



AVAILABLE
NOW!

METRO PARK

MODERN SEMI-FURNISHED SPEC SUITES

6363 WALKER LANE | ALEXANDRIA | VIRGINIA

A NEW COLLECTION OF READY-TO-OCCUPY SPEC SUITES

Elevate Your Workday: New Spec Suites Just Delivered!

Discover a premium work experience with our brand-new, move-in ready office suites and flexible workspaces — now available at Metro Park, Alexandria/Springfield's premier business hub.

These thoughtfully designed suites are tailored for today's professionals, offering the perfect balance of productivity, collaboration, and comfort. Choose from six distinctive layouts accommodating between 11 to 36 people — complete with private offices, open workstations, collaboration lounges, break rooms, phone booths, and more.

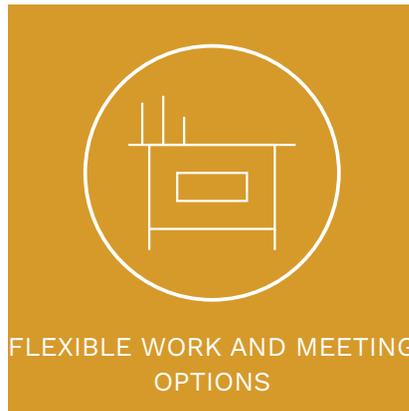
What's Included:

- Access to exclusive shared lounges and meeting spaces — ideal for networking, brainstorming, or simply recharging throughout the day.
- A prime location just a 10-minute walk from the Springfield Metro station and a 5-minute drive to I-95 and the Capital Beltway — making your commute simple and convenient.

Whether you're expanding your team or launching something new, find your ideal workspace where flexibility, functionality, and location come together.

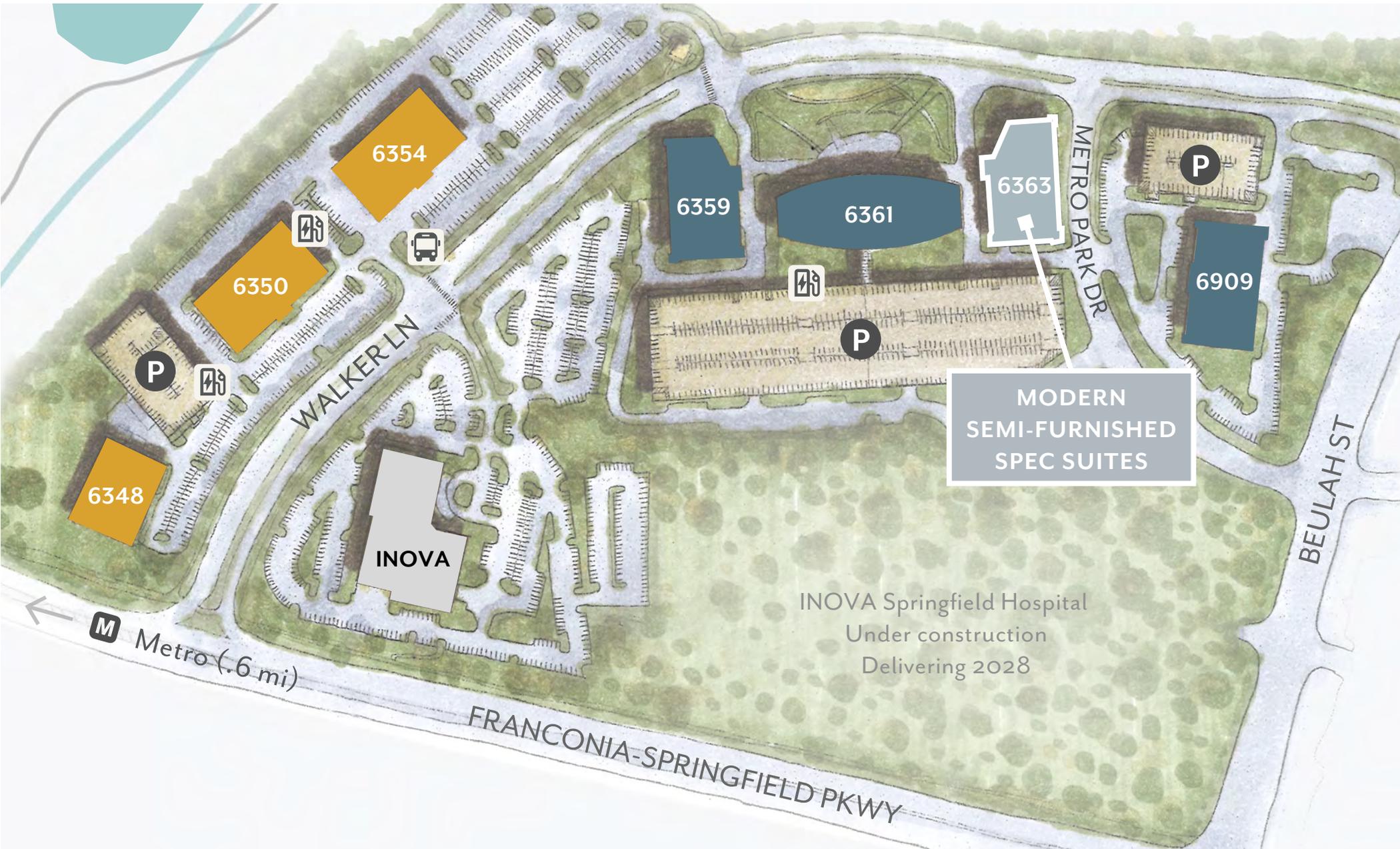
Now Leasing: Productivity. Comfort. Success.

- Furnished collaborative meeting and lounge spaces
- Individual suites, ranging from 2,700 to 5,757 SF
- Suites featuring individual cafés and conference rooms
- Private Wi-Fi network available
- Fast, easy move-in



Location Overview

METRO PARK'S CAMPUS

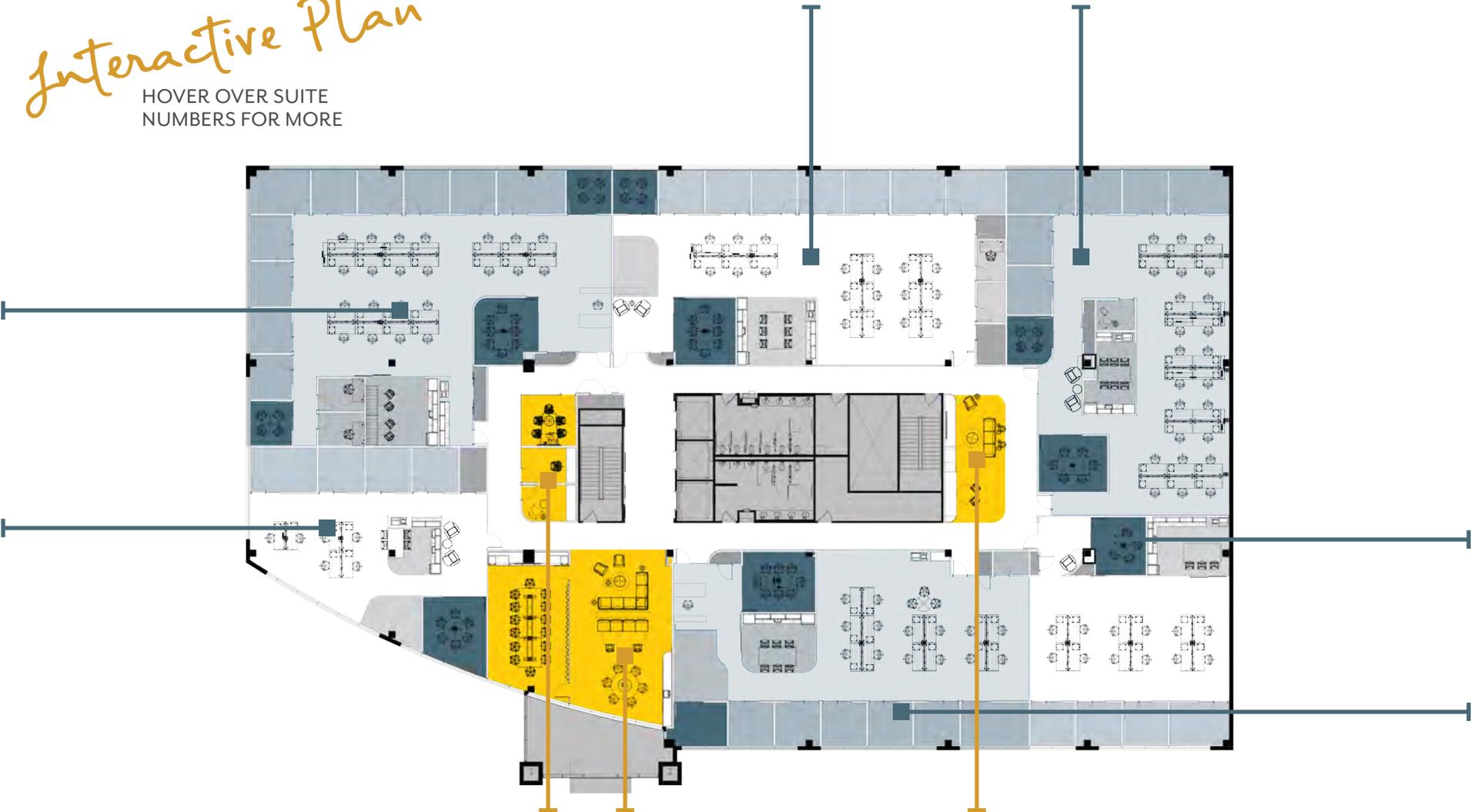


2nd Floor Spec Suites

RANGING FROM 2,700 SF - 5,757 SF



Interactive Plan
HOVER OVER SUITE
NUMBERS FOR MORE



Exclusive Amenity Spaces



Exclusive to the floor, the “town-hall” style shared amenity areas are impressively appointed and strategically positioned. Tenants will enjoy the warm finishes designed for both comfort and function. These spaces offer a dynamic and engaging environment that enhances productivity and community.

Located adjacent to the floor’s main lobby, tenants will find a spacious tenant lounge—ideal for hosting events or welcoming guests. This area is complemented by a fully equipped conference room that accommodates up to 12 people. Moving down the floor corridor, tenants benefit from a central lounge with a variety of seating options to support both informal meetings and casual work sessions.

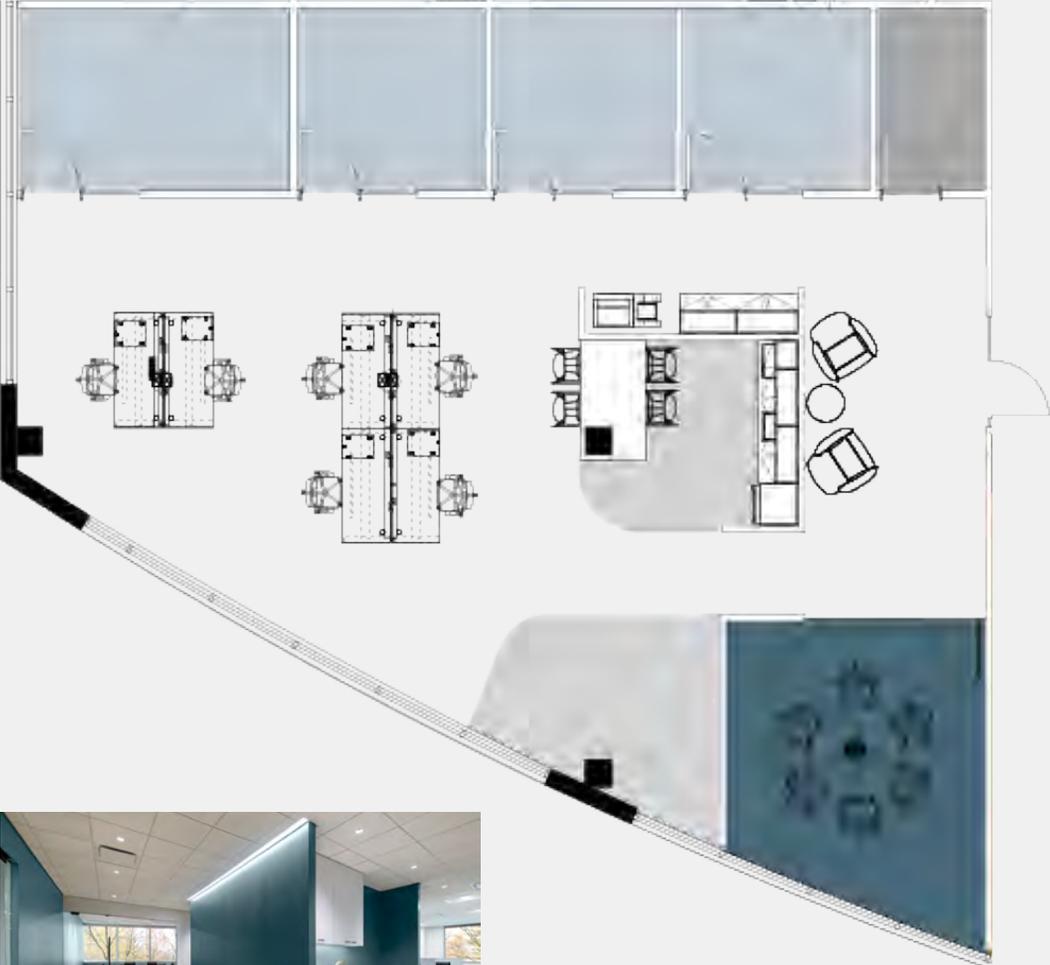
Additional amenities include a wellness room, a private phone room, and a huddle room, all conveniently situated nearby.



Spec Suite 200

2,700 SF

4 Offices | 6-7 Workstations | Up to 11 Employees



Spec Suite 210

5,757 SF

10-12 Offices | 22-24 Workstations | Up to 36 Employees

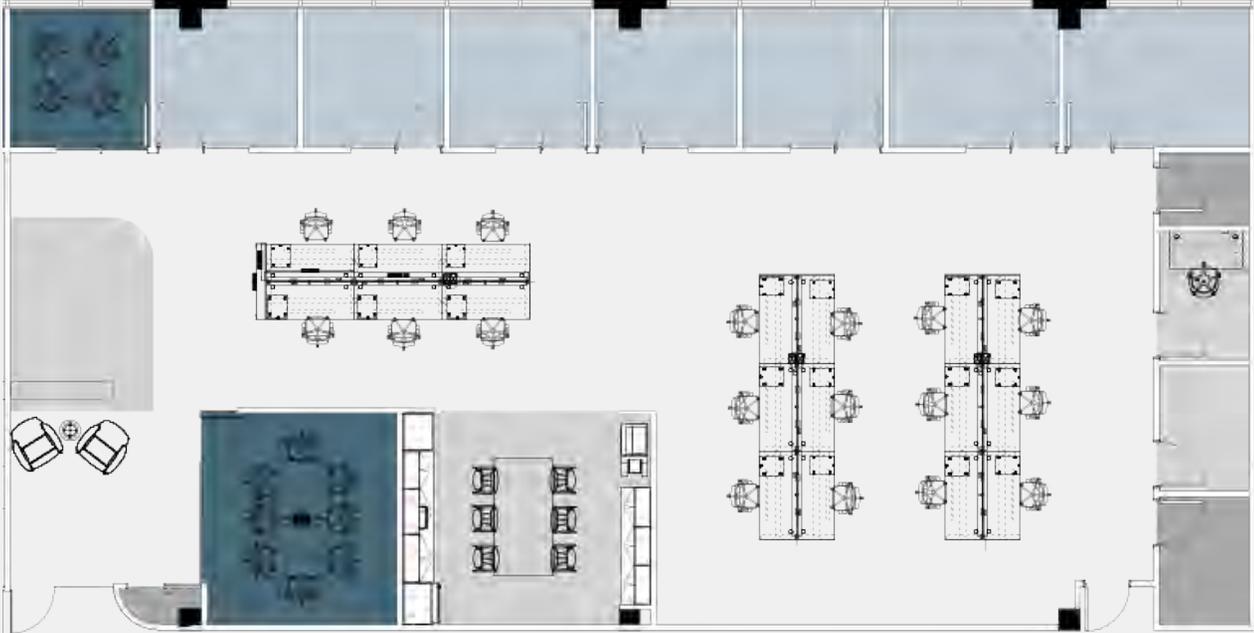


Spec Suite 220



4,902 SF

7-8 Offices | 18-20 Workstations | Up to 28 Employees

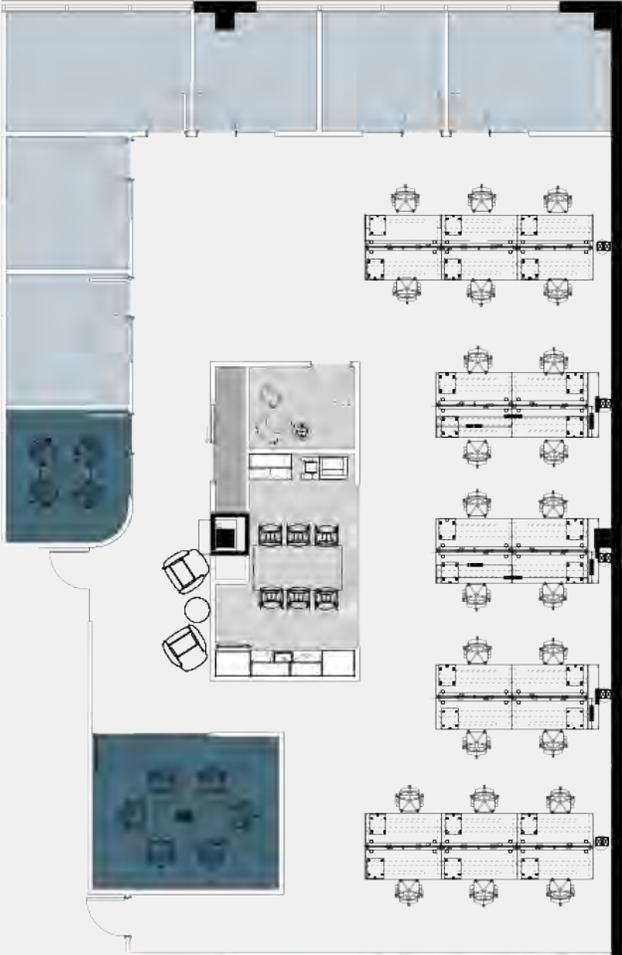


Spec Suite 230



4,638 SF

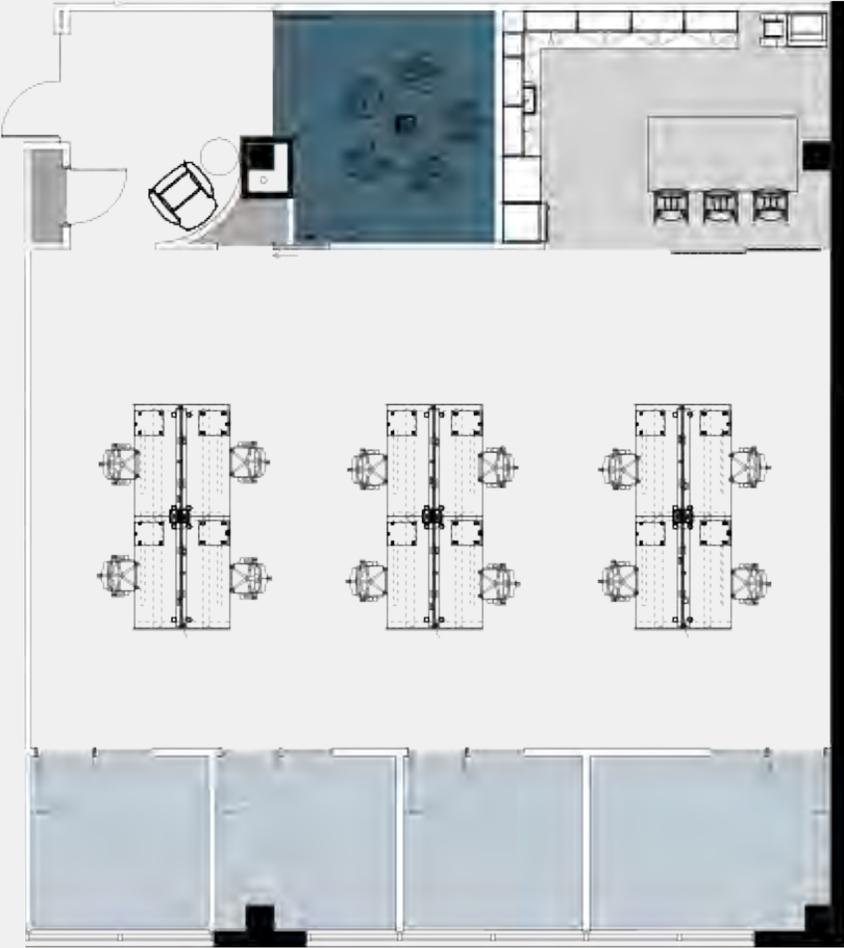
6-7 Offices | 24-26 Workstations | Up to 33 Employees



Spec Suite 240

2,932 SF

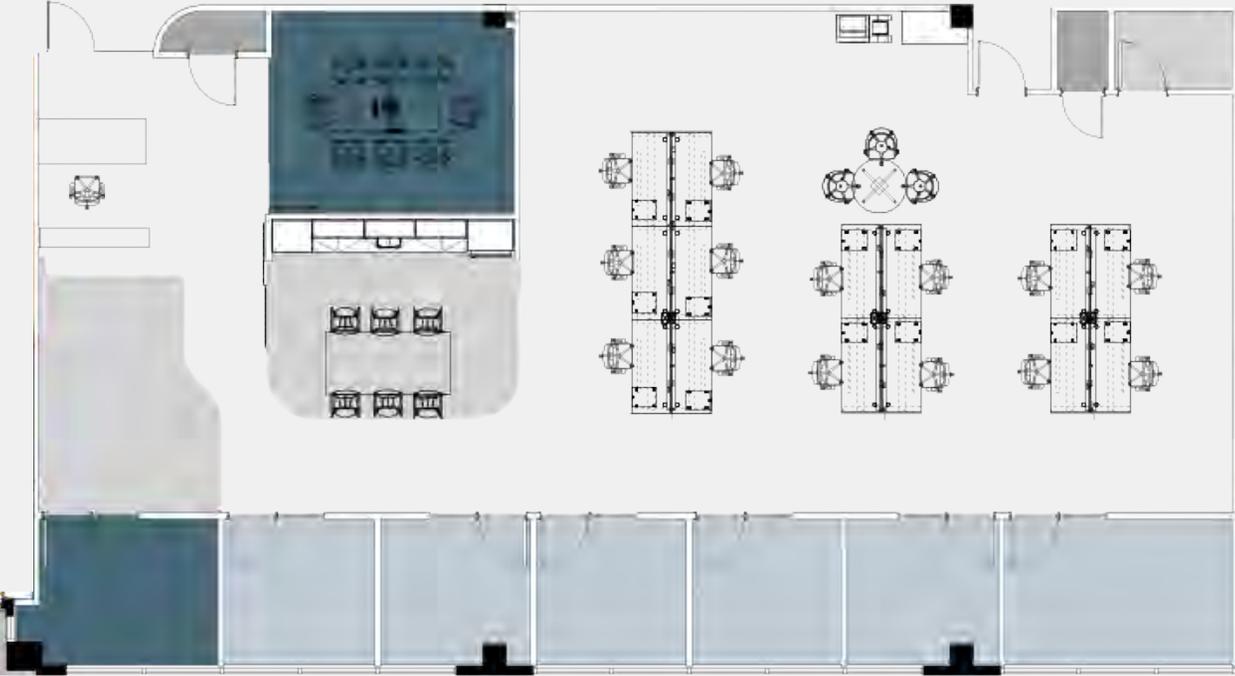
4 Offices | 12 Workstations | Up to 16 Employees



Spec Suite 250

4,439 SF

6-7 Offices | 14-16 Workstations | Up to 23 Employees



ASSET MANAGEMENT:

BEACON
CAPITAL PARTNERS

OFFICE LEASING:

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