



NATIONAL GATEWAY

3550 S CLARK ST

A FRESH
POINT
OF VIEW

Lincoln



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ONWARD, FORWARD
AND UPWARD



FULL FLOOR AVAILABLE : 21,922 SF

FULL FLOOR OPTION AVAILABLE : 23,465 SF

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FULL FLOOR OPTION AVAILABLE : 23,465 SF

LEASED

FULL FLOOR OPTION AVAILABLE : 5,000-23,465 SF

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CONFERENCE
FACILITY &
LOUNGE

LEASED

LEASED

SPEC SUITE 204
4,841 SF

BRIGHT HORIZONS
DAYCARE

CLUB STUDIO

BRIGHT HORIZONS
DAYCARE

AVAILABILITIES	SF	DATE AVAILABLE
Spec Suite 204	4,841 SF	Immediately
3rd Floor	5,000 - 23,465 SF	Immediately
4th Floor	5,000 - 23,465 SF	Immediately
6th Floor	23,465 SF	Immediately
7th Floor	23,465 SF	Immediately
8th Floor	23,465 SF	Immediately
9th Floor	21,922 SF	Immediately
Total Available	140,437 SF	Immediately

PROPERTY HIGHLIGHTS

- Walking Distance to Virginia Tech Innovation Campus
- Newly Renovated Lobby
- Onsite Amenity Opportunities
- Bike Storage and Locker Room
- Conference Center & Tenant Lounge
- New Kaldi's Social House Restaurant and Outdoor Plaza
- Structured Parking with 1.7/1,000 SF Parking Ratio
- Adjacent to Ronald Reagan National Airport
- Onsite Daycare (Bright Horizons)
- Onsite Fitness Operation (Club Studio Opened in 2025)



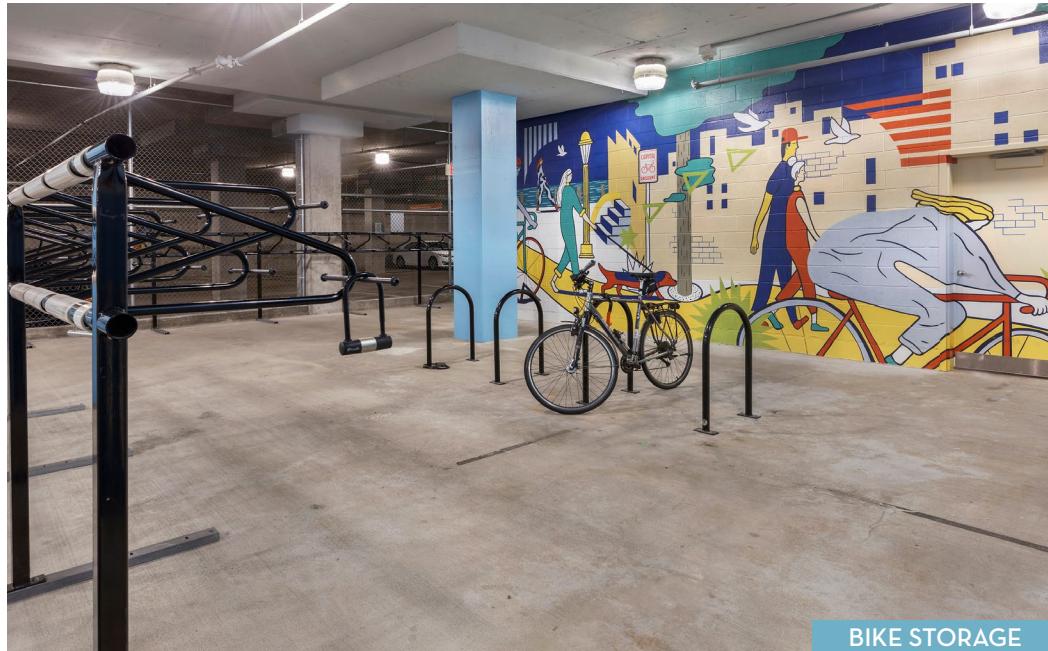
LOBBY UPGRADES



360°
LOBBY
VIRTUAL TOUR



UPGRADED AMENITIES



BIKE STORAGE



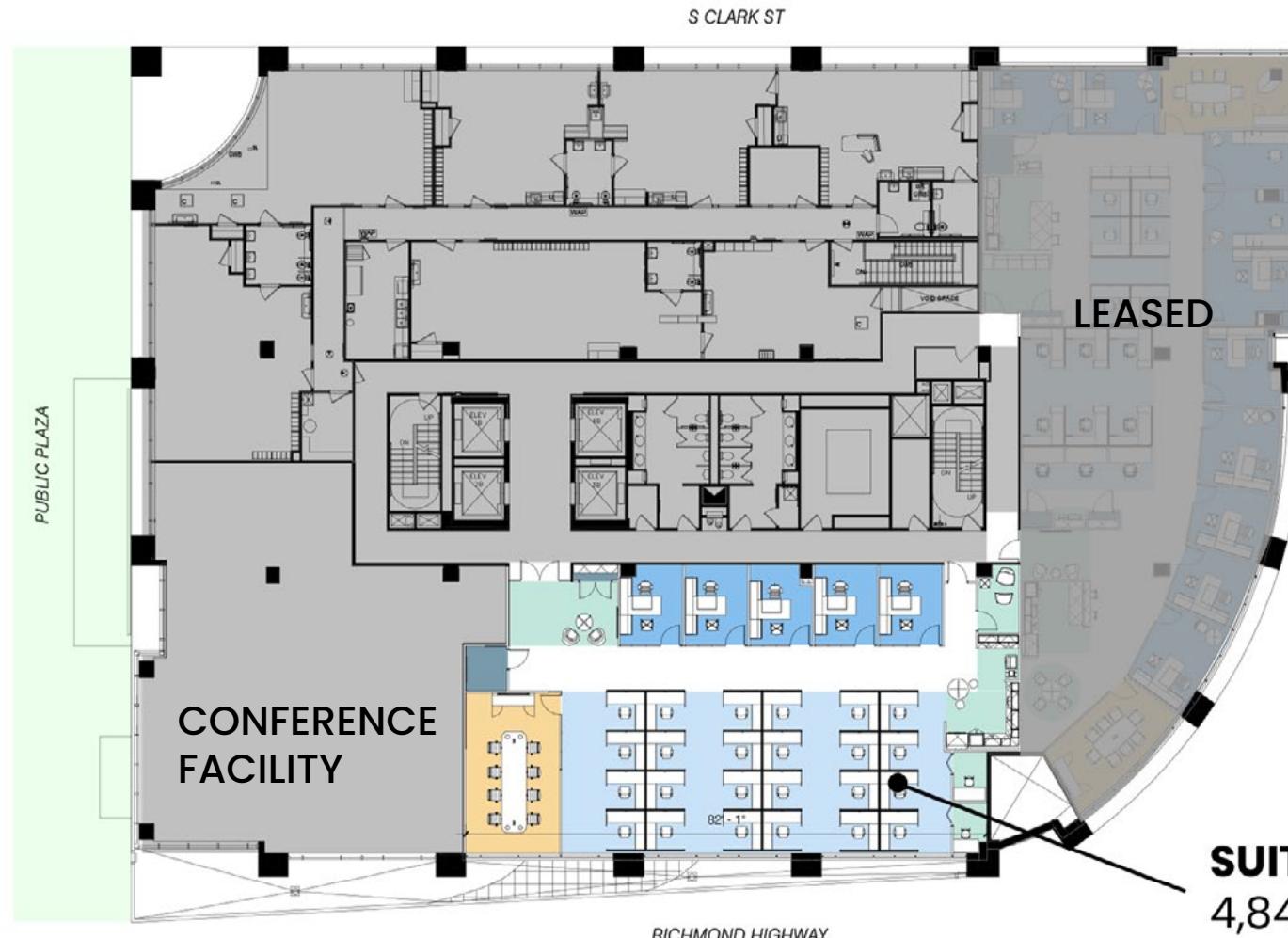
LOCKER ROOM



NATIONAL
GATEWAY
3550 S CLARK ST

2ND FLOOR SPEC SUITES

NORTH



SUITE 204
4,841 RSF

- 5 Offices
- 24 Workstations
- Furnished

Offices

Open Area Seats

Conference Rooms



NATIONAL
GATEWAY
3550 S CLARK ST

SPEC SUITE 204



SPEC SUITE 204
4,841 SF

Furnished
5 Offices
24 Workstations

[View Virtual Tour](#)



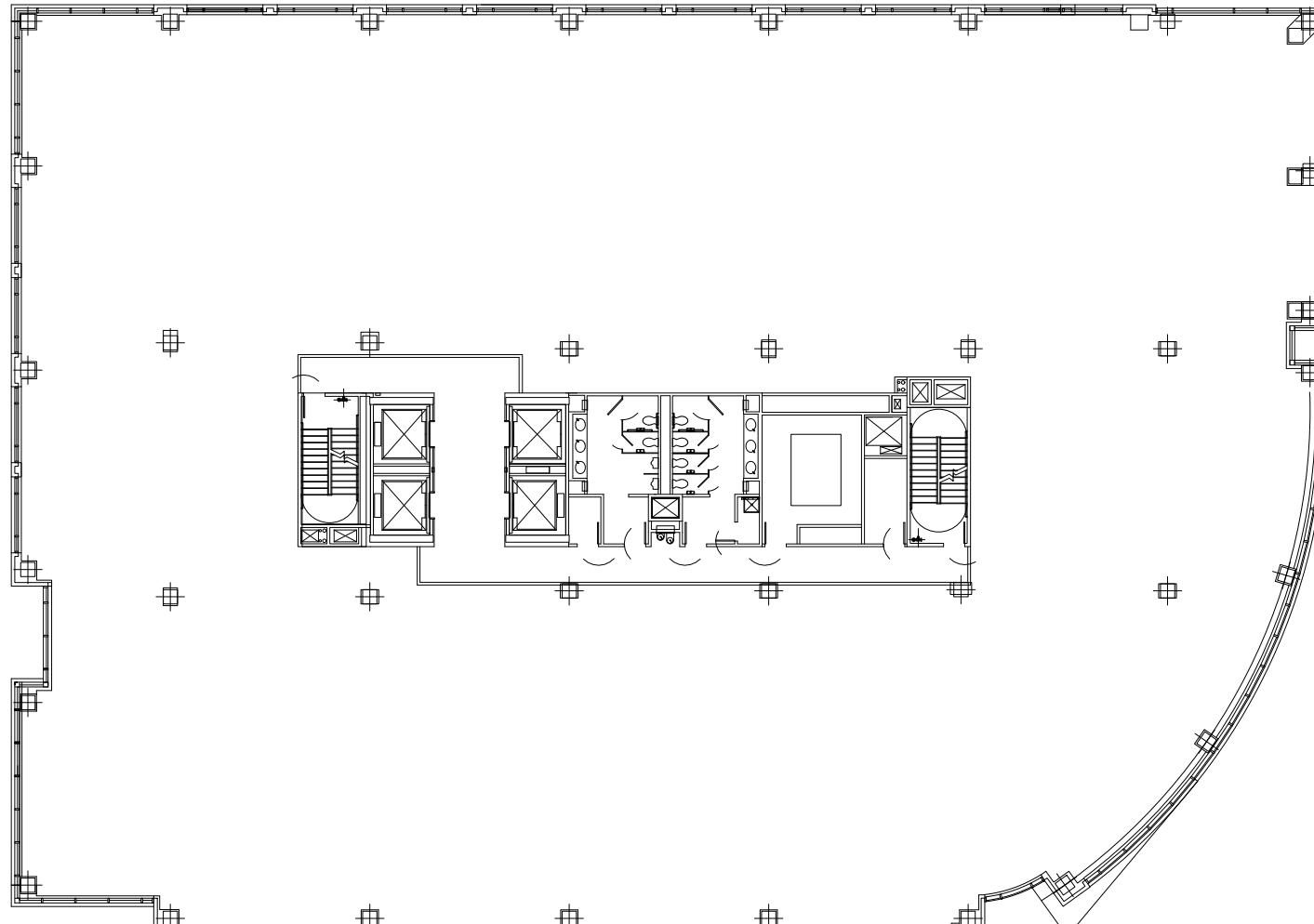
NATIONAL
GATEWAY

3550 S CLARK ST

TYPICAL FLOOR - SHELL PLAN

NORTH

S CLARK ST



RICHMOND HIGHWAY

TYPICAL FLOOR - SHELL PLAN | Floors 3-4, 6-8: 23,465 SF | Floor 9: 21,922 SF



TYPICAL FLOOR - OPEN PLAN

NORTH

10 Offices 217 Open Area Seats 6 Conference Rooms



360°

9TH FLOOR
VIRTUAL TOUR

TYPICAL FLOOR - OPEN PLAN | 5,000 - 23,465 SF | Floors 3-4, 6-8: 23,465 SF | Floor 9: 21,922 SF



NATIONAL
GATEWAY
3550 S CLARK ST

TYPICAL FLOOR - CLOSED PLAN

NORTH



TYPICAL FLOOR - CLOSED PLAN | 5,000 - 23,465 SF | Floors 3-4, 6-8: 23,465 SF | Floor 9: 21,922 SF



NORTH



TYPICAL FLOOR - MULTI-TENANT | 5,000 - 23,465 SF | Floors 3-4, 6-8: 23,465 SF | Floor 9: 21,922 SF



NATIONAL GATEWAY

3550 S CLARK ST

3 minutes | 1.4 miles from:
Ronald Reagan Washington
National Airport (DCA)

4 minutes | 1.0 mile from:
Virginia Tech Innovation Campus

5 minutes | 2.7 miles from:
The Pentagon

10 minutes | 5.3 miles from:
Amazon's DC Headquarters

18 minutes | 14.3 miles from:
Tysons, VA

26 minutes | 23.0 miles from:
Reston, VA

26 minutes | 26.4 miles from:
Dulles International Airport (IAD)

NEWEST ON-SITE AMENITY:



KALDI'S
SOCIAL
HOUSE





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www.TheNationalGateway.com

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