

# FUSE

at Mason Square



# Linked by Purpose

Fuse at Mason Square delivers a peerless innovation experience by providing unparalleled access to a pipeline of talent and research to spark new ideas and solve important challenges.

Located at the center of the Rosslyn-Ballston corridor and in conjunction with Mason, Fuse is a state-of-the-art tech hub of research and a beacon in the market for digital innovators, researchers, and entrepreneurs to interact and thrive.

By integrating collaborative workspaces and programming, Fuse promotes the exchange of new ideas and the flexible transfer of intellectual property between Mason, partners, and the tech industry to accelerate the pace of change.



## A Collaborative Alliance

As the #1 most innovative university in Virginia, Mason brings its entrepreneurial spirit to Fuse with shared space dedicated to robotics, digital arts / multi-media, data collaboration, simulation, and more.

### Tenants will have direct access to:



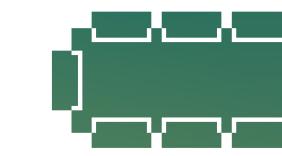
World-class faculty and ~500 masters and doctorate degree candidates in computer science



One of the largest producers of tech talent in the region



Government funded research programs



World-class convening spaces



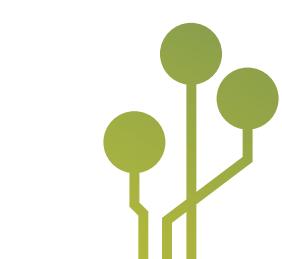
Technology lab facilities



Customizable, secure facilities



Collaborative research and federal funding opportunities



Integrated smart & green building technologies



Multiple amenity spaces



Supportive tech concierge



Health and wellness facilities



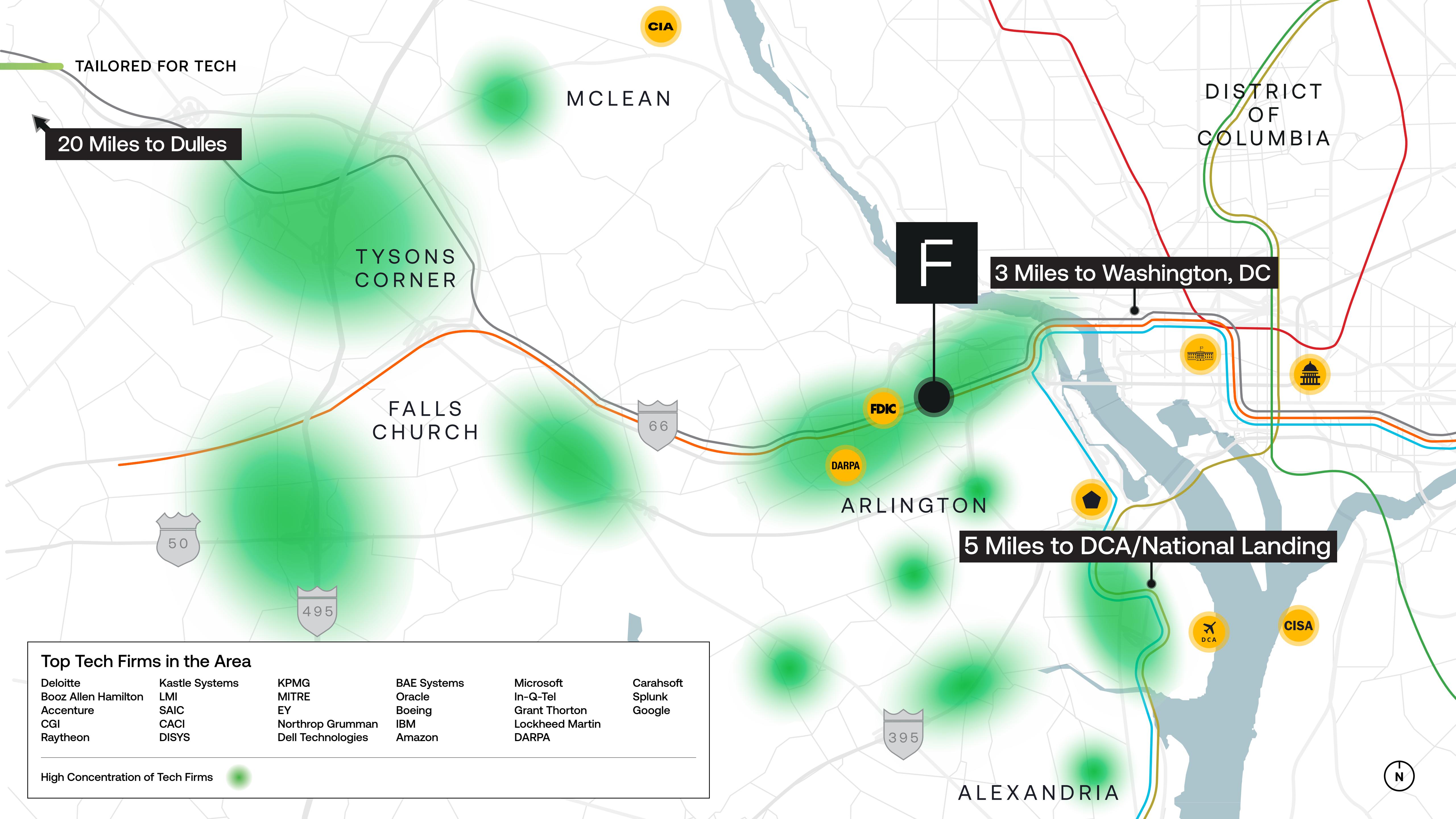
IP development and monetization

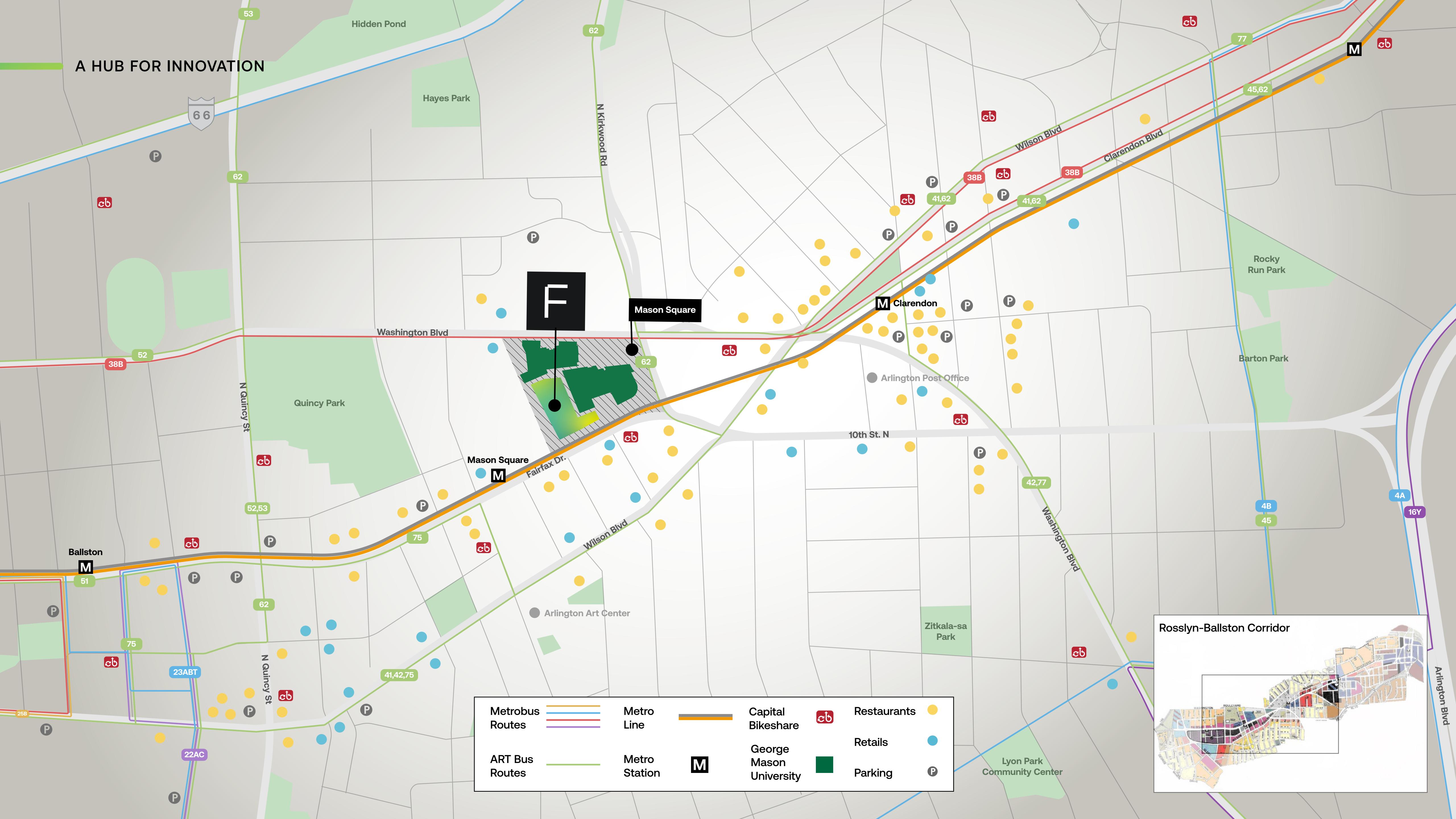


Expansive Ground-Floor Lobby

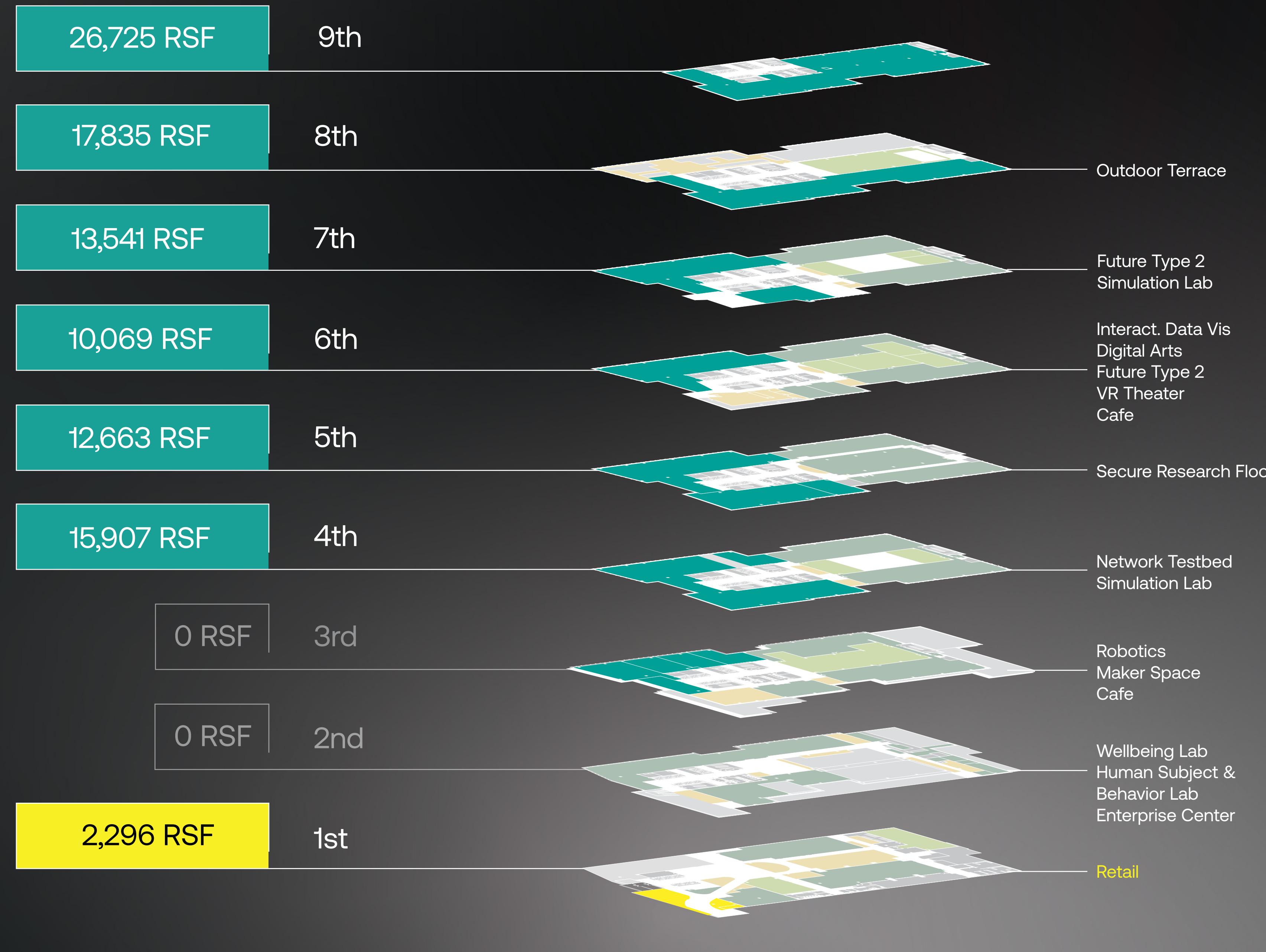


Elevated Terrace Cafe



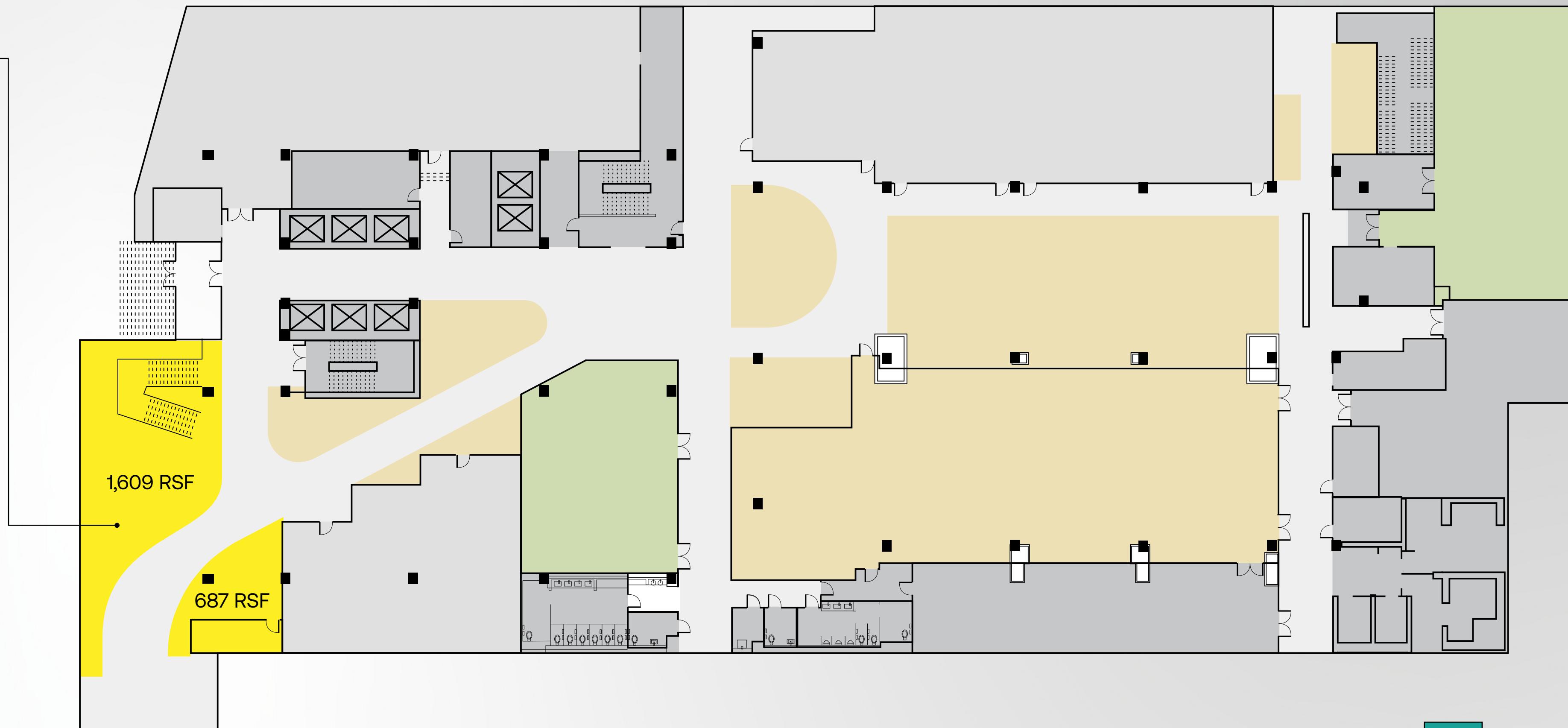
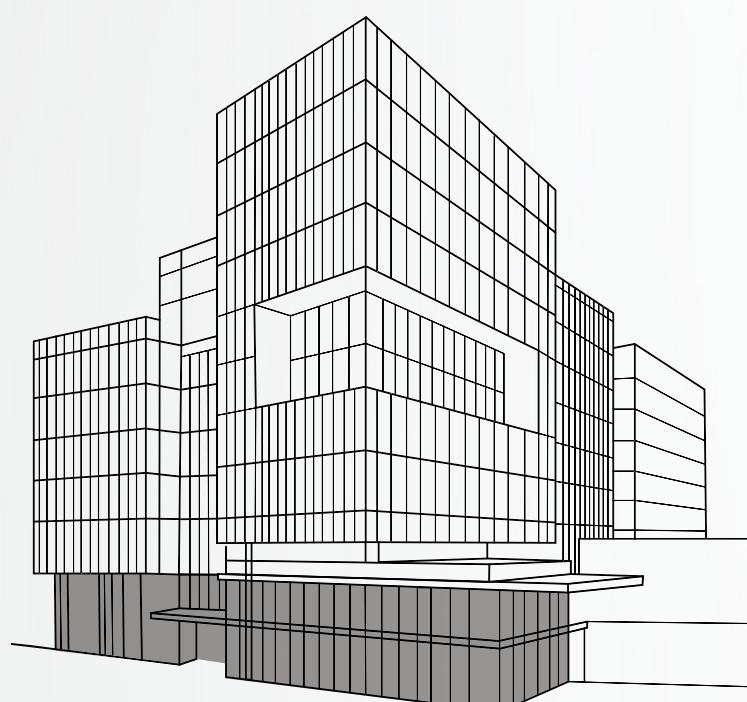


AVAILABLE



# 1st Floor

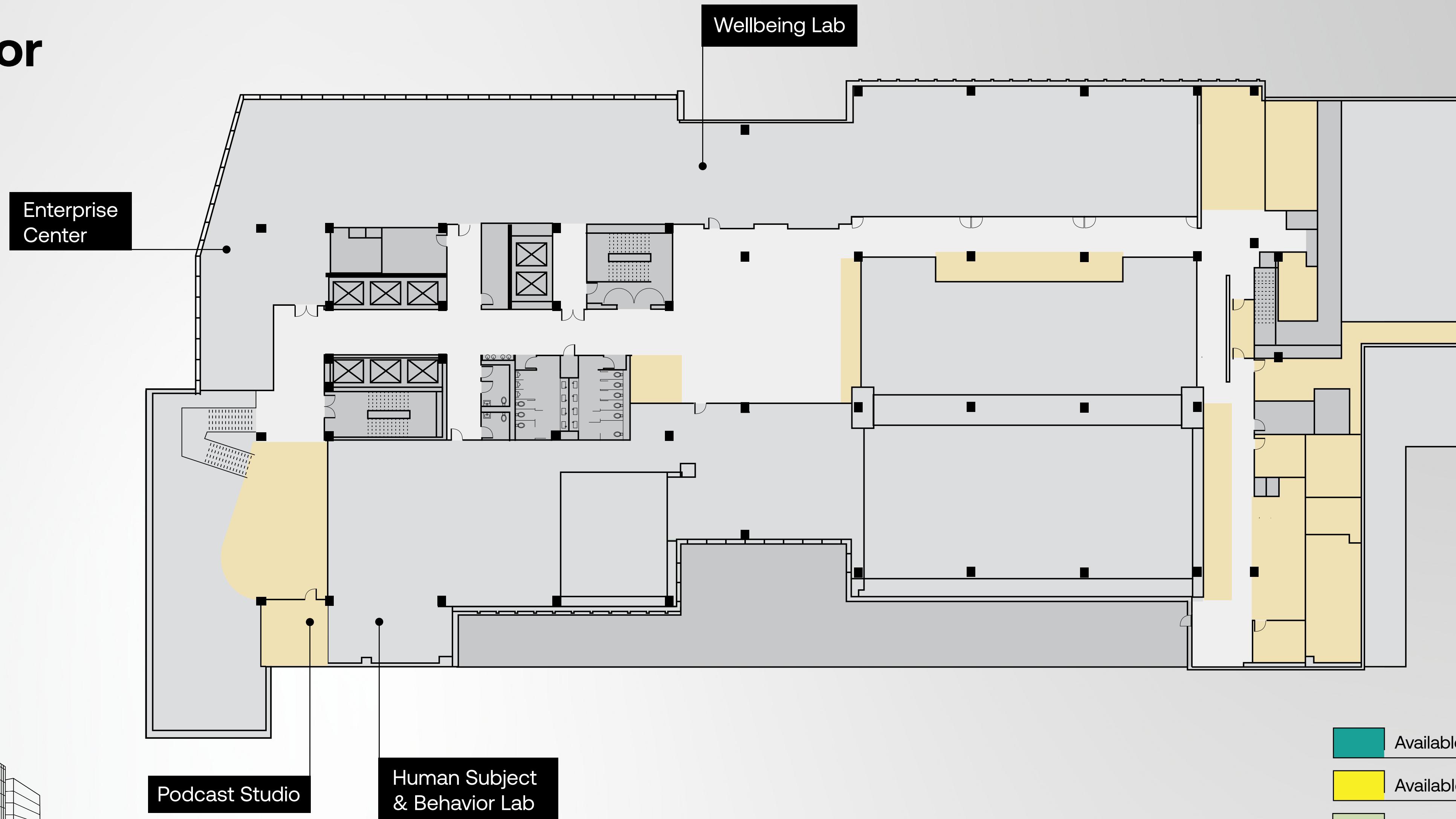
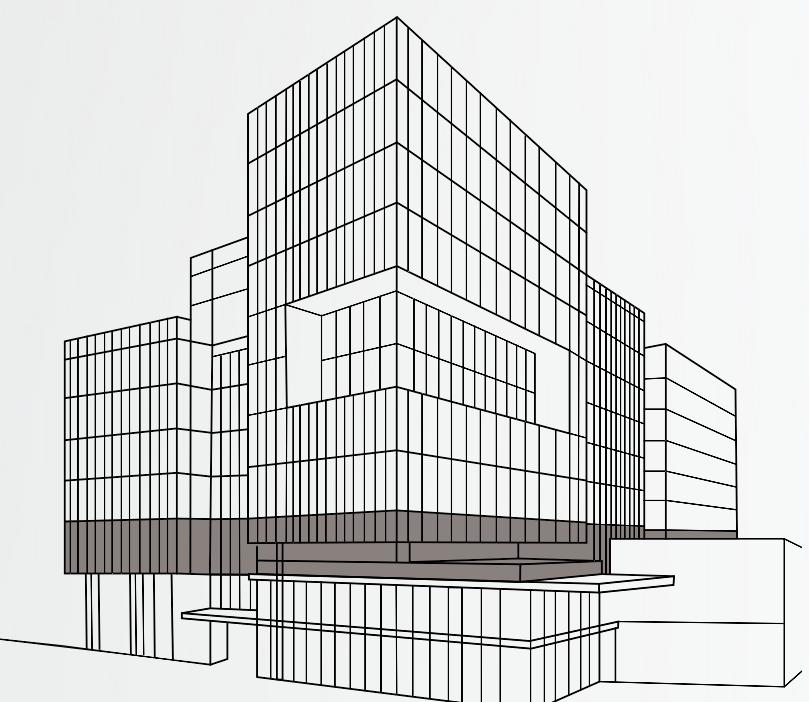
2,296 RSF



- Available Commercial Space
- Available Retail Space
- Tech Lab
- Amenities
- Leased Space

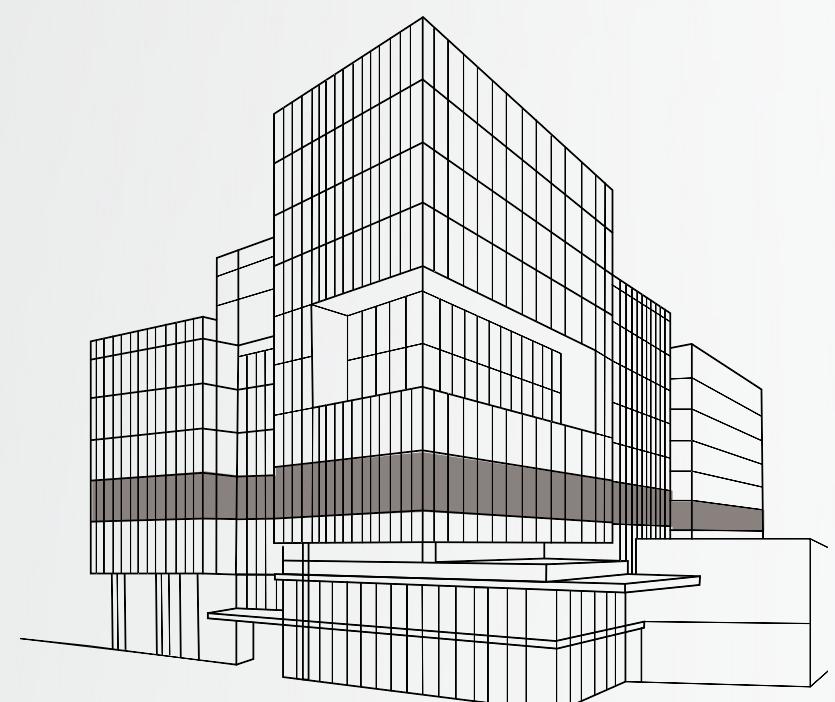
## 2nd Floor

N

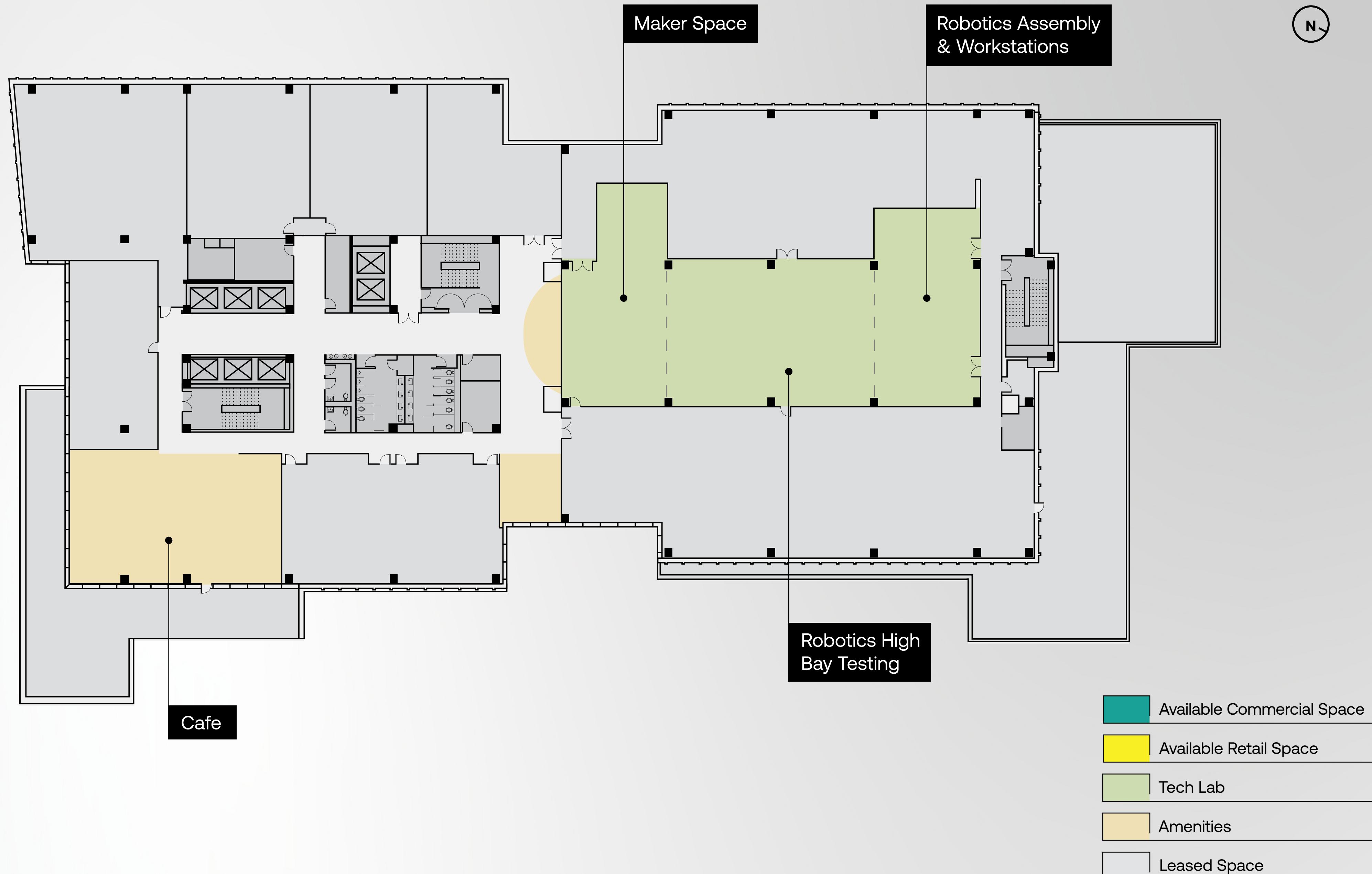


- Available Commercial Space
- Available Retail Space
- Tech Lab
- Amenities
- Leased Space

## FLOOR PLANS



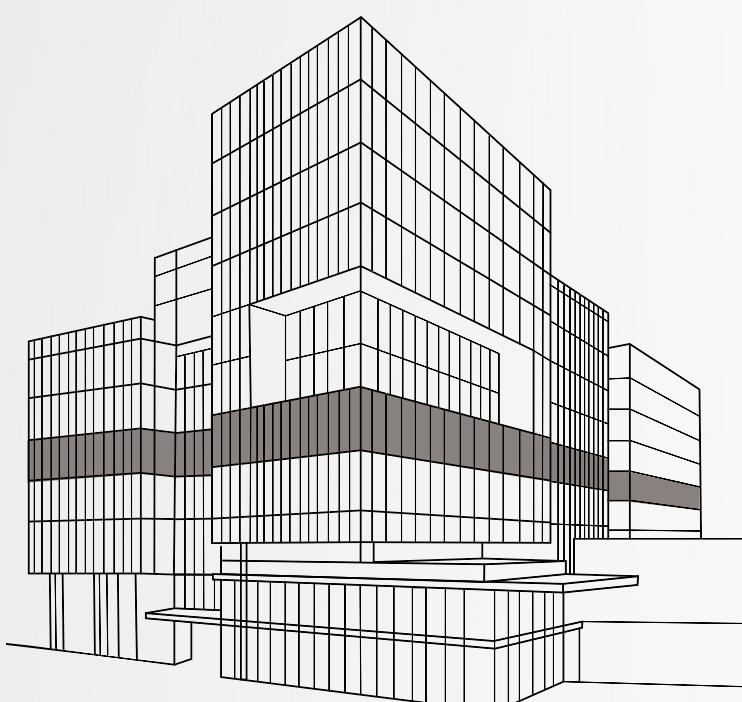
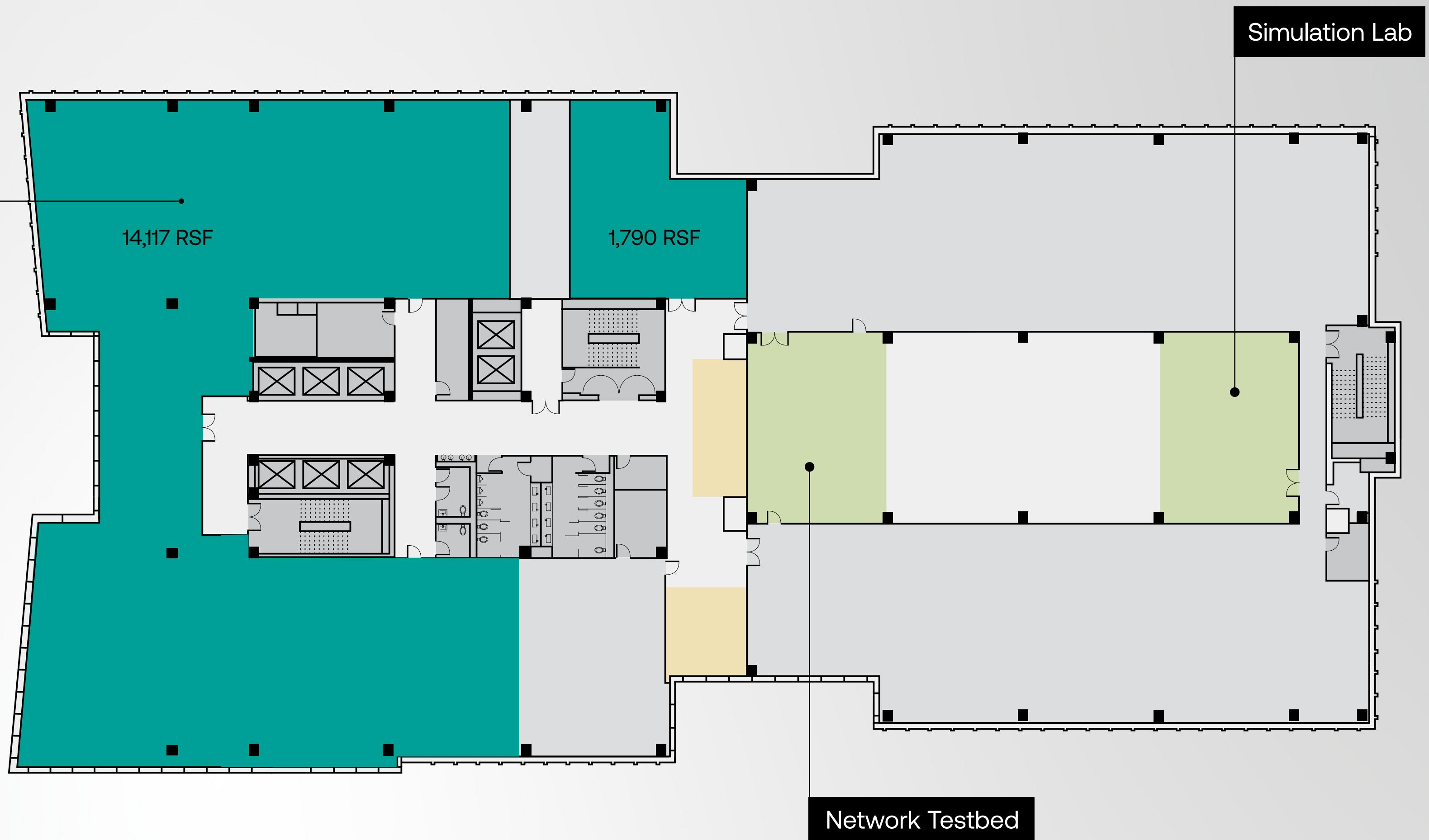
# 3rd Floor



FLOOR PLANS

# 4th Floor

15,907 RSF

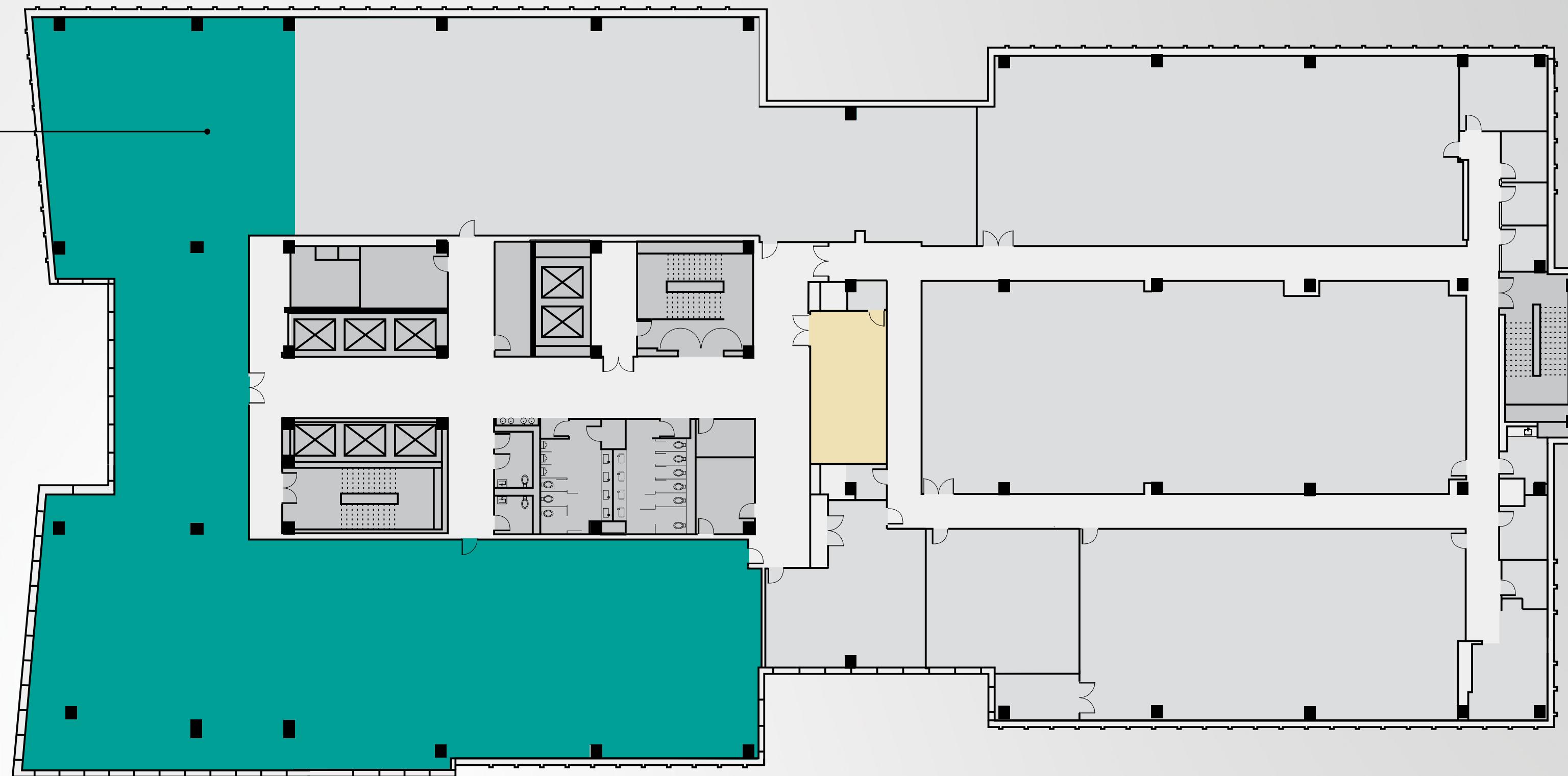


- Available Commercial Space
- Available Retail Space
- Tech Lab
- Amenities
- Leased Space

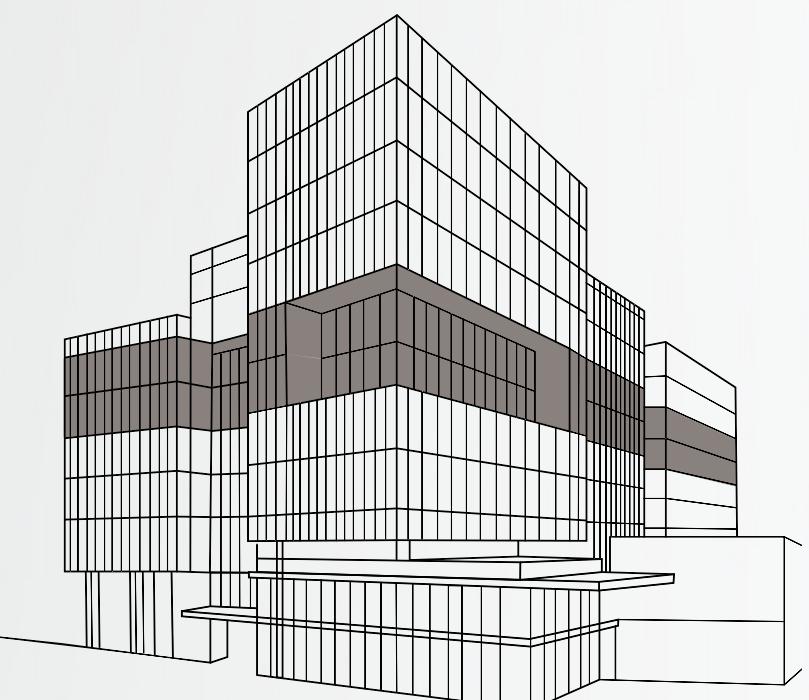
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# 5th Floor

12,663 RSF



Secure Research Floor



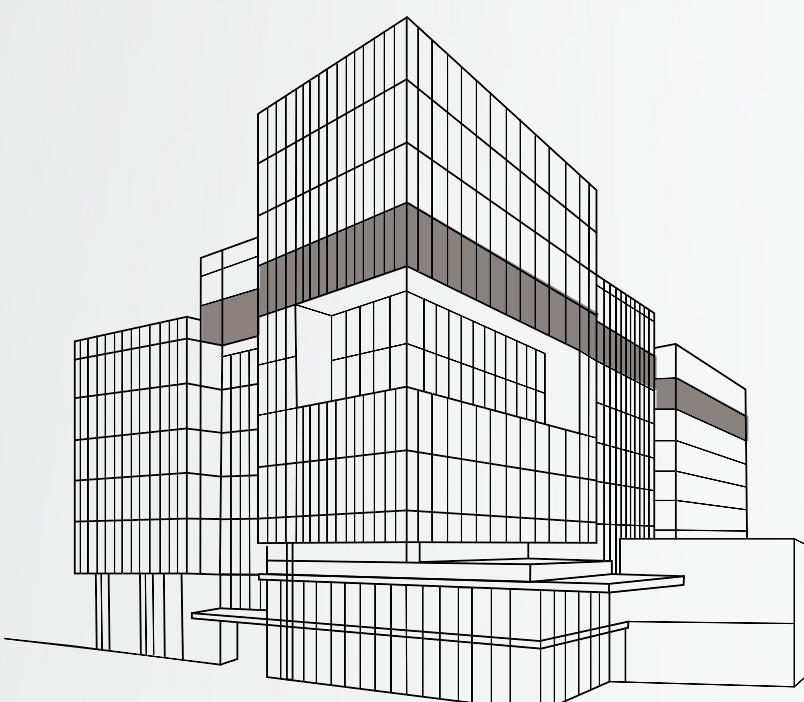
- Available Commercial Space
- Available Retail Space
- Tech Lab
- Amenities
- Leased Space

FLOOR PLANS

# 6th Floor

10,069 RSF

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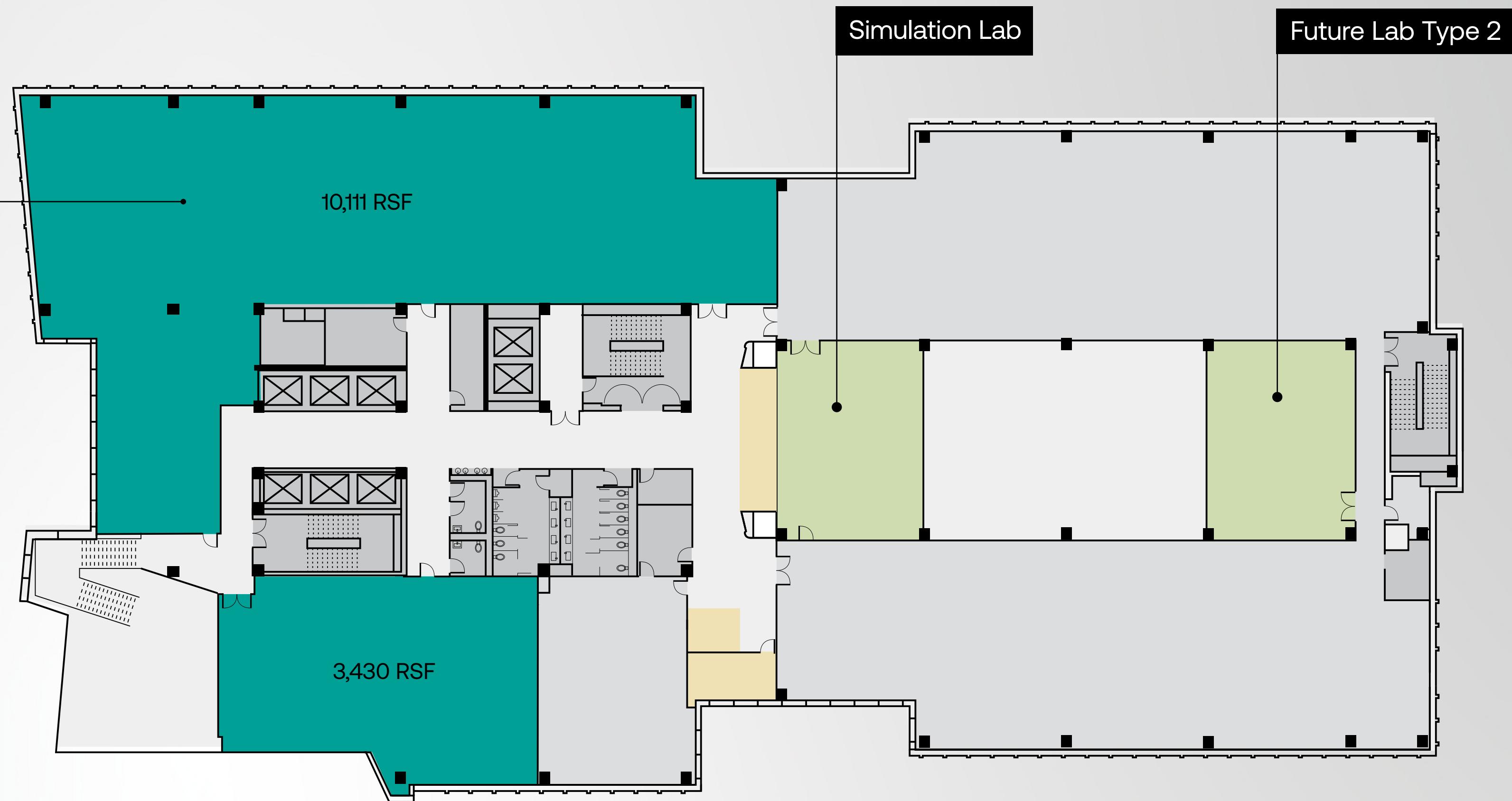


- Available Commercial Space
- Available Retail Space
- Tech Lab
- Amenities
- Leased Space

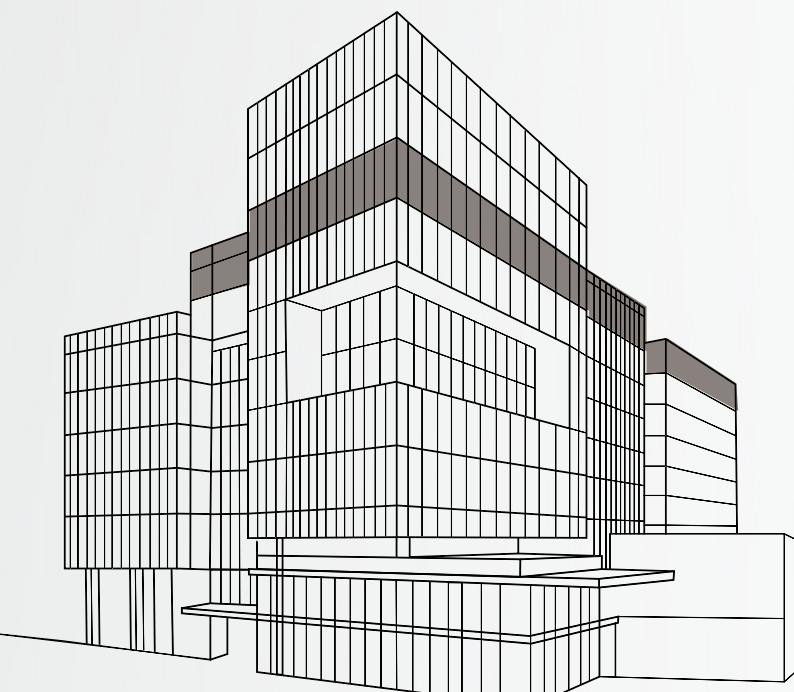
FLOOR PLANS

# 7th Floor

13,541 RSF



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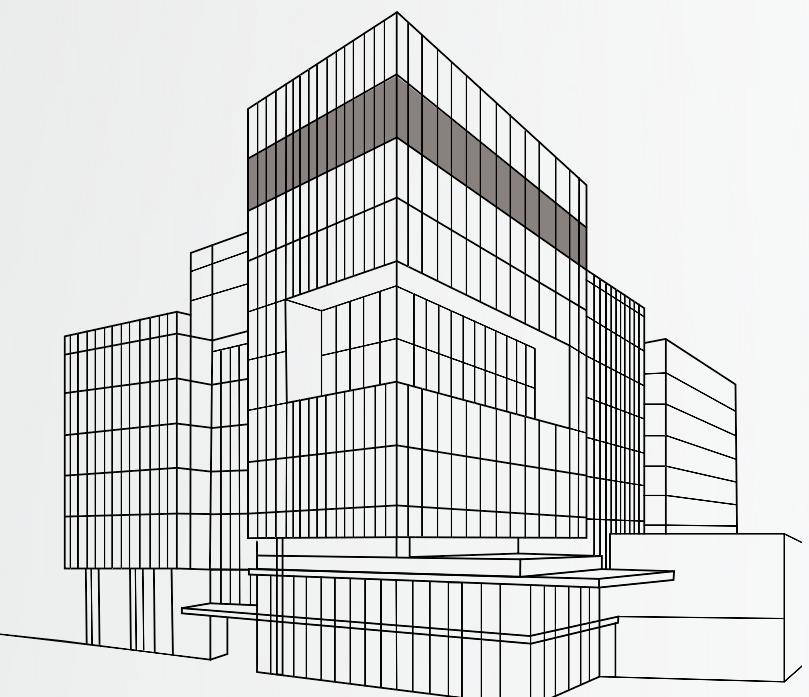
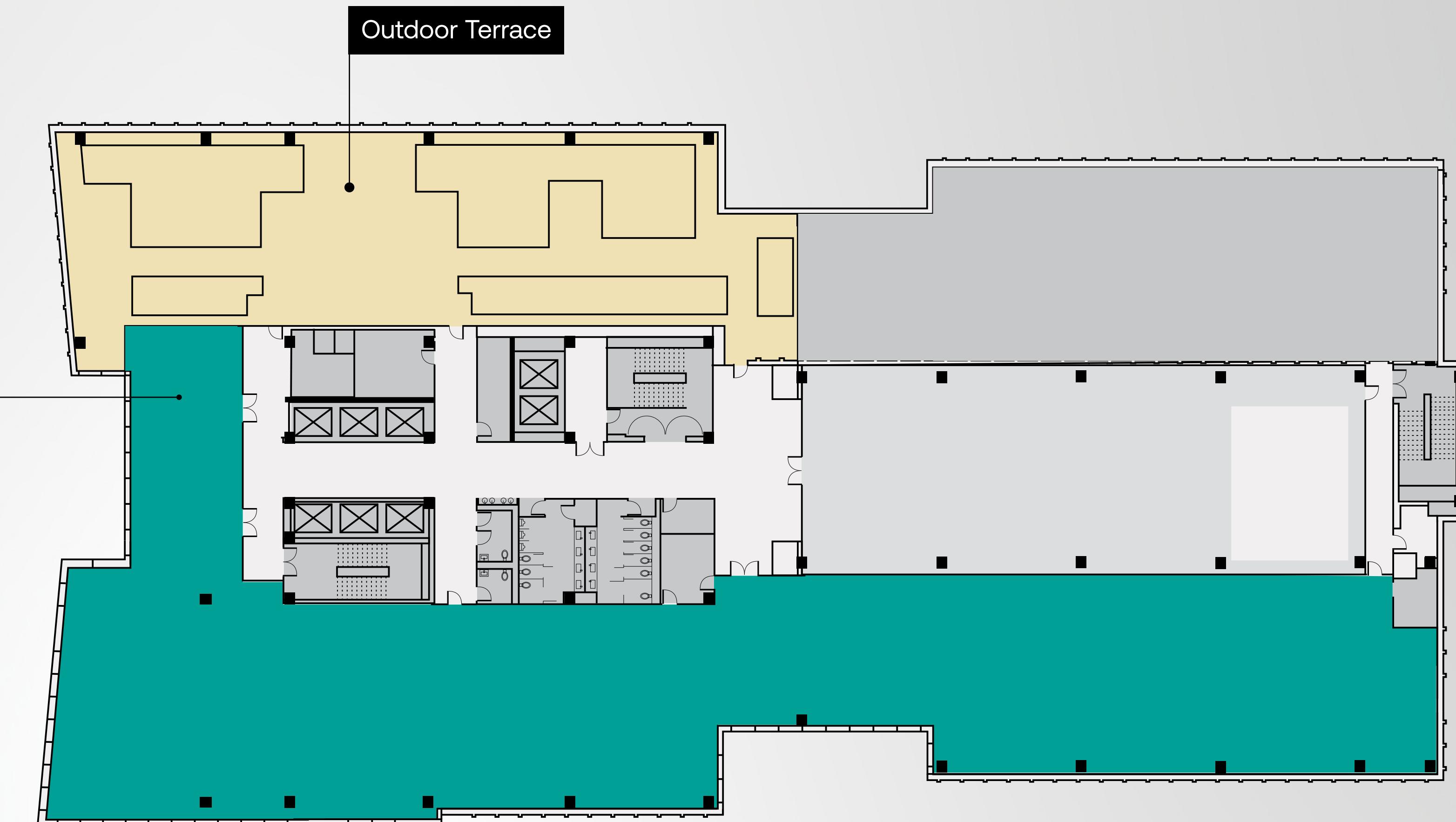
- Available Commercial Space
- Available Retail Space
- Tech Lab
- Amenities
- Leased Space

FLOOR PLANS

# 8th Floor

17,835 RSF

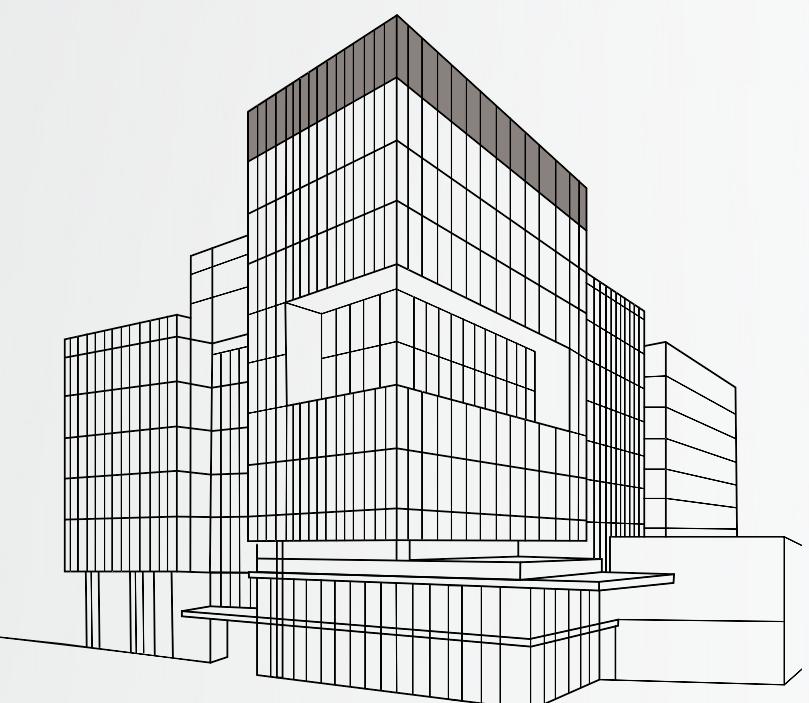
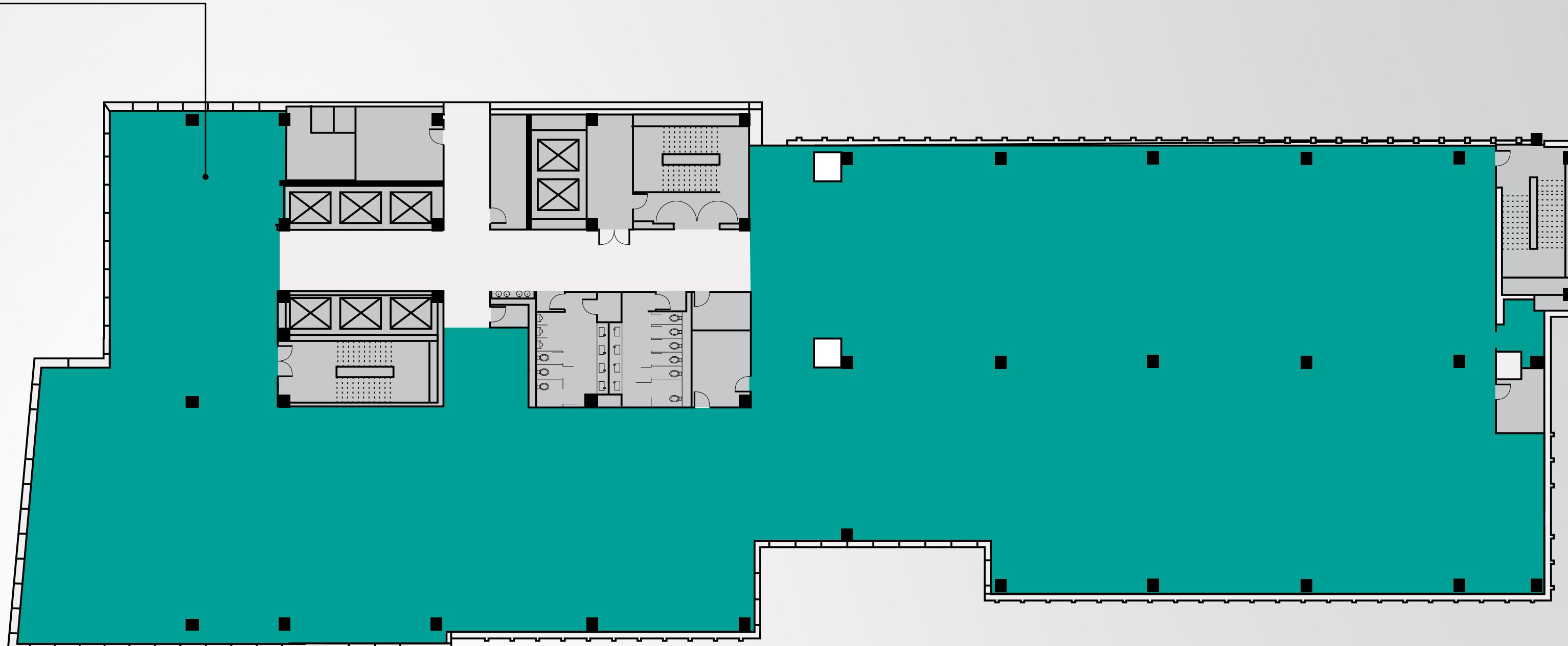
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- Available Commercial Space
- Available Retail Space
- Tech Lab
- Amenities
- Leased Space

# 9th Floor

26,725 RSF



- Available Commercial Space
- Available Retail Space
- Tech Lab
- Amenities
- Leased Space

Fuse at Mason Square is made possible by the collaborative efforts of a team of world-class experts working together to bring this unique, high-tech building to the region.



Development Partner  
[edgemoor.com](http://edgemoor.com)



Commercial Leasing  
[CBRE.COM](http://CBRE.COM)

HARRISON STREET  
Financial Partner  
[harrisonst.com](http://harrisonst.com)



Retail Leasing  
[klnb.com](http://klnb.com)

 GEORGE MASON UNIVERSITY  
Institutional Partner  
[gmu.edu](http://gmu.edu)

 Page/  
Architect  
[eypae.com](http://eypae.com)

## Unparalleled Features & Amenities

### Healthy and Sustainable Lifestyle

- Wellness Lab
- Fitness Studio
- Spacious showers/locker rooms
- Bike rooms
- Activate public plaza and programs
- Distributed Outdoor Air System (DOAS) providing enhanced air quality
- Spacious green rooftop deck areas and multiple terraces
- Convenient electric car charging stations
- Smart and green building technologies and receive the following certifications:



### Core of Collaboration

- Unparalleled specialty labs
- Flexible collaborative common space
- Conference space for hosting live and hybrid events
- Large conference and event space to host 10 to 2,000+ people
- Exceptional podcast studio

### Convenience

- Universal access design
- Accessible below grade parking garage – 1.5/1,000 RSF
- Flexible IT infrastructure with fast, reliable WiFi and 5G inside and outside of the building
- Supportive tech concierge service
- Convenient commuting options (bike share, rideshare, metro, shuttles)
- Engaging mobile app
- Up to 8,000 SF of retail

### Flexible Security

- Destination elevators
- Customizable security
- Smart building



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