

DEVELOPING

THE

FUTURE OF

DIGITAL
INNOVATION



INCLUSIVE. COLLABORATIVE. TRANSFORMATIVE.

Create opportunities, solve the biggest challenges, and meet the demands of the tech economy and digital transformation of our world in the heart of the 3rd largest concentration of technology companies in the country.

DISCOVER THE OPPORTUNITY

Attract, Recruit, Grow
Innovate, Collaborate

Early Stage- Incubator/Accelerator

- Flexible work spaces
- Flexible lease terms
- Services to identify, train, engage, mentor, and support

Emerging Growth- Pre-built Suites

- 2,000 to 5,000 SF
- Furnished and unfurnished
- Collaborative office and lab spaces
- Secured spaces (SCIF)

Established Technology

- 5,000 to 25,000 SF
- Efficient floors
- Tenant improvement allowance for customized build out





ACCESS TO

World-Class Faculty & Boundless Talent

- Largest public research university & top producer of tech talent in Virginia
- Arlington Campus includes Graduate schools in Computing, Law, Business, and Policy
- Rated a top-tier (R1) research university
- #35 Most Innovative University in the World
- #1 Most Innovative University in Virginia
- #1 Growth Rate of Research Portfolio

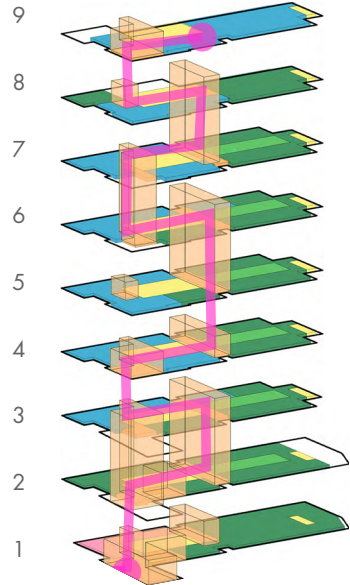
UNIQUE ECOSYSTEM

A place where the public and private sectors are constantly mixing and colliding, promoting collaboration and discovery.

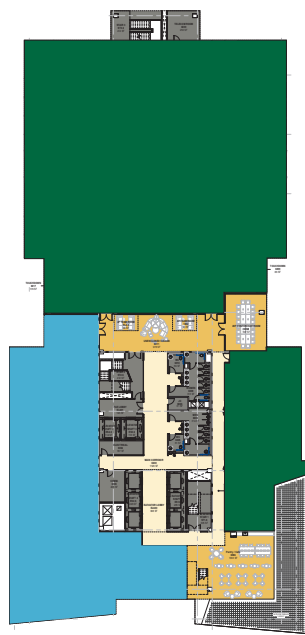


THOUGHTFULLY-
DESIGNED

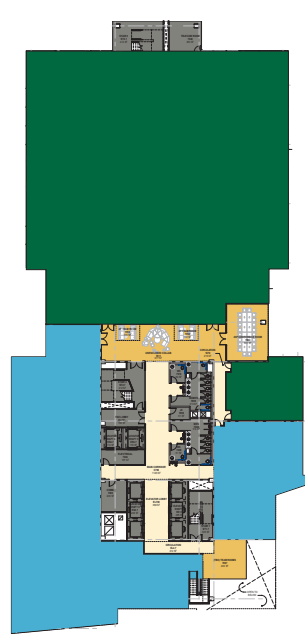
COLLABORATIVE CORE



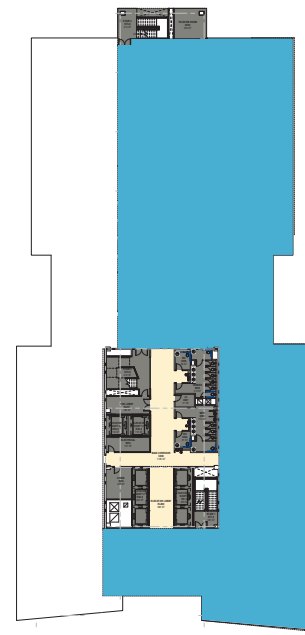
6th Floor



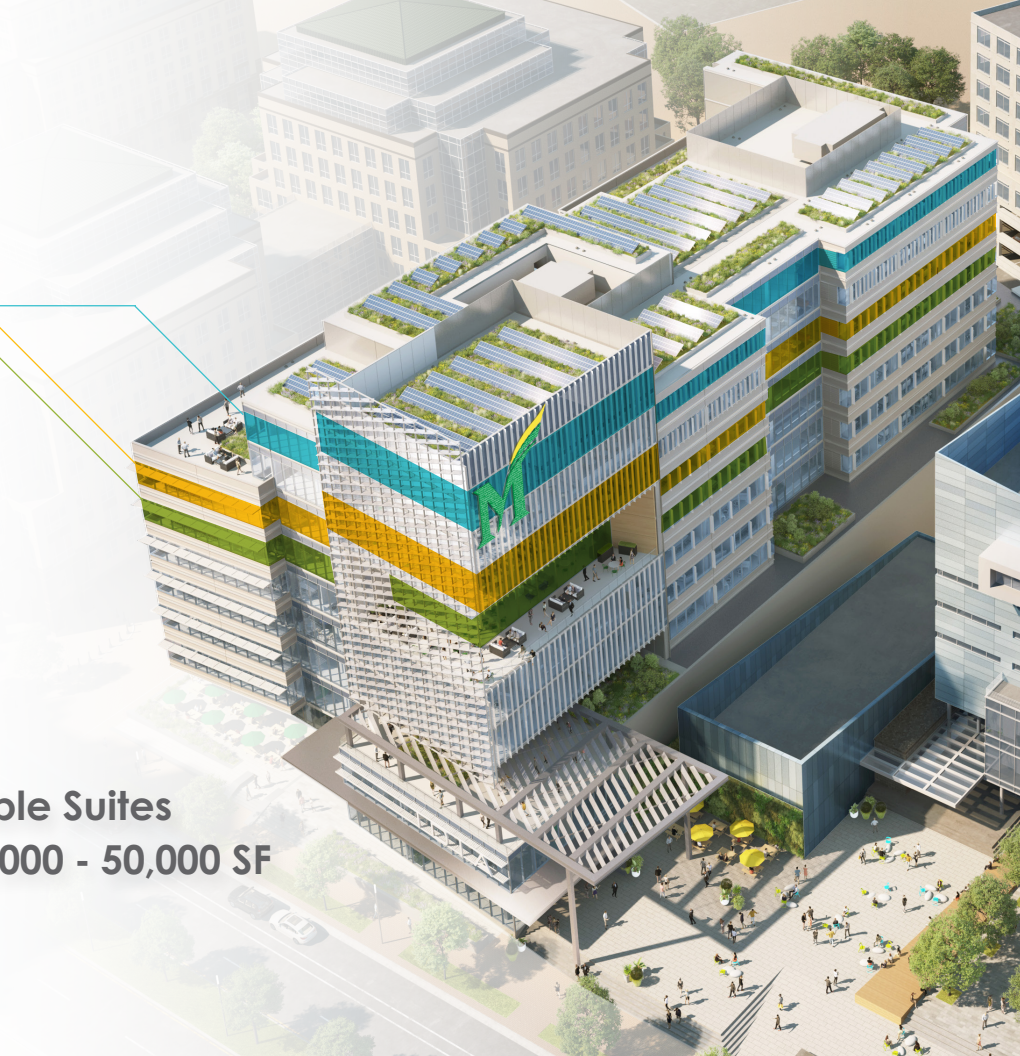
7th Floor



9th Floor

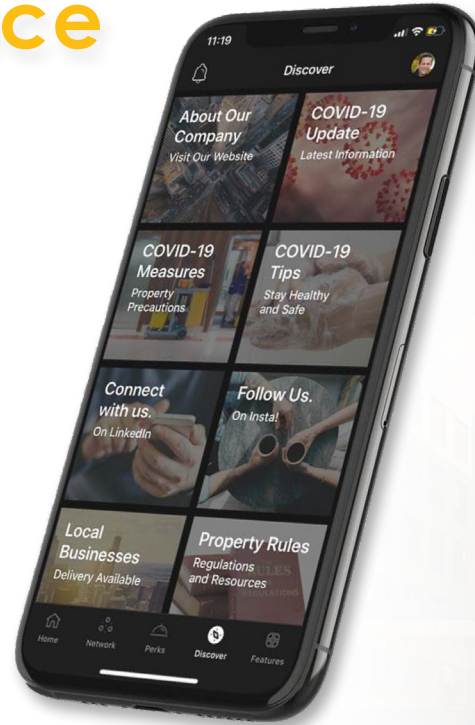


Available Suites
from 1,000 - 50,000 SF



Personalized Building Experience

- Smartphone application manages all daily activities for building staff and occupants
- Touchless visitor system that provides opportunity for pre-entry survey
- Push/pull communication tool with occupants, visitors and vendors
- Work order system integration
- Vendor management and performance tracking (i.e. amenities, cleaning)
- E-commerce platform for touchless transactions- lunch, coffee, etc.



SMART BUILDING

With high-tech features to enhance your experience



Tech

Google	MicroStrategy	Booz Allen
AWS	Deloitte	Applied Predictive
Northrop Grumman	CACI	Amazon
Raytheon	BAE Systems	Splunk
Microsoft	Intelsat	Yext!
Verisign	DARPA	Appian
Oracle	Carahsoft	Accenture
In-Q-Tel	CGI	Verisign

3 MILES
Washington, DC

5 MILES
DCA/National Landing

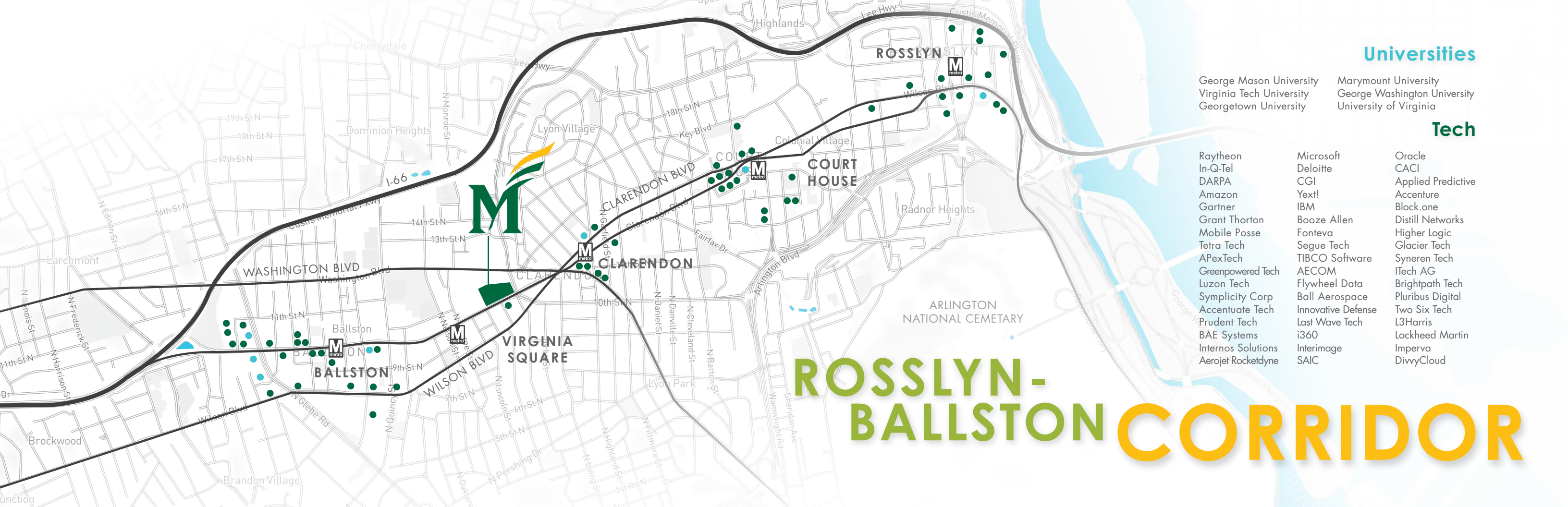
8 MILES
Tysons

15 MILES
Reston

24 MILES
Dulles Airport

TECH-CENTRIC LOCATION





Universities

- George Mason University
- Virginia Tech University
- Georgetown University
- Marymount University
- George Washington University
- University of Virginia

Tech

- Raytheon
- In-Q-Tel
- DARPA
- Amazon
- Gartner
- Grant Thornton
- Mobile Posse
- Tetra Tech
- APexTech
- Greenpowered Tech
- Luzon Tech
- Symlicity Corp
- Accentuate Tech
- Prudent Tech
- BAE Systems
- Interios Solutions
- Aerojet Rocketdyne
- Microsoft
- Deloitte
- CGI
- Yext!
- IBM
- Booze Allen
- Fonteva
- Segue Tech
- TIBCO Software
- AECOM
- Flywheel Data
- Ball Aerospace
- Innovative Defense
- Last Wave Tech
- i360
- Interimage
- SAIC
- Oracle
- CACI
- Applied Predictive
- Accenture
- Block.one
- Distill Networks
- Higher Logic
- Glacier Tech
- Syneren Tech
- ITech AG
- Brightpath Tech
- Pluribus Digital
- Two Six Tech
- L3Harris
- Lockheed Martin
- Imperva
- DivvyCloud

ROSSLYN-BALLSTON CORRIDOR



MULTIPLE
RETAIL

OPPORTUNITIES AVAILABLE



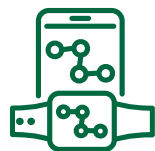
Technical
Labs



Podcast
Studio



Wellness
Lab



Digital
Fitness
Studio



Green Roof
Areas &
Terraces



Large-Scale
Event
Space

DISTINCT RETAIL & AMENITIES



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