

skyline

OFFICE COMPLEX

CBRE

8 OFFICE BUILDING COMPLEX | LEESBURG PIKE, FALLS CHURCH VA

1.4 MILLION SF AVAILABLE NOW



- **Retail Shops and Restaurants** — including Target, Perfect Pita, Subway, Buffalo Wild Wings, Panera to You, District Taco and much more
- **Bright Horizons Day Care** — located in Sky Two (5203 Leesburg Pike)
- **Onelife Fitness Center** — state-of-the-art fitness facility

- **Premier Conference Center On-Site** — free to Skyline tenants
- **Free Shuttle Service to the Following Metros** — Crystal City, Pentagon City & Ballston
- **Beautifully Landscaped Parks and Plazas** — offering green spaces for employees and visitors

- **Over 4,000 Apartment and Condominiums**
- **Dedicated Security** — provides roving patrols to provide a baseline security presence for the parking garages and major public areas of buildings

2.5 Million SF Urban campus



5109 Leesburg Pike
Building Size: 315,000 SF
Typical Floor: 38,000SF
Space Available: 172,943 SF

5111 Leesburg Pike
Building Size: 303,000 SF
Typical Floor: 38,000 SF
Space Available: 286,907 SF

5113 Leesburg Pike
Building Size: 274,000 SF
Typical Floor: 30,500 SF
Space Available: 163,328 SF

Available now
623,178 SF



sky3

sky2

sky1

sky7

5201 Leesburg Pike
Building Size: 272,000 SF
Typical Floor: 17,800 SF
Space Available: 194,801 SF

5203 Leesburg Pike
Building Size: 272,000 SF
Typical Floor: 17,800 SF
Space Available: 215,464 SF

5205 Leesburg Pike
Building Size: 278,000 SF
Typical Floor: 17,800 SF
Space Available: 236,689 SF

Available now
646,954 SF

5275 Leesburg Pike
Building Size: 426,000 SF
Typical Floor: 74,000 SF
Space Available: 138,562 SF

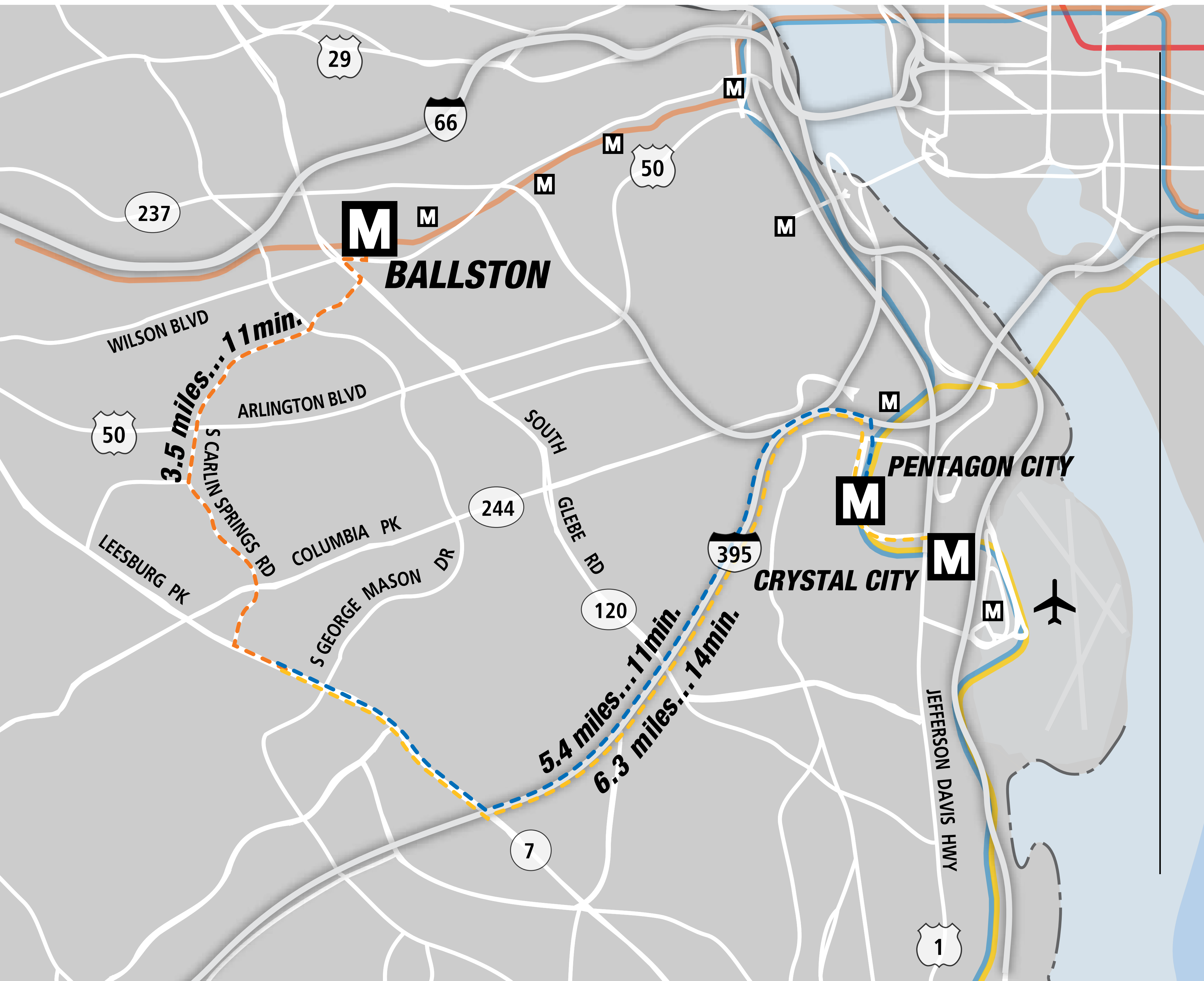


Leesburg Pike

1.4 Million SF Available today

SHUTTLE SERVICE

EASY COMMUTING



SKYLINE offers convenient shuttle service between the complex and the Metro Orange, Blue, and Yellow lines

- Ballston Metro Station (Orange/Blue Lines) — 3.5 miles / 11 minutes travel time
- Pentagon City Metro Station (Yellow/Blue Lines) — 5.4 miles / 11 minutes travel time
- Crystal City Metro Station (Yellow/Blue Lines) — 6.3 miles / 14 minutes travel time

- Located on the 1st floor of 5201 Leesburg Pike (Sky Three)
- Two conference rooms available - connected via a catering kitchen
- Wide variety of room configurations possible - classroom, assembly, boardroom
- 31 - Person capacity for classroom set up
- 71 - Person capacity for assembly set up
- 80" plasma flatscreen with connectivity
- Dry erase boards in front of room
- Wifi
- Polycom system
- A/V support available

CONFERENCE CENTER

EXCLUSIVE TO SKYLINE TENANTS



LANDSCAPED PLAZAS/PARKS

ABUNDANT GREEN SPACE



PROXIMITY TO NUMEROUS SHOPS AND RESTAURANTS

1

Bed Bath & Beyond
 Dick's Sporting Goods
 h.h. gregg
 La Madeleine
 Marshalls
 Old Navy
 Paisano's Pizza
 Qdoba Mexican Grill
 Ross
 Ruby Tuesday
 Safeway
 Staples
 sweetFrog Yogurt
 Ulta

2

Best Buy
 Moe's Southwest Grill
 Noodle House
 Panera Bread
 Petco
 Performance Bike Shop
 Pier 1 Imports
 Pizza Hut Delivery
 Sprint
 Trader Joe's
 Wells Fargo

3

Bamboo Buffet
 Burlington Coat Factory
 Capital One Bank
 CVS Pharmacy
 Dairy Queen
 DSW Designer Shoe Warehouse
 Edy's Chicken Restaurant
 Einstein Bros. Bagels
 FedEx Office
 Giant
 GNC
 HomeGoods
 LongHorn Steakhouse
 Office Depot
 Olive Garden
 Pho Royal Restaurant
 PNC Bank
 Quiznos
 Rawal Kabob
 Starbucks
 Subway
 T.J.Maxx
 World Market

4

Dunkin' Donuts
 Potbelly Sandwich Shop
 TGI Fridays

NEIGHBORHOOD AMENITIES

SURROUNDED BY SHOPS & RESTAURANTS



SKYLINE
 OFFICE COMPLEX

SKYLINE provides tenants numerous access points into the complex including Columbia Pike, Route 50, Four Mile Run and I-395.

Sport & Health - 85,000 square foot fitness facility featuring 4 tennis courts, 4 racquetball courts, an indoor running track, 25 meter pool, café, nursery and full array of equipment/classes

Super Target provides many products and services (including groceries, pharmacy, photo developing, and a small eatery)

- **10 minutes** to Crystal City, the Pentagon, Reagan National Airport, I-495 and I-66
- **11 minutes** to the Medical Command Headquarters at 7700 Arlington Boulevard
- **15 minutes** to downtown Washington, Rosslyn, Tysons Corner
- **20 minutes** to Ft. Belvoir
- **30 minutes** to Bethesda, Maryland and Dulles International Airport

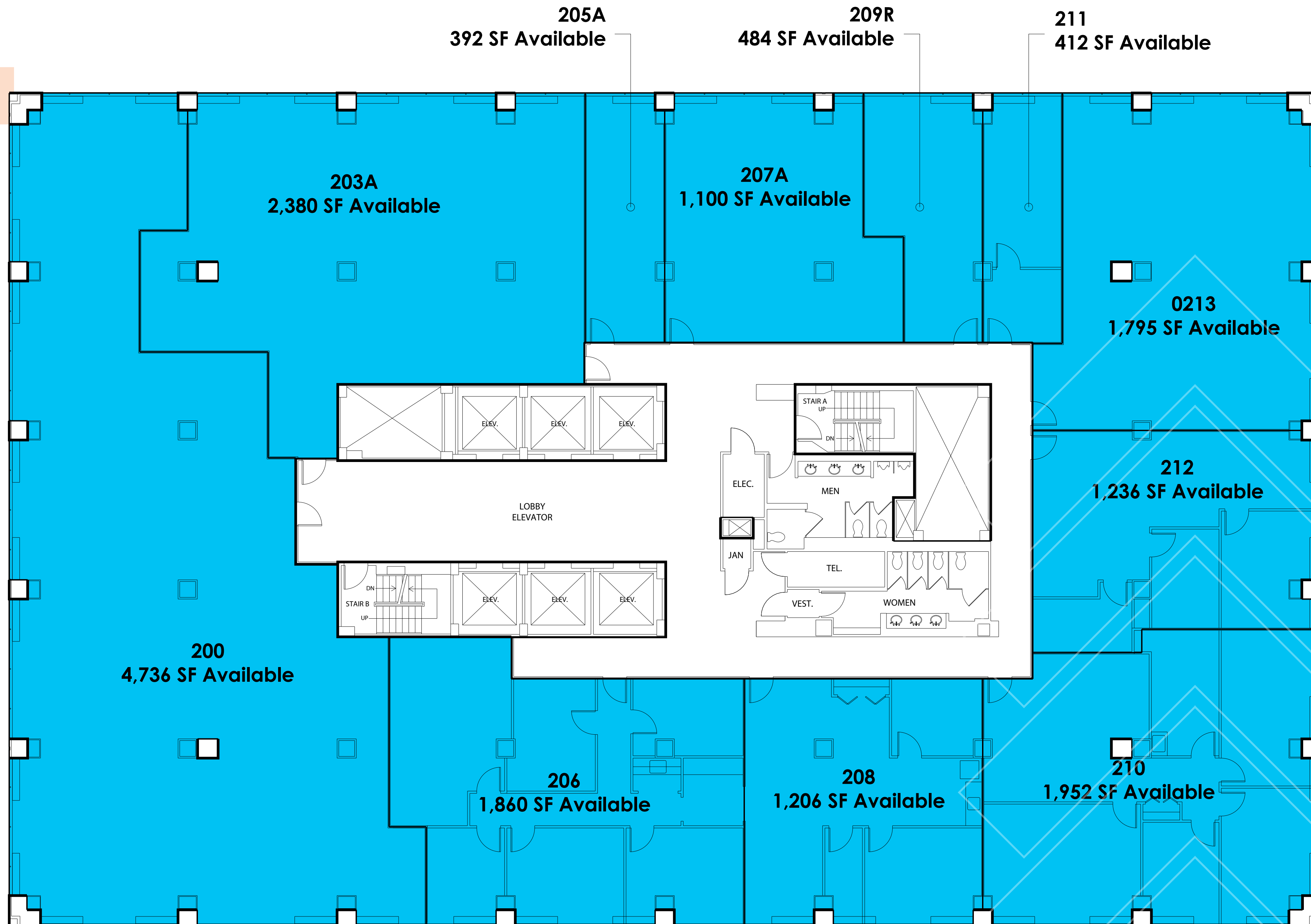
SKY | ONE

Up to 236,689 SF Available

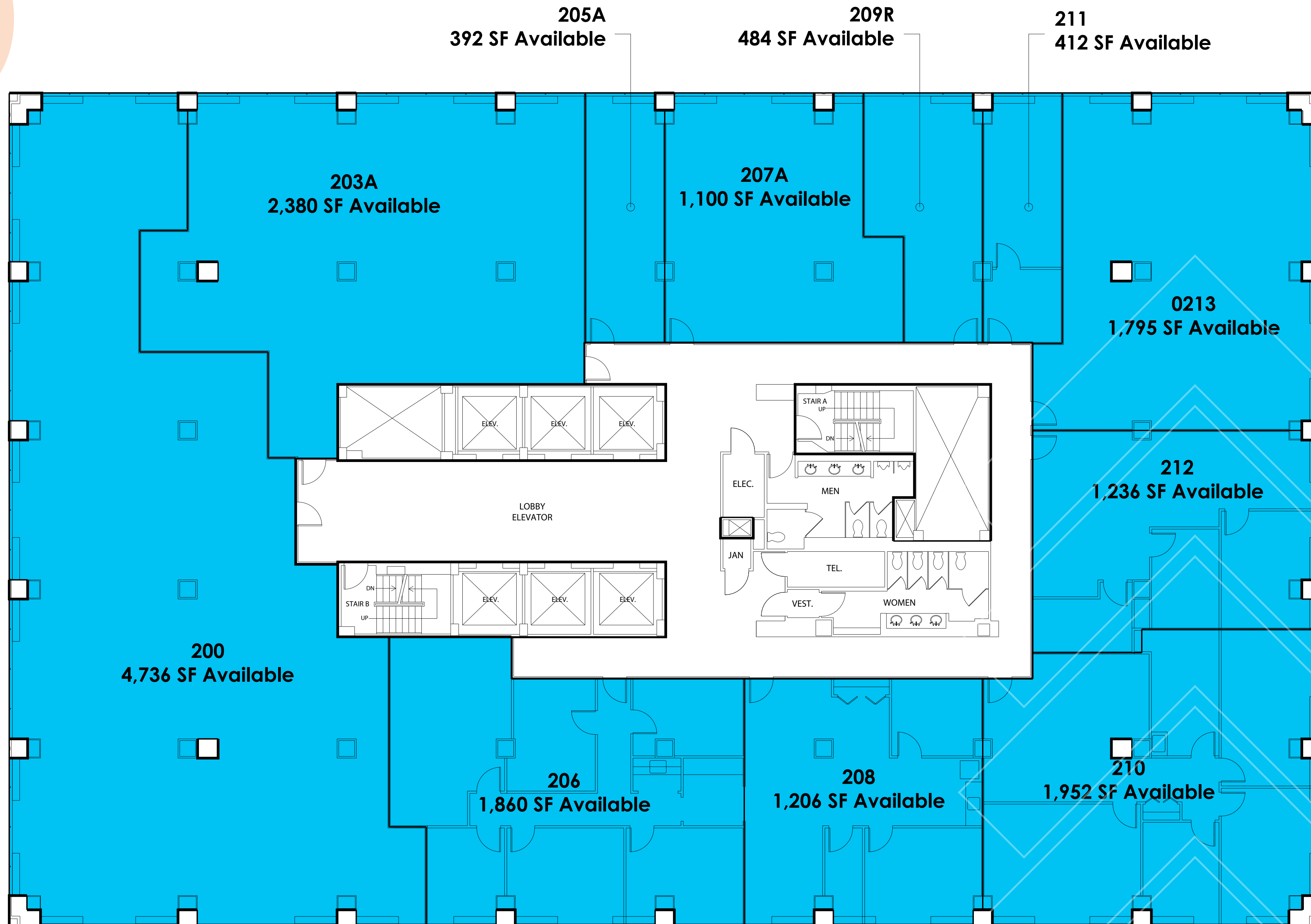


FLOOR			SF
16		Suite 1600 17,803 SF	17,802
15		Suite 1500 17,803 SF	17,803
14	Leased	Leased	Suite 1400 7,675 SF 17,803
13		Suite 1300 17,800 SF	17,800
12		Suite 1200 17,804 SF	17,803
11		Suite 1100 17,803 SF	17,802
10		Suite 1000 17,805 SF	17,804
9		Suite 900 17,809 SF	17,809
8		Suite 800 17,803 SF	17,803
7		Suite 700 17,803 SF	17,803
6		Suite 600 17,803 SF	17,803
5	Leased	Leased	Leased
5		Suite 500 6,719 SF	17,802
4	Leased		Suite 400 14,655 SF 17,803
3	Leased	Leased	Leased
3			Suite 300 9,485 SF 17,804
2		Suite 200 17,804 SF	17,803
1	Leased	Leased	Leased
1			Suite 100 2,315 SF 9,986

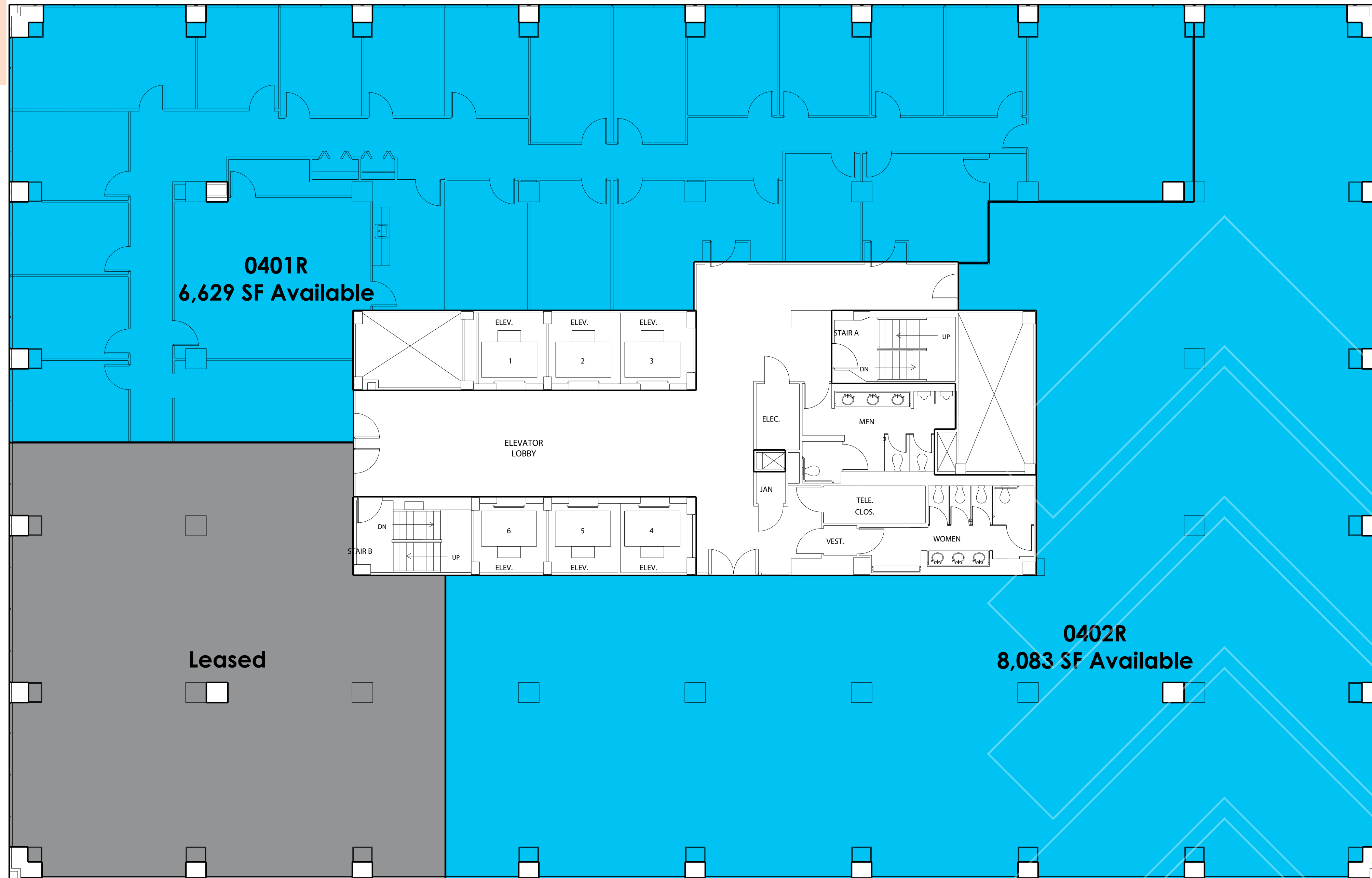
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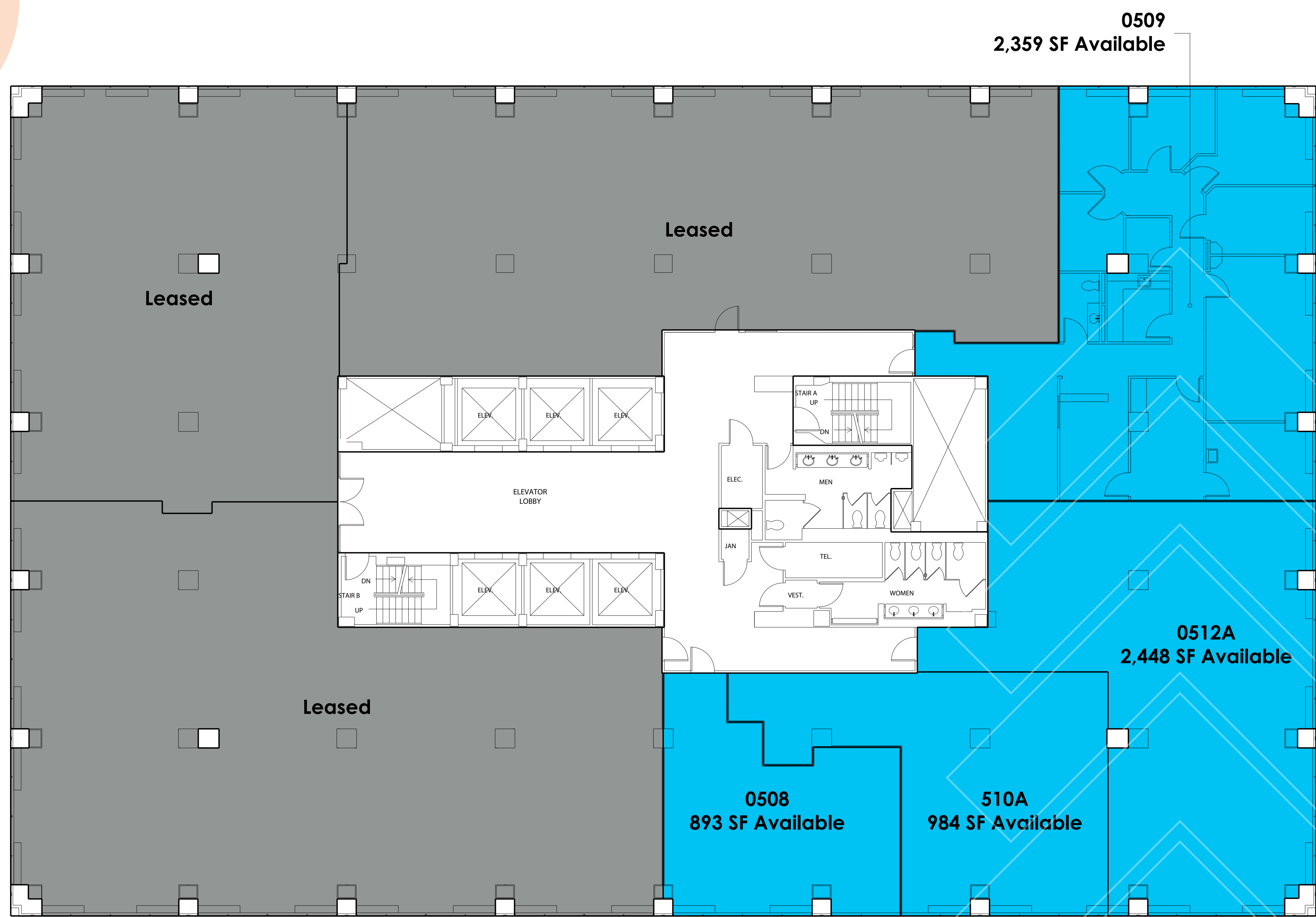
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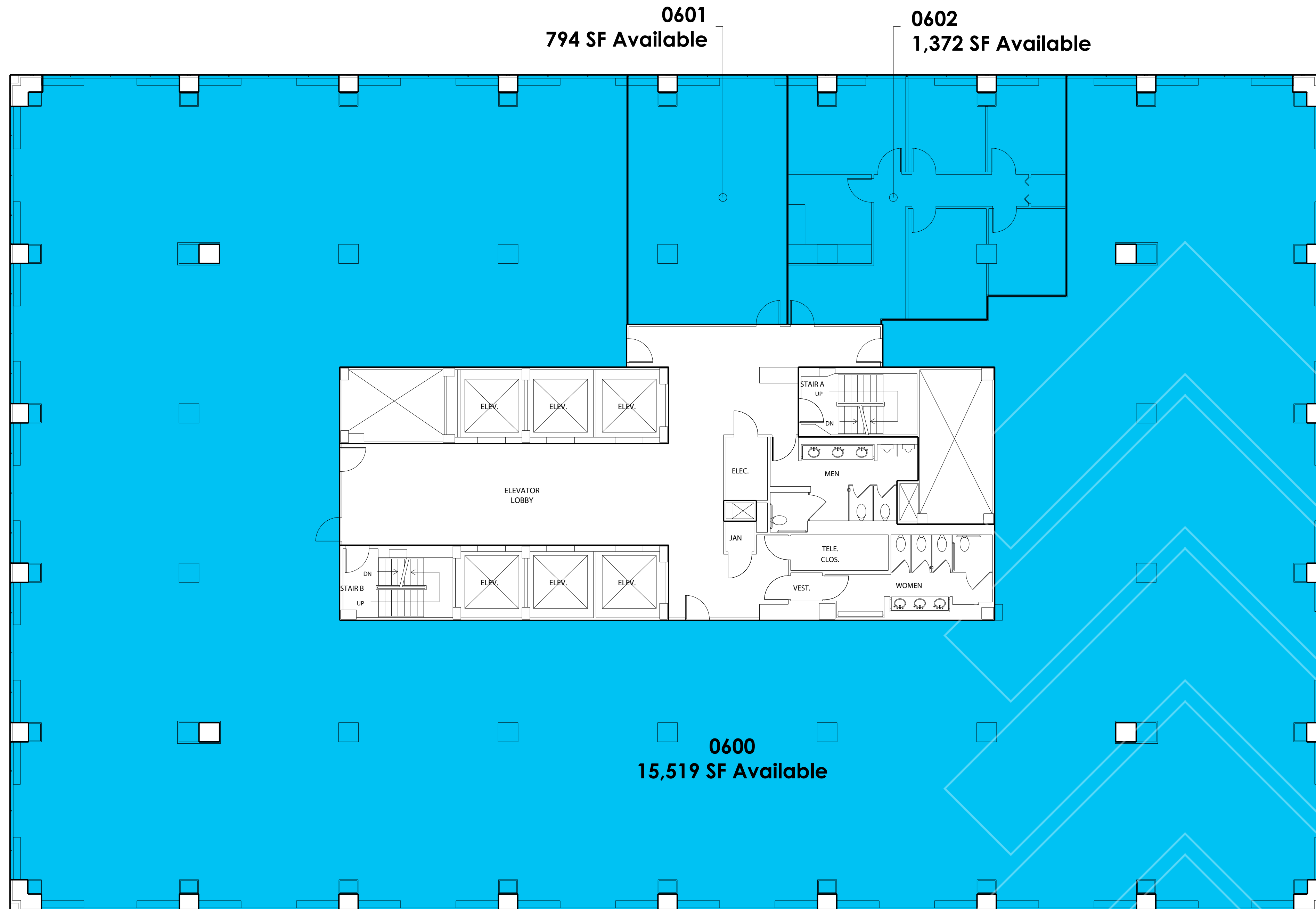
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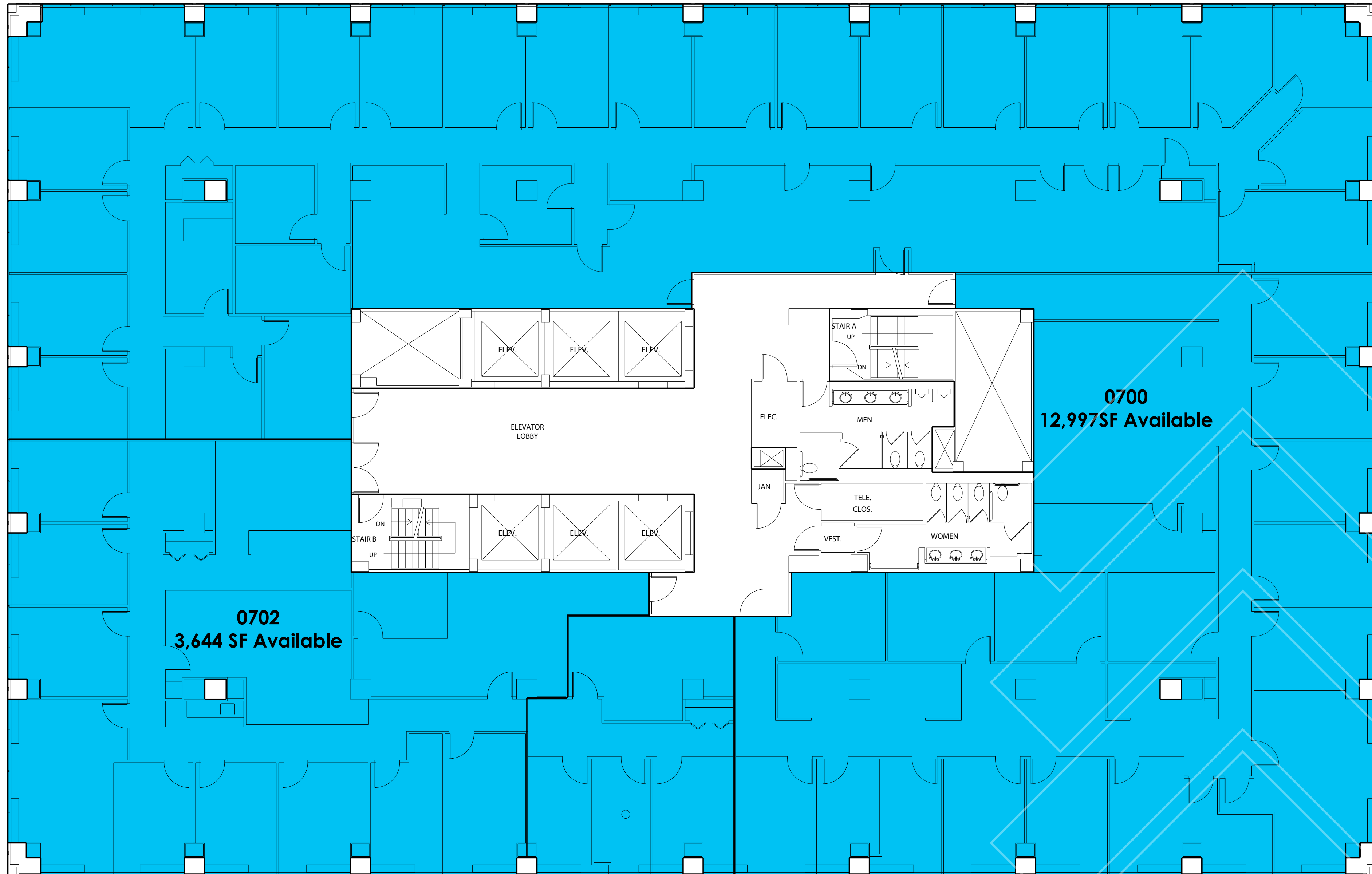
5 SKY | ONE



6 SKY | ONE



SKY | ONE

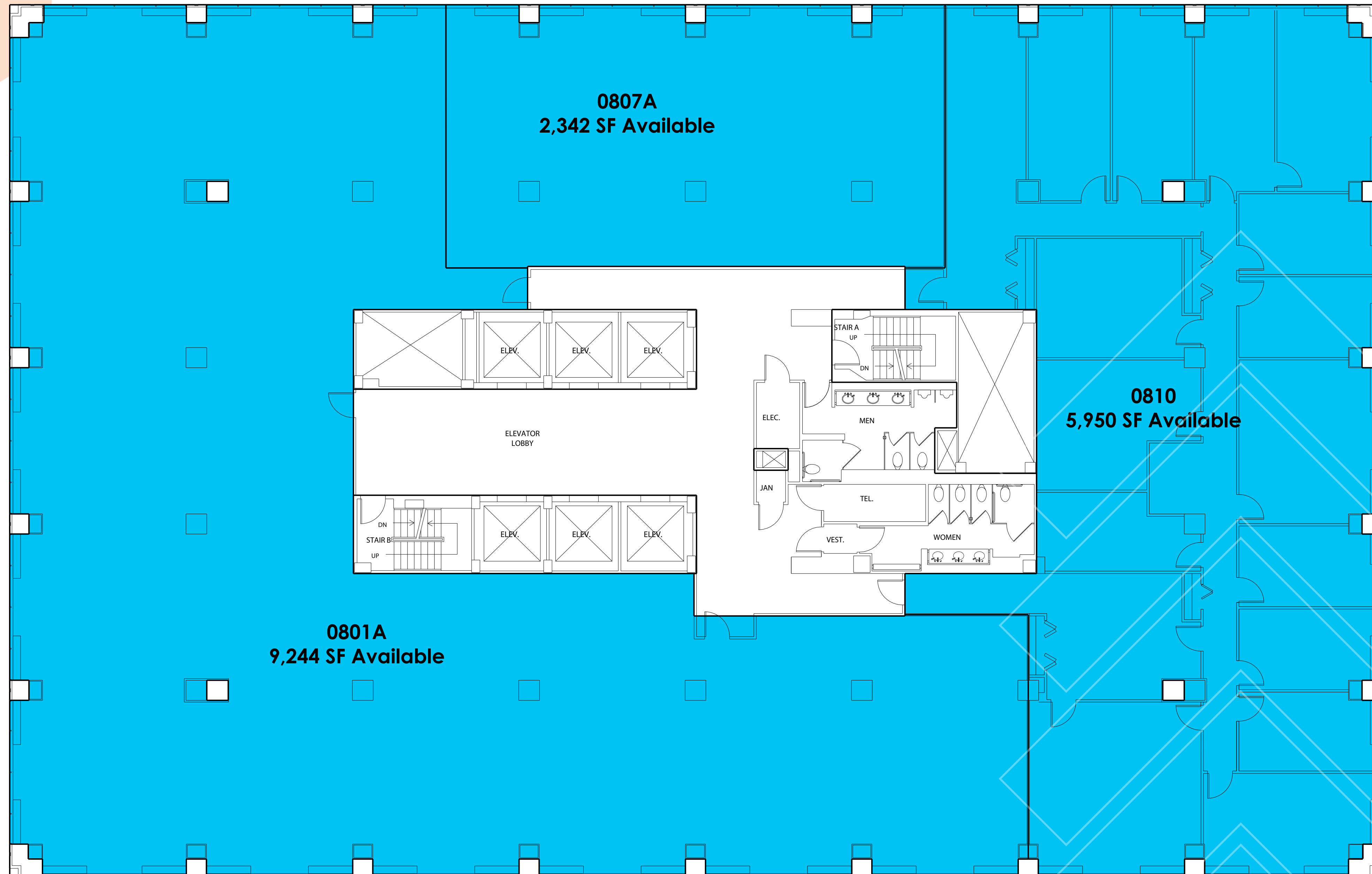


0702
3,644 SF Available

0700
12,997SF Available

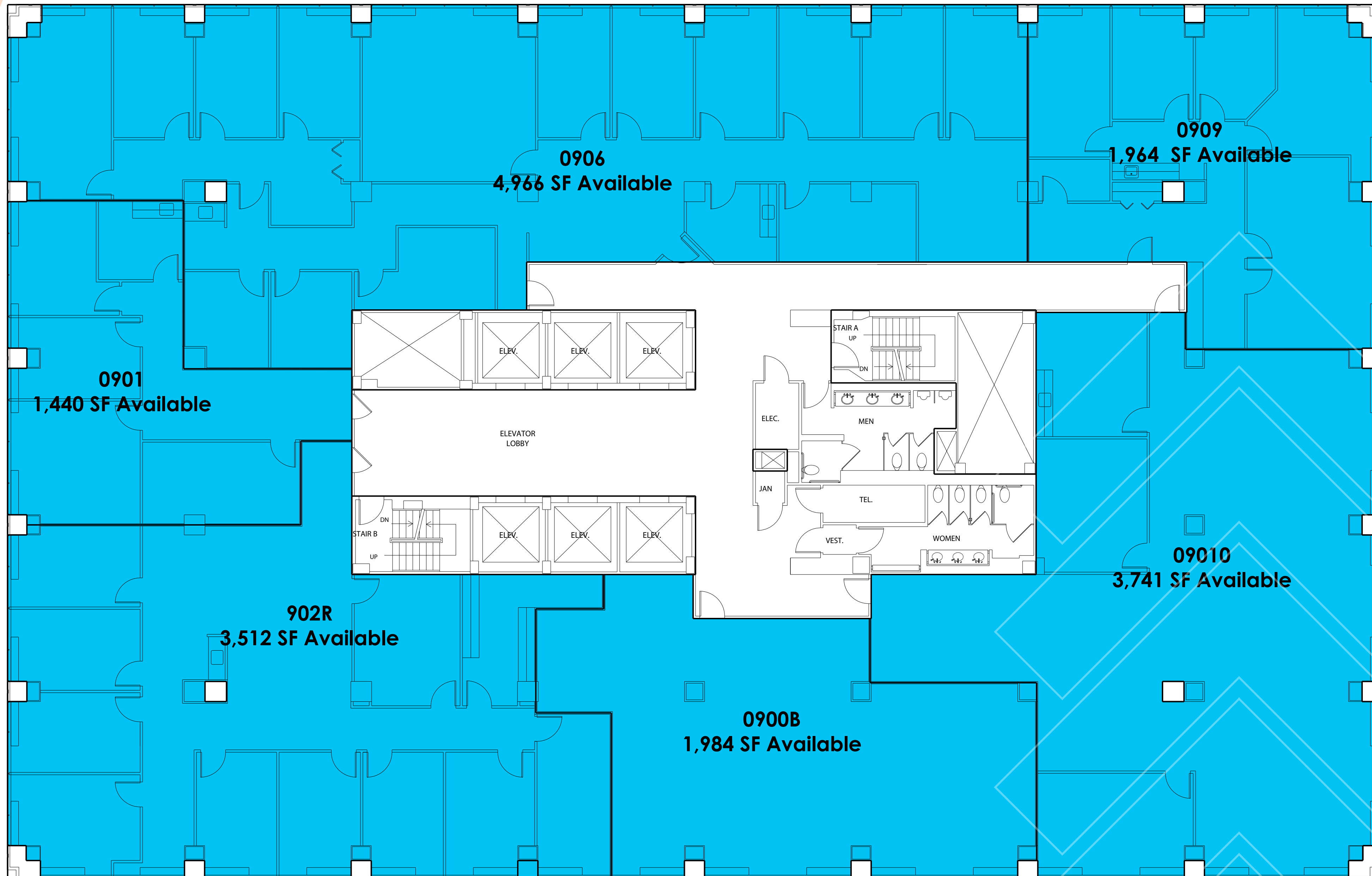
0702A
885 SF Available

SKY | ONE

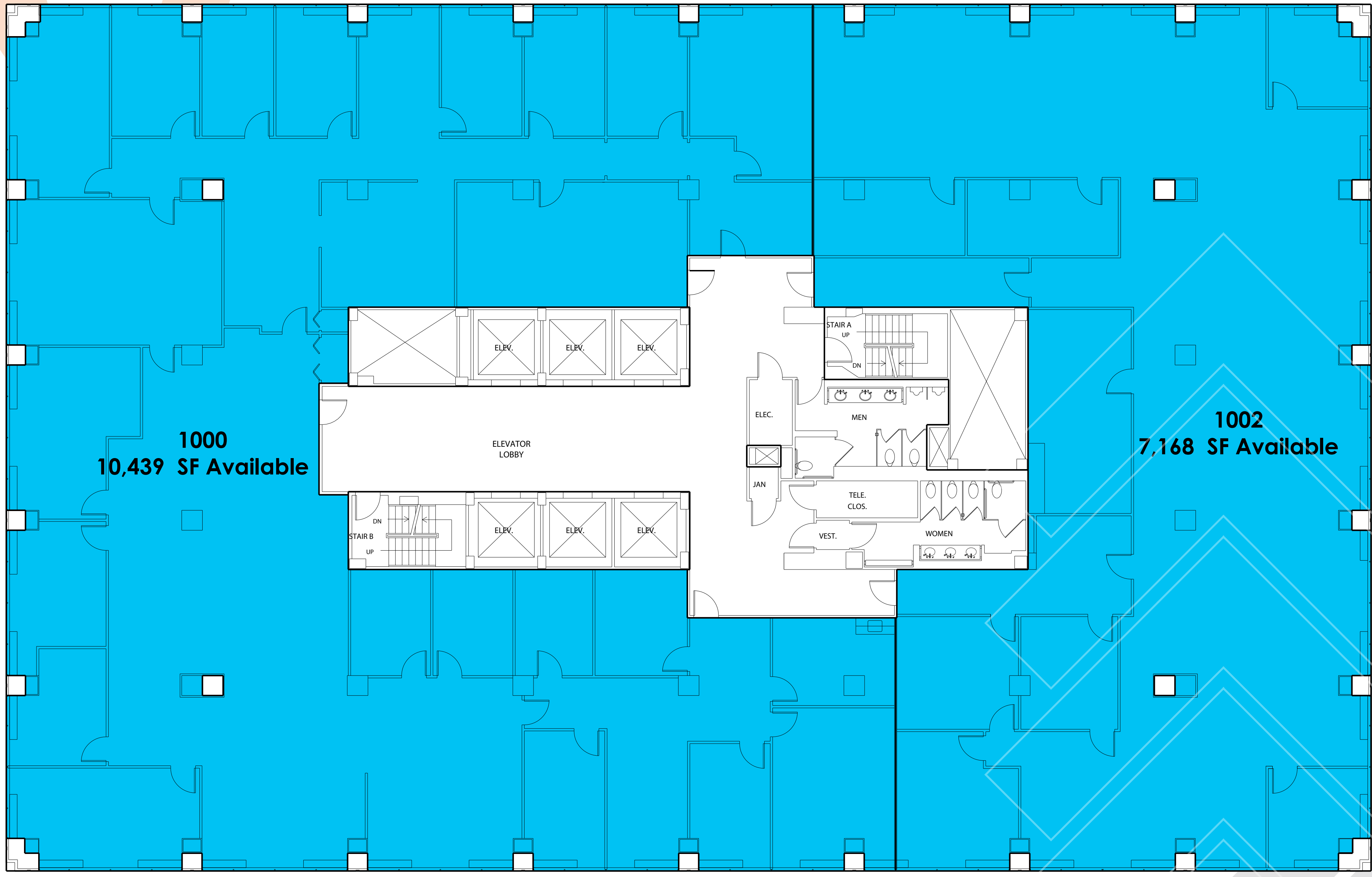


SKY | ONE

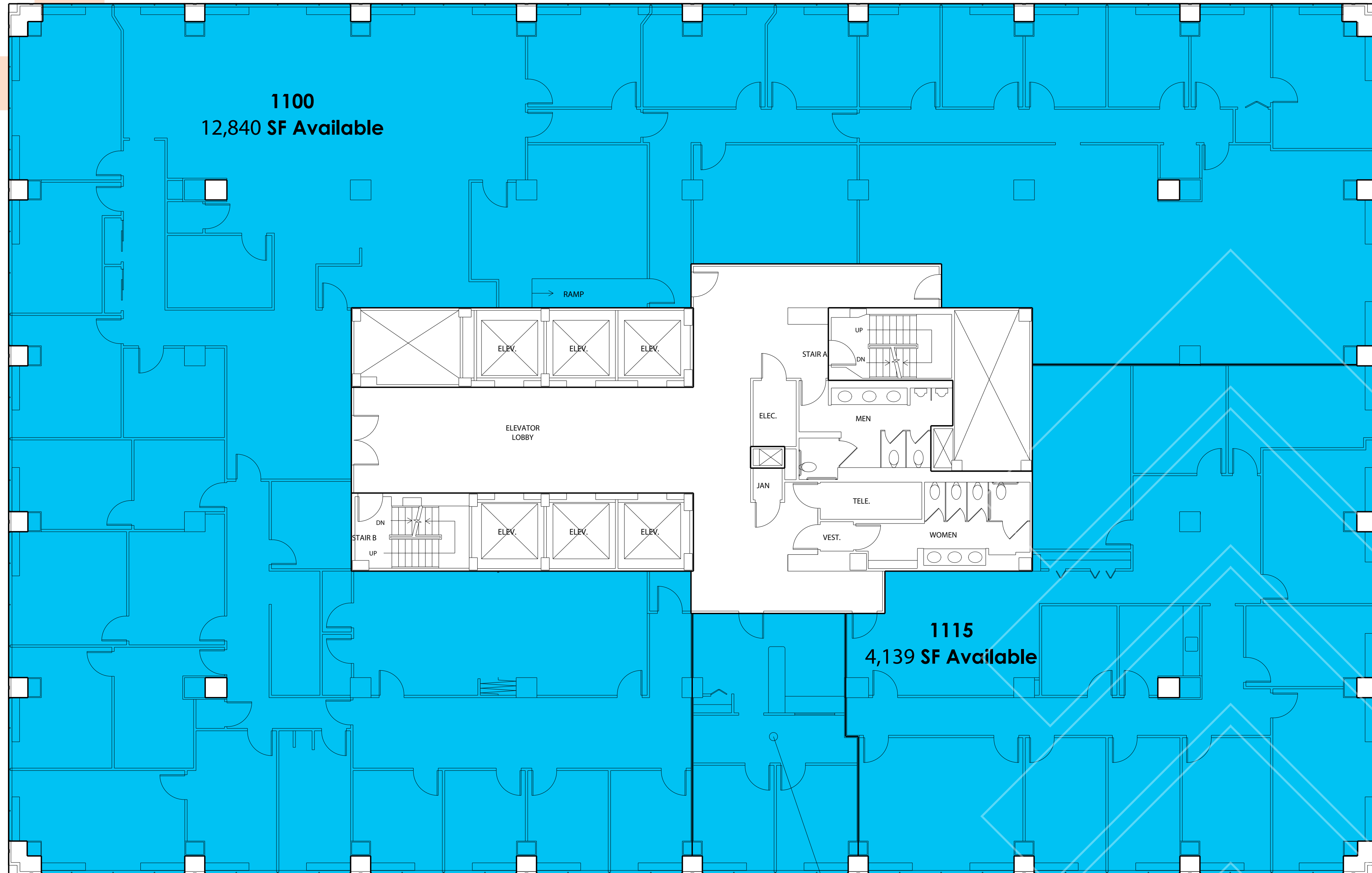
skyLINE
OFFICE COMPLEX



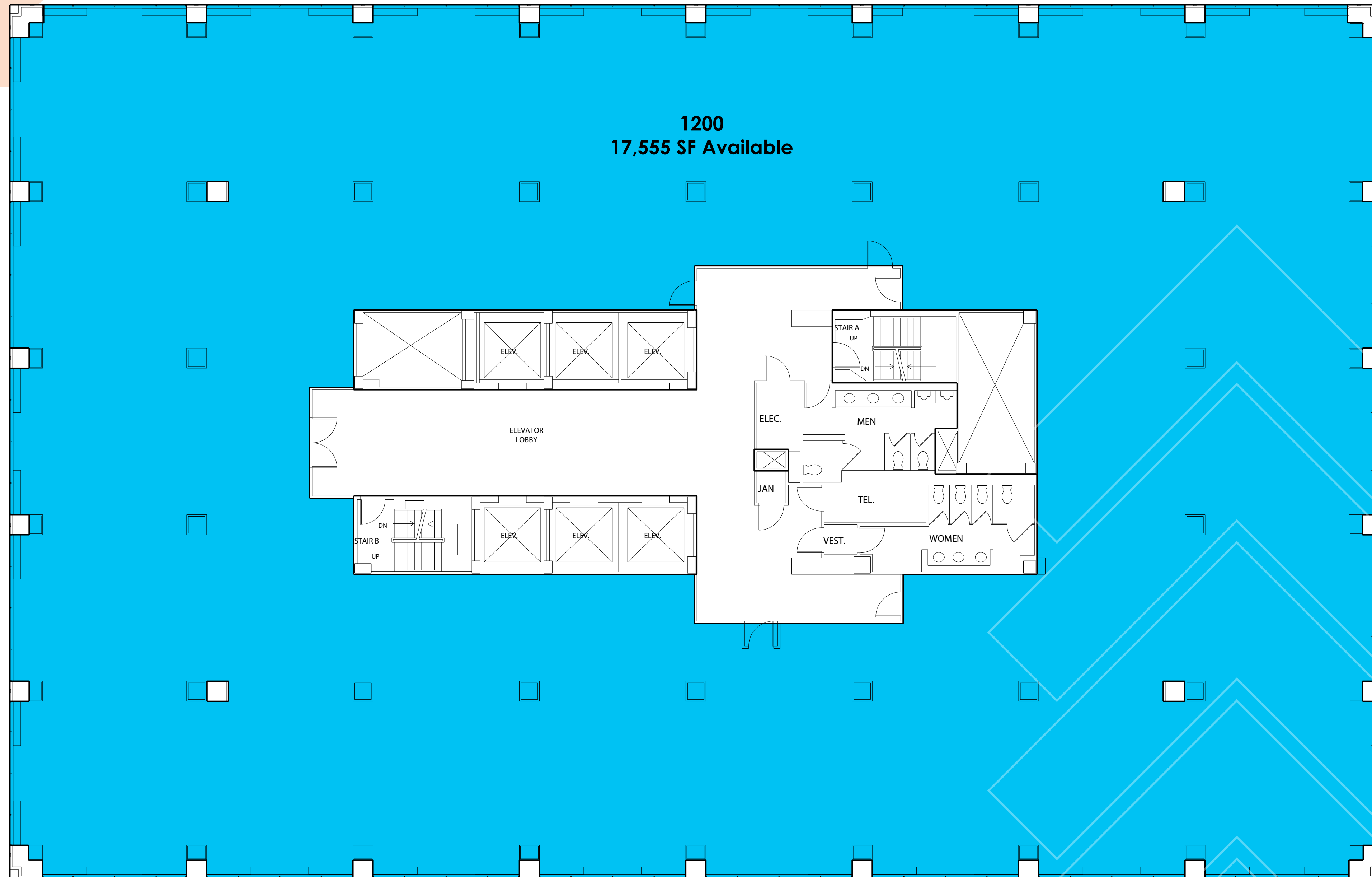
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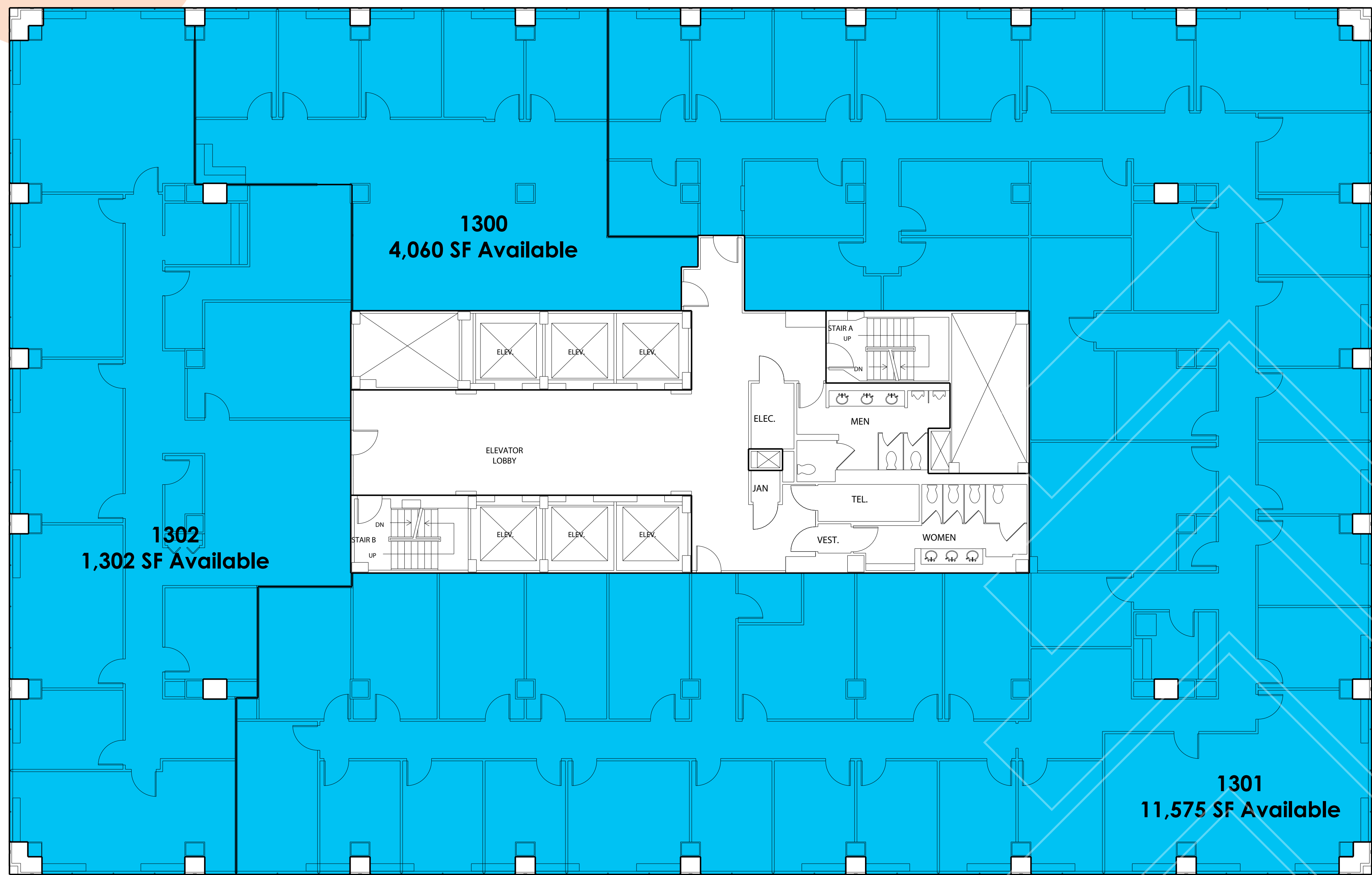
SKY | ONE



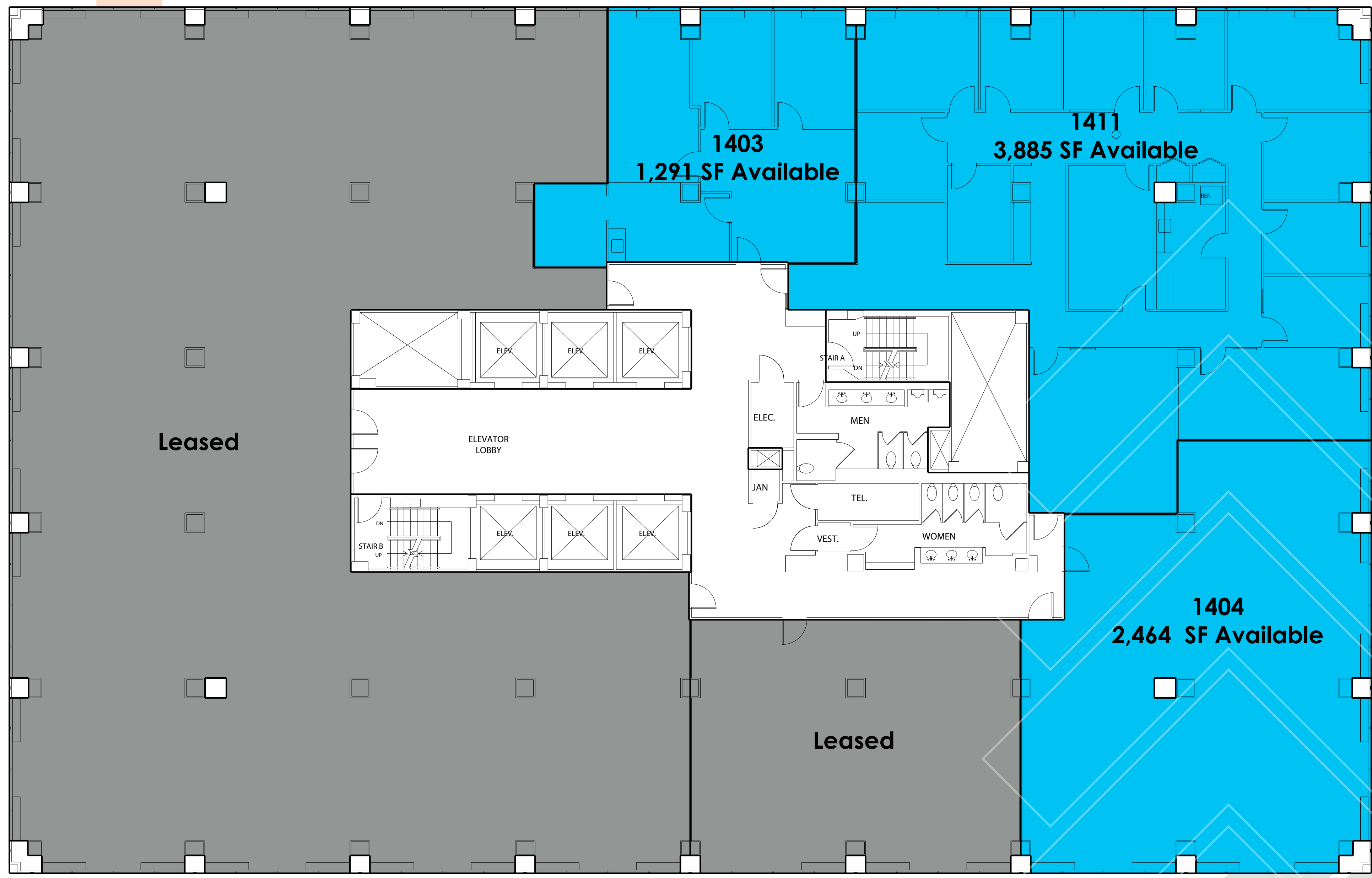
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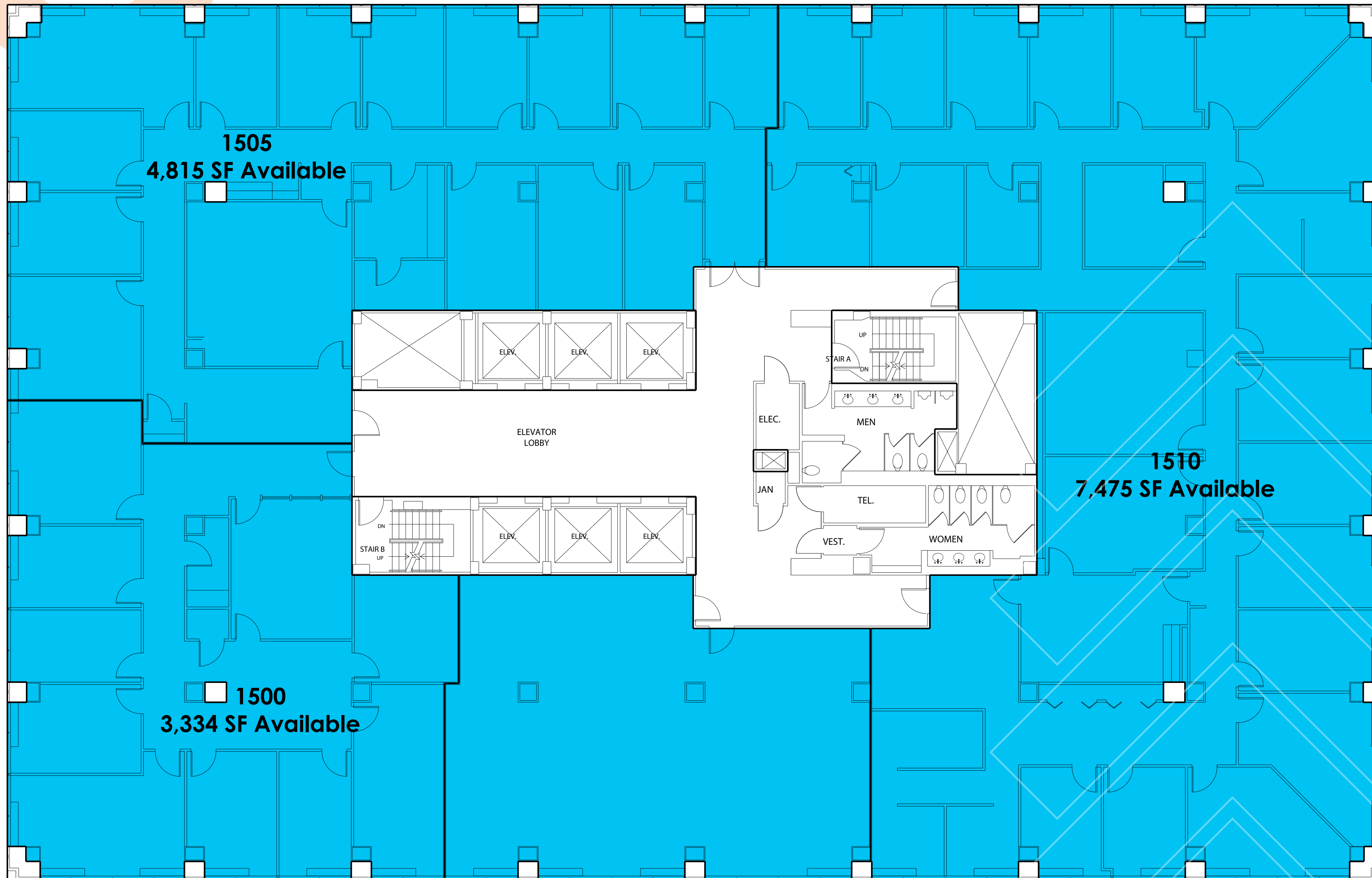
13 SKY | ONE



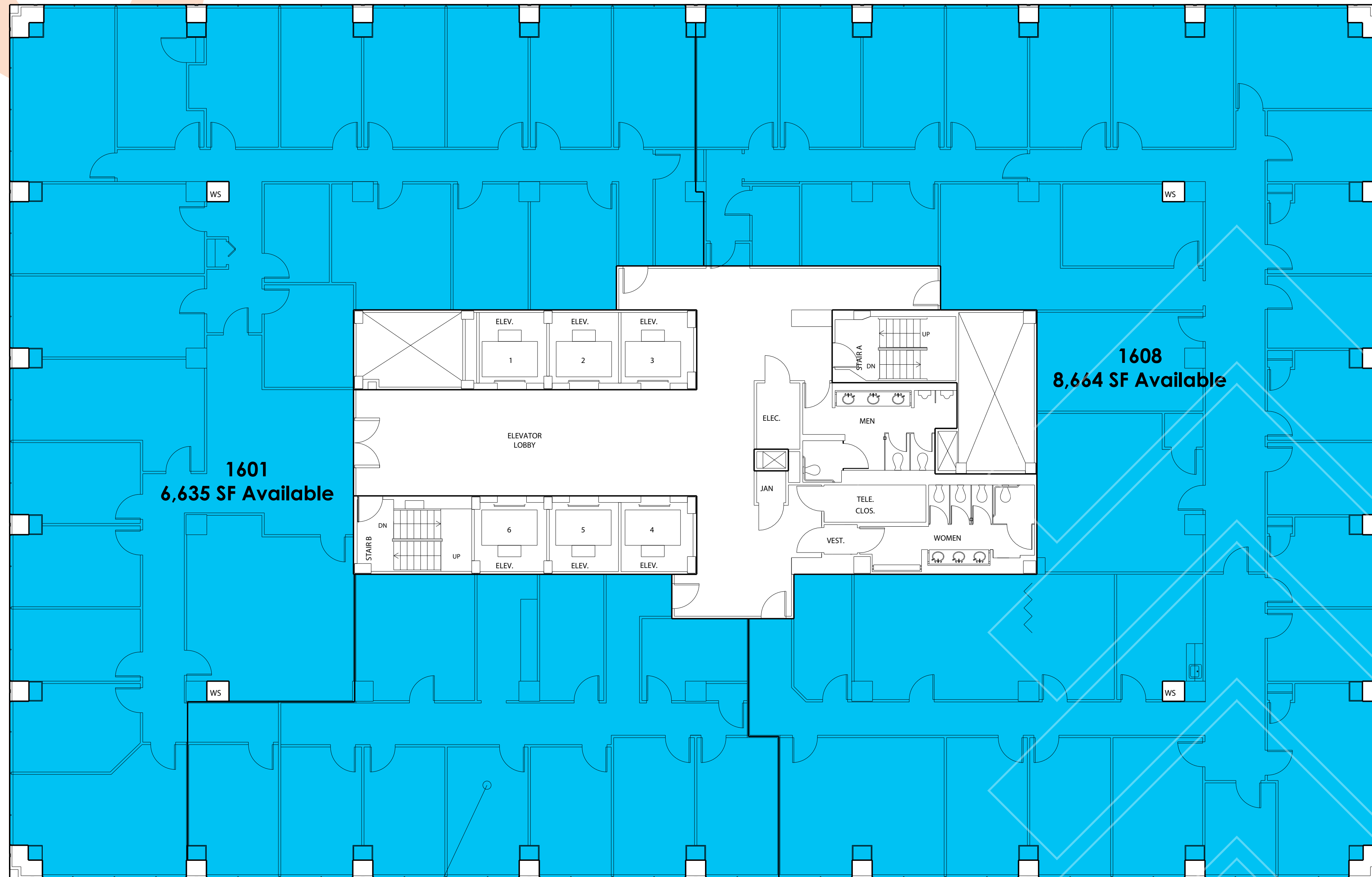
14 SKY | ONE



15 SKY | ONE



16 SKY | ONE



1602
2,685 SF Available

1601
6,635 SF Available

1608
8,664 SF Available

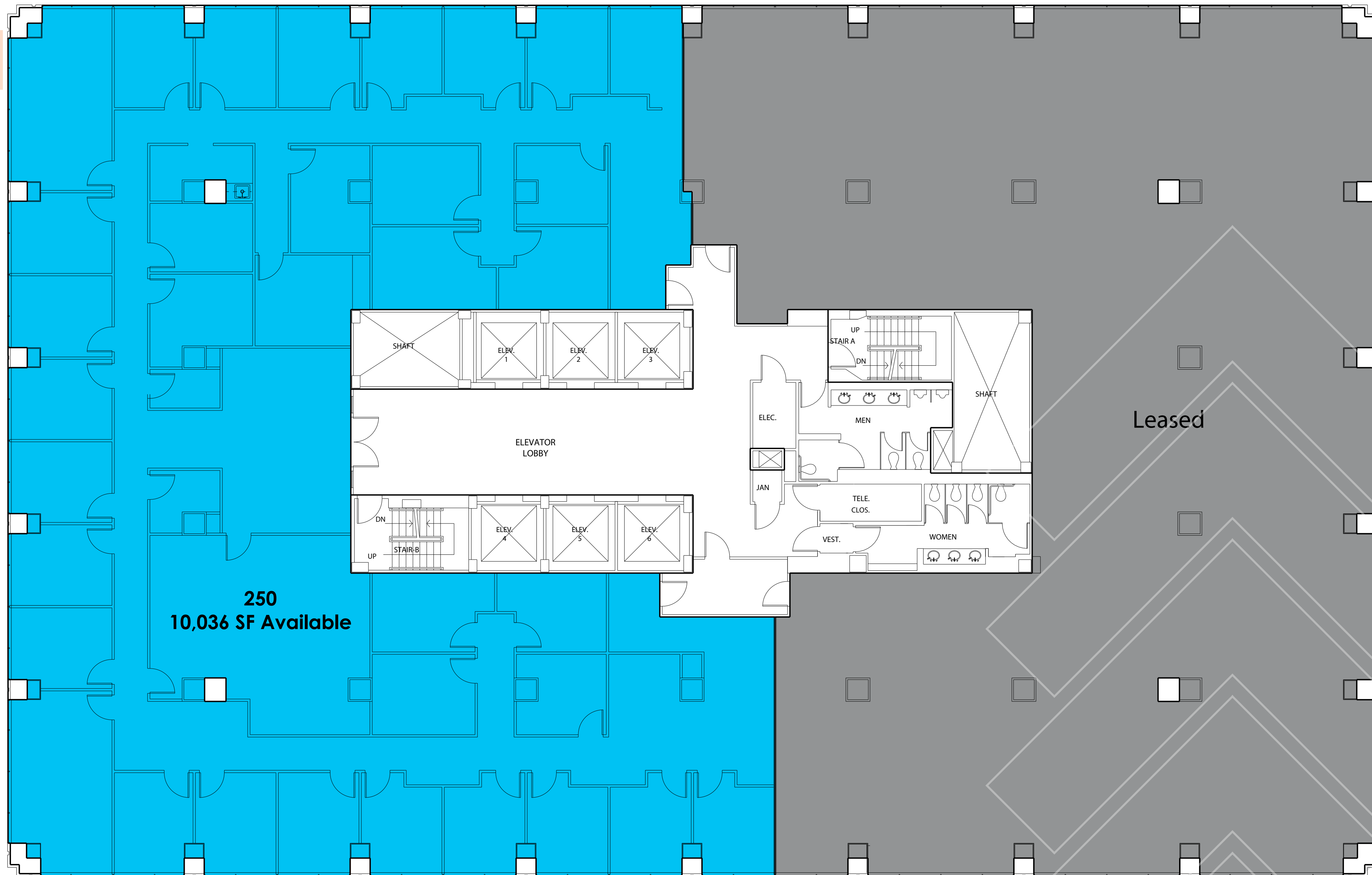
SKY | TWO

Up to 212,554 SF Available

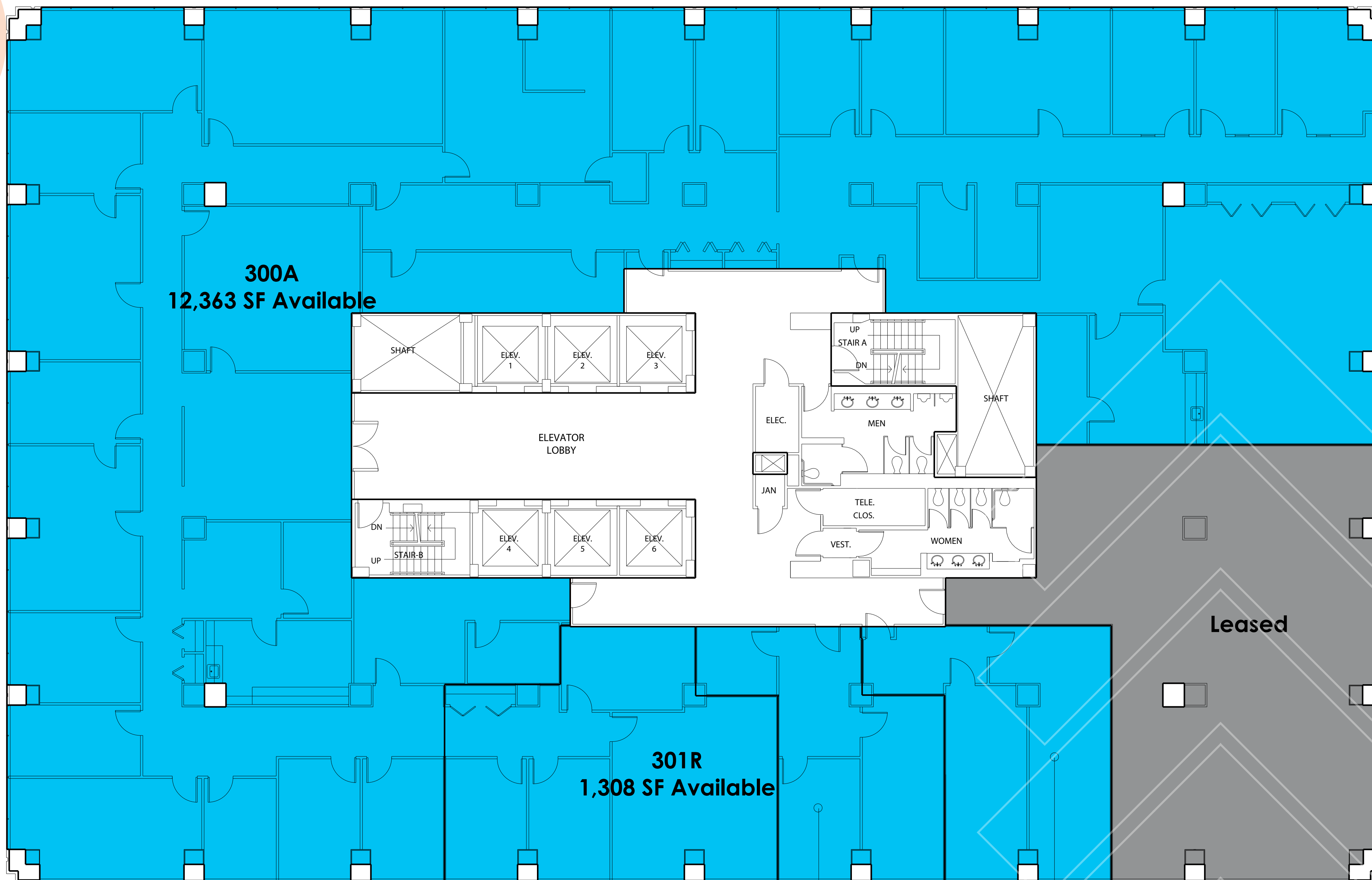


FLOOR	Leased	Suite	SF		
16	Leased	Suite 1600 17,015 SF	17,883		
15		Suite 1500 17,884 SF	17,883		
14	Leased	Suite 1400 9,320 SF	17,883		
13		Suite 1300 17,884 SF	17,883		
12		Suite 1200 17,884 SF	17,883		
11	Leased		17,883		
10		Suite 1000 17,887 SF	17,886		
9	Leased	Suite 900 7,105 SF	17,883		
8		Suite 800 17,884 SF	17,883		
7		Suite 700 17,883 SF	17,883		
6	Leased	Suite 600 4,954 SF	Leased	Suite 600 5,077 SF	17,883
5	Leased	Suite 500 17,104 SF	17,875		
4		Suite 400 17,884 SF	17,883		
3	Leased	Suite 300 15,438 SF	17,883		
2	Leased	Suite 200 10,196 SF	17,075		
1	Leased	Suite 100 4,135 SF	9,408		

2 SKY | TWO



SKY | TWO



300A
12,363 SF Available

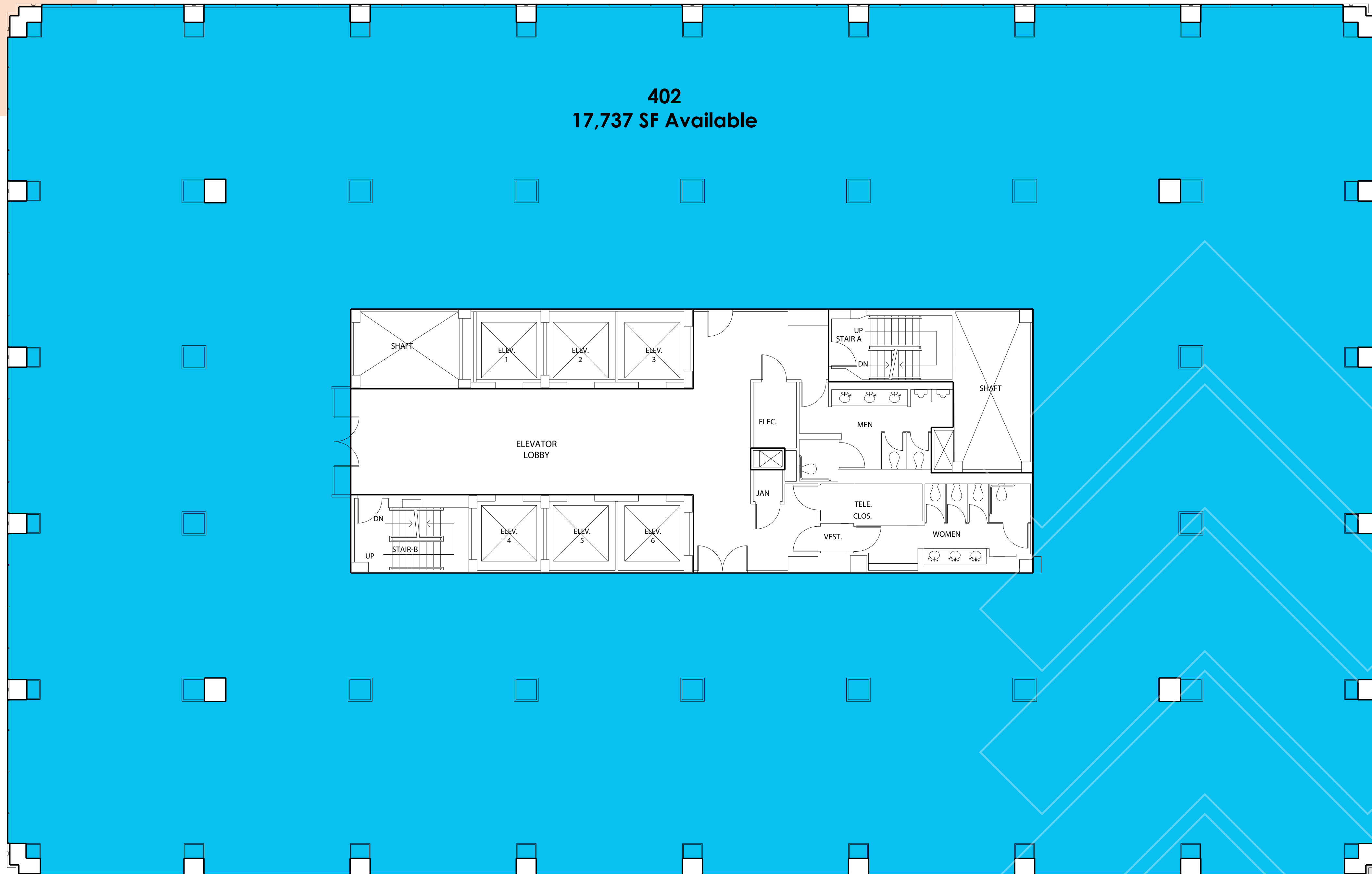
301R
1,308 SF Available

Leased

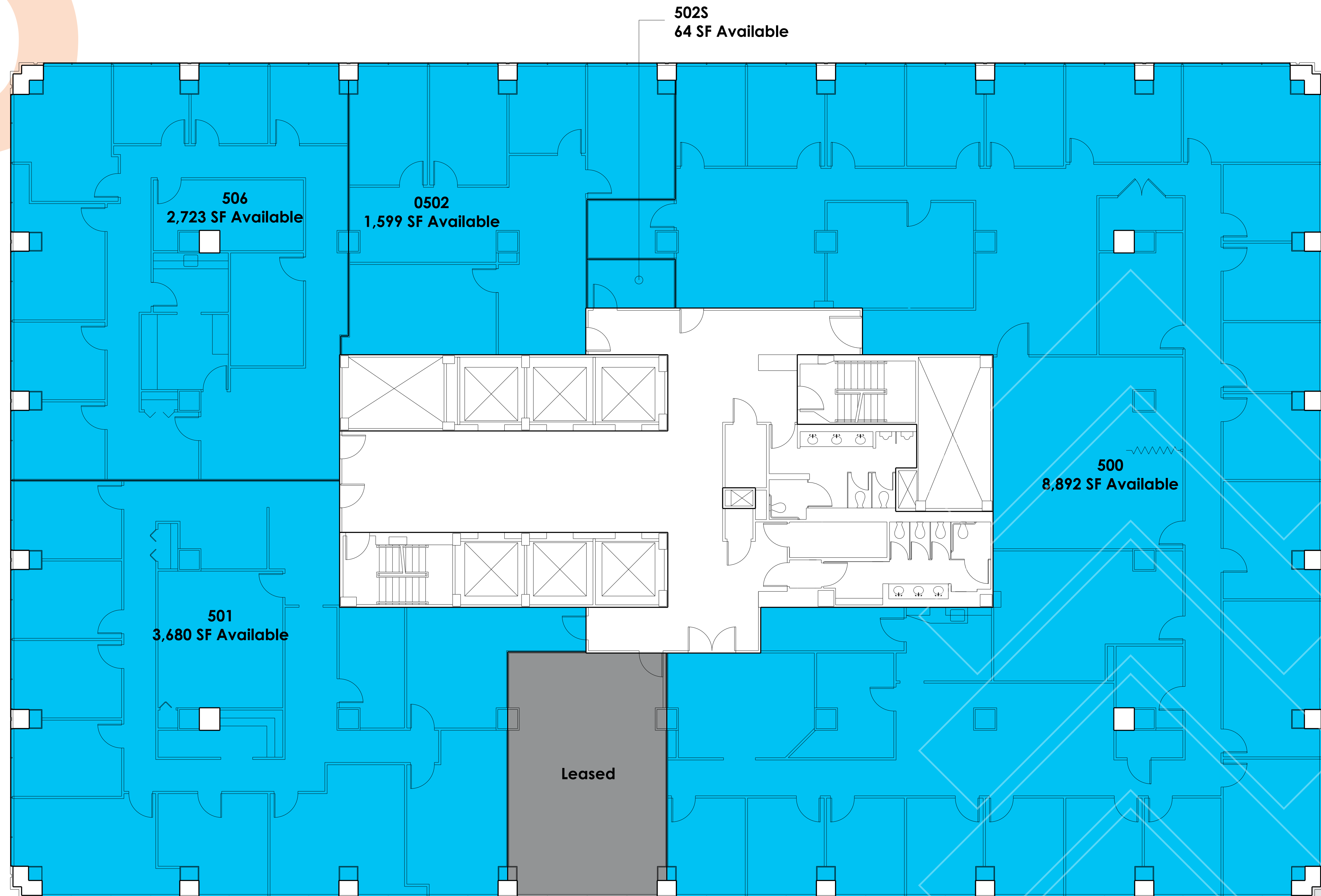
307
767 SF Available

300A1
873 SF Available

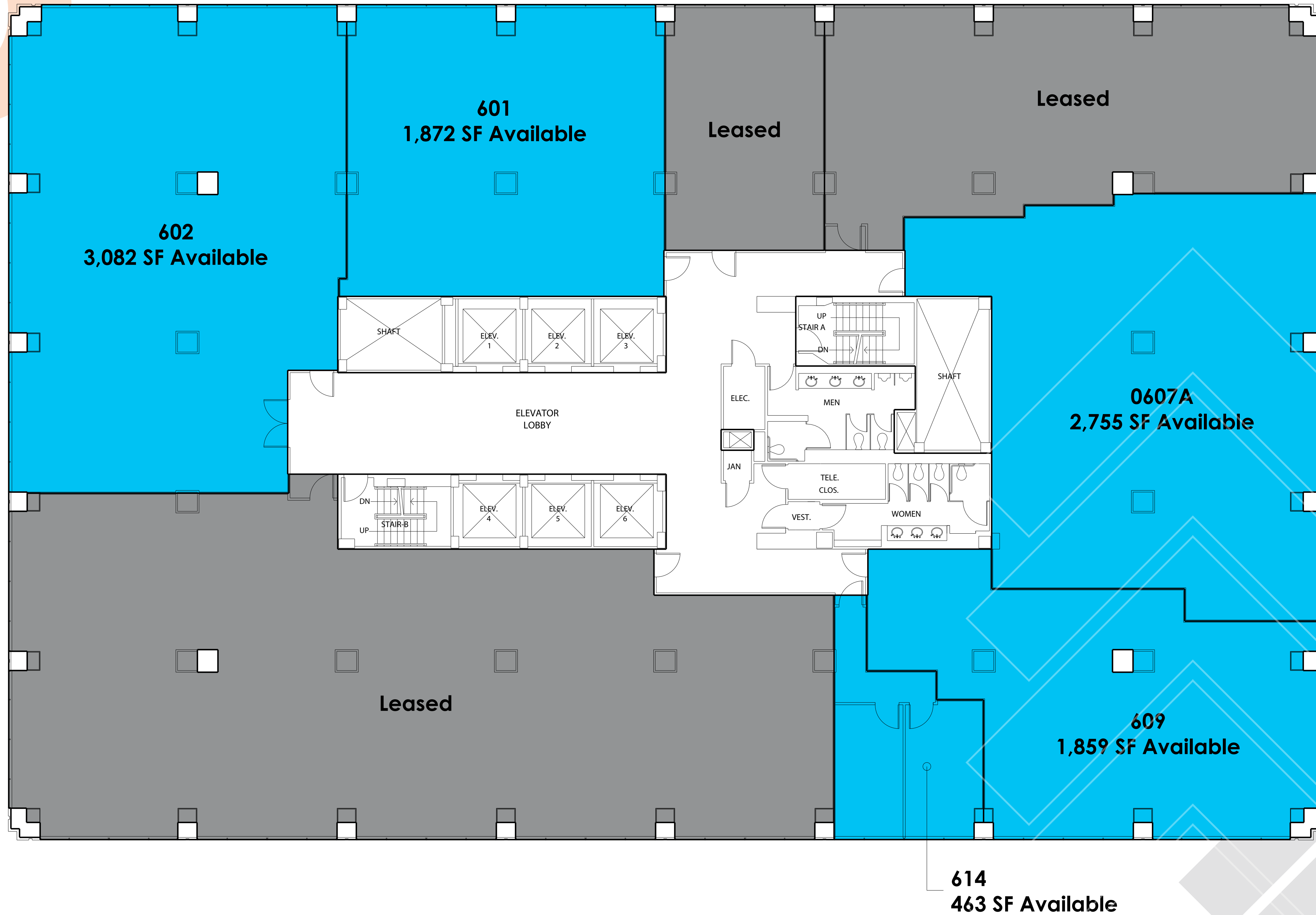
4 SKY | TWO



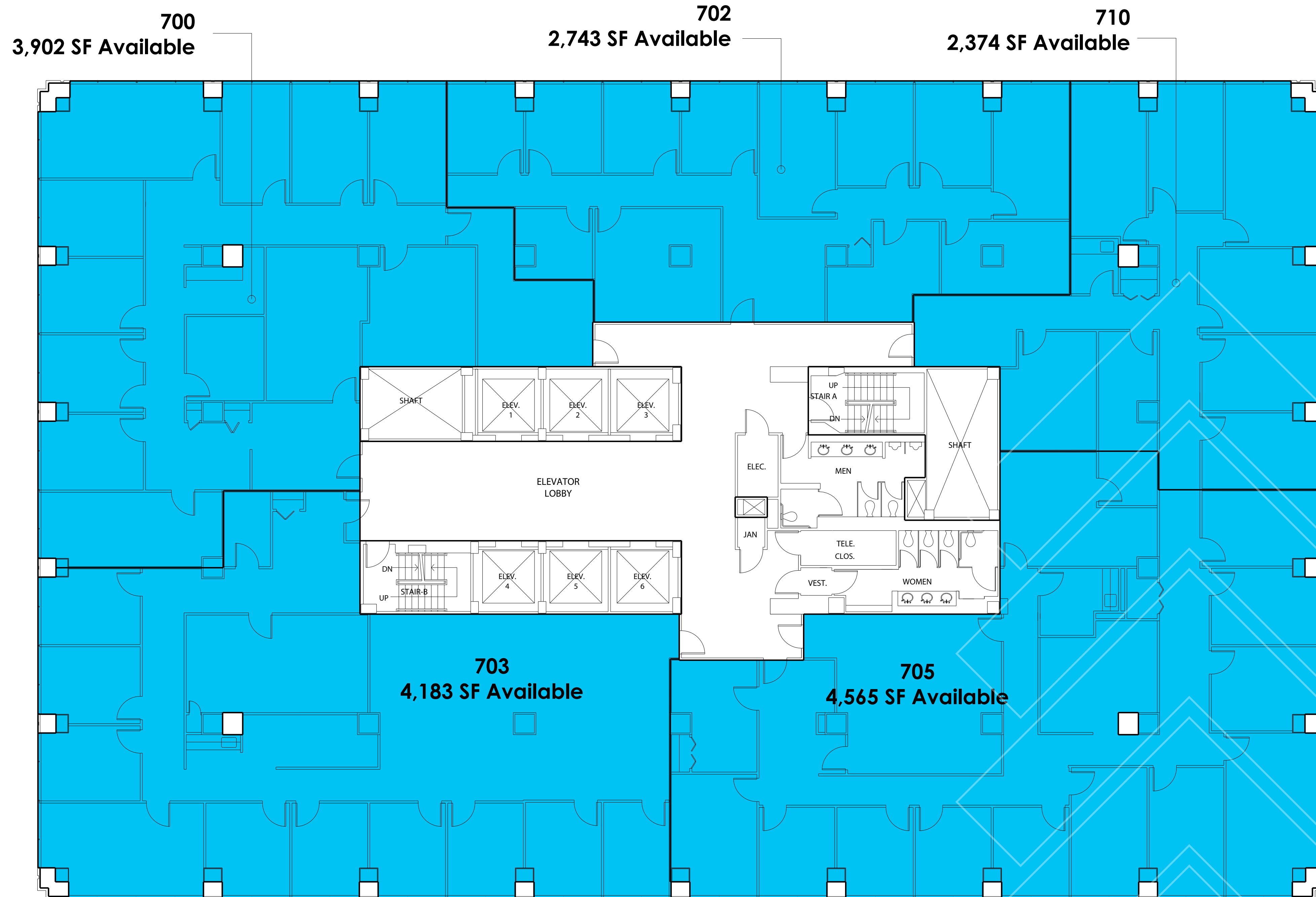
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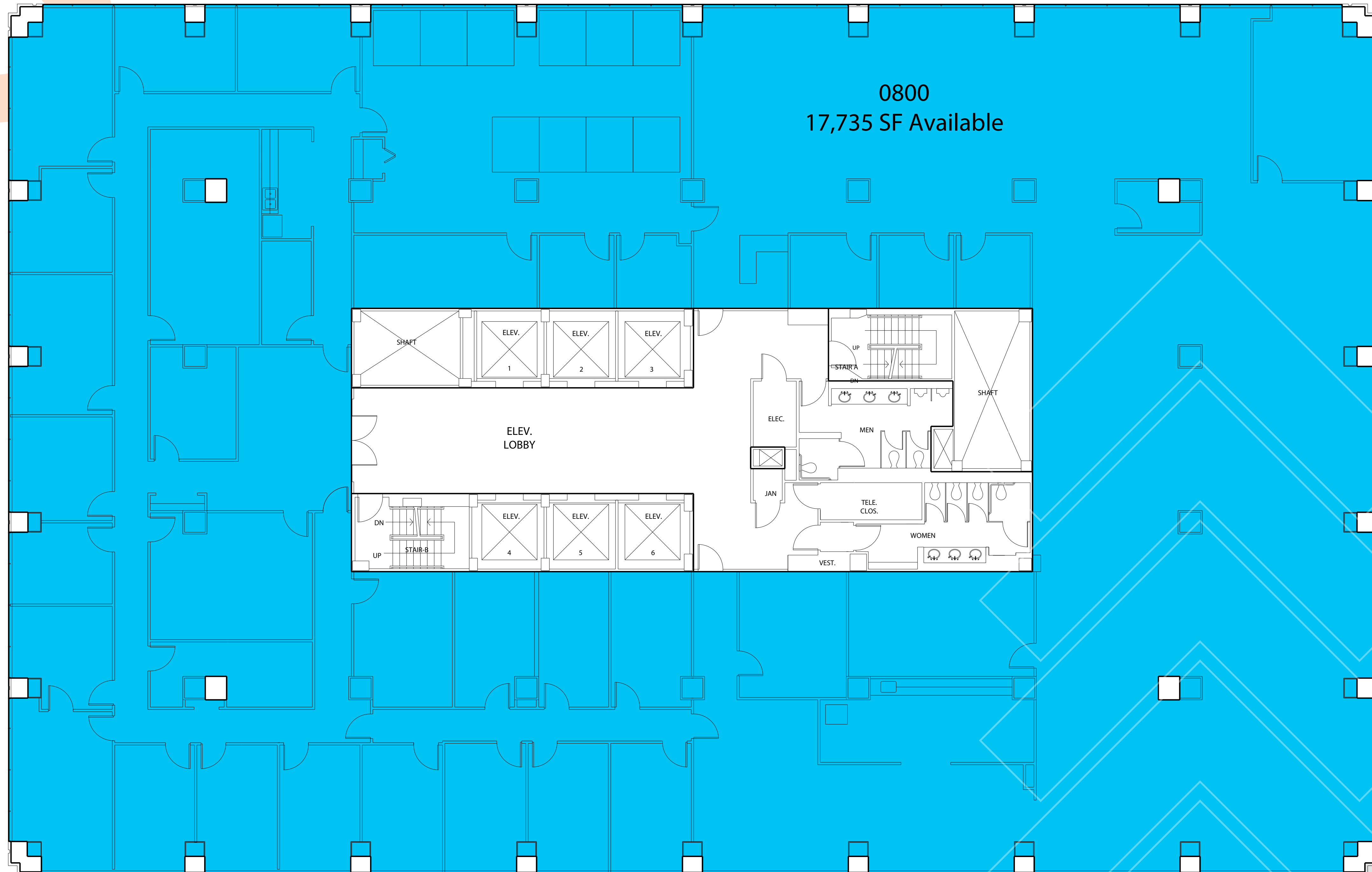
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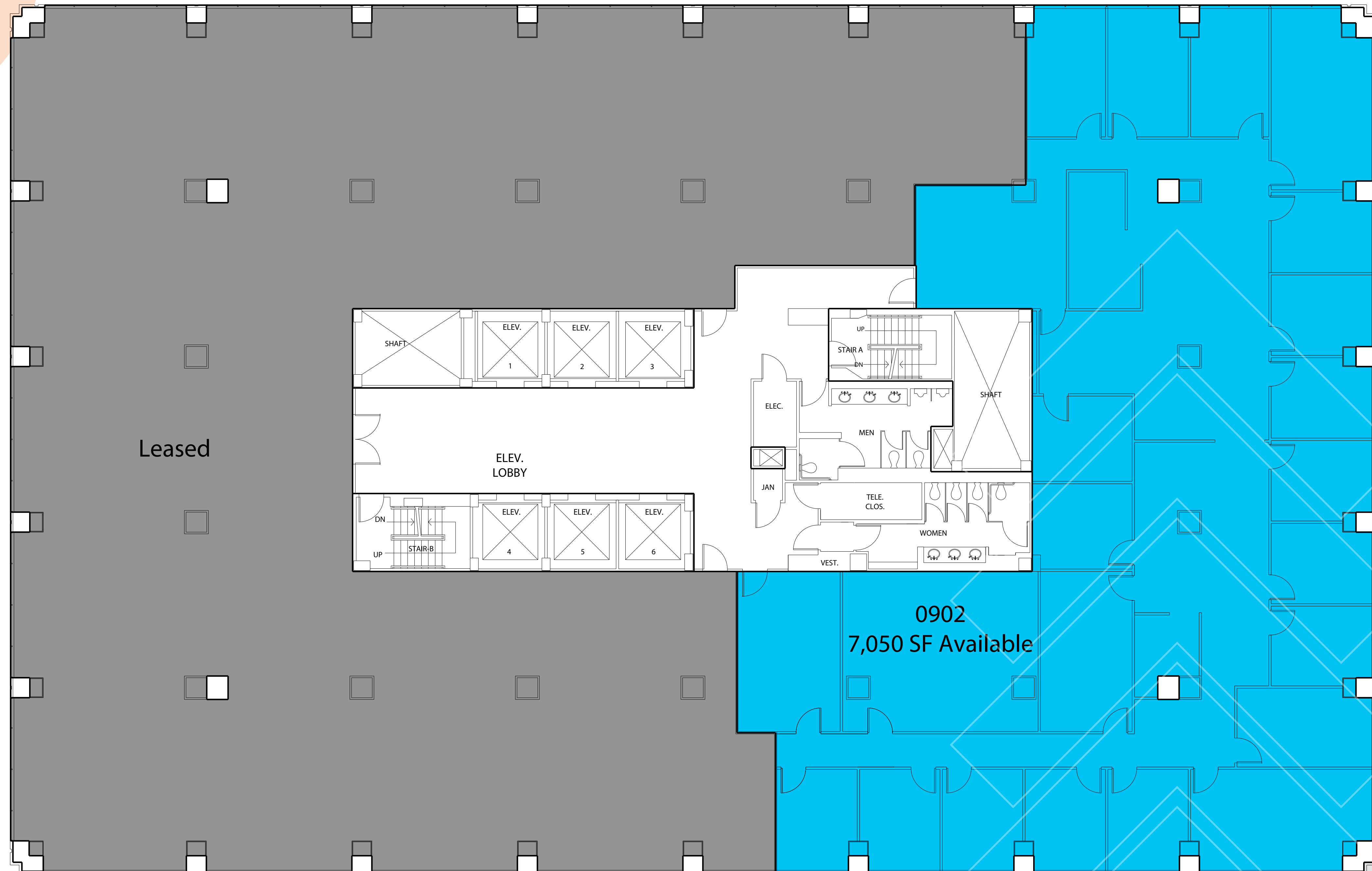
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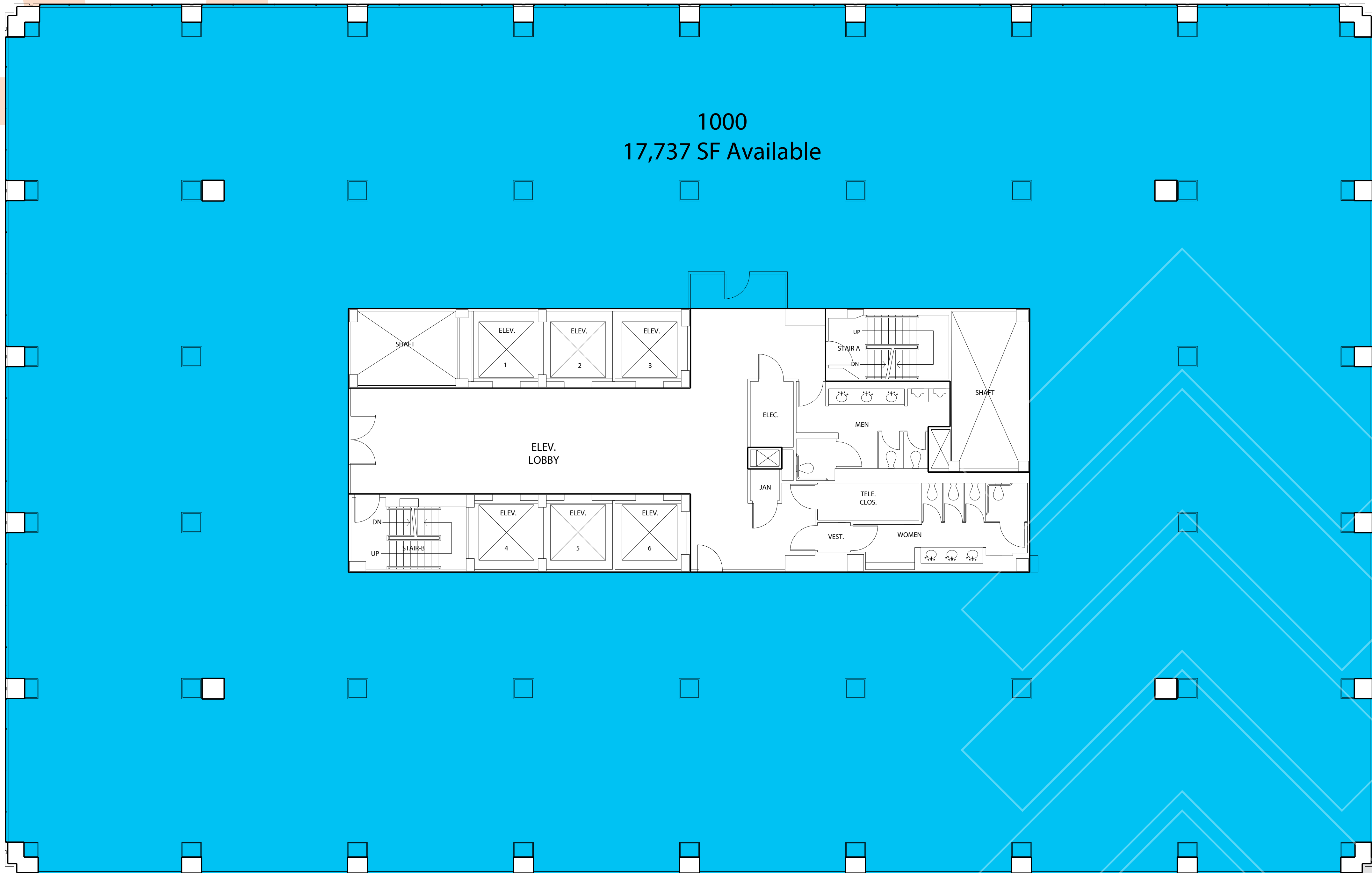
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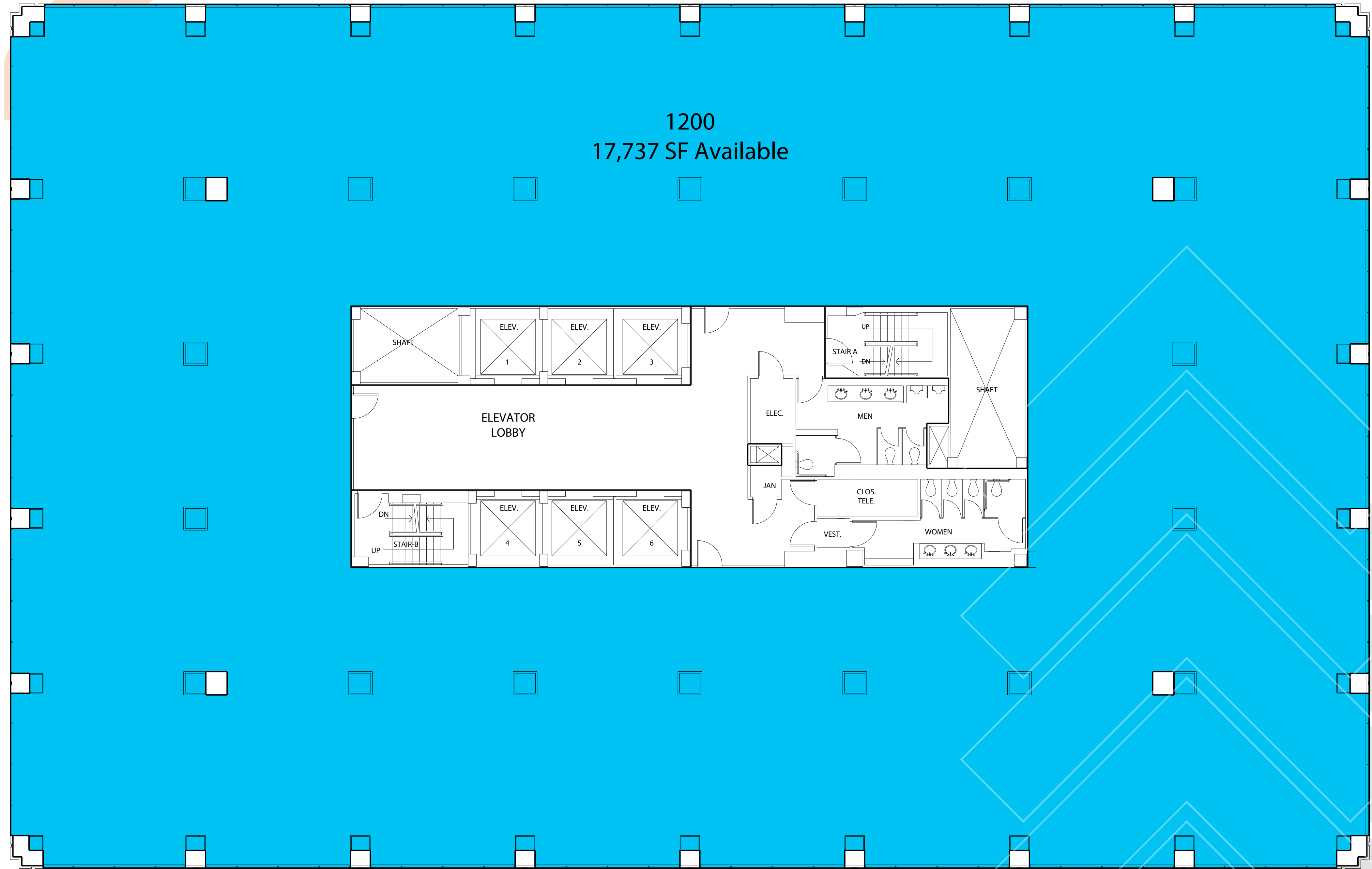
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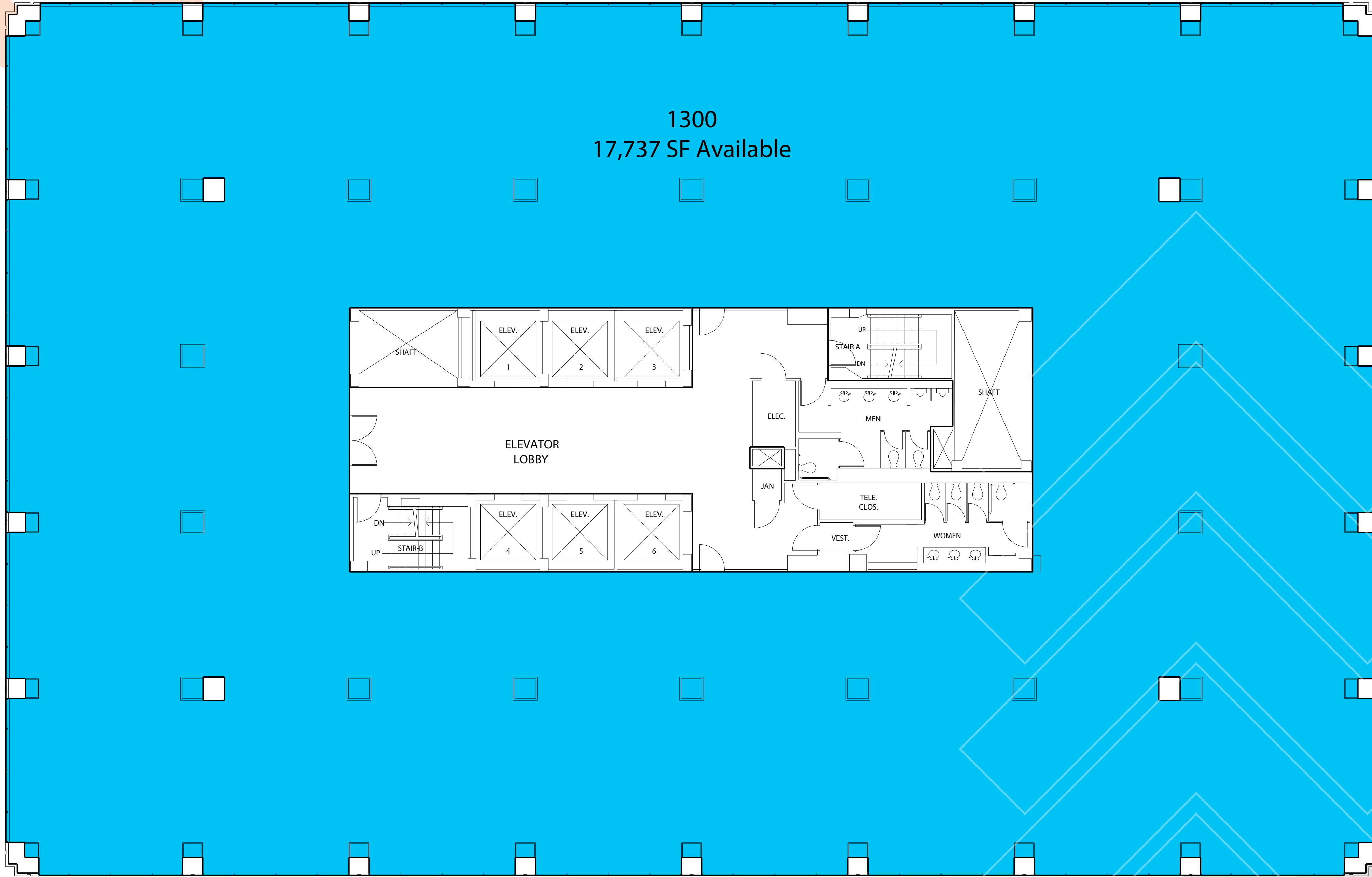
1 SKY | TWO



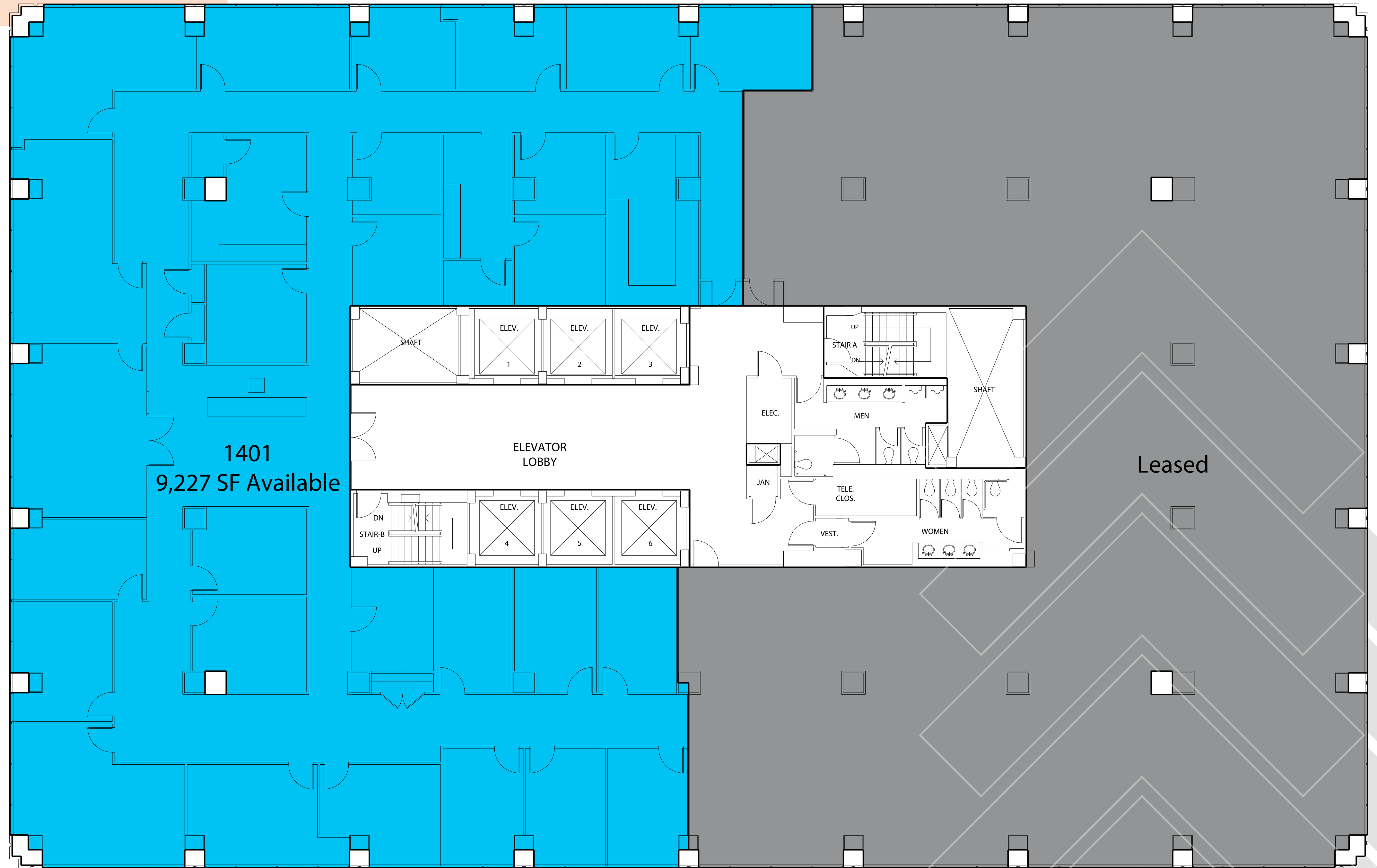
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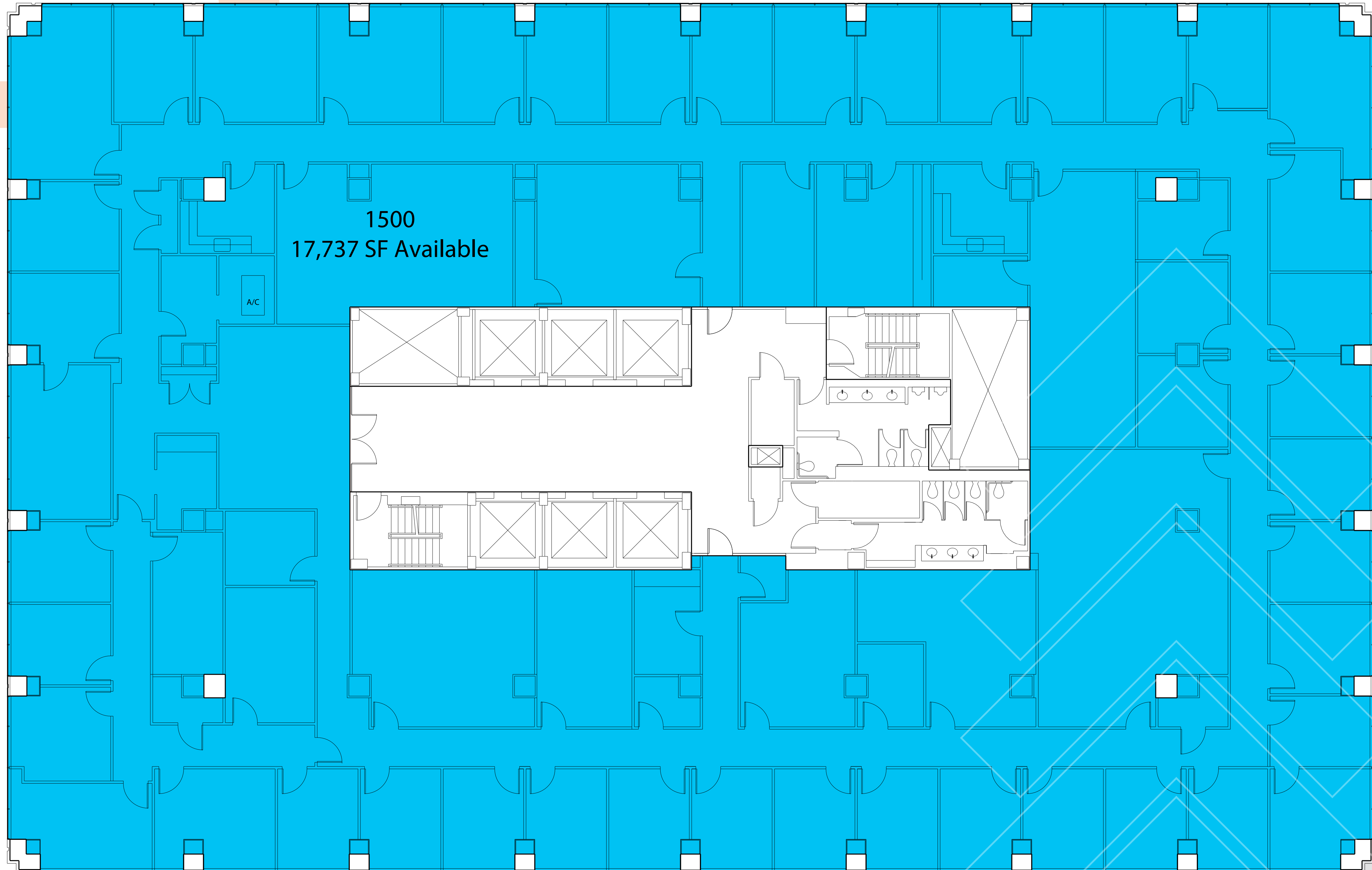
1 SKY | TWO



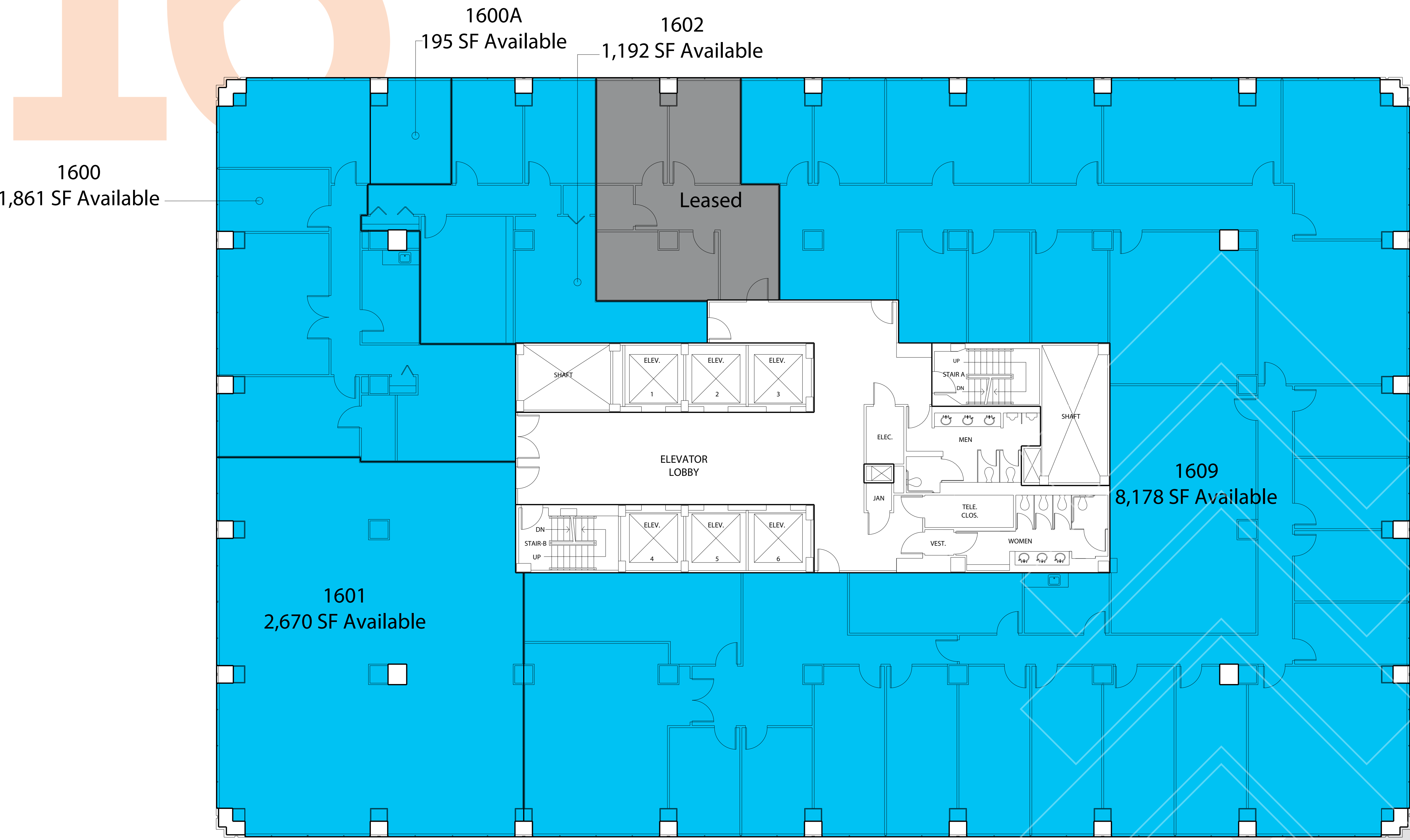
141 SKY | TWO



15 SKY | TWO



16 SKY | TWO



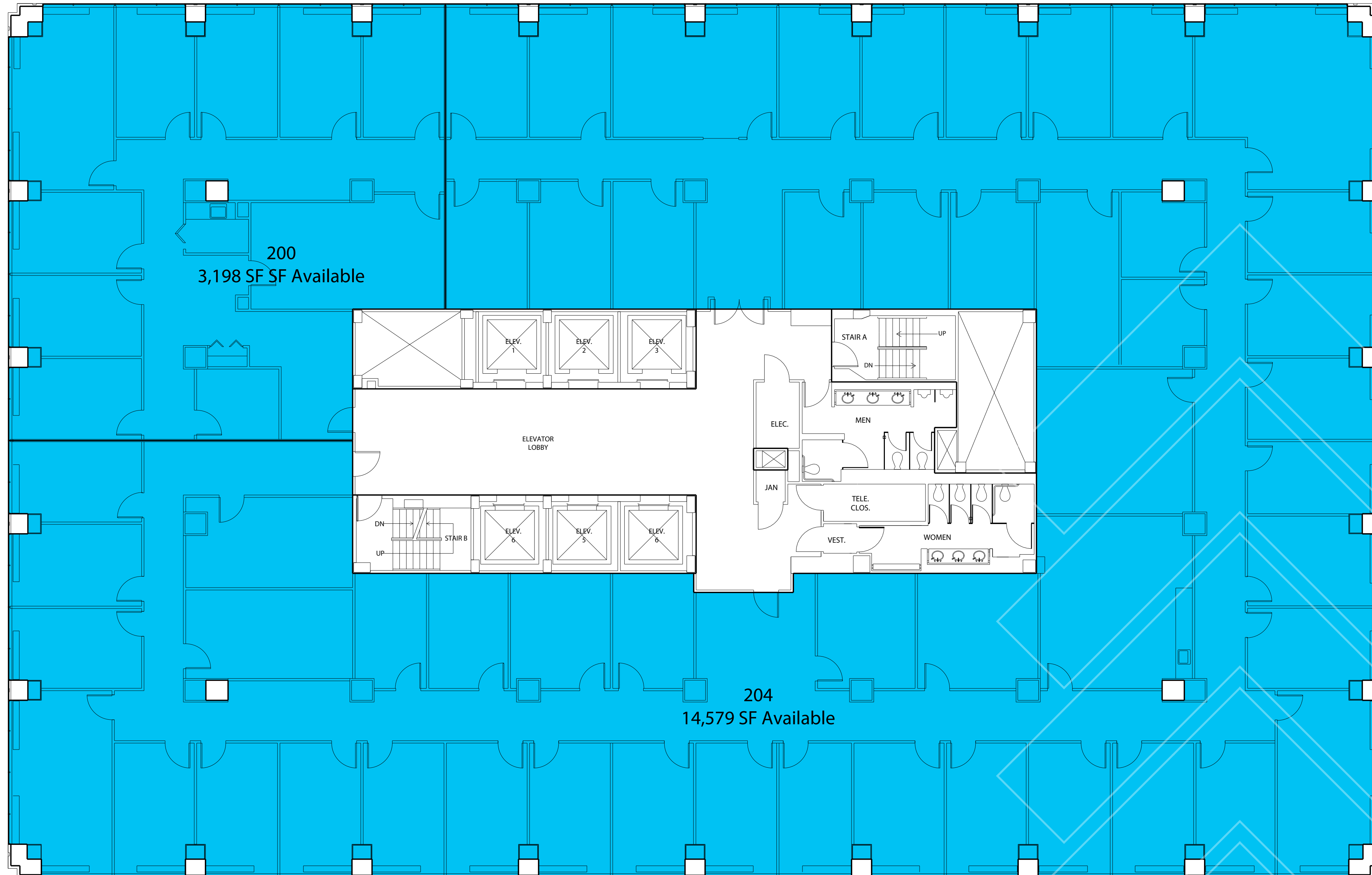
SKY | THREE

Up to 178,801 SF Available

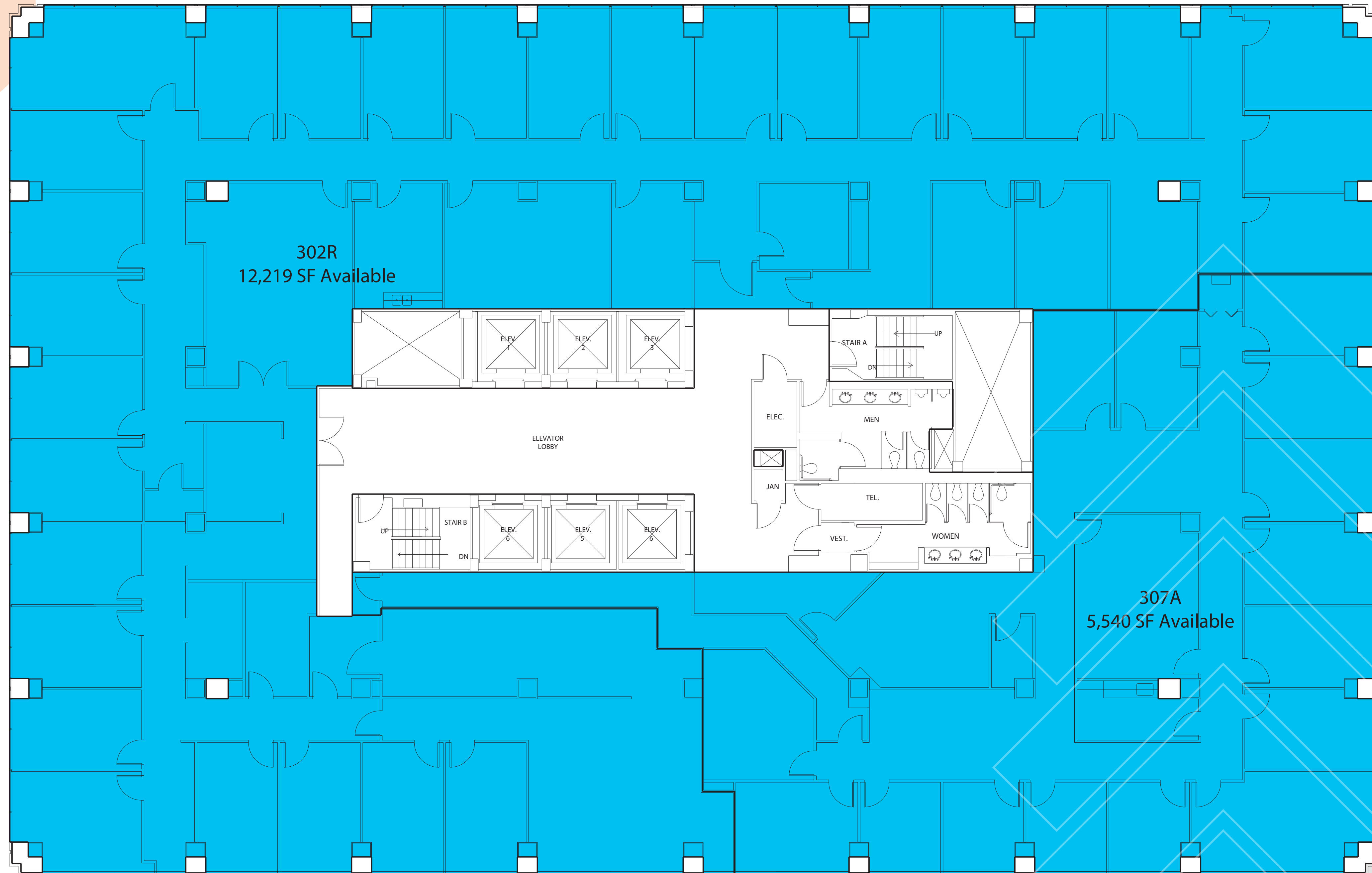


FLOOR				SF
16	Leased		Suite 1600 5,566 SF	17,809
15	Suite 1500 17,810 SF			17,809
14	Suite 1400 17,810 SF			17,809
13	Leased		Leased	17,809
12	Leased	Suite 1200 11,135 SF		17,809
11	Suite 1100 17,809 SF			17,808
10	Suite 1000 17,810 SF			17,809
9	Suite 900 17,810 SF			17,809
8	Suite 800 17,809 SF			17,808
7	Suite 700 17,810 SF			17,809
6	Suite 600 17,810 SF			17,809
5	Leased	Leased		17,808
4	Leased			17,808
3	Suite 300 17,812 SF			17,812
2	Suite 200 17,810 SF			17,809
1	Leased	Leased	Leased	7,242

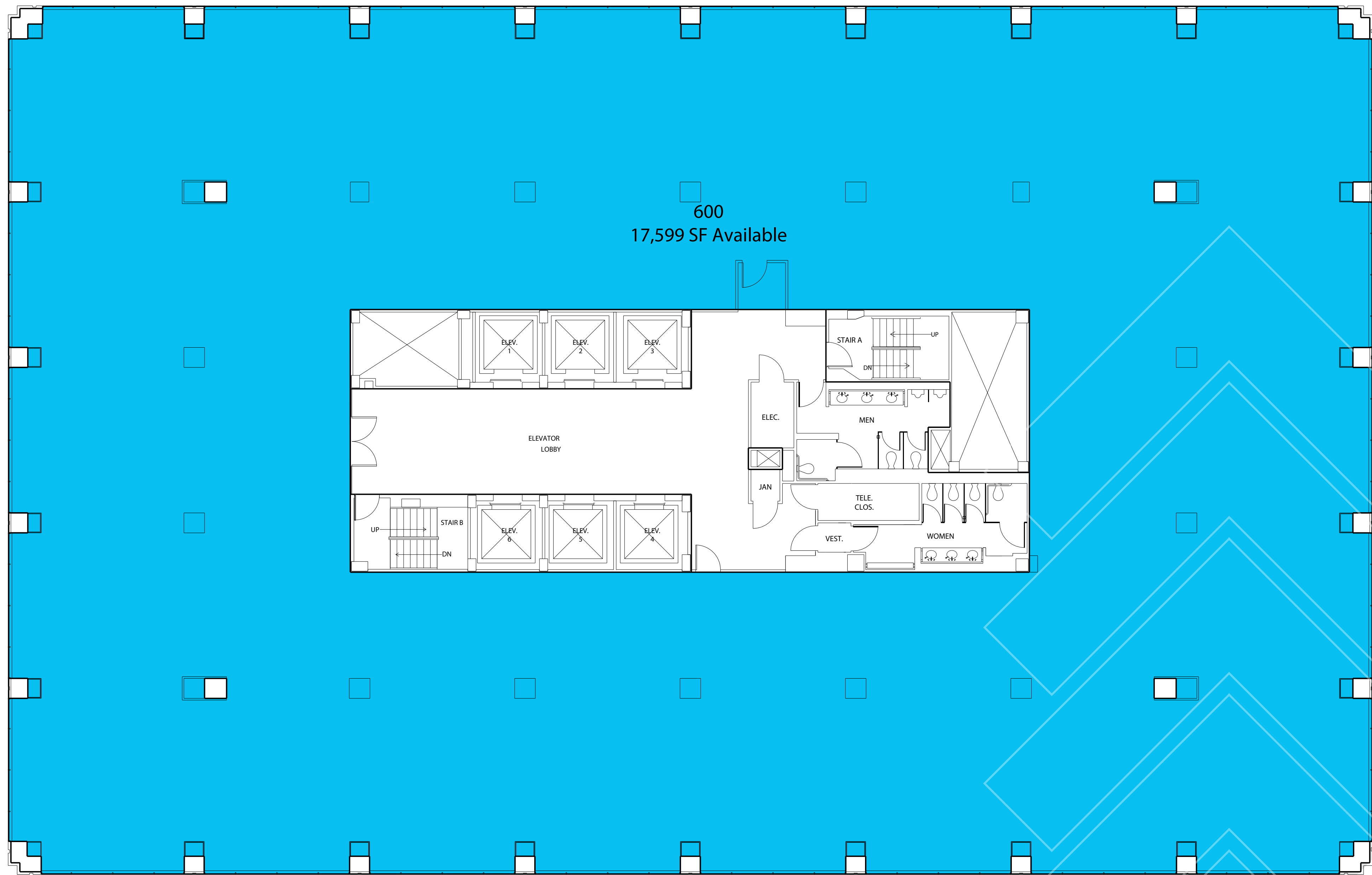
2 SKY | THREE



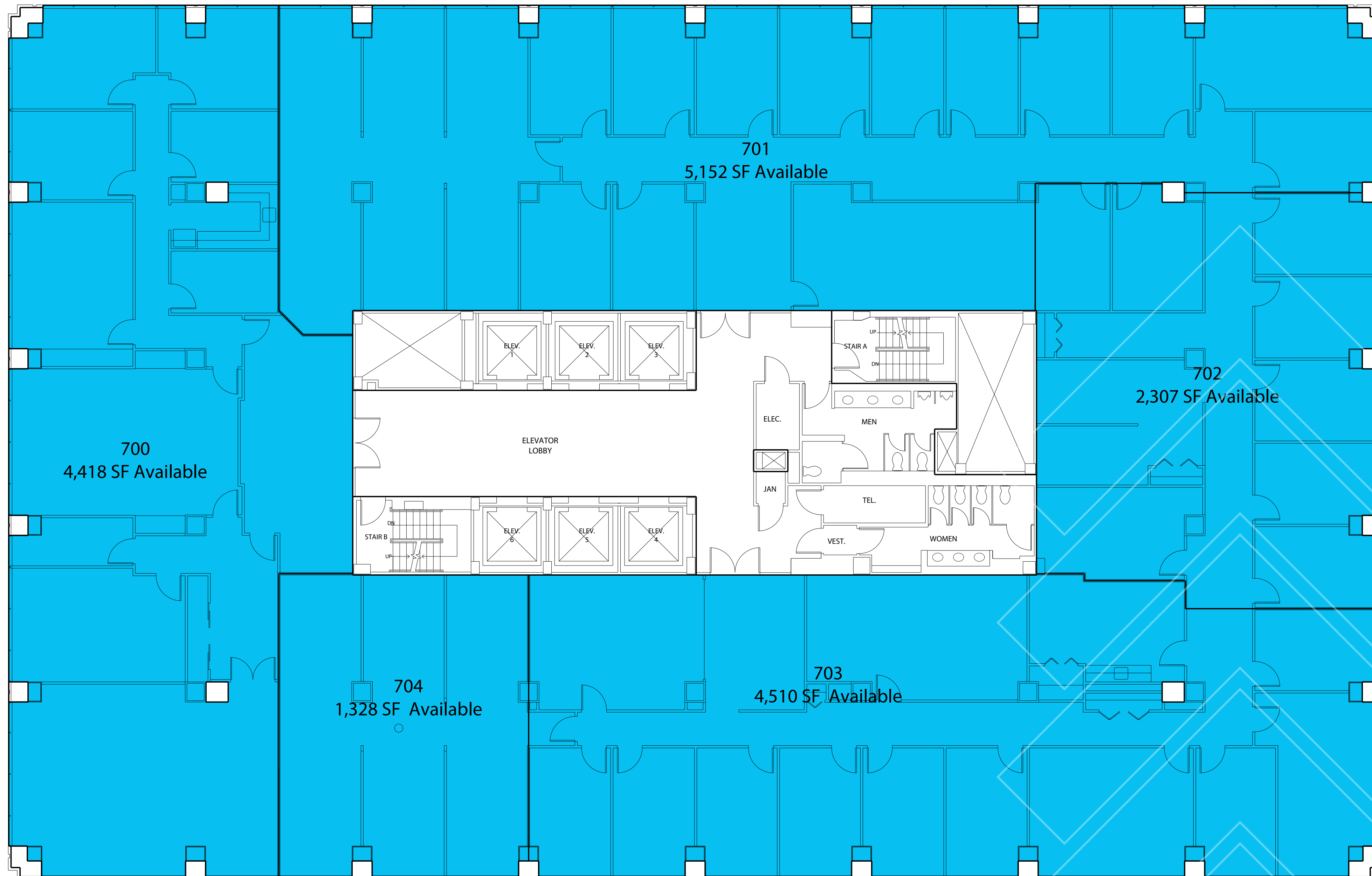
SKY | THREE



6 SKY | THREE

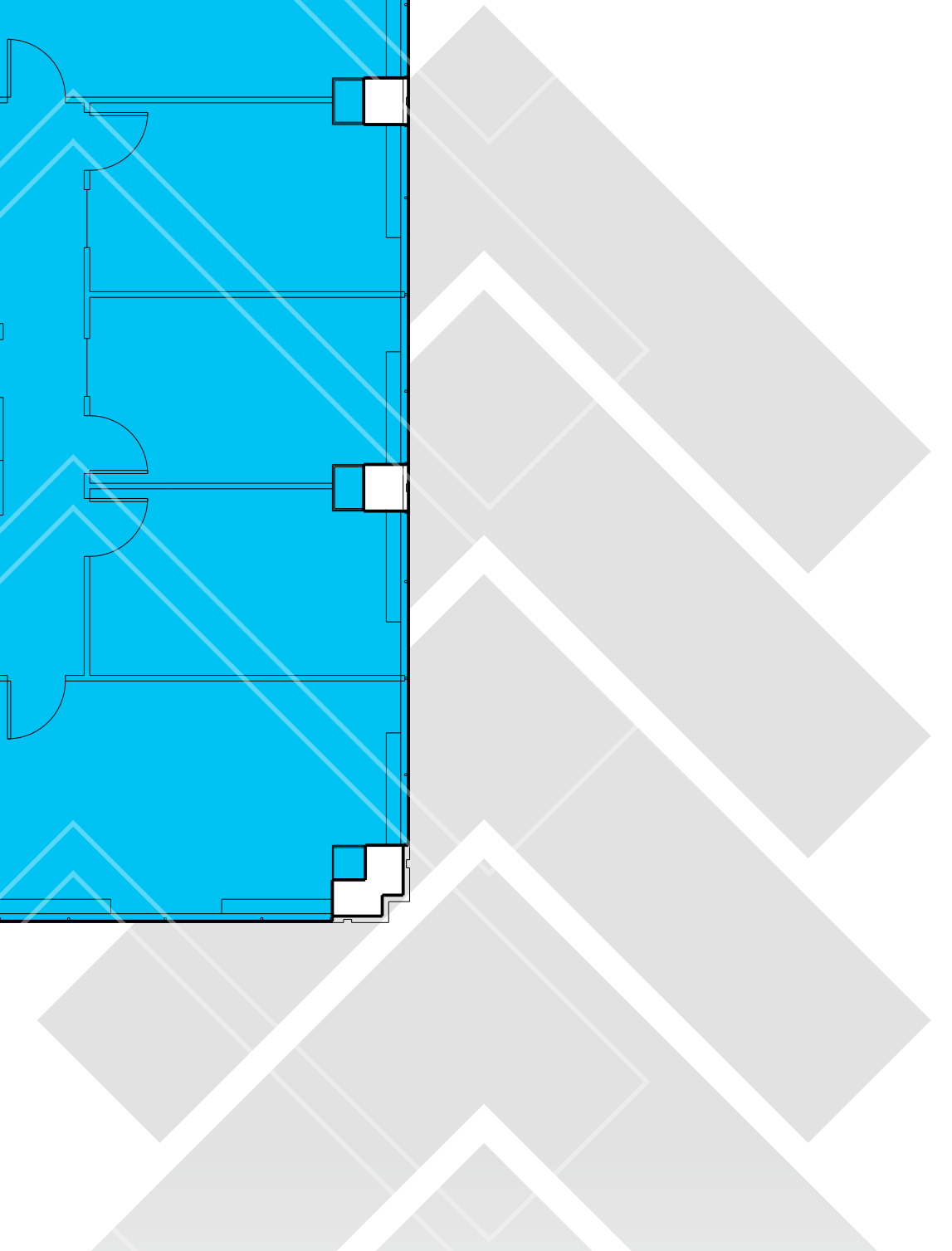
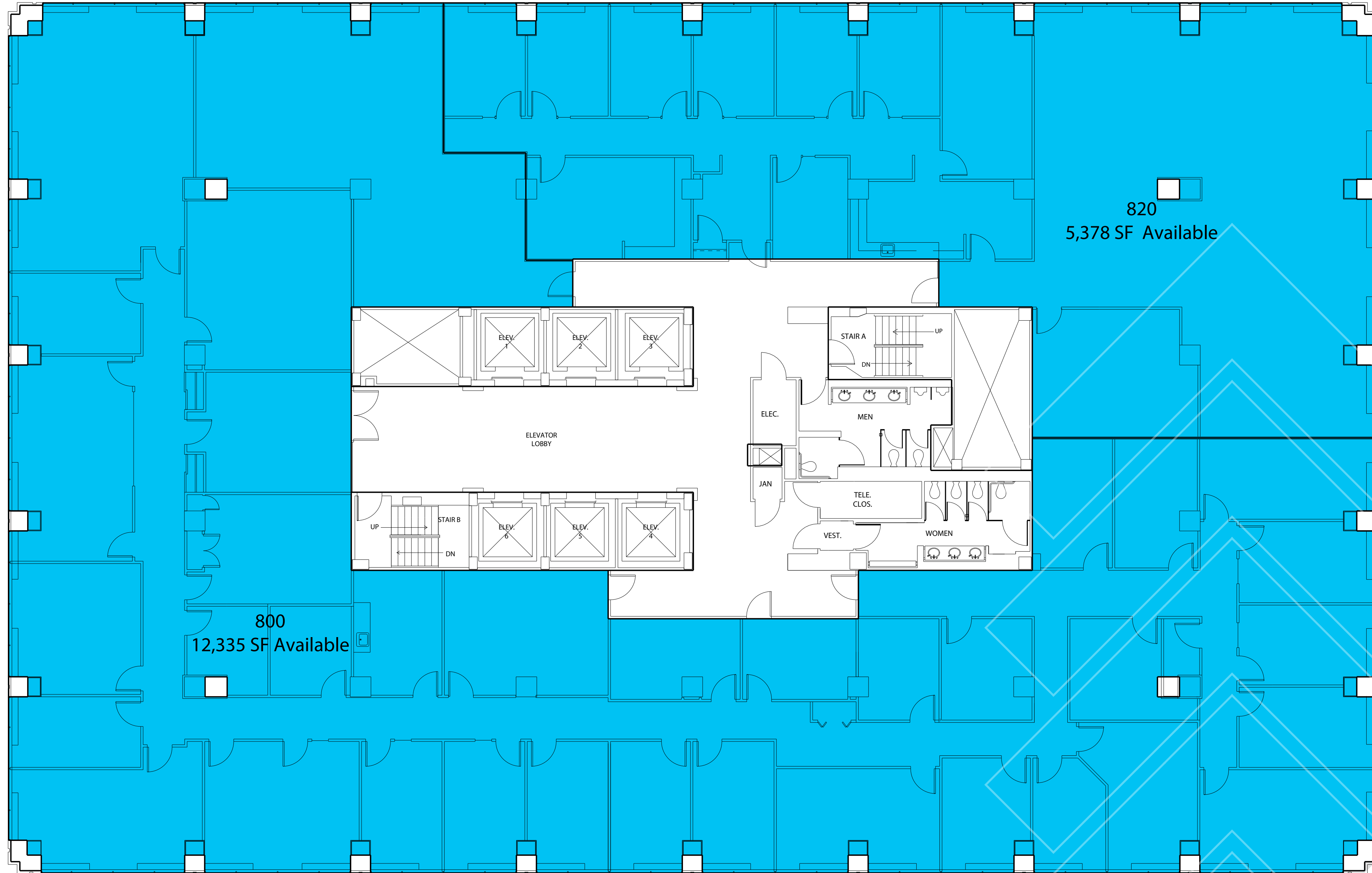


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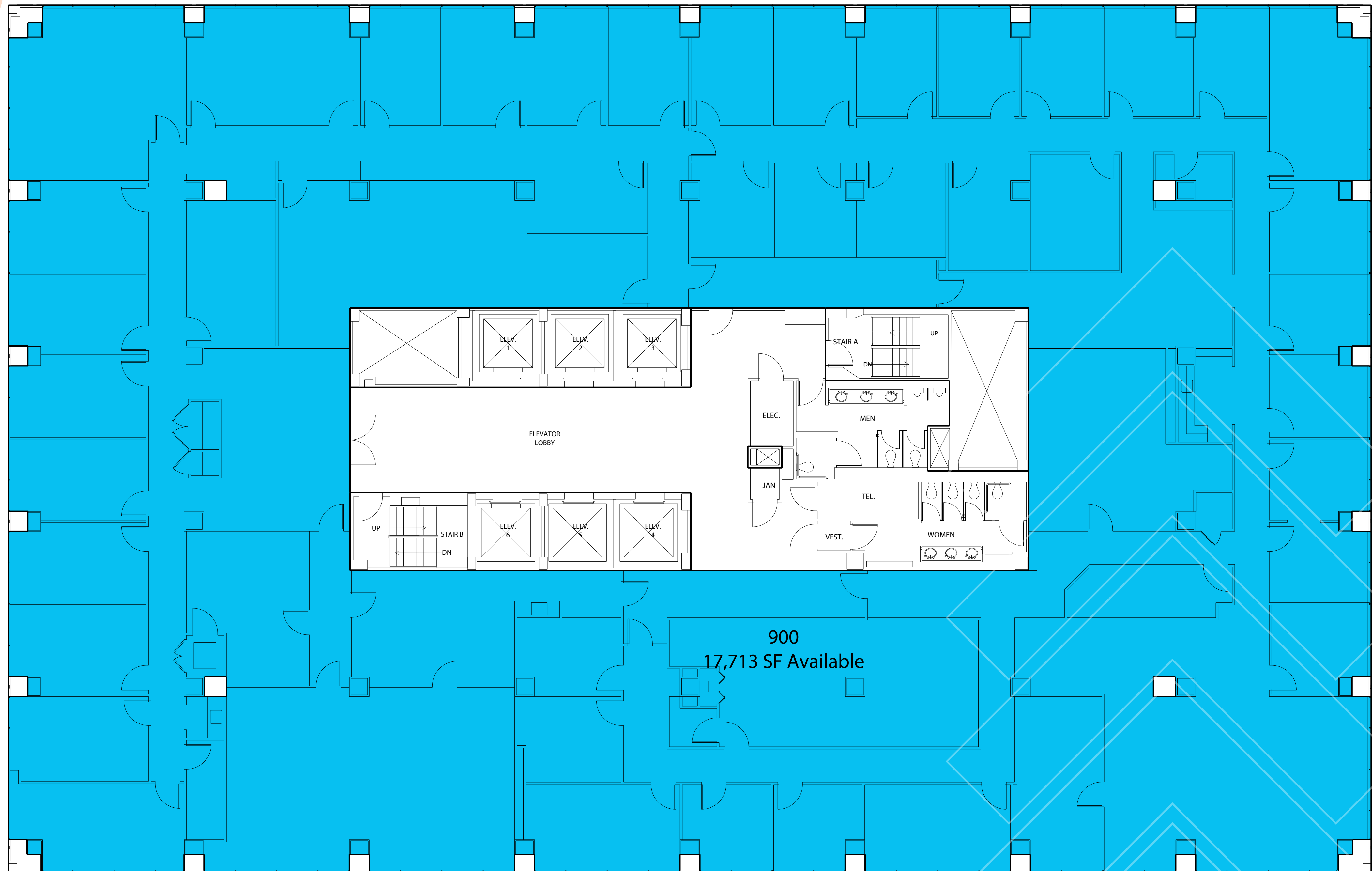




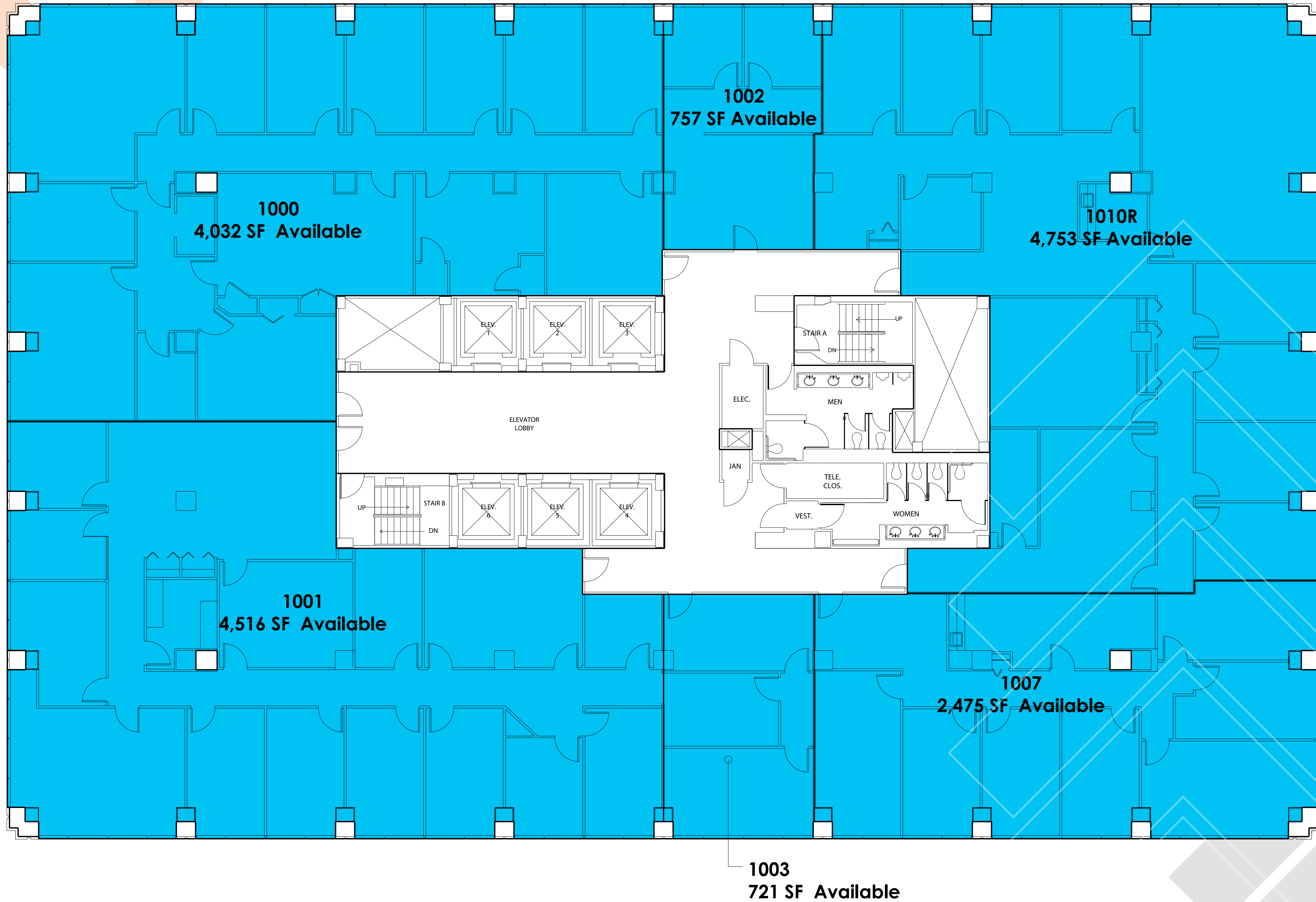
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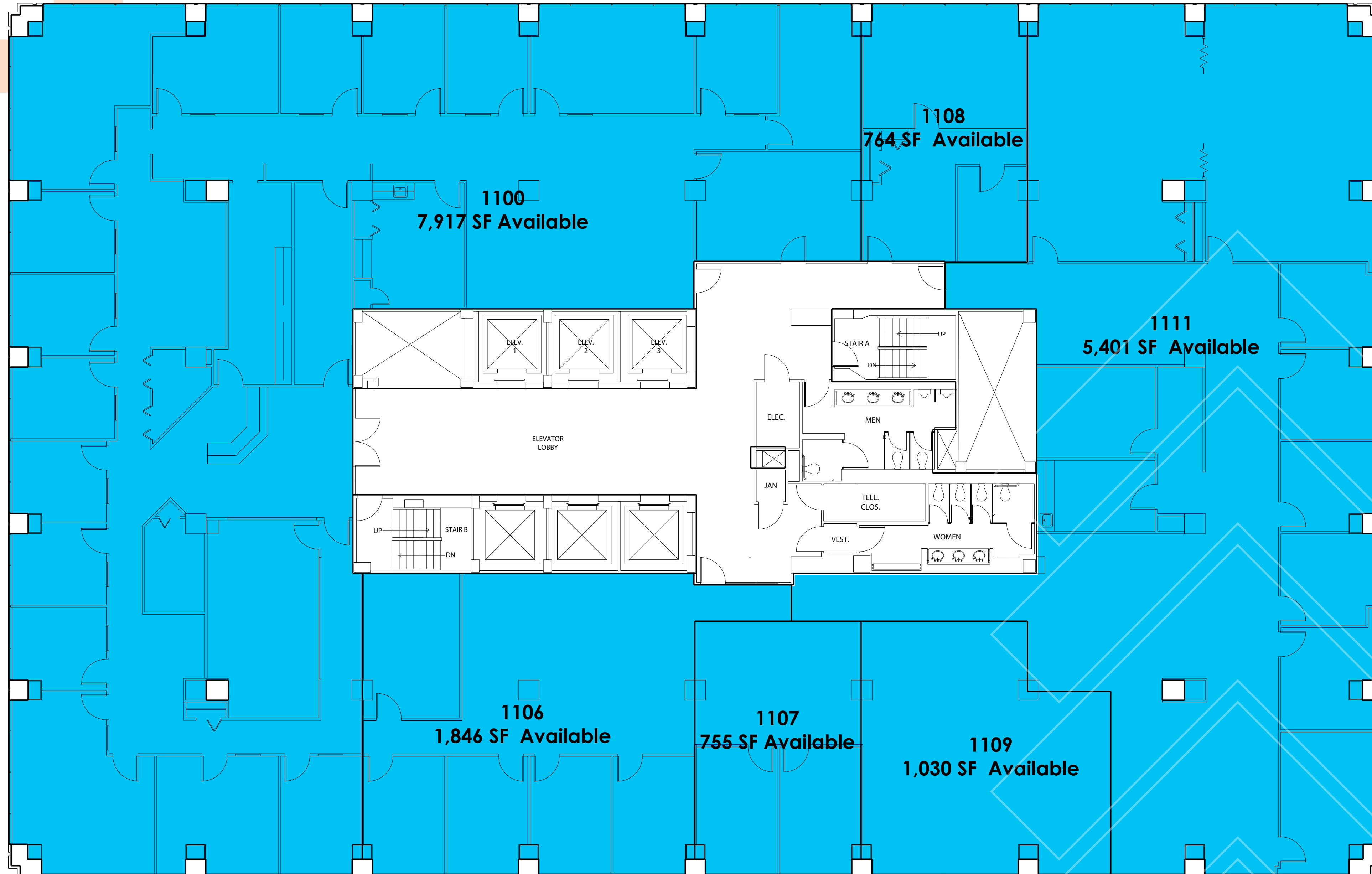
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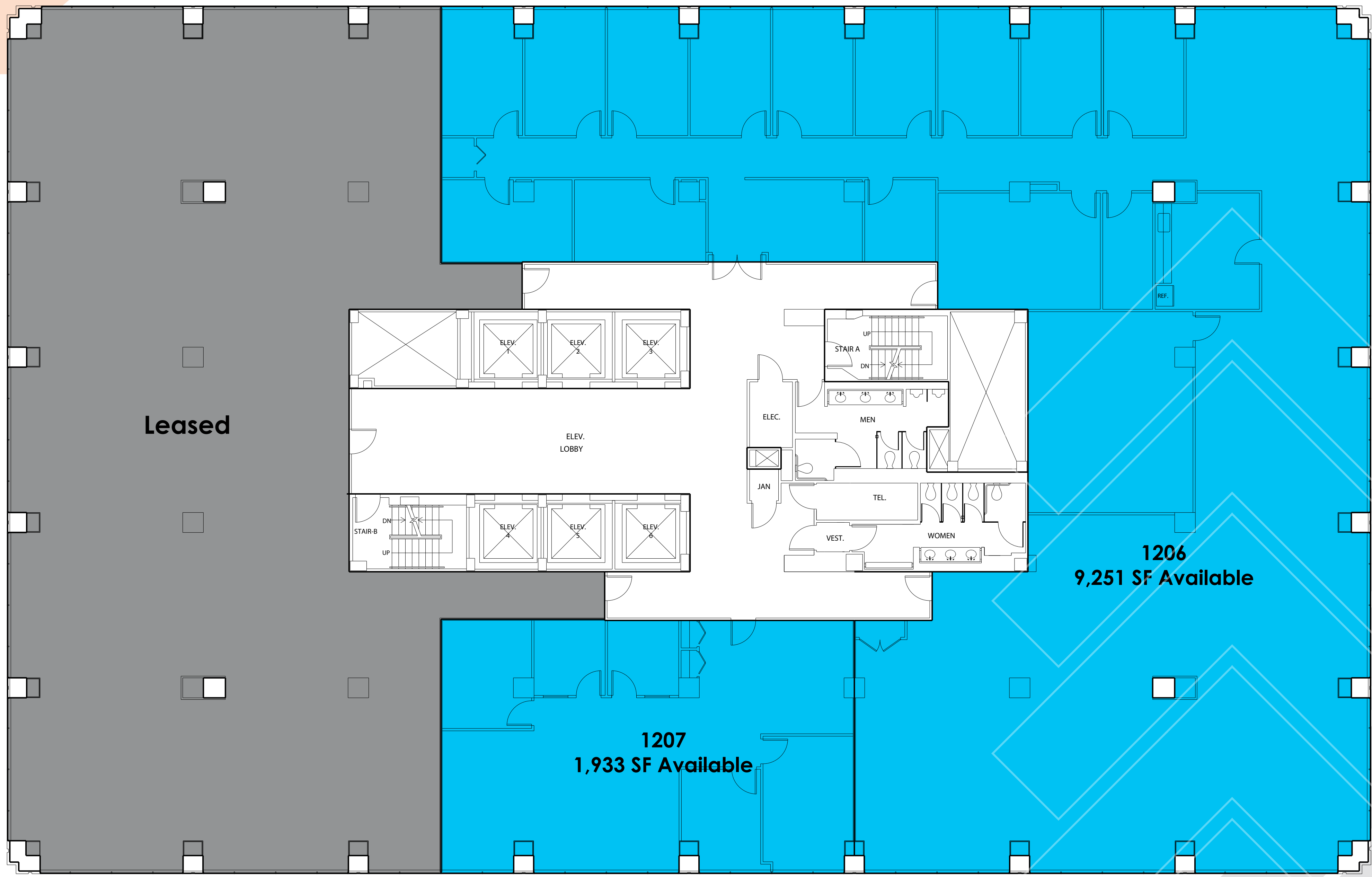
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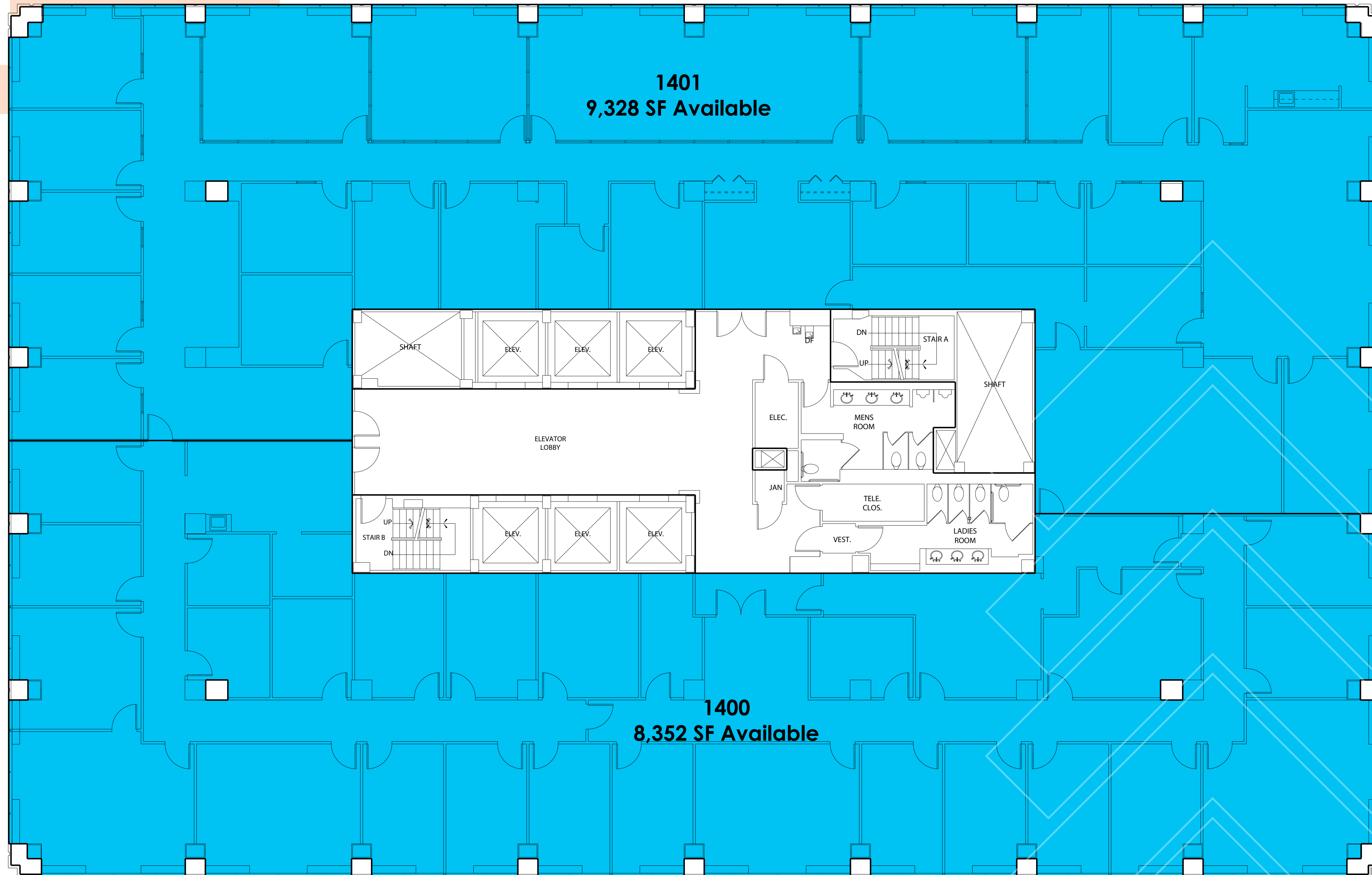
SKY | THREE



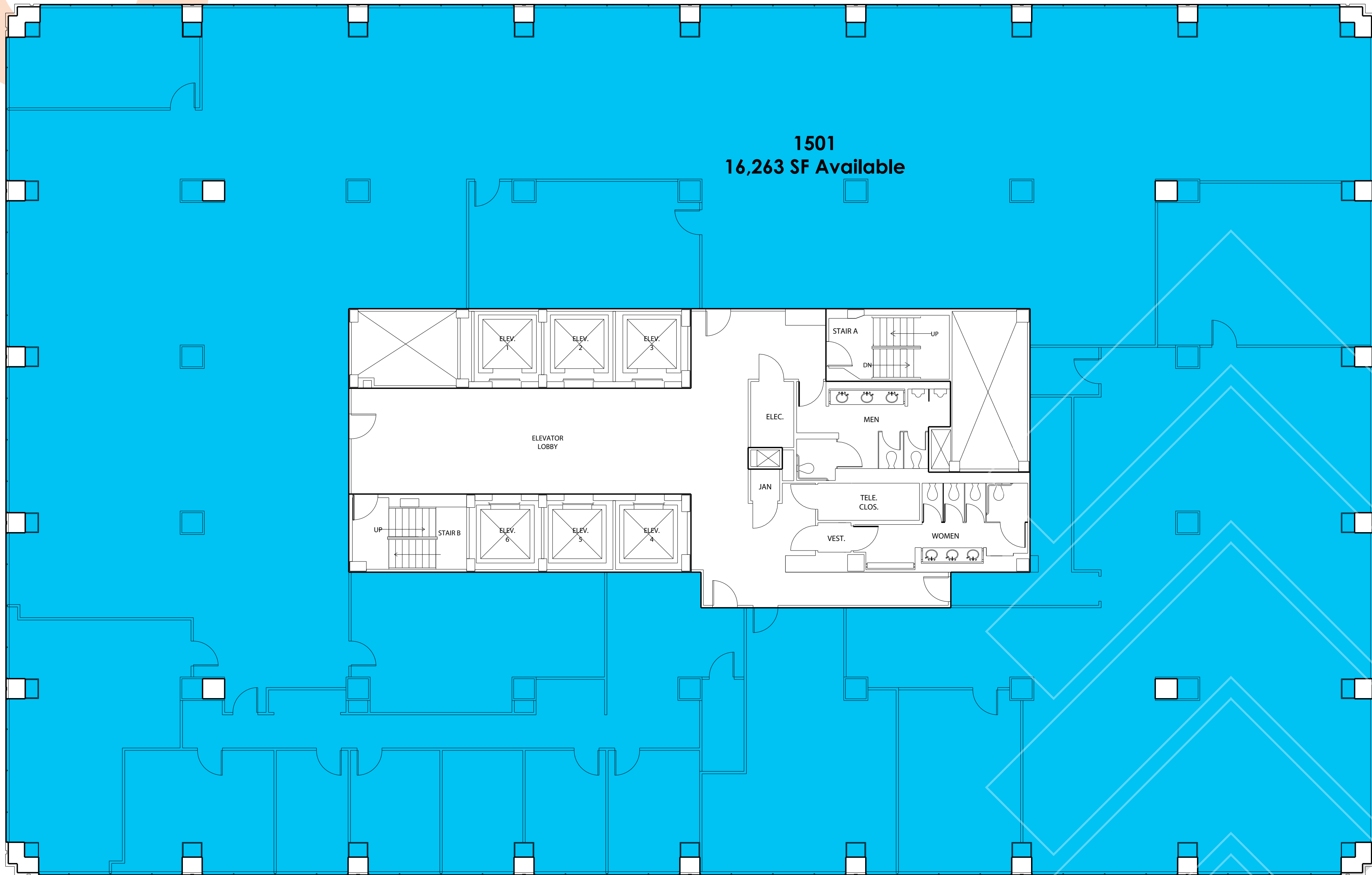
1 SKY | THREE



SKY | THREE



15 SKY | THREE



16 SKY | THREE



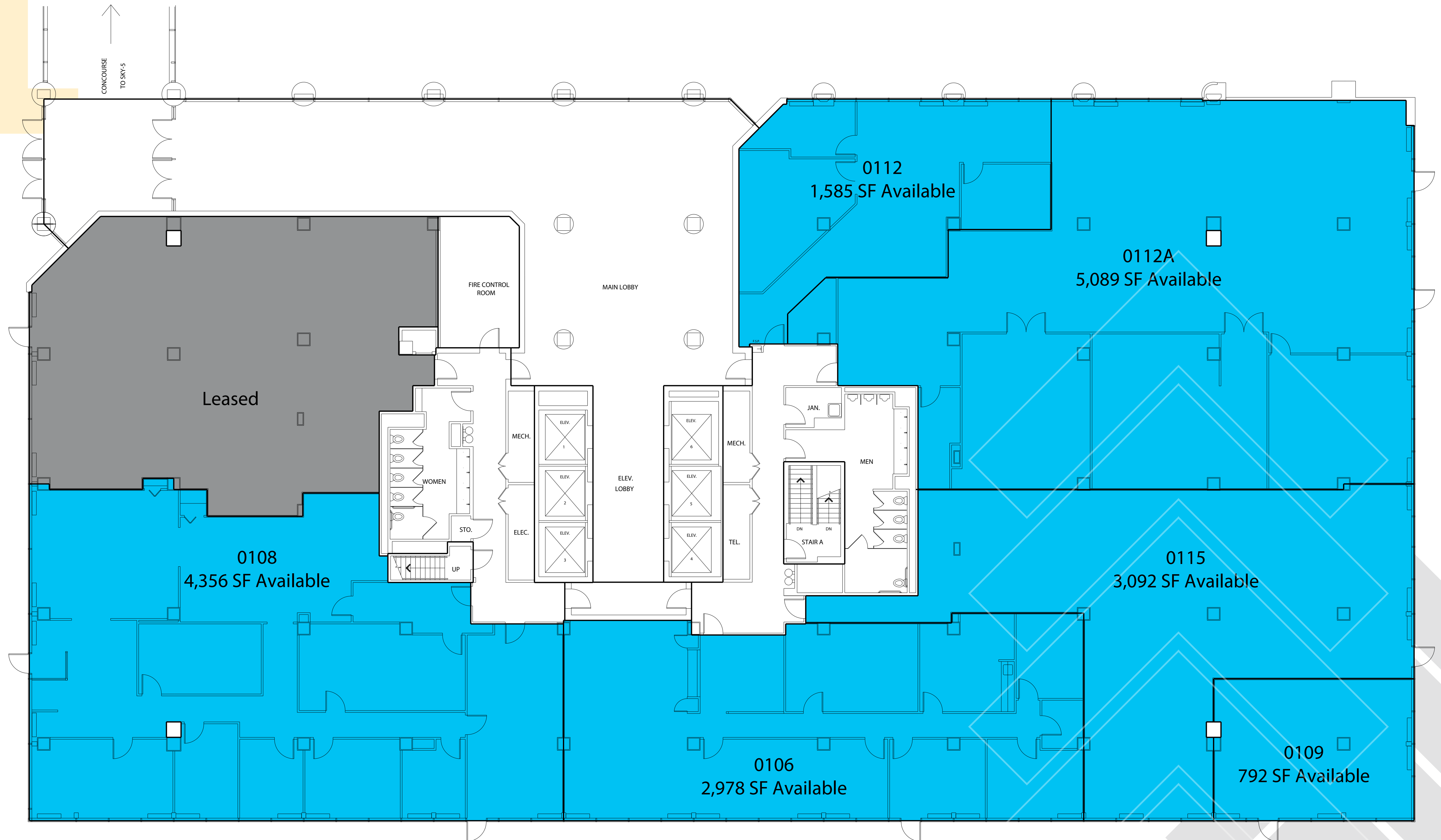
SKY | FOUR

Up to 194,105 SF Available

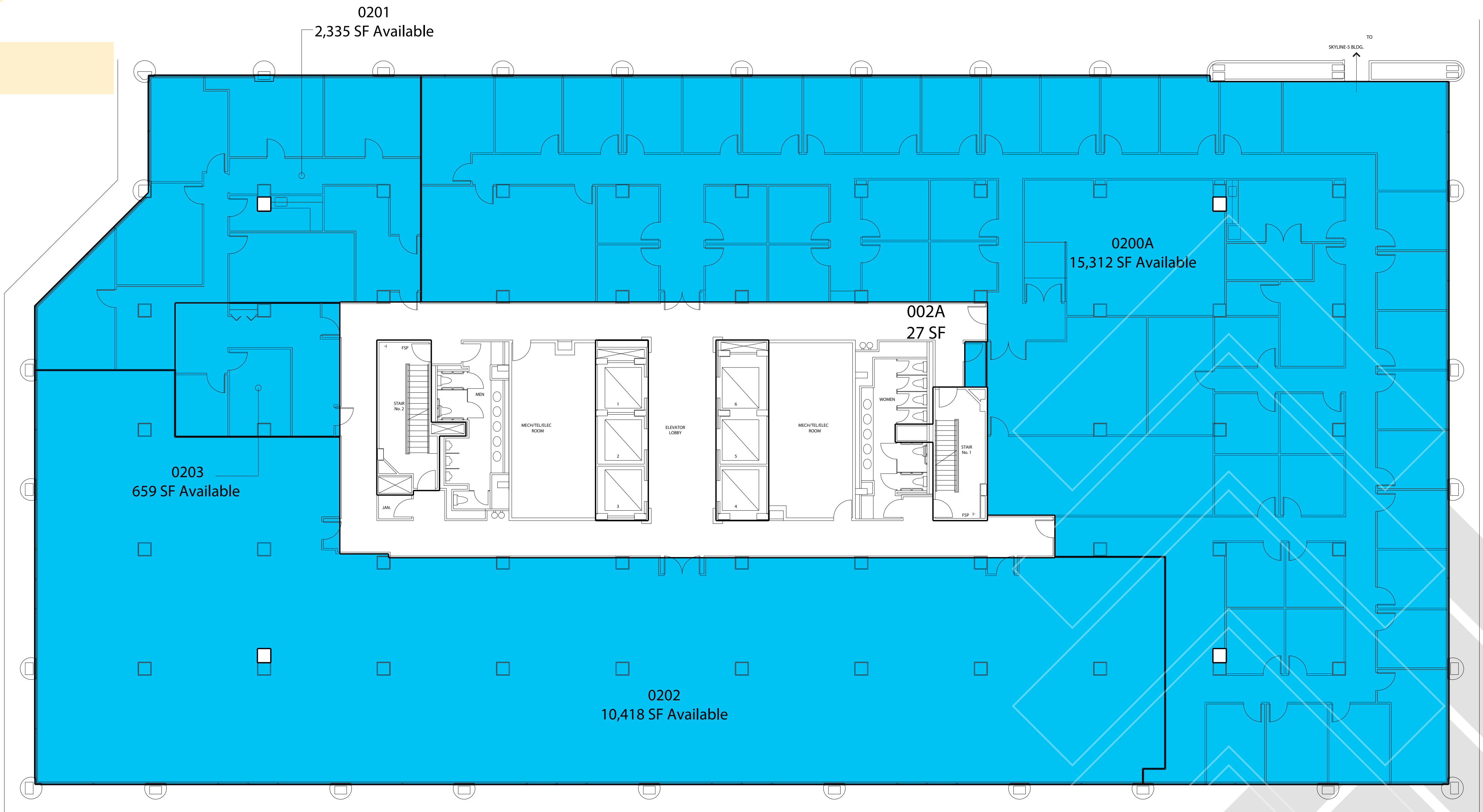


Floor	SF
9	Suite 900 30,483 SF
8	Leased Suite 800 23,289 SF
7	Suite 700 30,477 SF
6	Leased
5	Leased Leased Leased Leased Suite 500 6,986 SF
4	Suite 400 30,504 SF
3	Leased Suite 300 27,521 SF
2	Suite 200 28,231 SF
1	Leased Leased Suite 100 16,584 SF

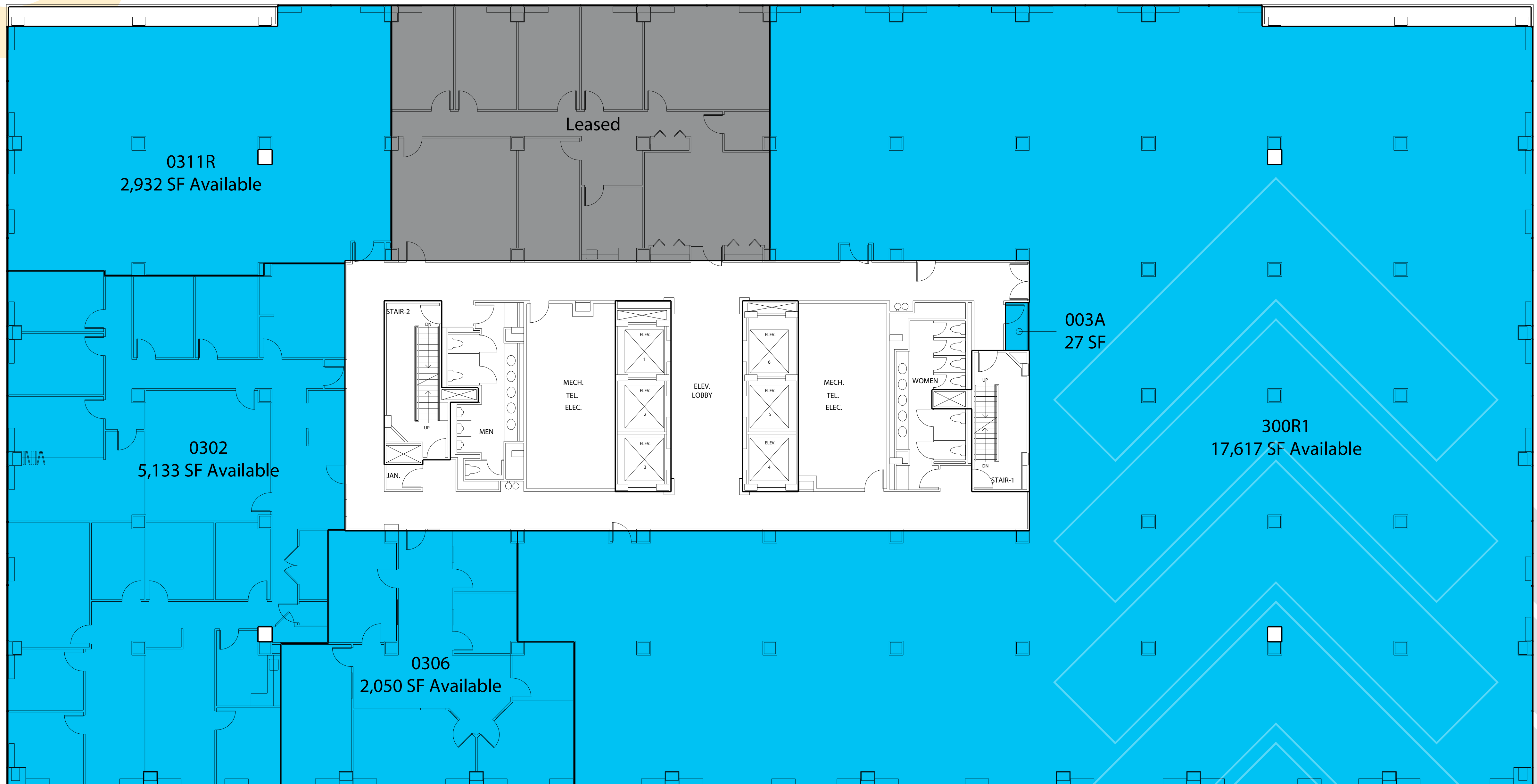
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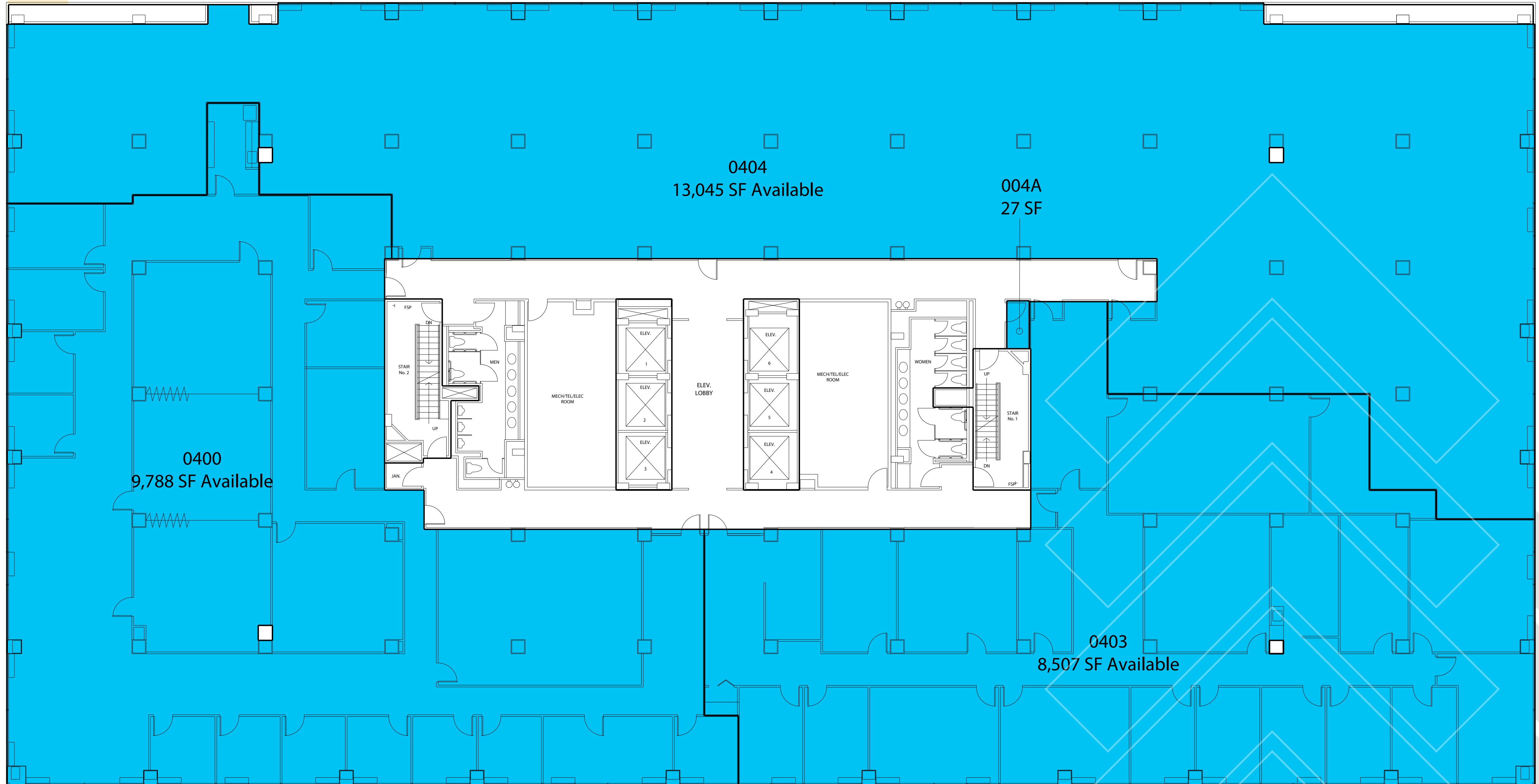
SKY | FOUR



SKY | FOUR



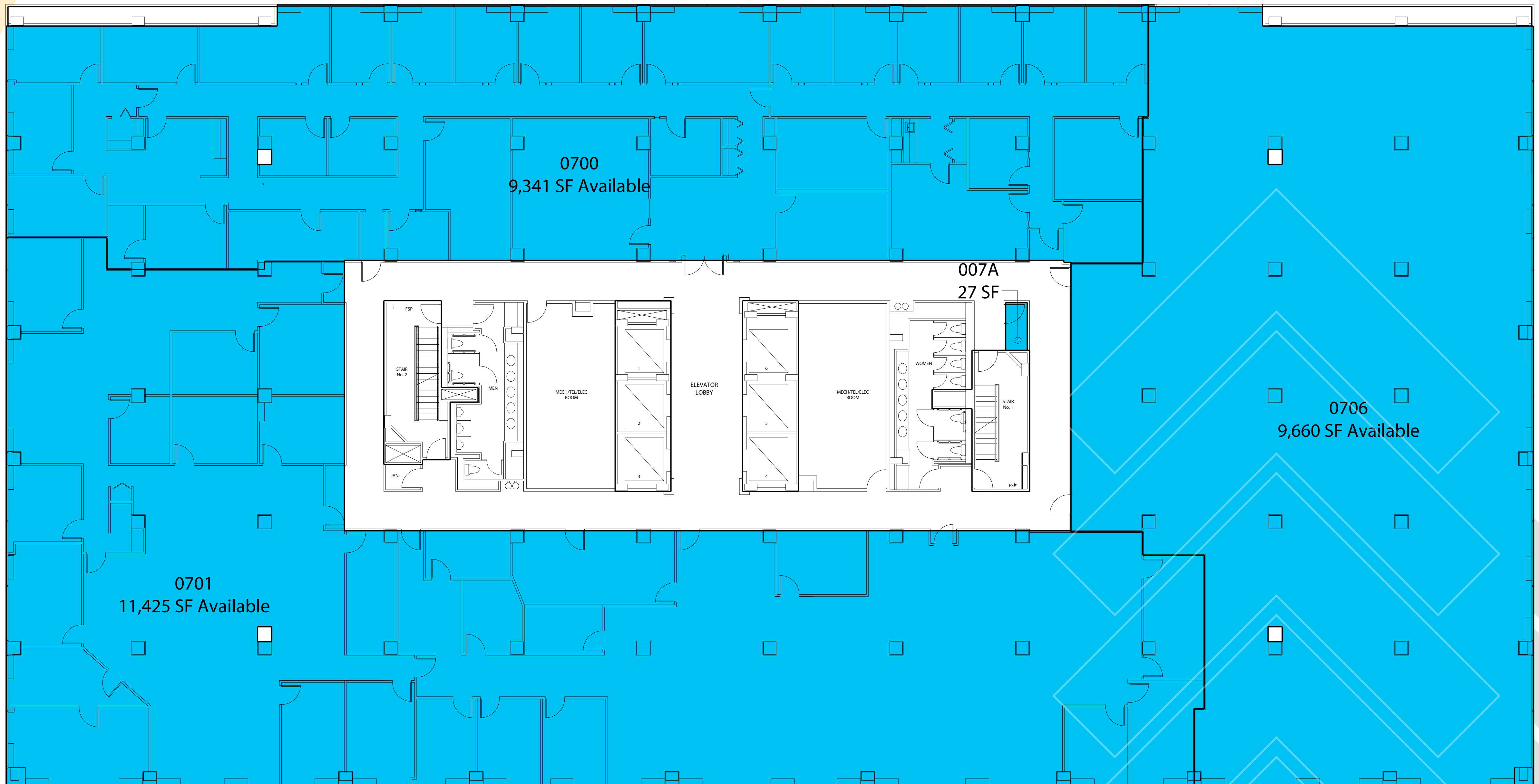
4 SKY | FOUR



SKY | FOUR

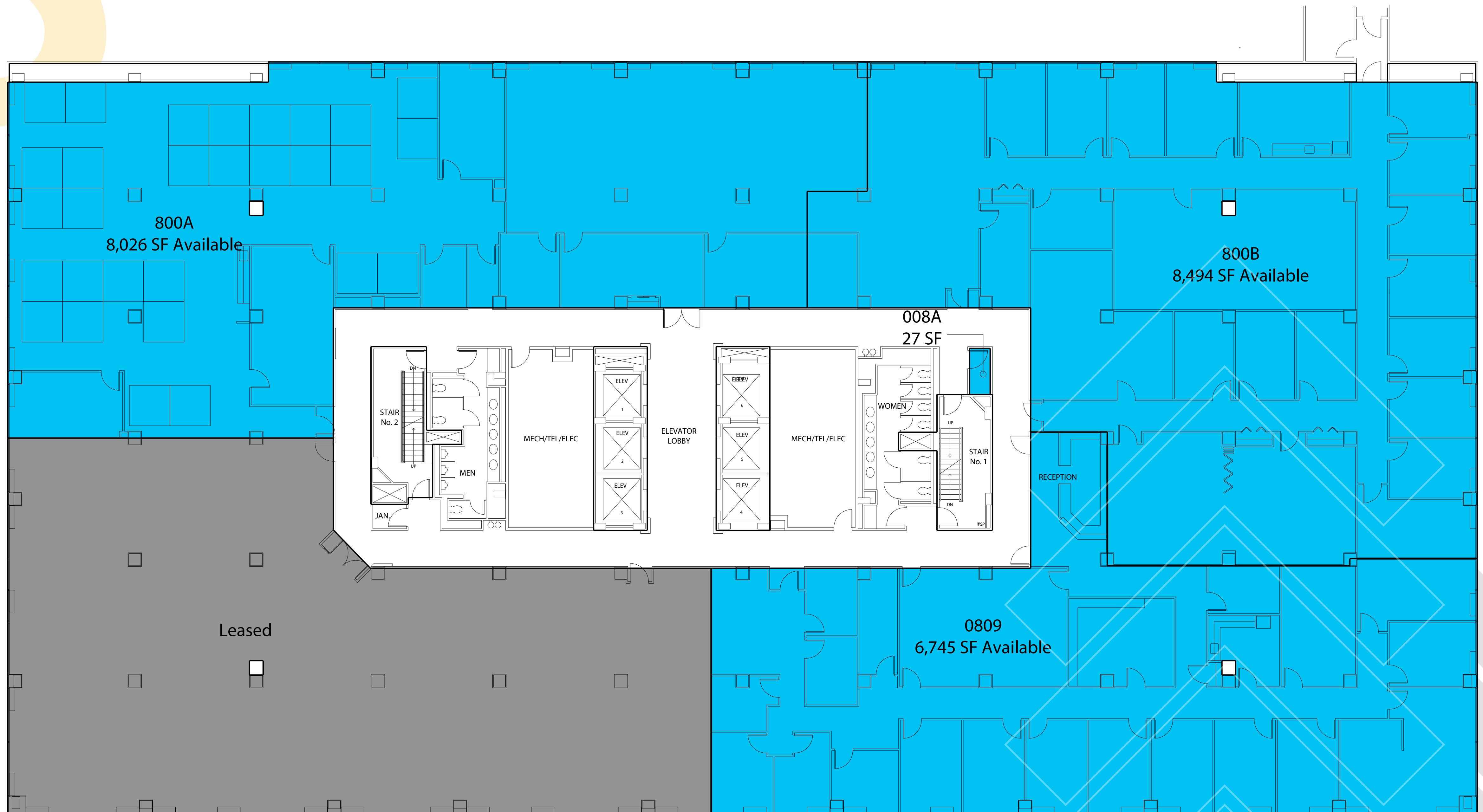


SKY | FOUR



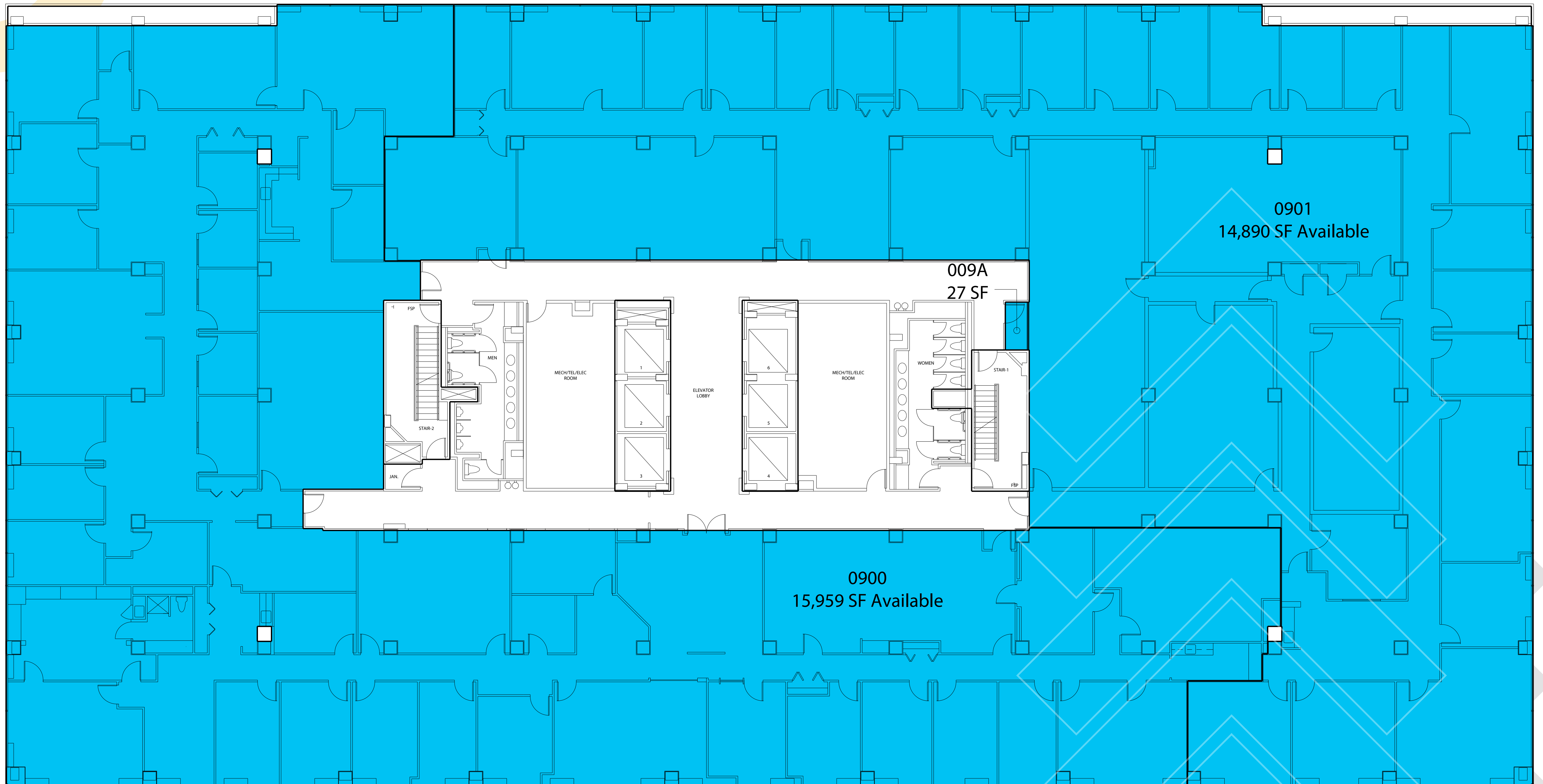
SKY | FOUR

skyLINE
OFFICE COMPLEX



SKY | FOUR

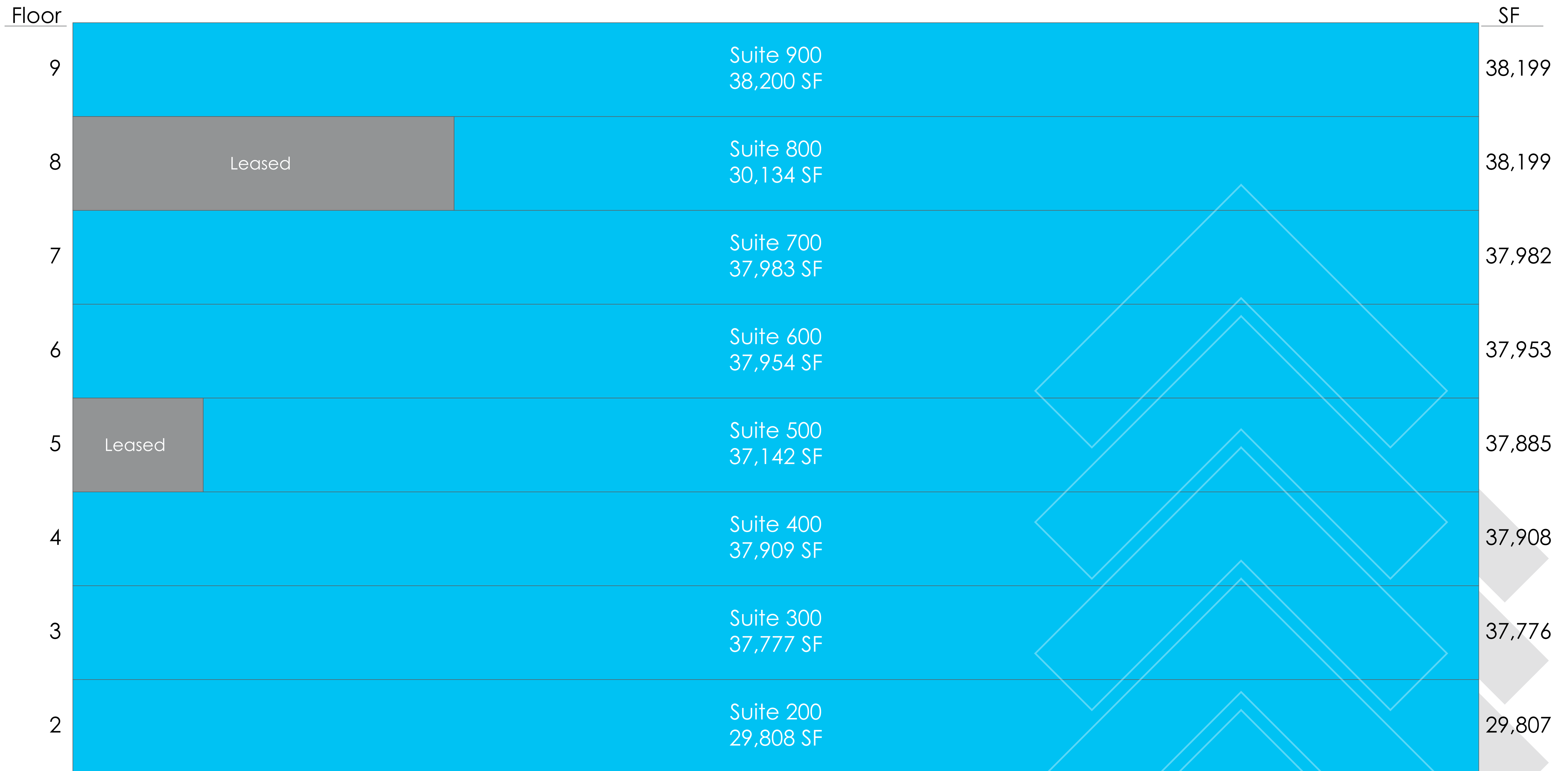
skyLINE
OFFICE COMPLEX



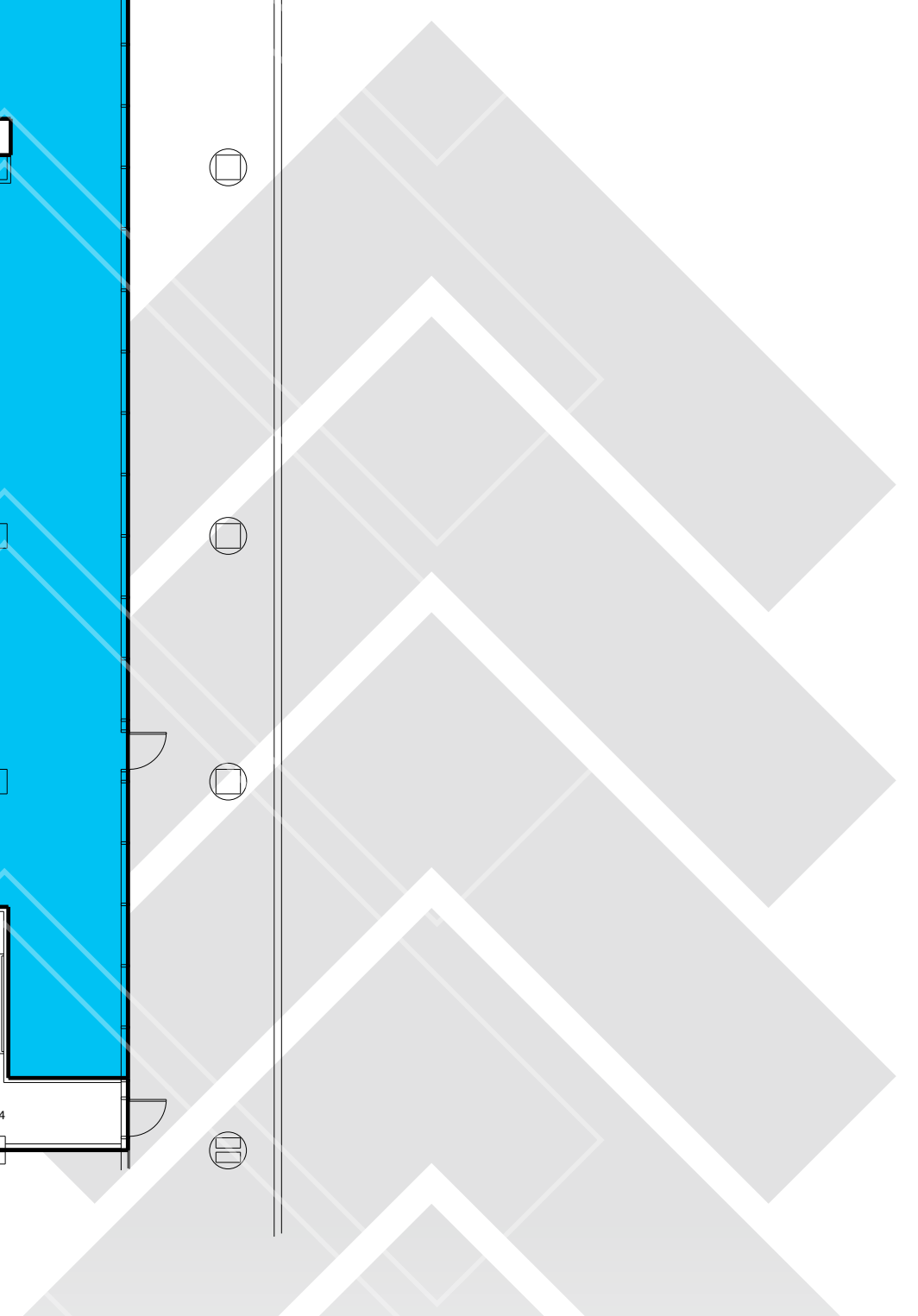
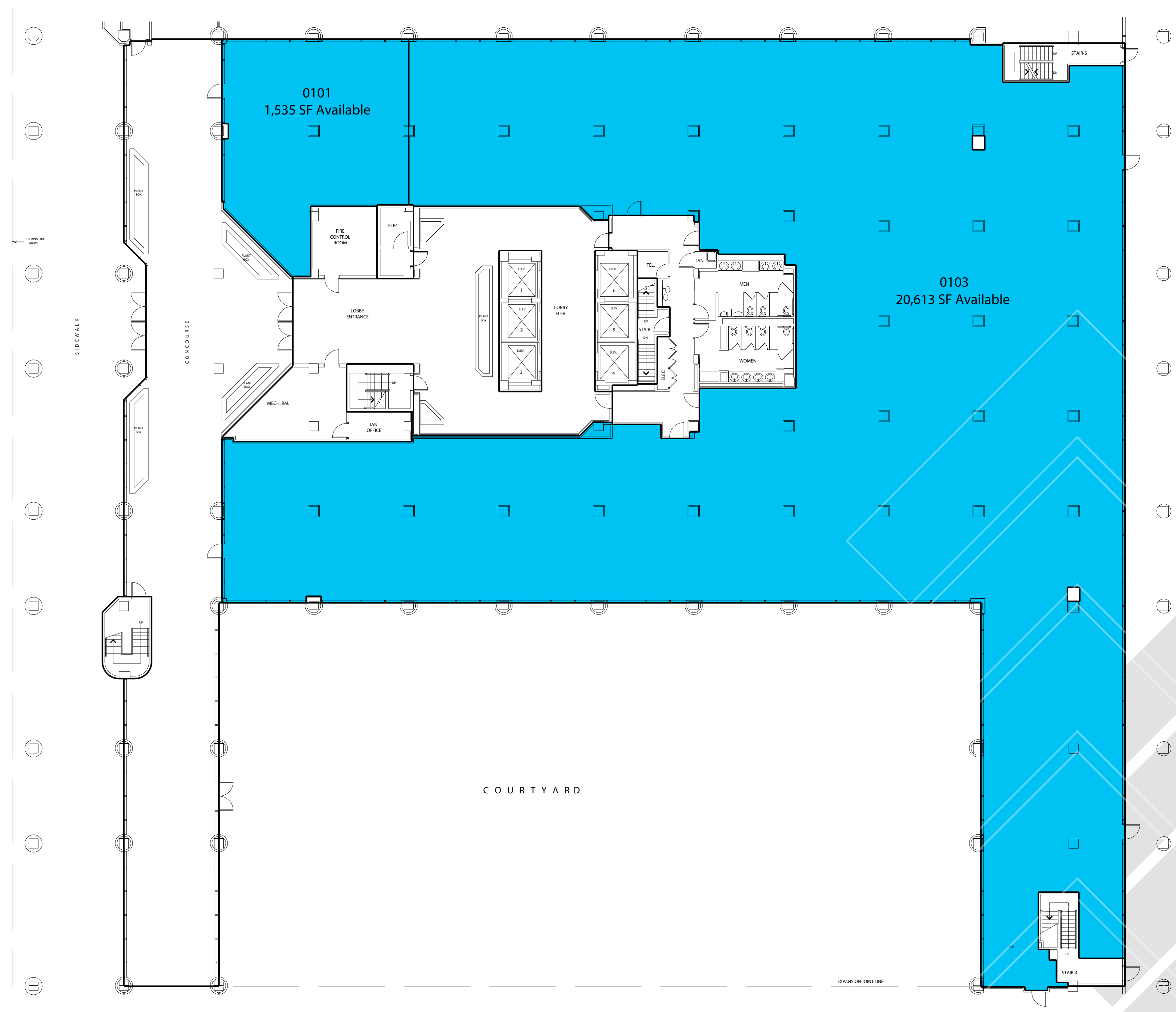
SKY | FIVE

Up to 307,840 SF Available

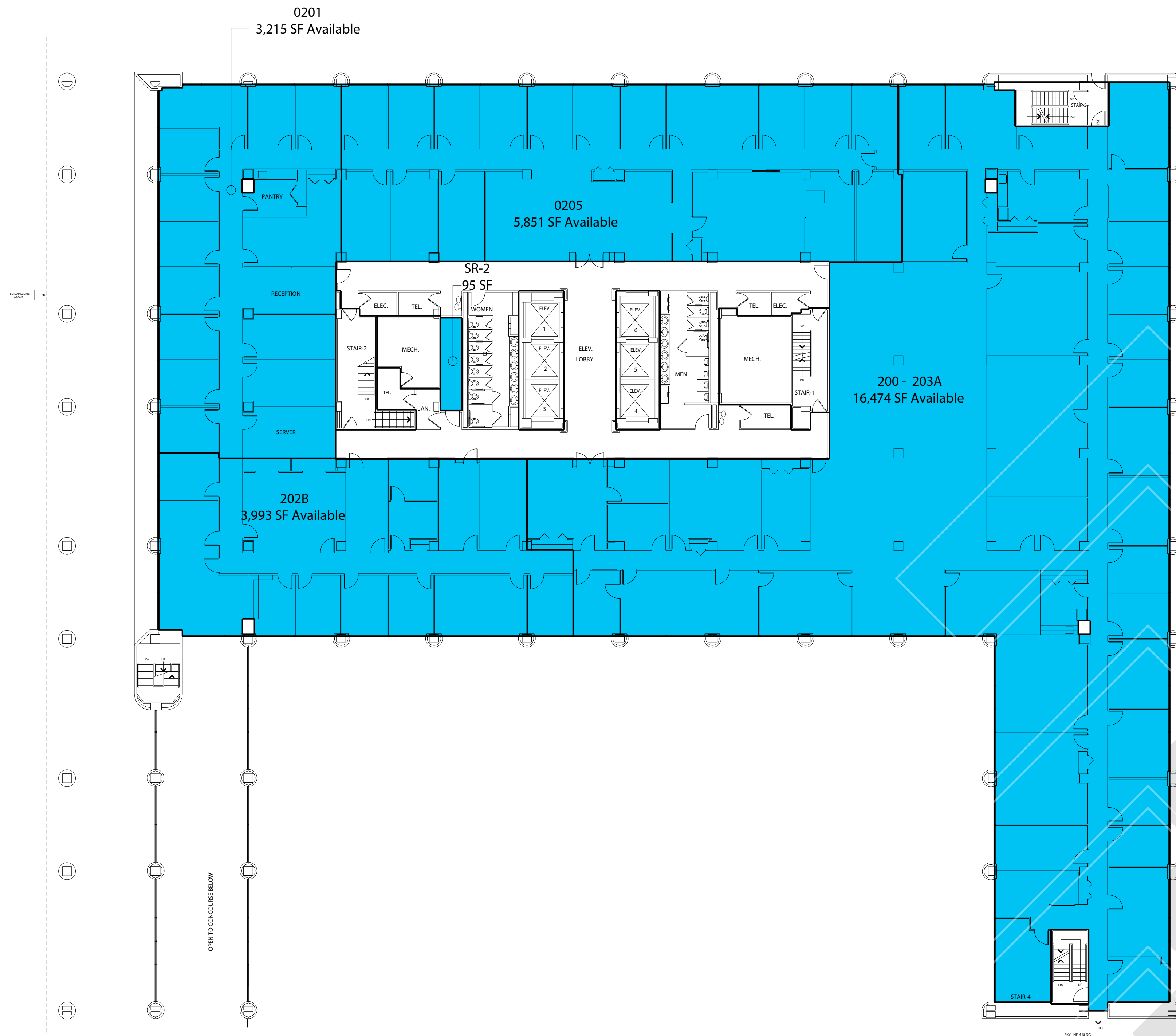
skyLINE
OFFICE COMPLEX



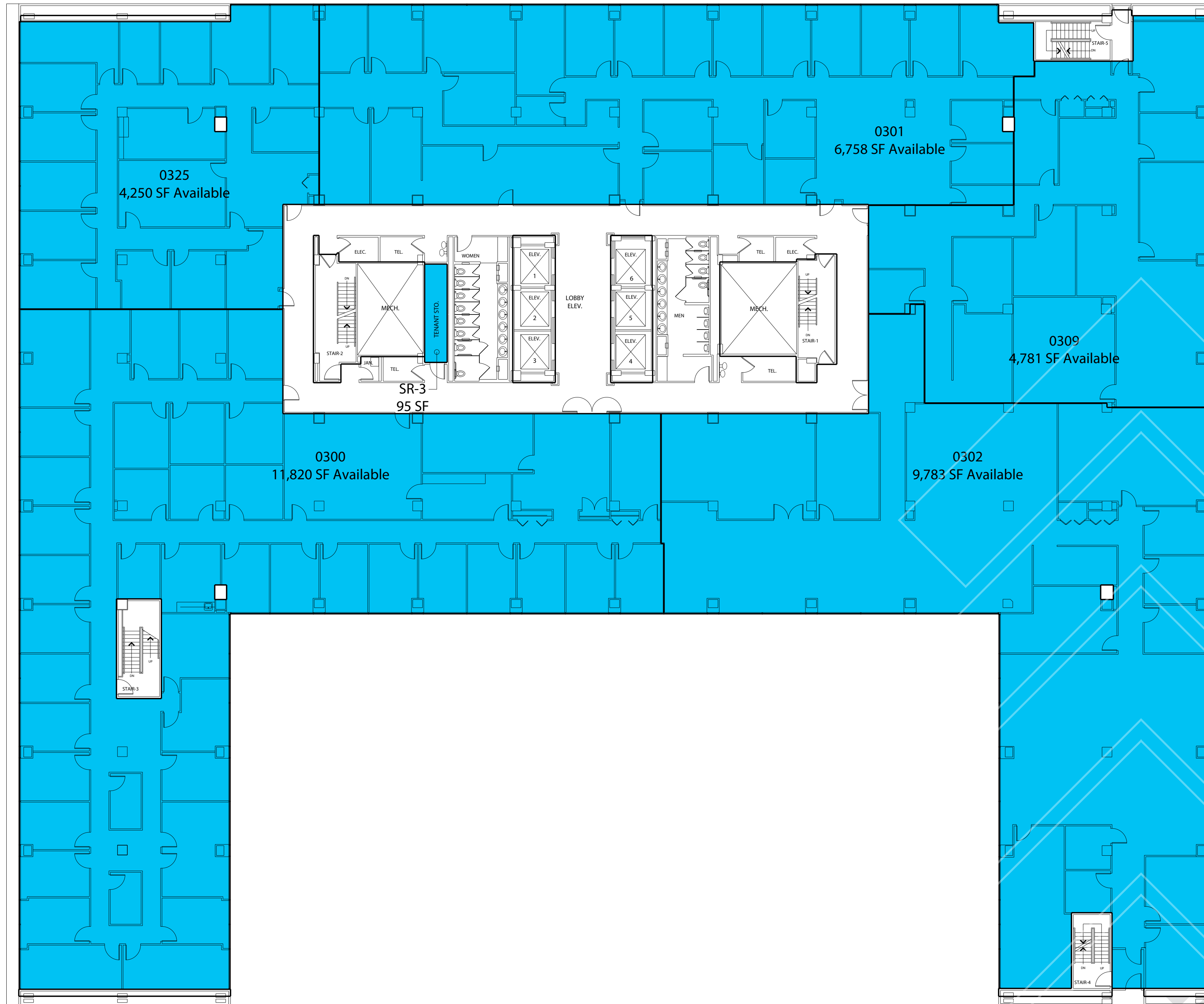
1 SKY | FIVE



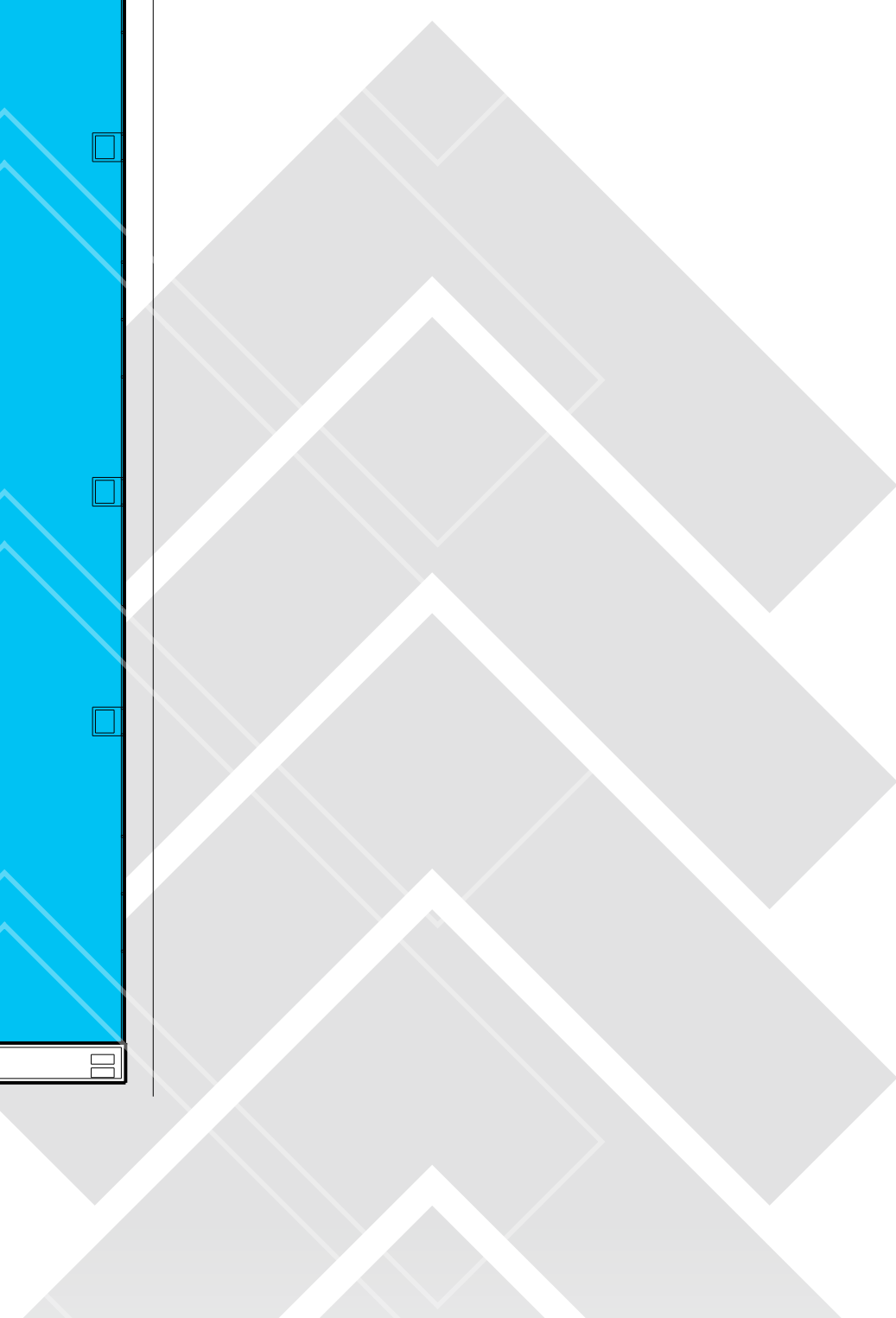
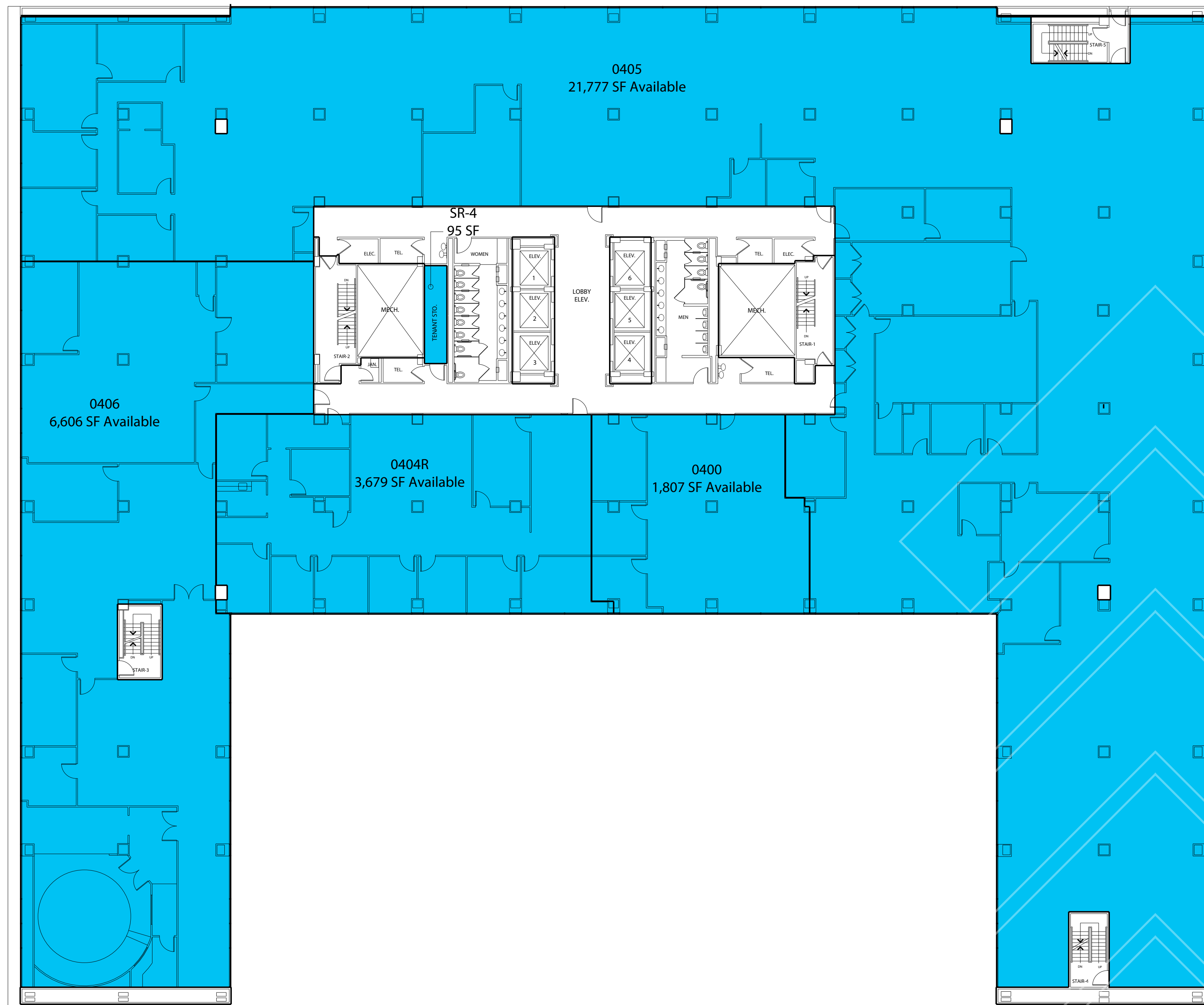
SKY | FIVE



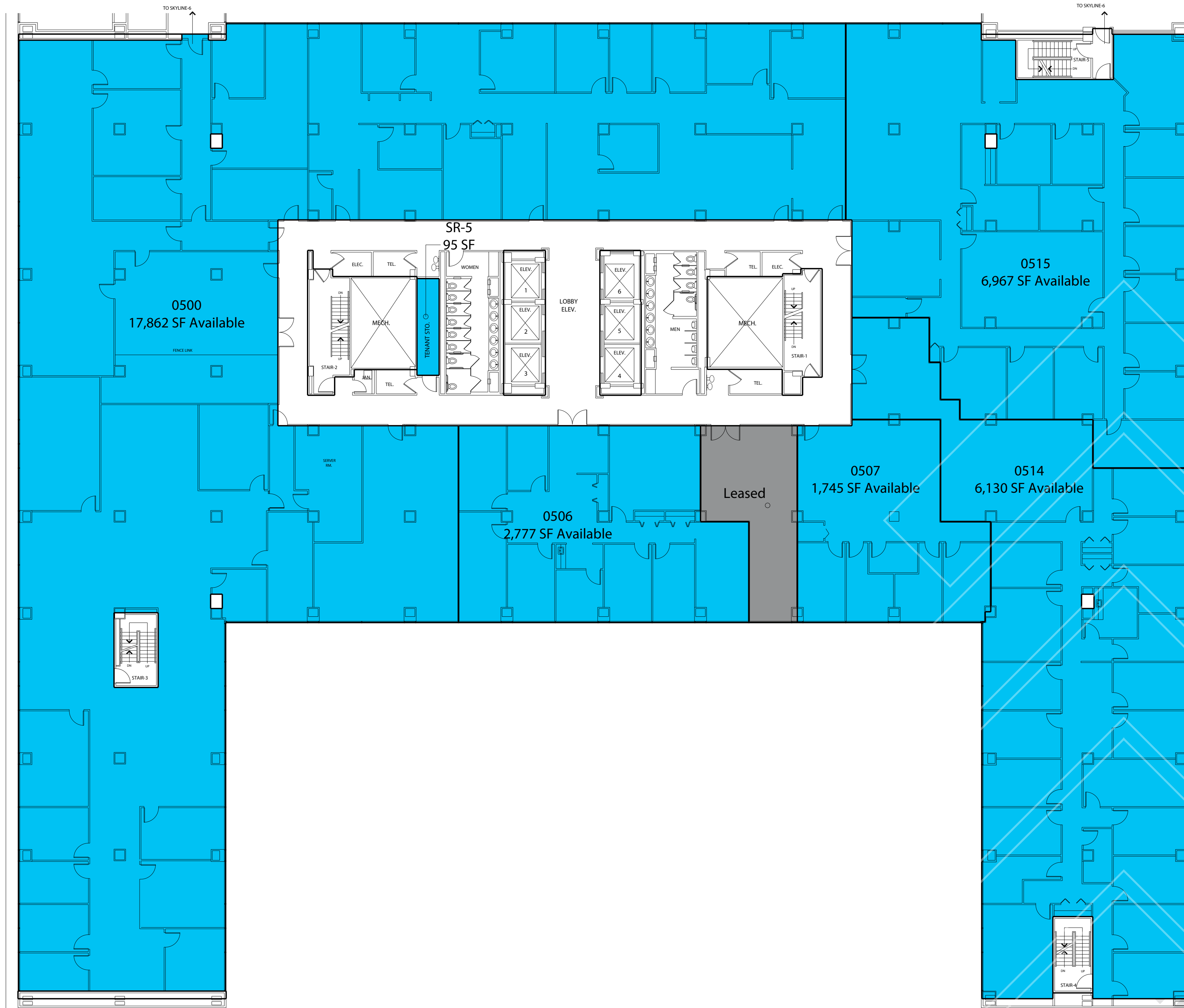
SKY | FIVE



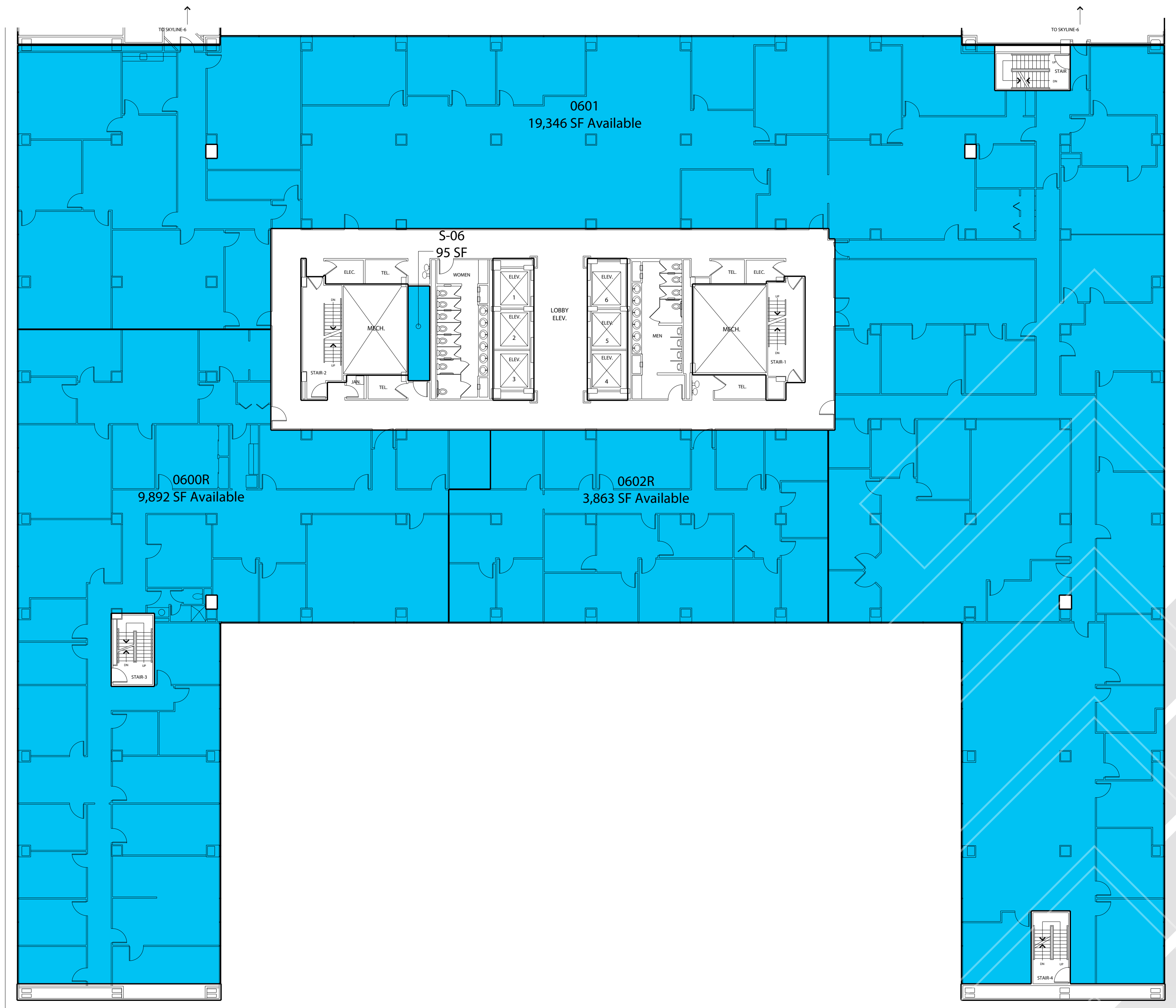
4 SKY | FIVE



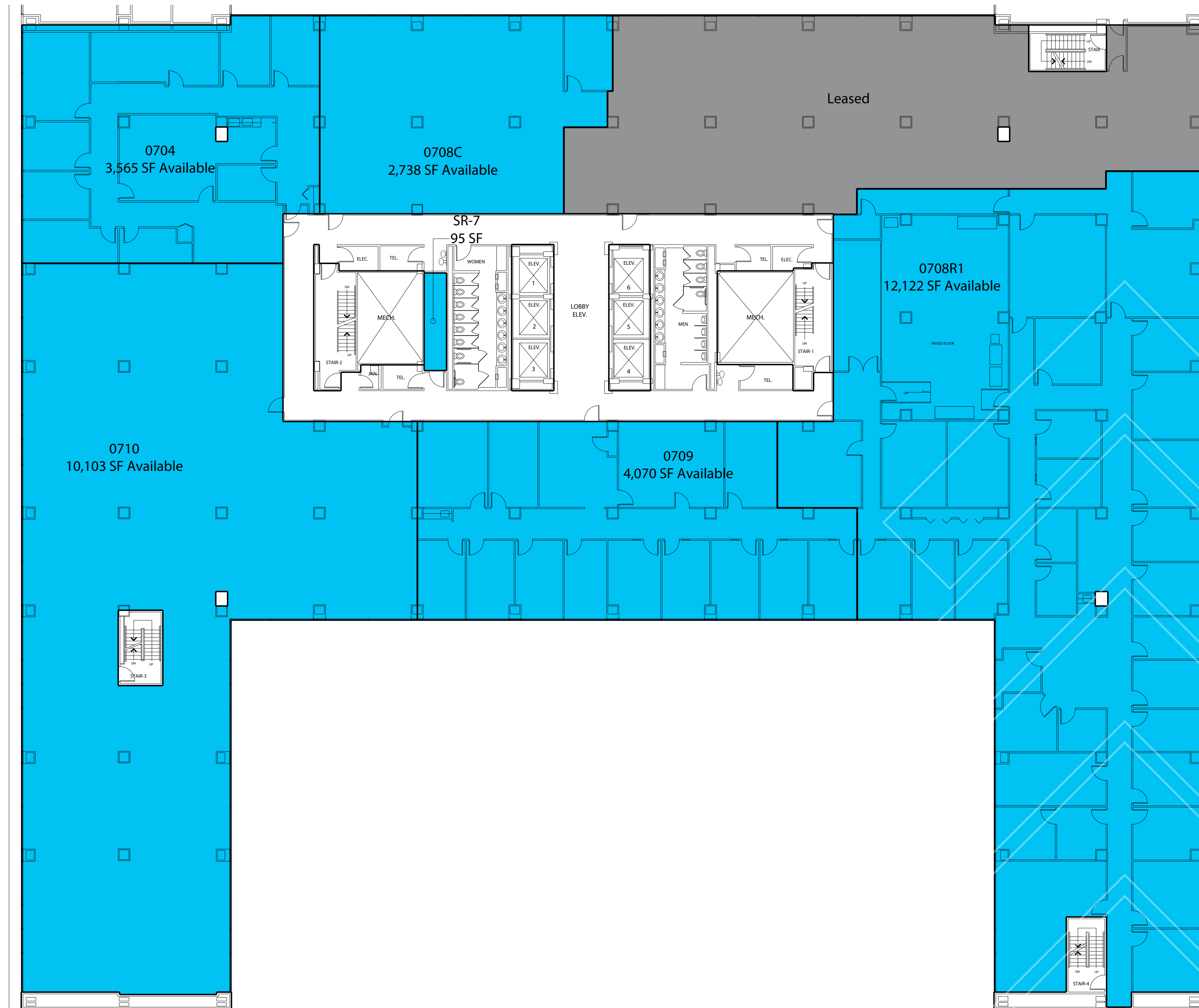
5 SKY | FIVE



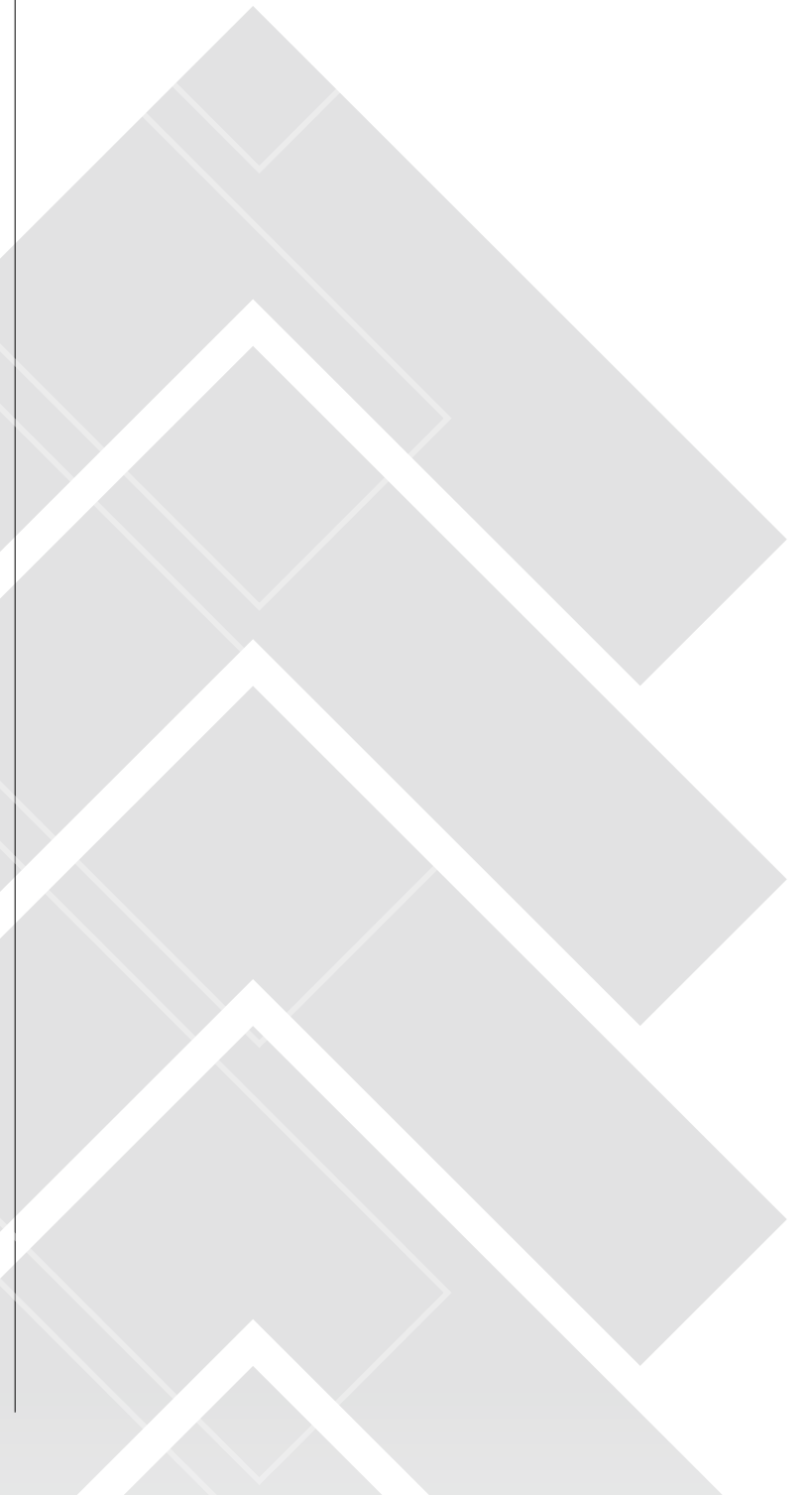
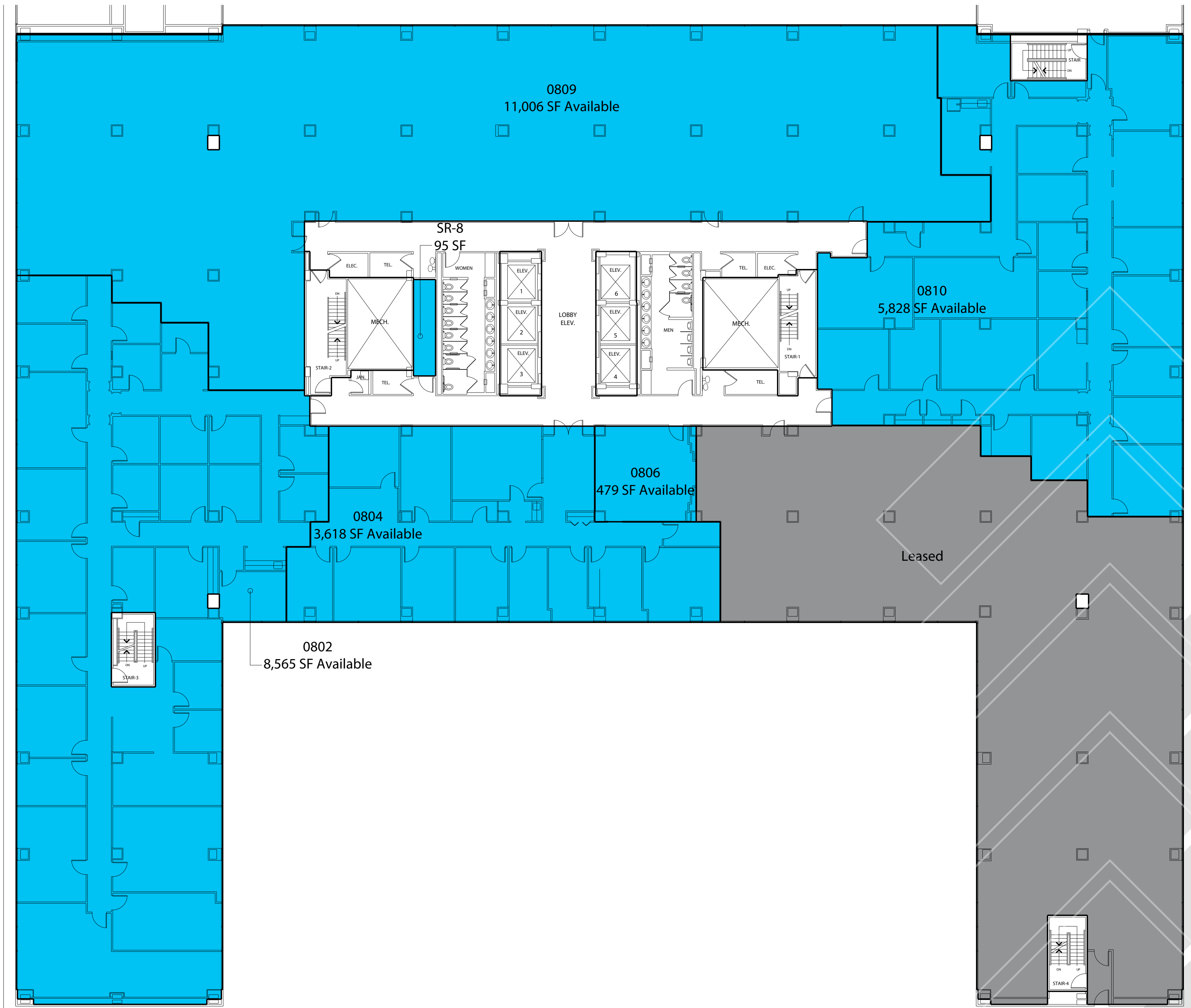
SKY | FIVE



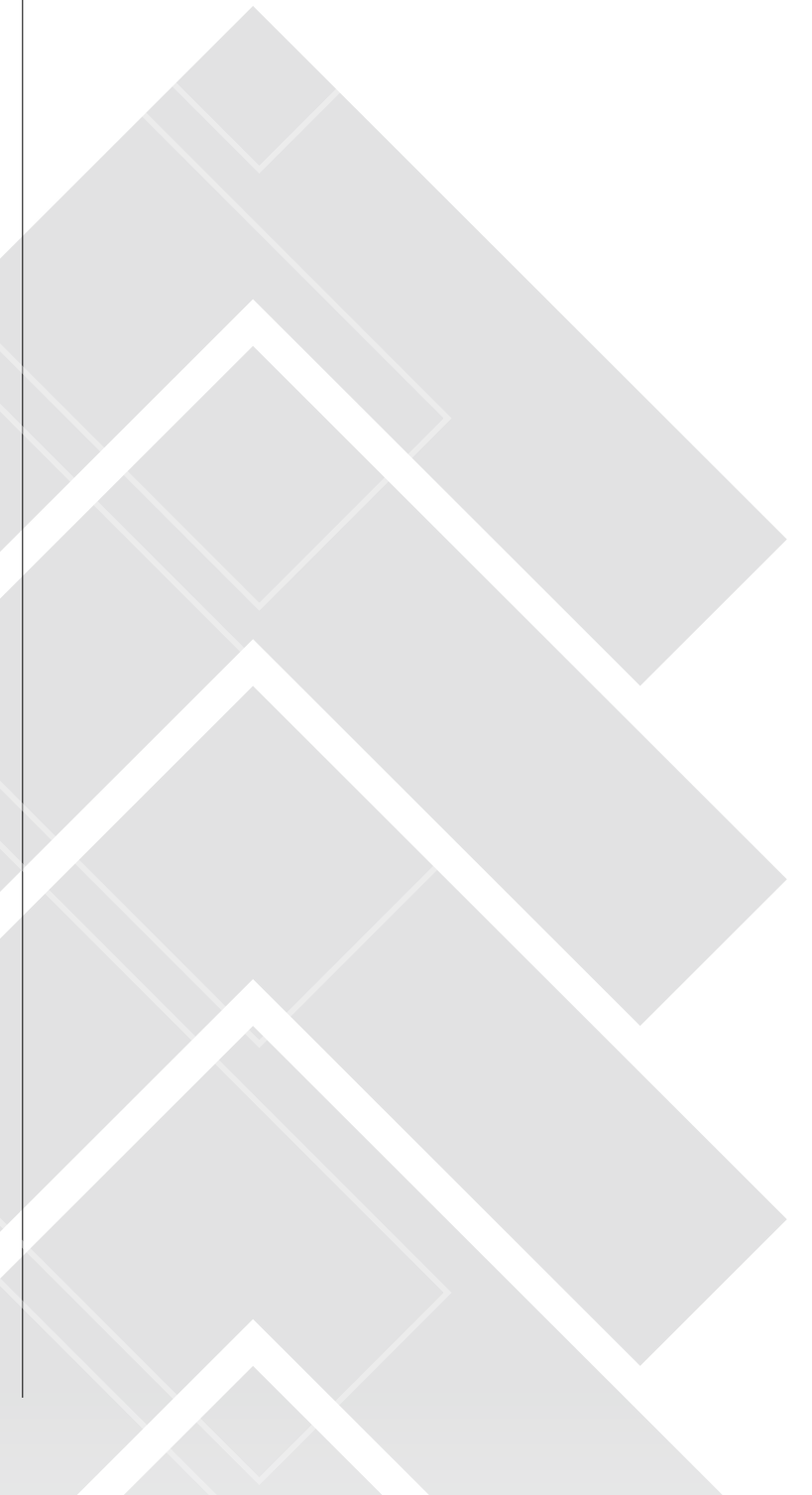
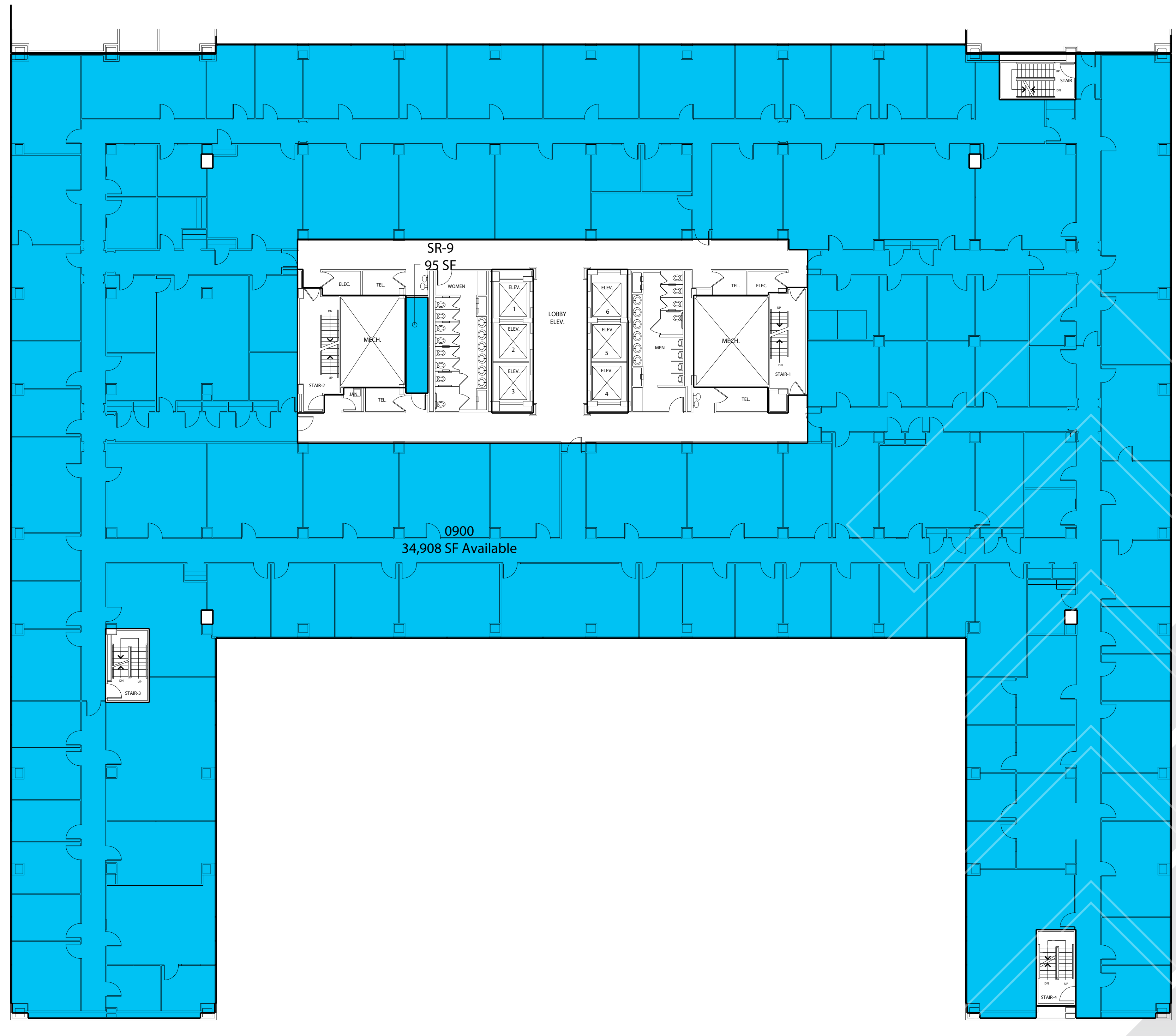
SKY | FIVE



8 SKY | FIVE



SKY | FIVE



SKY | SIX

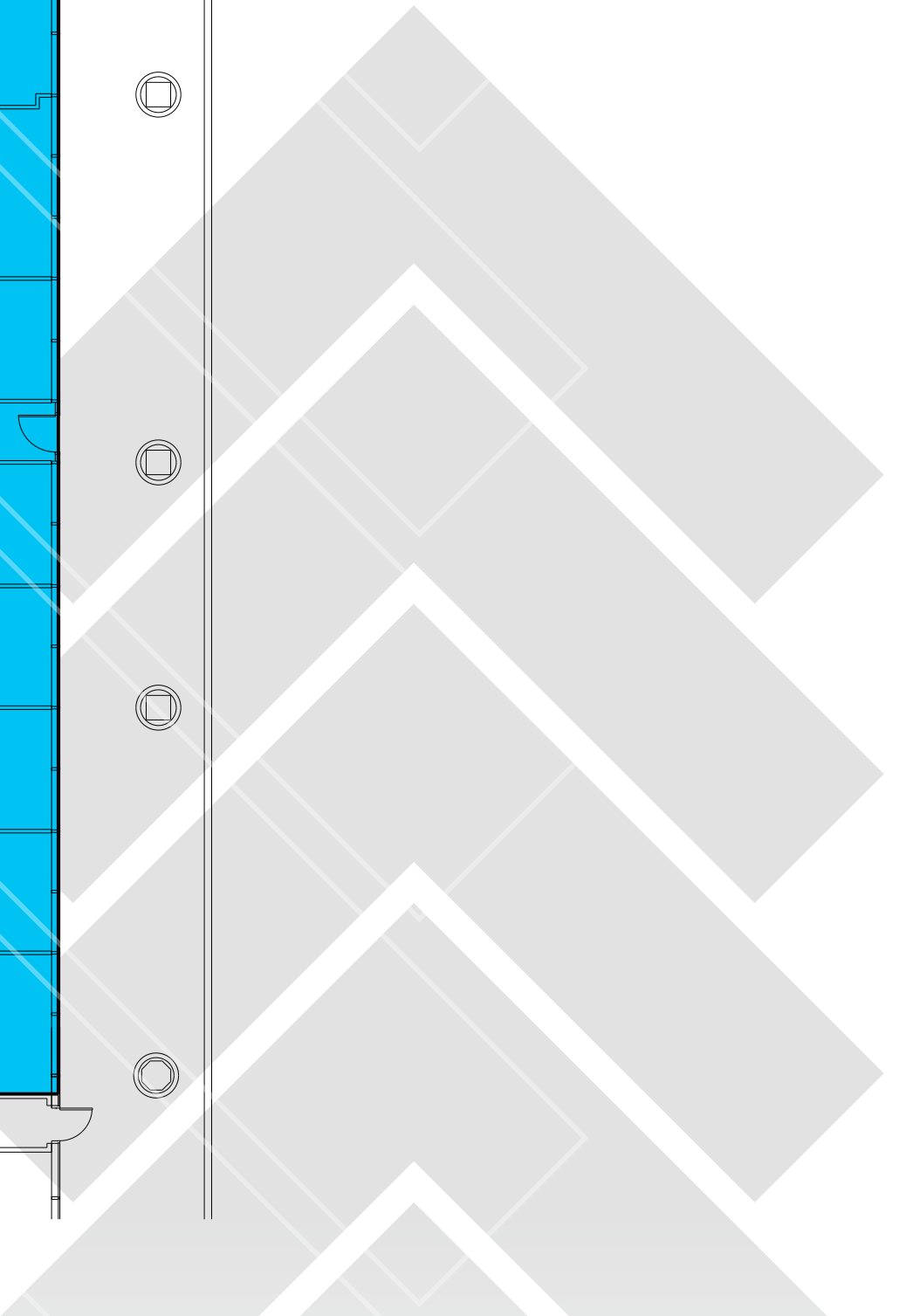
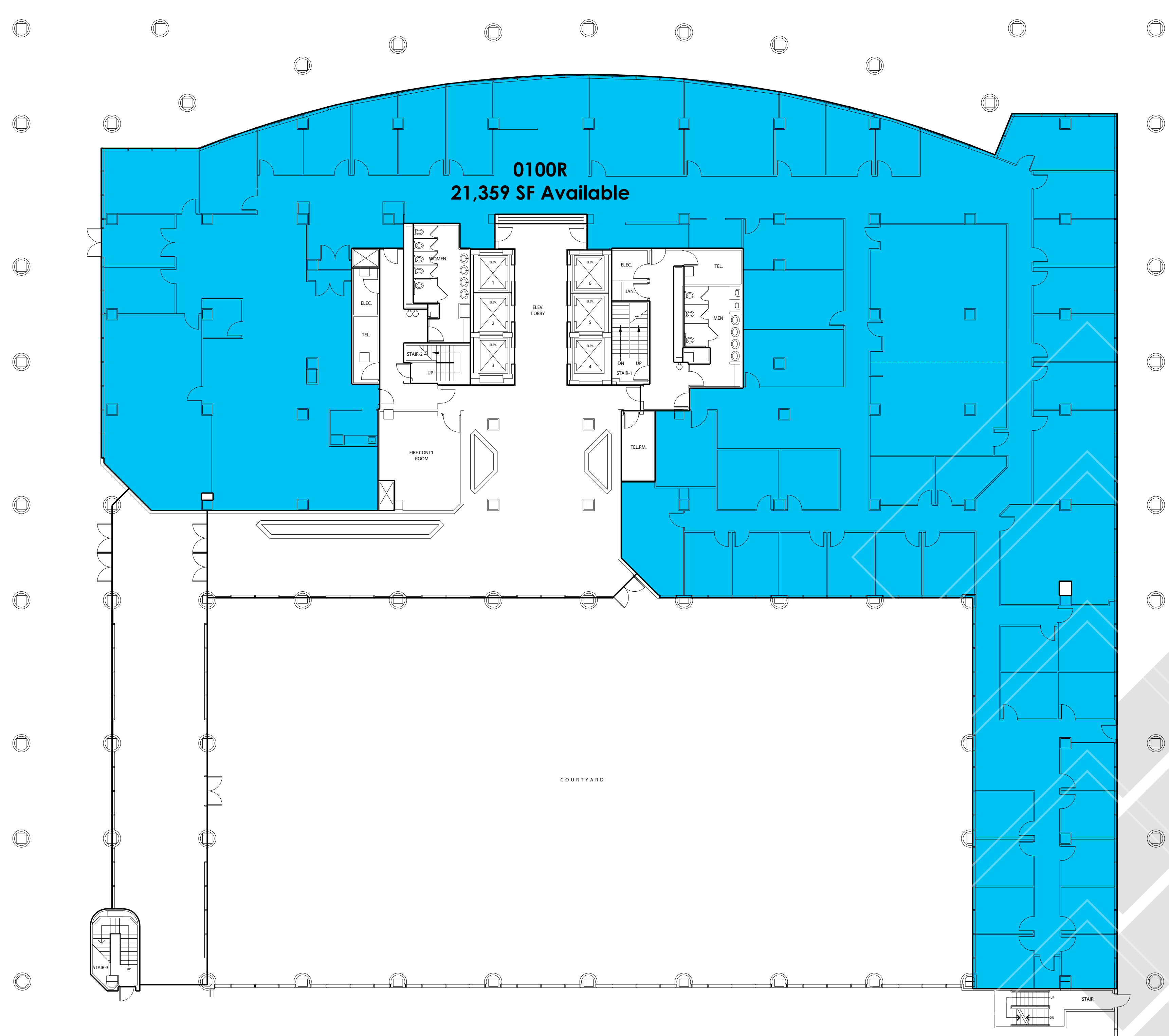
Up to 172,943 SF Available

skyLINE
OFFICE COMPLEX

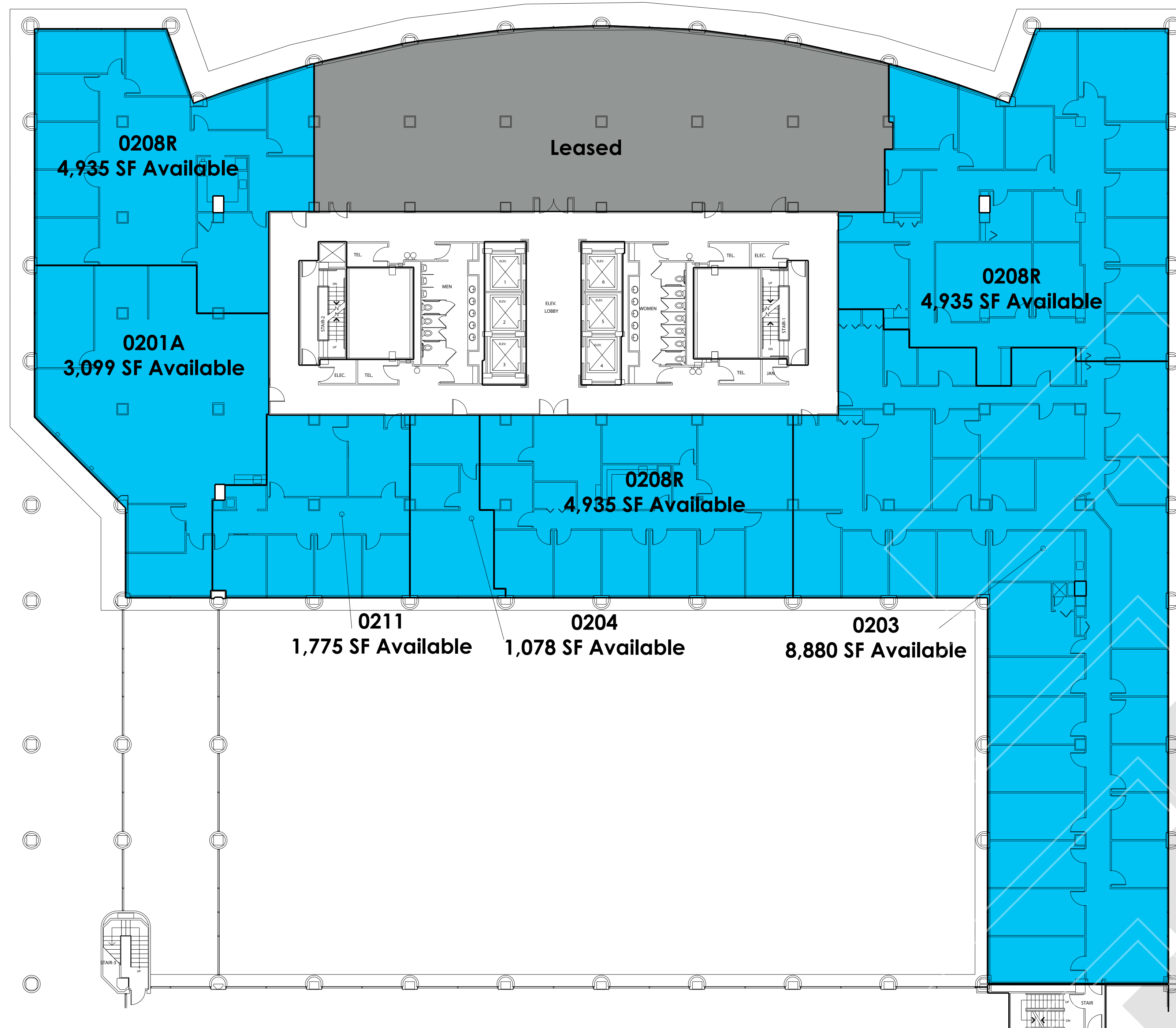
Floor	SF
9	37,849
8	37,842
7	37,842
6	37,842
5	37,842
4	37,842
3	37,842
2	31,393
1	21,377

Floor	Leased	Suite	SF
9	Leased		
8	Leased	Suite 800	27,592 SF
7	Leased		
6		Suite 600	37,842 SF
5	Leased	Suite 500	11,566 SF
4	Leased	Suite 400	32,331 SF
3	Leased	Suite 300	16,350 SF
2	Leased	Suite 200	25,884 SF
1		Suite 100	21,378 SF

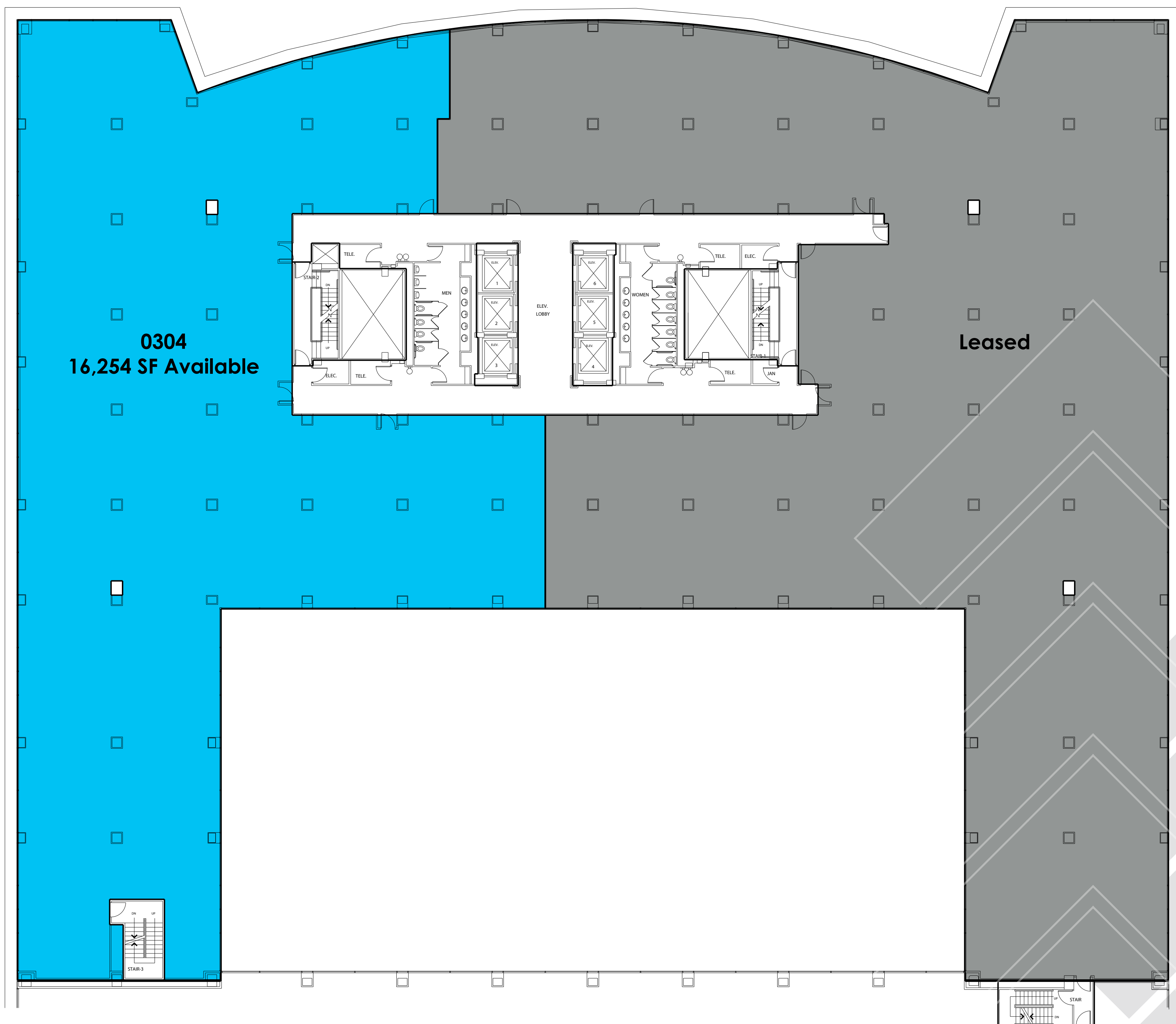
1 SKY | SIX



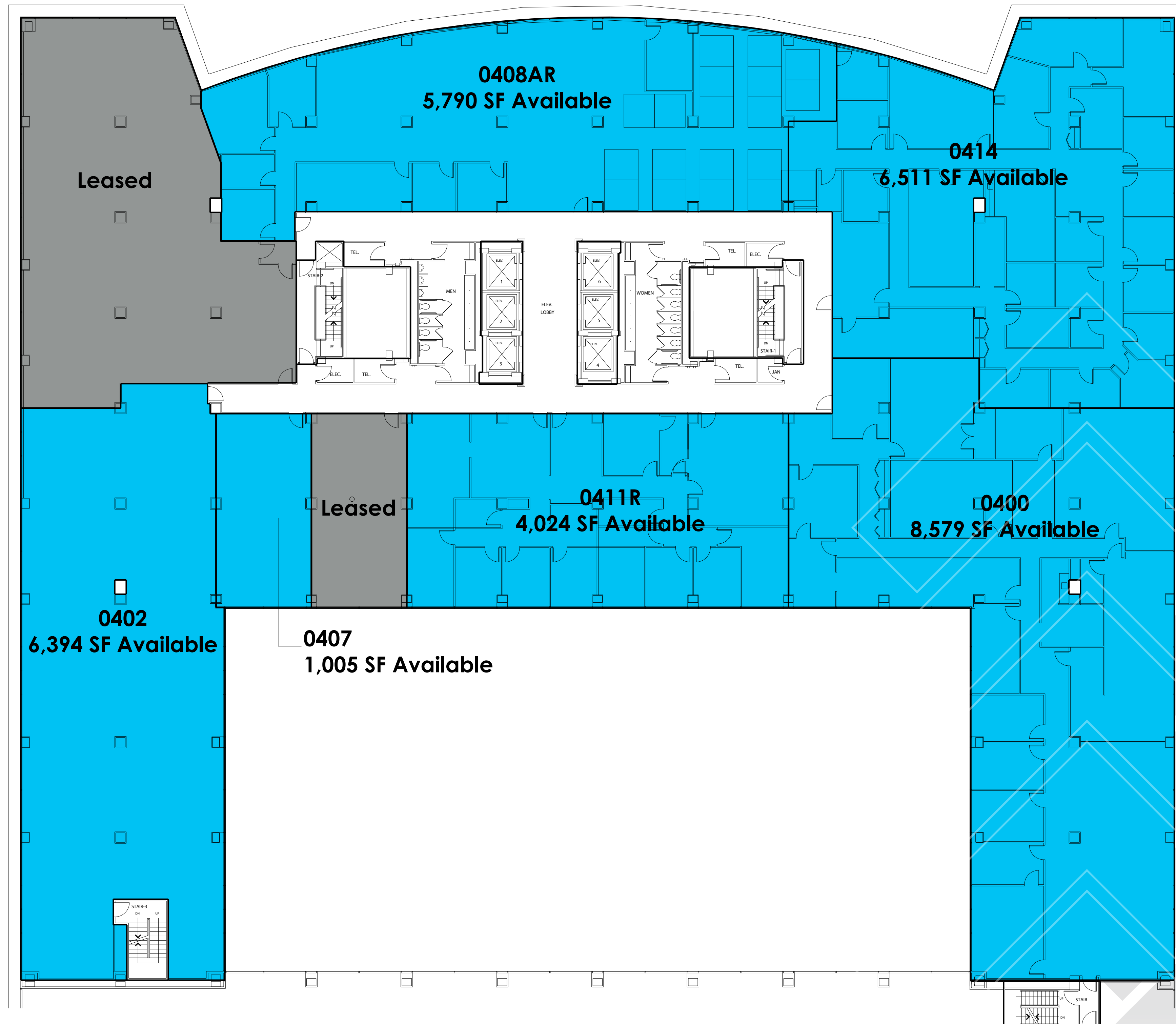
2 SKY | SIX



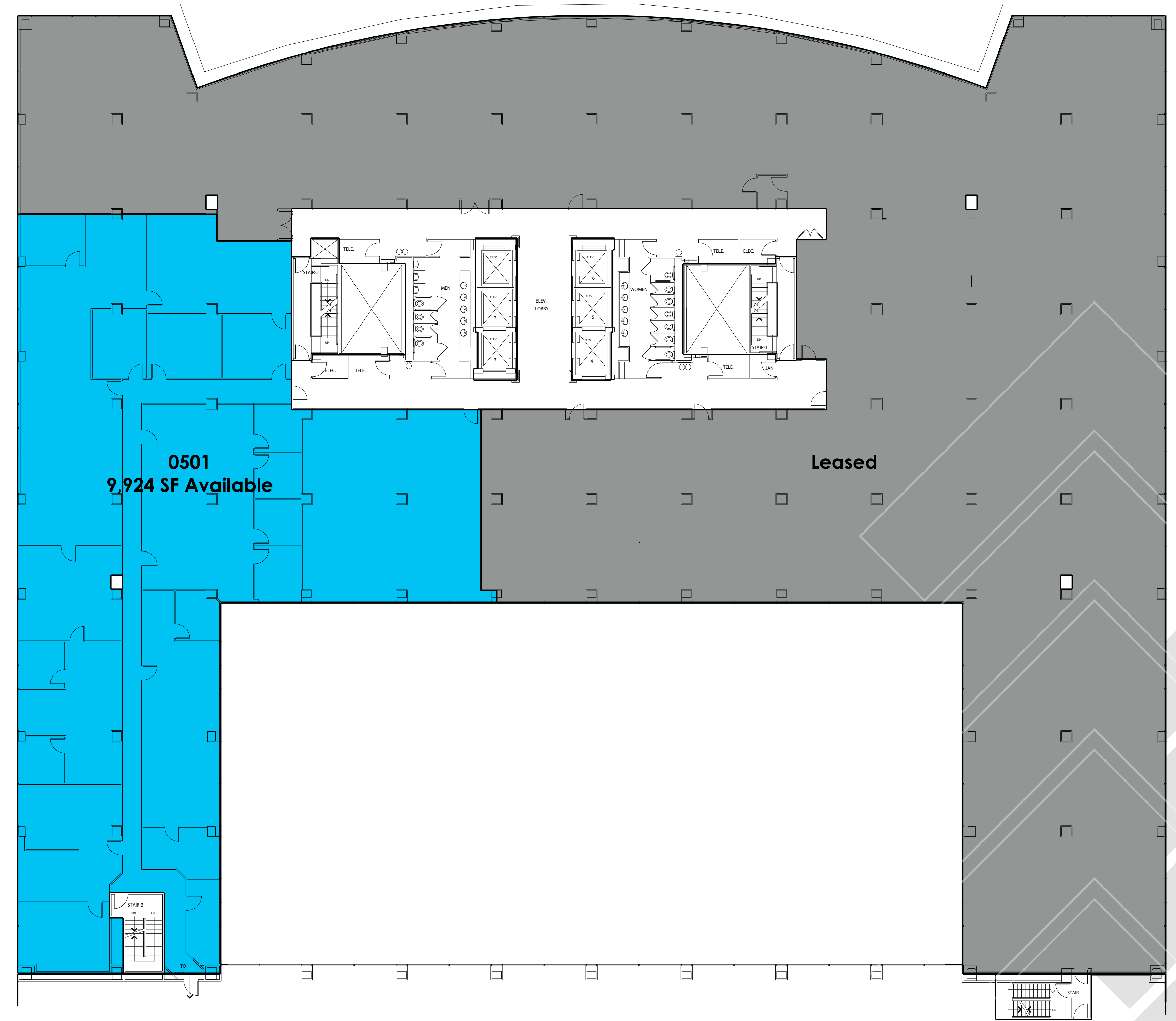
3 SKY | SIX



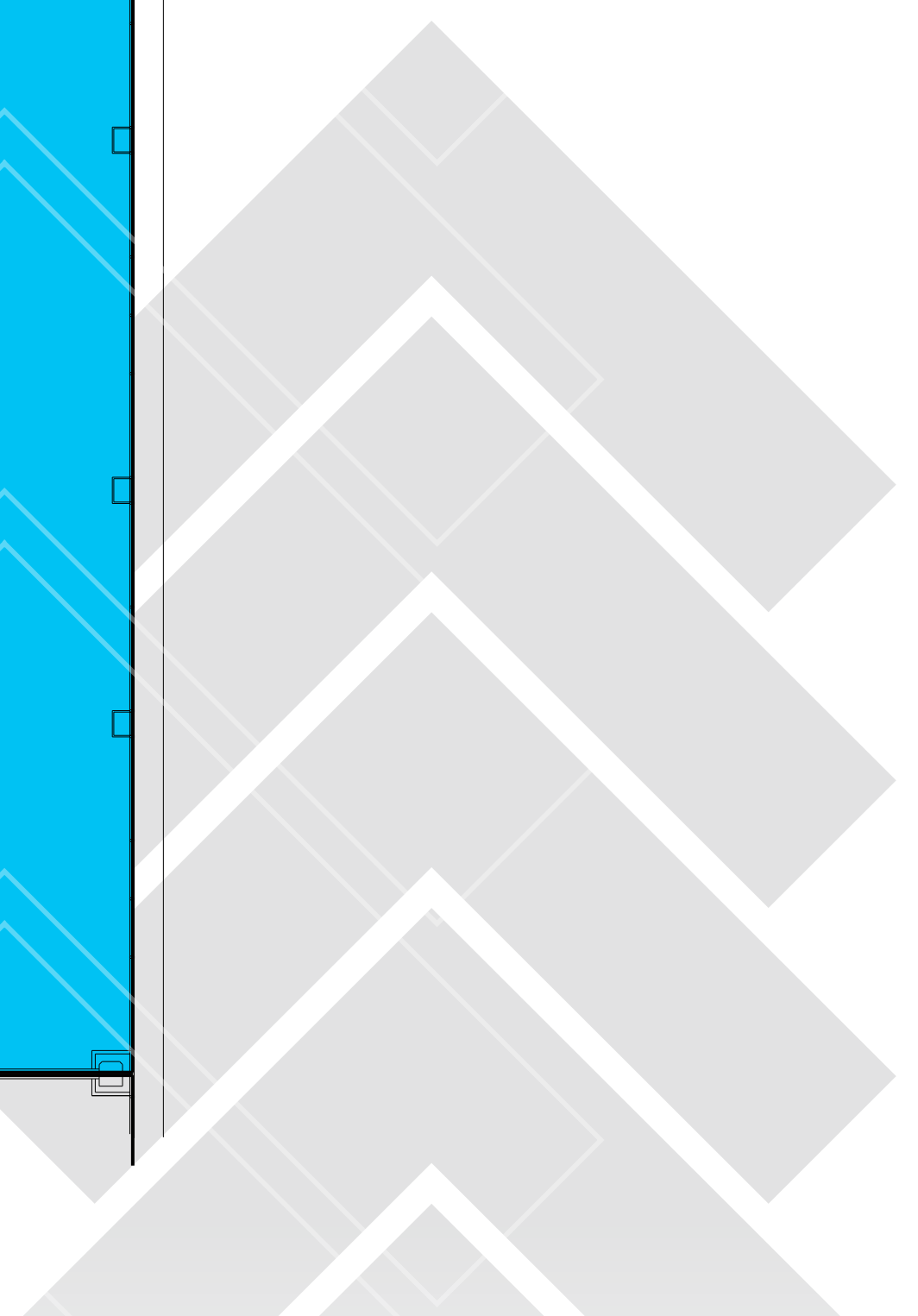
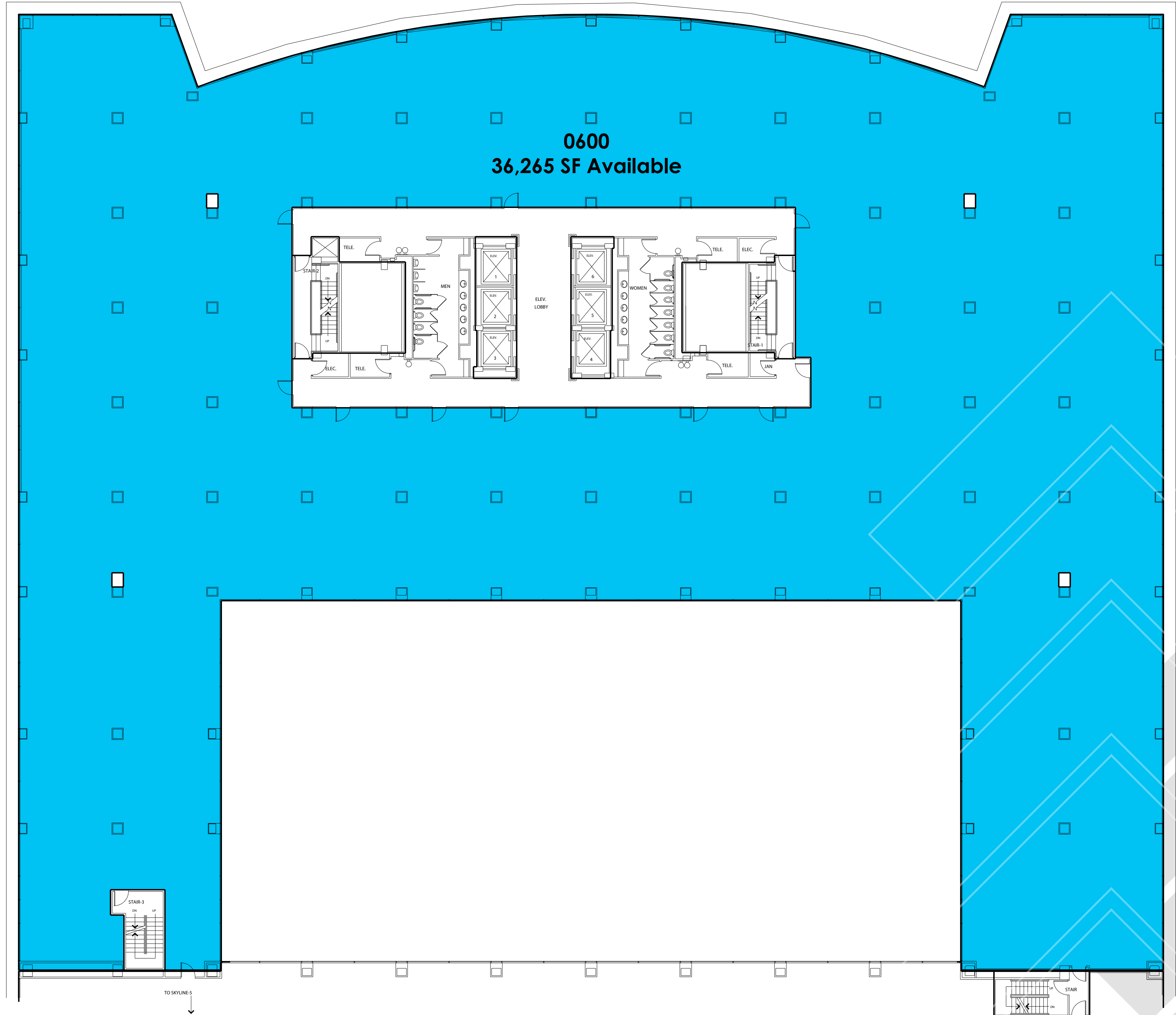
4 SKY | SIX



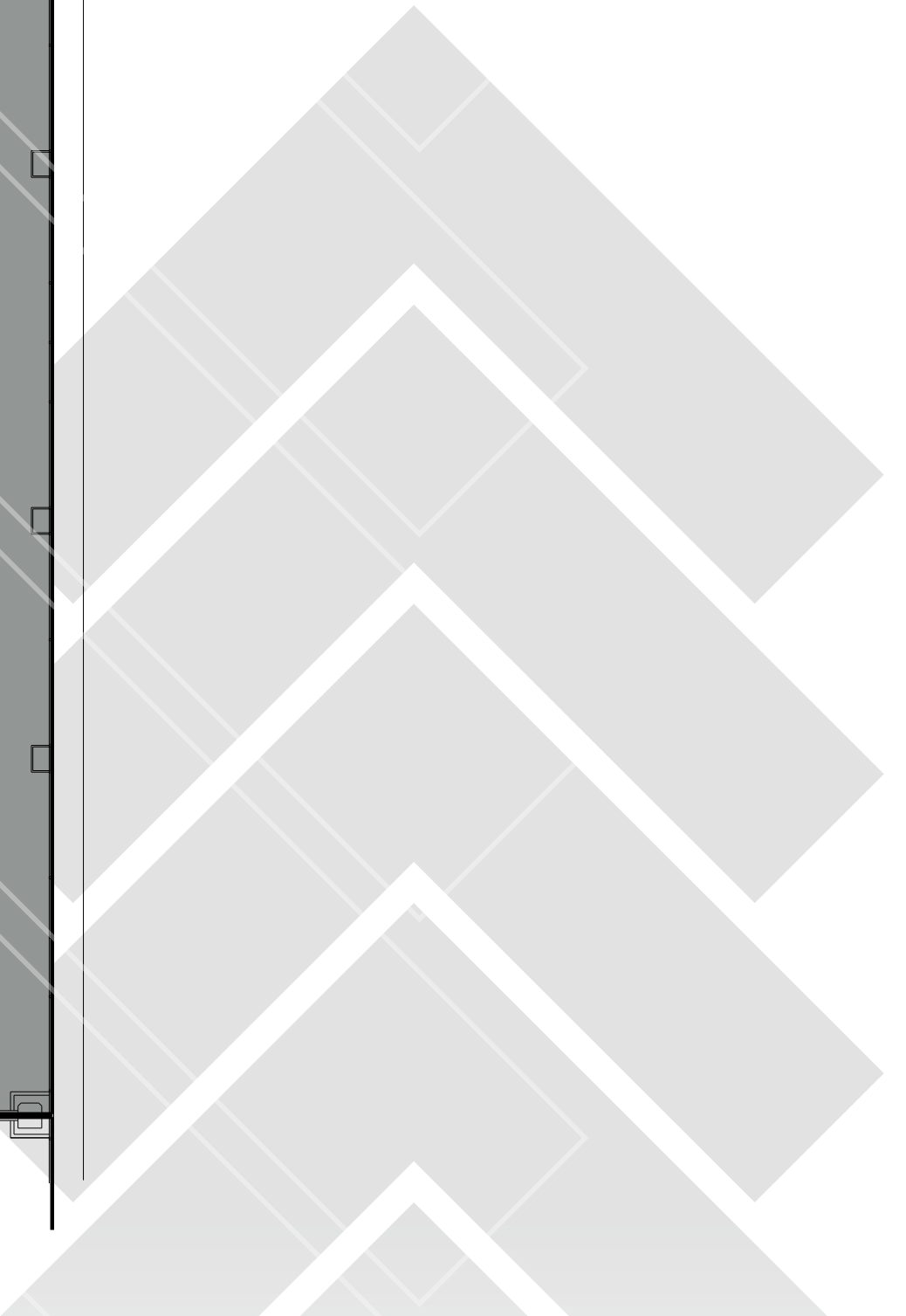
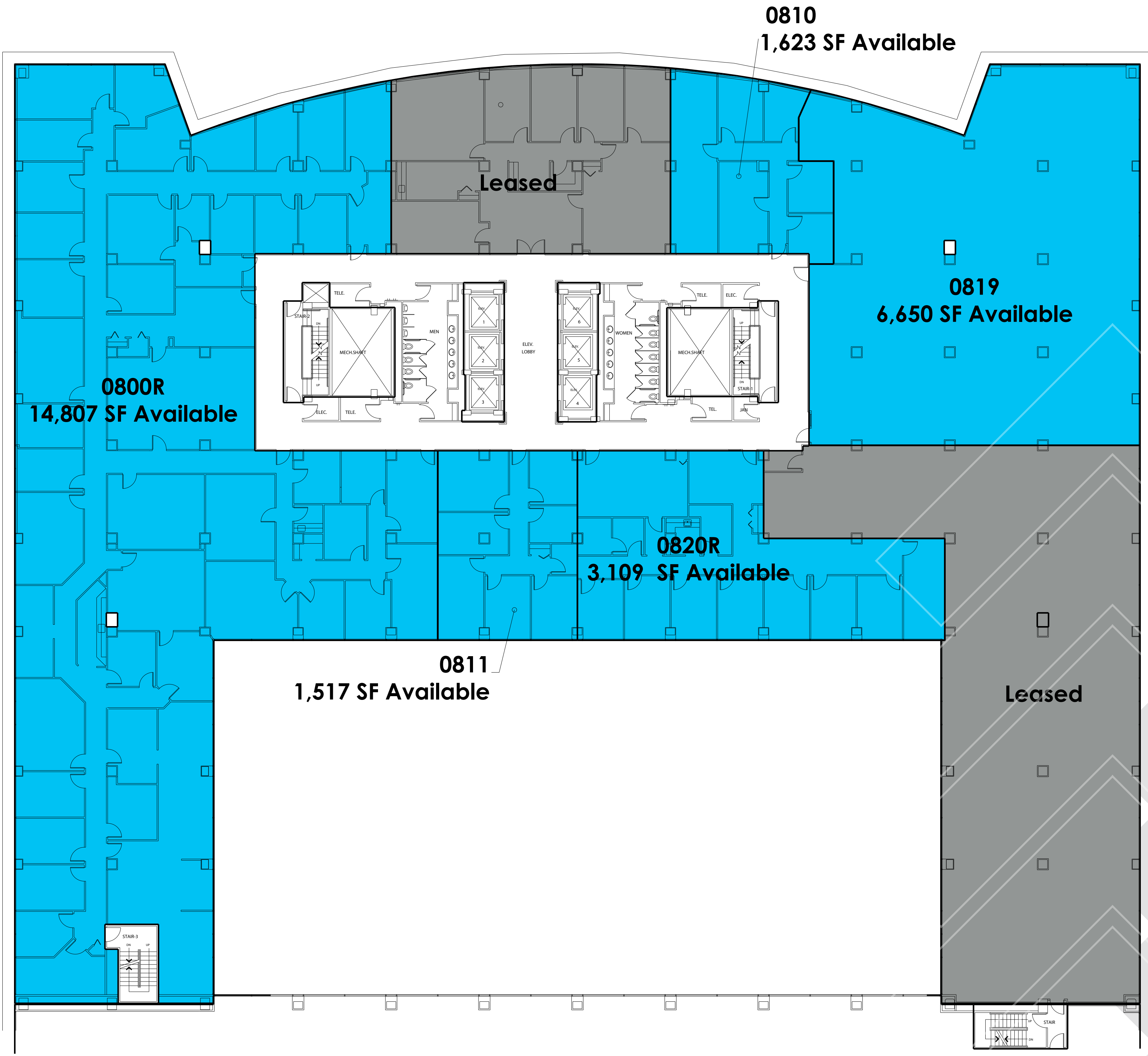
5 SKY | SIX



6 SKY | SIX



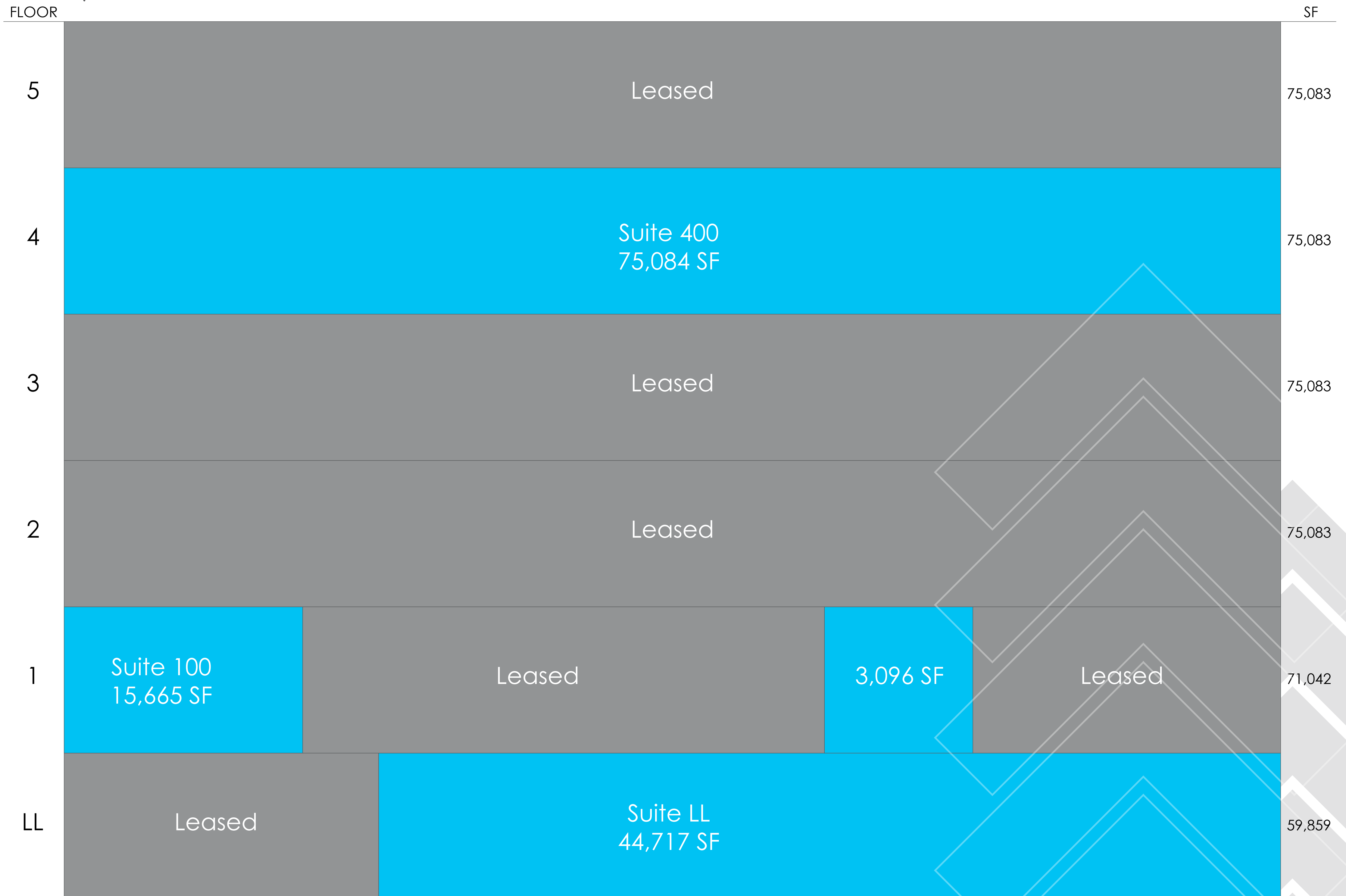
SKY | SIX



SKY | SEVEN

Up to 90,749 SF Available

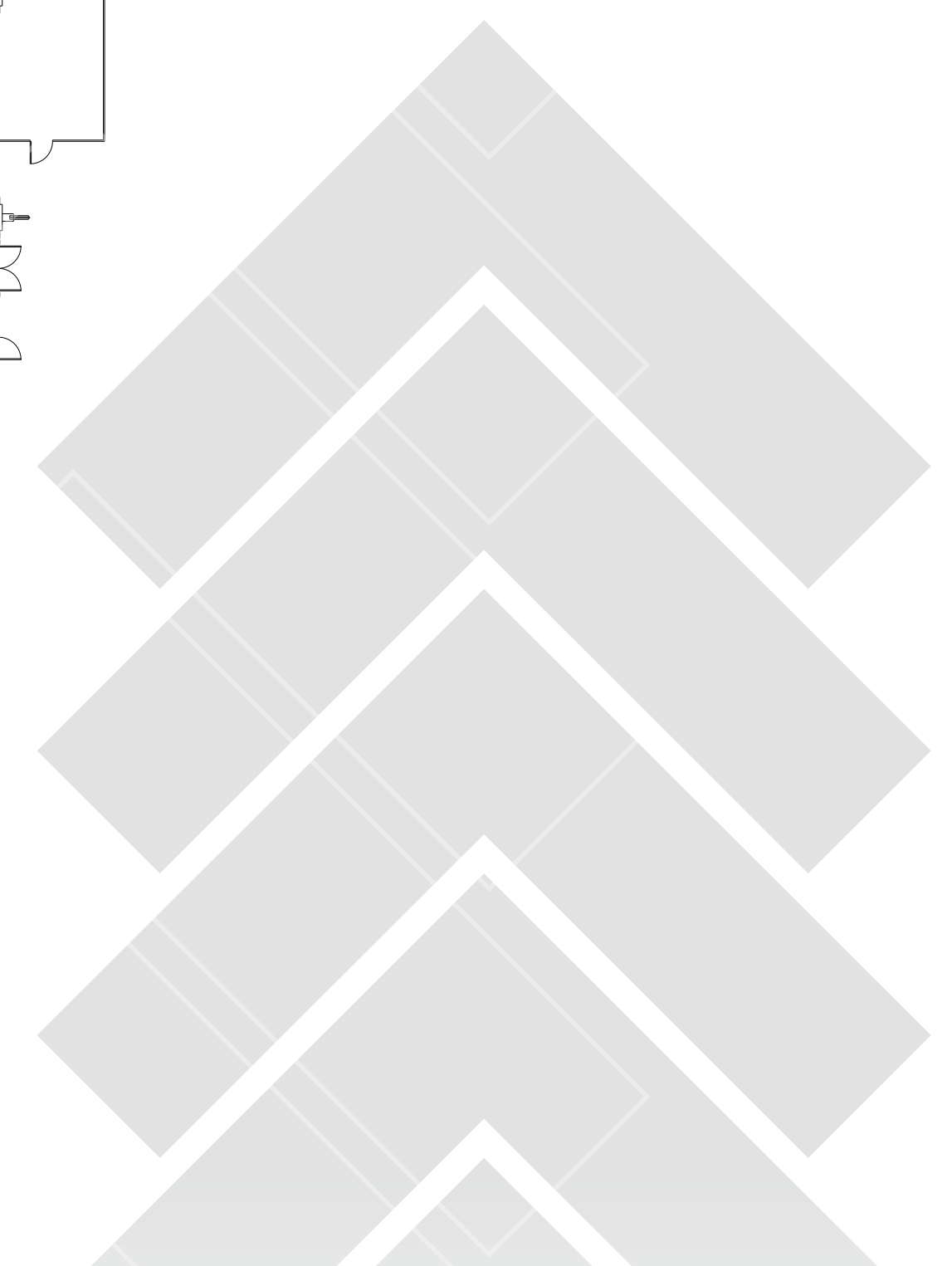
skyLINE
OFFICE COMPLEX



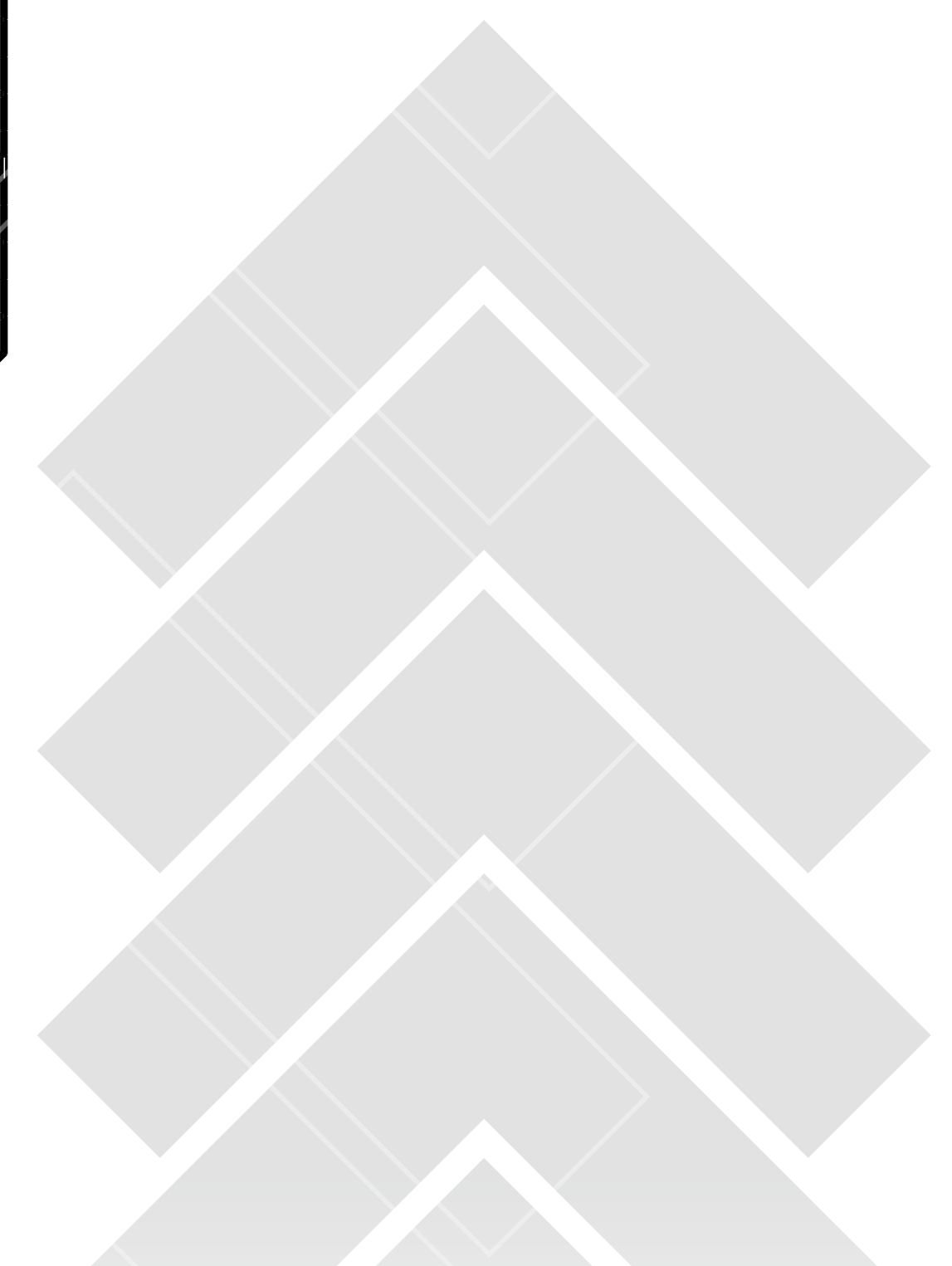
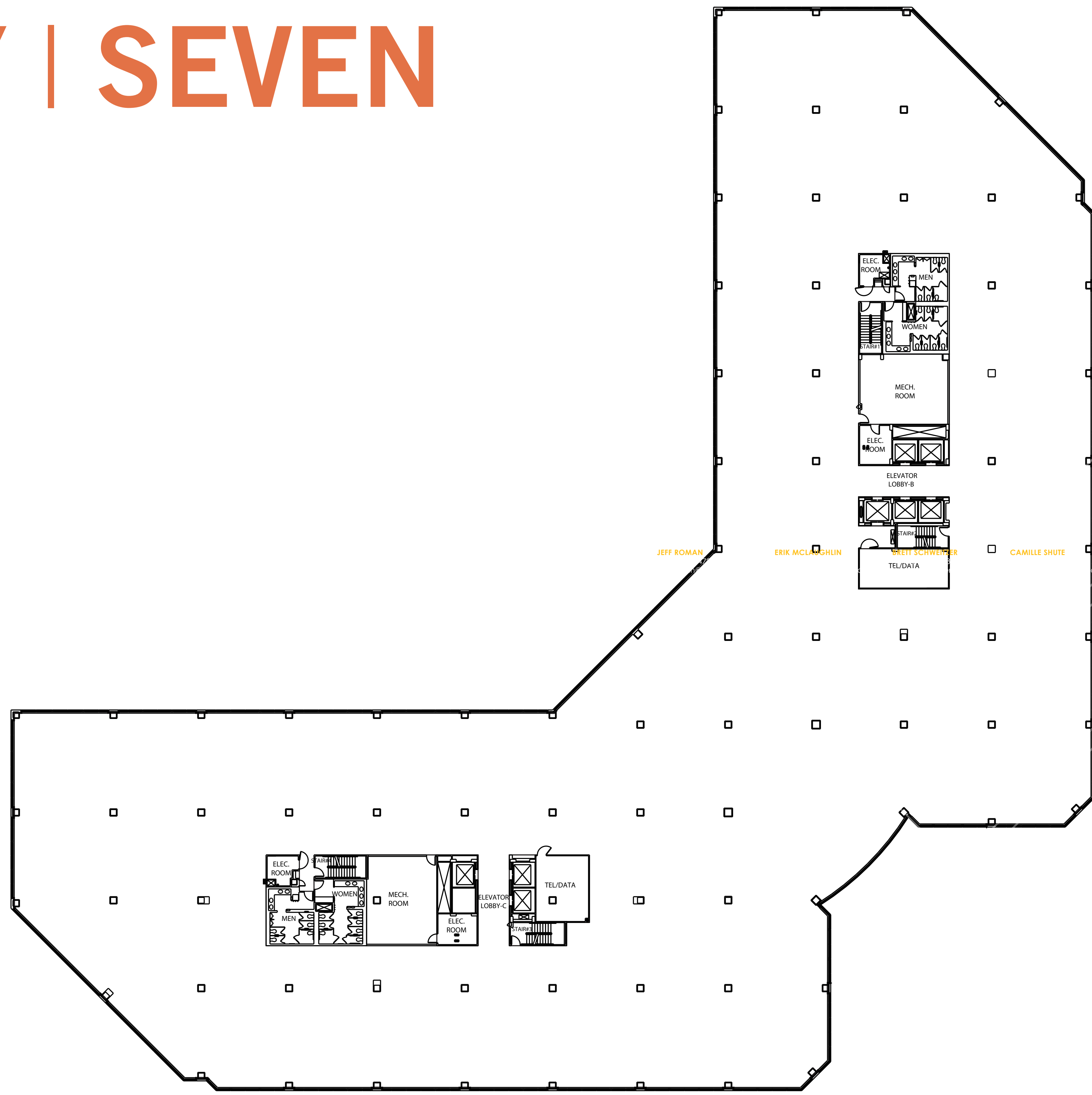
SKY | SEVEN



1 SKY | SEVEN



4 SKY | SEVEN



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