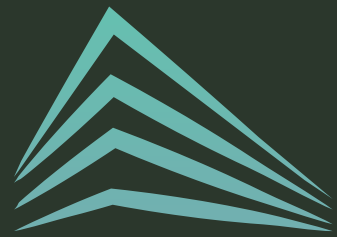
## CANCEL THAT GYM MEMBERSHIP

Workout on your own terms and become your best self in our new fitness center loaded with state-of-the-art equipment and premium locker rooms.

A recent study reported that on days when employees visited the gym, they reported managing their time more effectively, being more productive, having smoother interactions with colleagues, and went home feeling more satisfied.

—HARVARD BUSINESS REVIEW, 2019

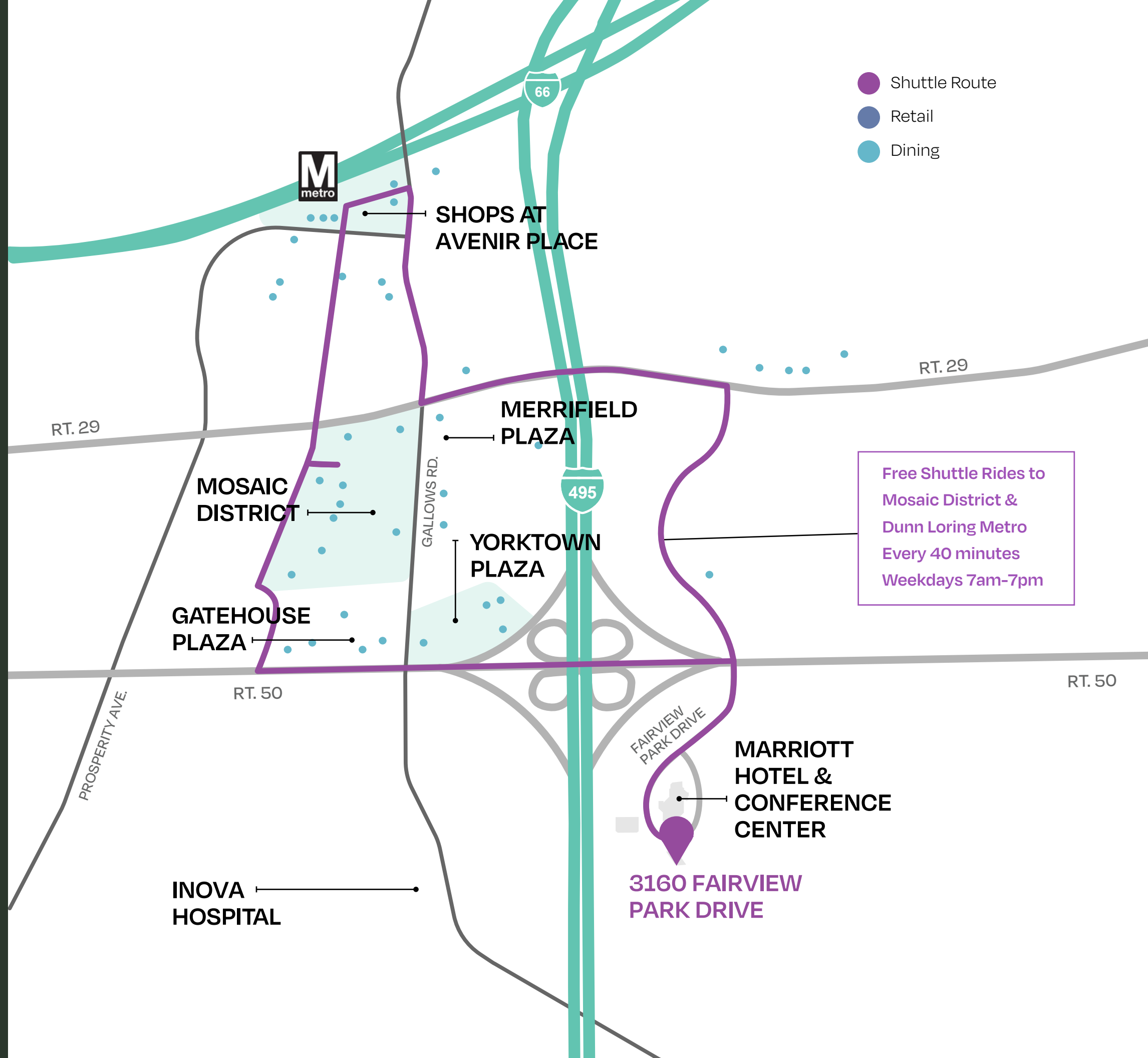




# JUST MINUTES AWAY

Strategically situated at I-495 and Route 50, the park features dedicated on/off ramps for unrestricted access. Located near major retail centers and numerous cafes within a short walk, the building offers unparalleled convenience. Moreover, Fairview Park's dedicated free shuttle service running daily to the Mosaic District and nearby Metro Station allows for easy access to everything.

**3160 FAIRVIEW PARK DRIVE BOASTS UNPARALLELED CONVENIENCE WITH A FREE SHUTTLE SERVICE AND A PLETHORA OF AMENITIES.**



- Shuttle Route
- Retail
- Dining

Free Shuttle Rides to  
Mosaic District &  
Dunn Loring Metro  
Every 40 minutes  
Weekdays 7am-7pm



# JUST OUTSIDE YOUR DOOR

Located directly across the street, the Marriott Fairview Park serves as an extension of the premium amenities offered at 3160 Fairview Park Drive. The hotel boasts a Greatroom that combines a lobby, cocktail lounge, and workspace, providing the perfect space to relax, network, create, and be inspired. Additionally, it features a massive conference center, making it an ideal venue for hosting large-scale events and meetings.



## COFFEE, LUNCH, AND DINNER MADE EASY

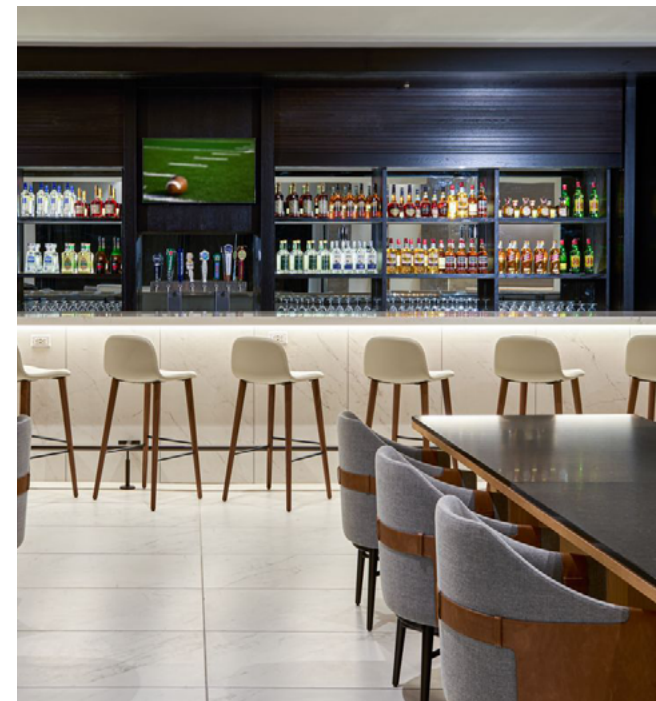
Whether you are looking to start the day off with breakfast and Starbucks coffee or end it with dinner and a drink, this is the ideal place to refuel, connect, and host.

Marriott Fairview Park Greatroom



## 1,000 STEPS FOR 1,400 MORE SEATS

With 27,000 square feet of refreshed meeting spaces—up to 20 separate meeting rooms—equipped with advanced technology, the Marriott Fairview Park is the perfect venue for meetings and events that scale beyond our in-building conference center.



Marriott Hotel Bar



Marriott Grand Ballroom

# BUT WAIT, THERE'S MORE

## MOSAIC DISTRICT & THE SHOPS AT AVENIR PLACE

The Mosaic District is a lively hub filled with shops, eateries, and premium residential, including the trendy Angelika Film Center. It covers 2 million square feet of retail, office, hotel, and residential areas, featuring well-known brands like Target and Anthropologie, as well as small

boutiques, a wine shop, and a butcher. Residents and visitors can also enjoy the free Metro shuttle service that runs daily.

And, just across Lee Highway, the Shops at Avenir Place have direct Metro access and grocer Harris Teeter. It's dining line-up includes local mainstay Lost Dog Cafe as well as Inca Social, District BBQ, and more.



## EASY ACCESS TO EVERYTHING

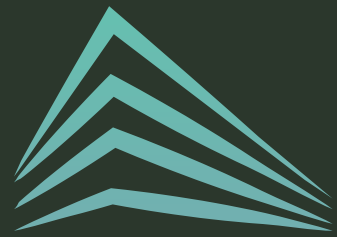
3160 Fairview Park Drives offers tenants something unheard of in the DMV—an easier commute, and easier access to life beyond the office. **Every forty minutes, a dedicated shuttle stops right outside the front door to and from the Mosaic District and Dunn Loring Merrifield Metro.** This free service is offered every weekday 7am–7pm.

- **Interstate 495**  
3 min drive
- **Rt. 50**  
2 min drive
- **The Mosaic District**  
6 min drive/shuttle
- **Dunn-Loring Merrifield Metro**  
9 min drive/shuttle
- **Ronald Reagan National Airport**  
20 min drive
- **Dulles International Airport**  
20 min drive
- **Downtown Washington D.C.**  
25 min drive

A recent study reported workers benefit from a commute of at least 15 min. as a source of liminal space: a time free of both home and work roles that provides an opportunity to recover from work and mentally switch gears to home.

—SCIENTIFIC AMERICAN, 2023





**WE'VE  
GOT THE  
SPACE  
YOU  
NEED**



## GET NOTICED

**TOP OF BUILDING AND  
MONUMENT SIGNAGE  
OPPORTUNITY.**

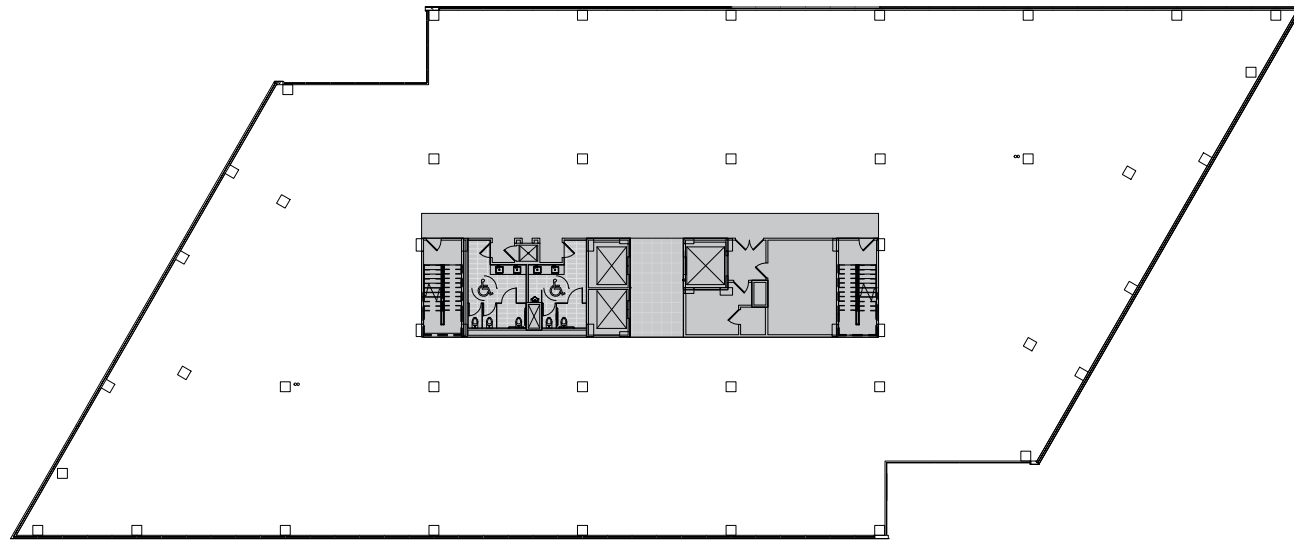


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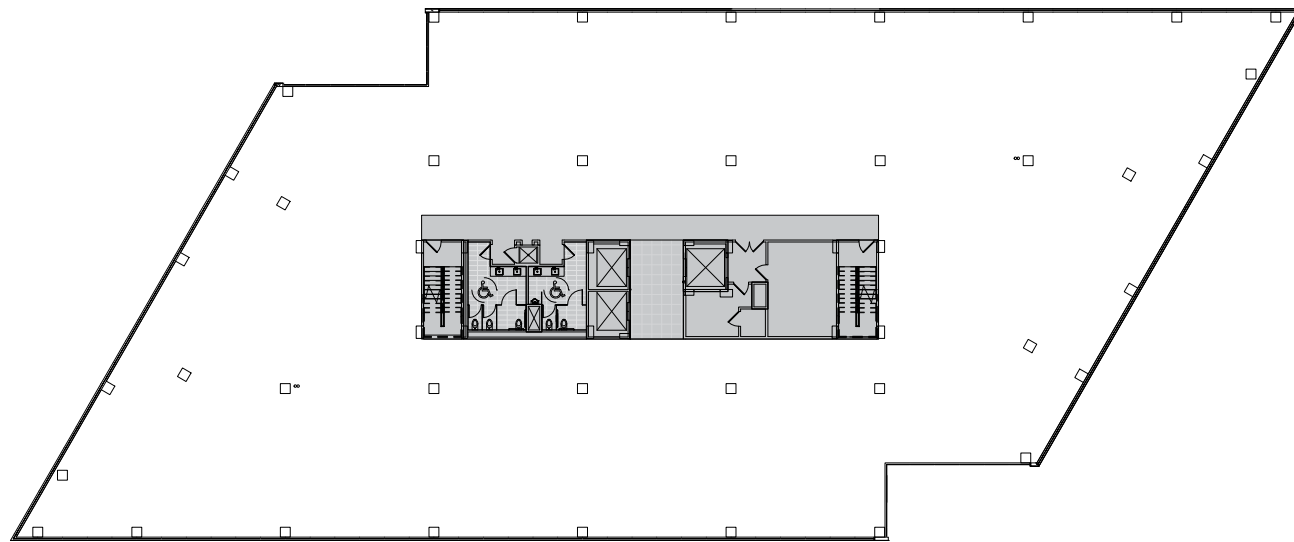
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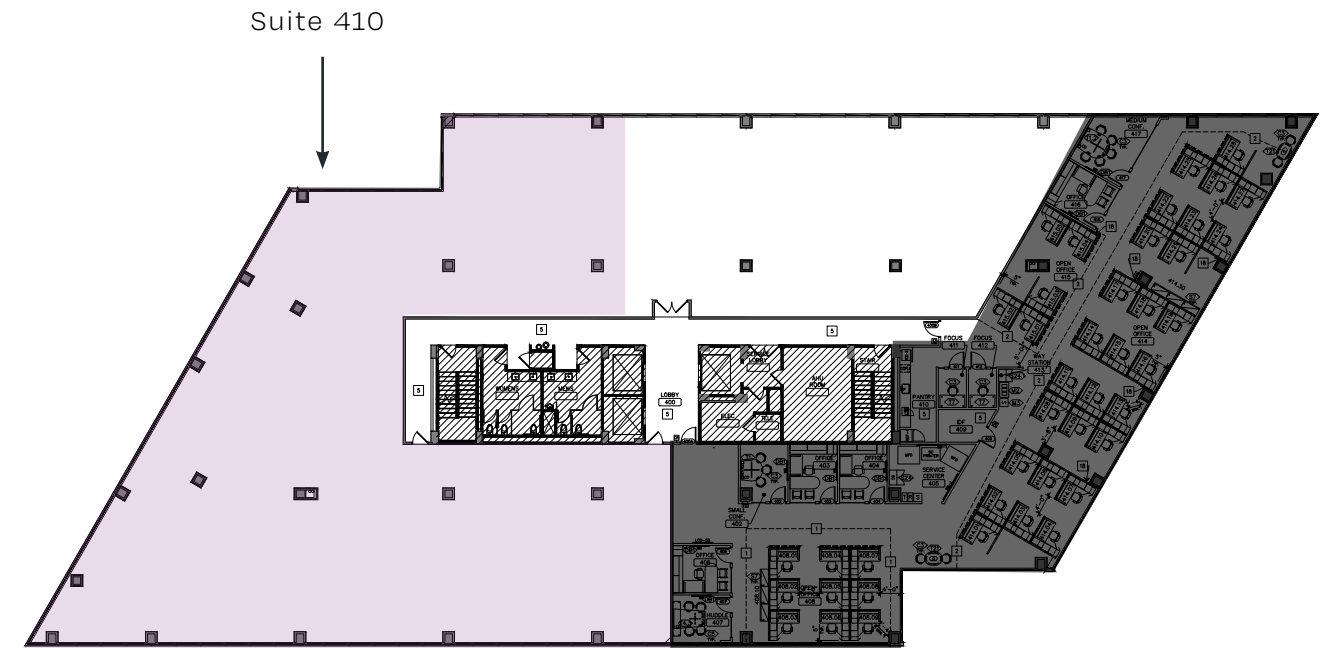
# FLOOR PLANS



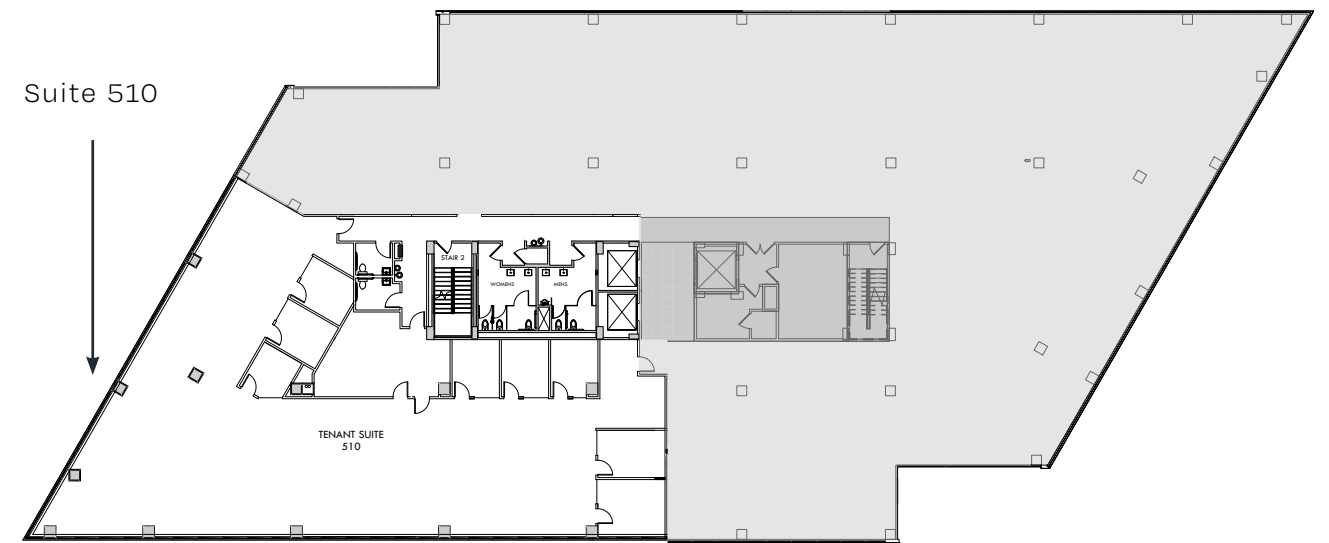
**2nd Floor**  
22,046 SF (Full Floor)  
Shell Space



**3rd Floor**  
22,046 SF (Full Floor)  
Shell Space

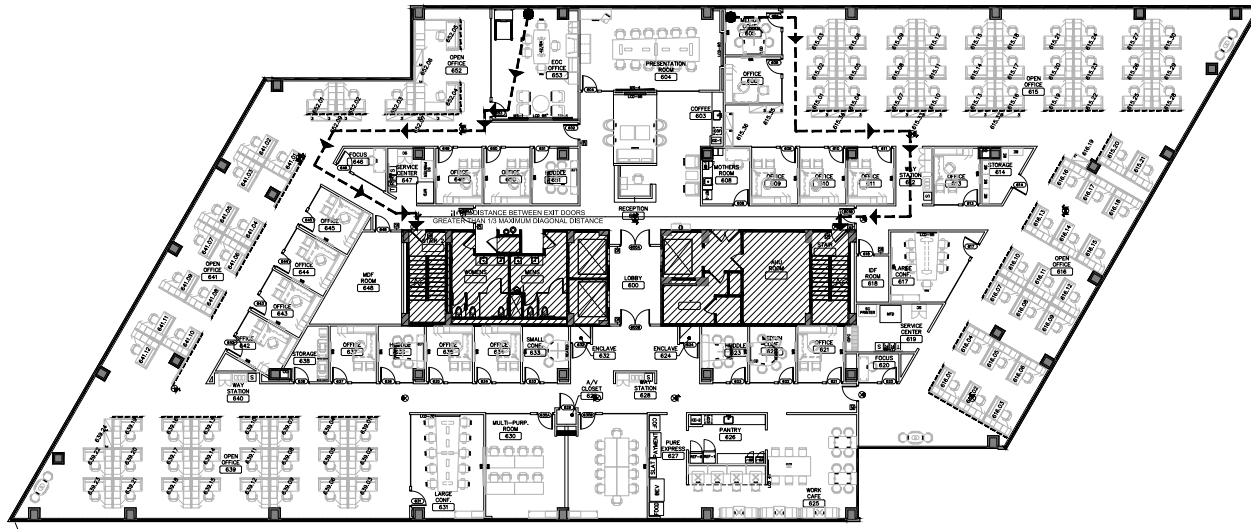


**4th Floor**  
Suite 410 - 10,725 SF  
(Shell Space)



**5th Floor**  
Suite 510 - 7,331 SF

# FLOOR PLANS



**6th Floor**  
22,063 SF (Full Floor)  
High-End Relet





For more information or leasing inquiries,  
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