

SHIRLINGTON TOWER
2900 S QUINCY



MONDAY
PROPERTIES



FORTRESS
REALTY PARTNERS

LIVE YOUR LIFE IN SHIRLINGTON



FOUR MILE RUN

W&OD Bike Trail

S ARLINGTON MILL DR

CAMPBELL AVE

S RANDOLPH ST

CAMPBELL AVE

ON SITE RETAIL:



Shirlington Transit Bus Station



On Site Garage

2900



Garage



BEARDED GOAT BARBER



Hilton Garden Inn



Harris Teeter



Garage



Garage



STELLINA PIZZERIA

THE ADARA SPA

Diana Nails

HARDWOOD ARTISANS



PALETTE 22

The UPS Store

mobydick

SUBWAY

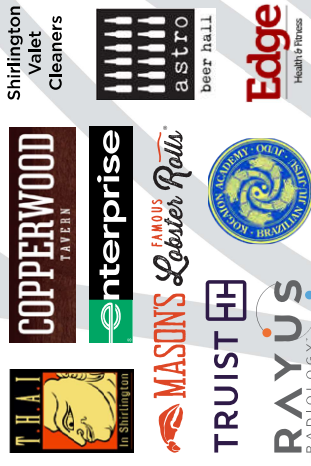


our mom Eugenia



CVS

CHIKO



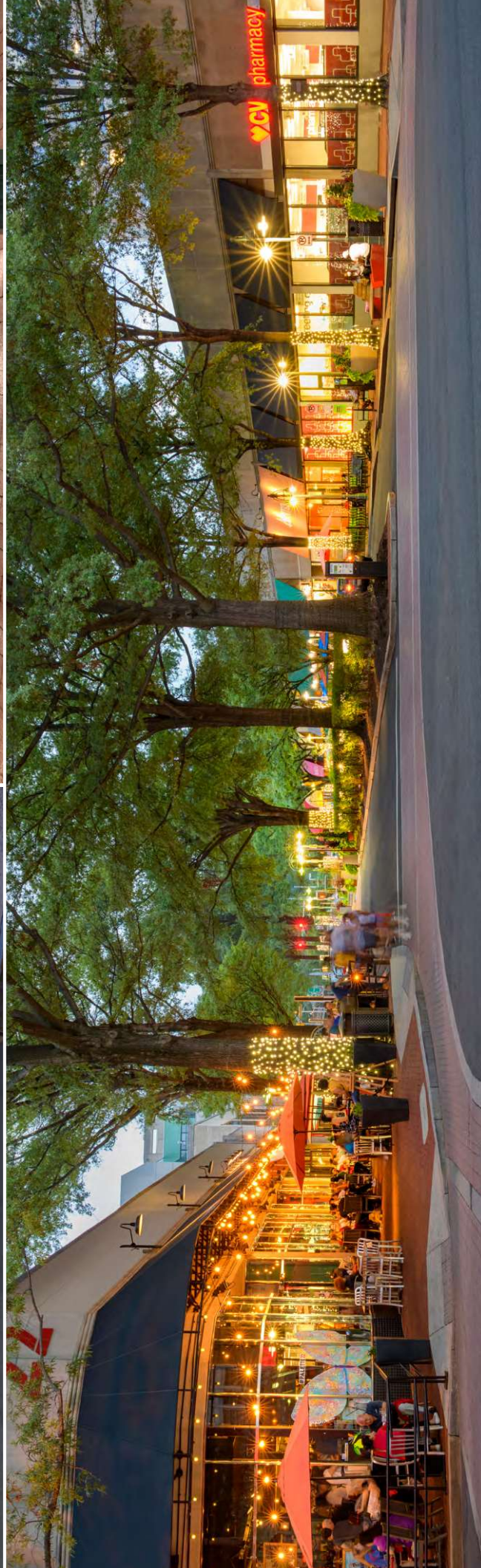
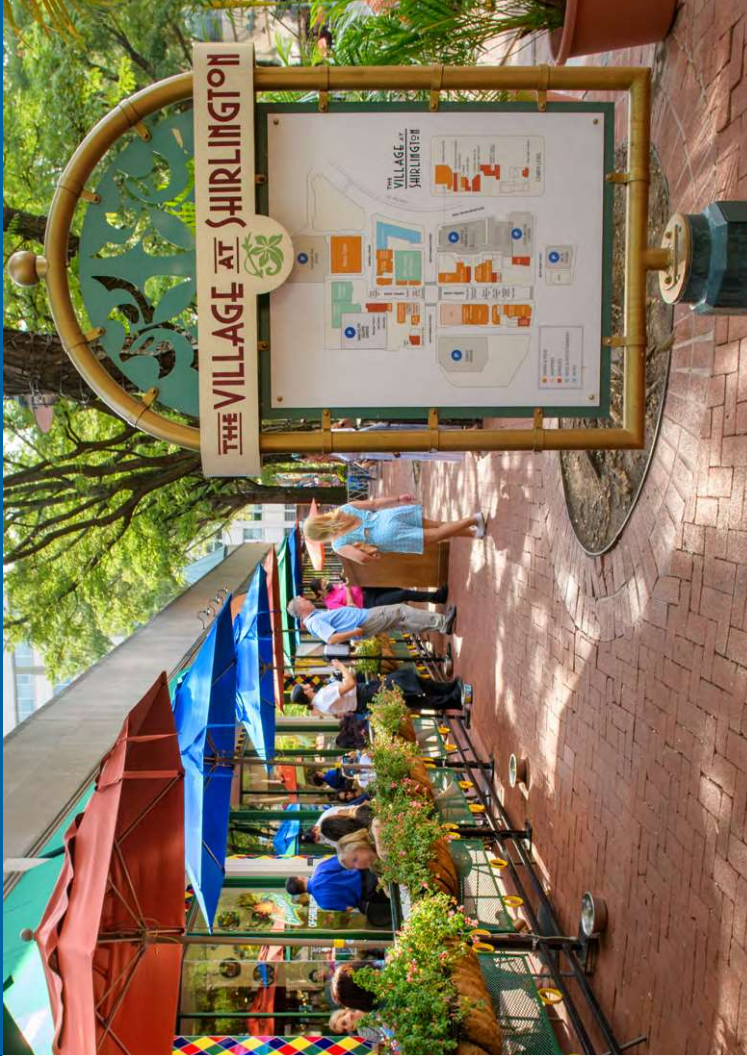
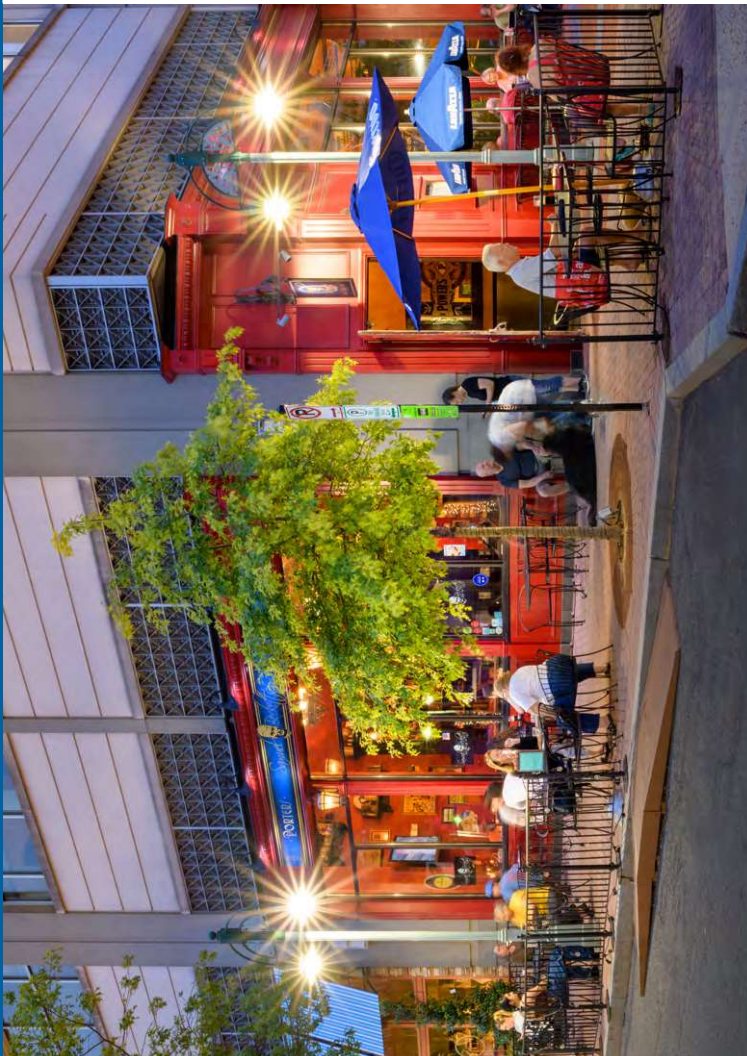
ON SITE RETAIL:



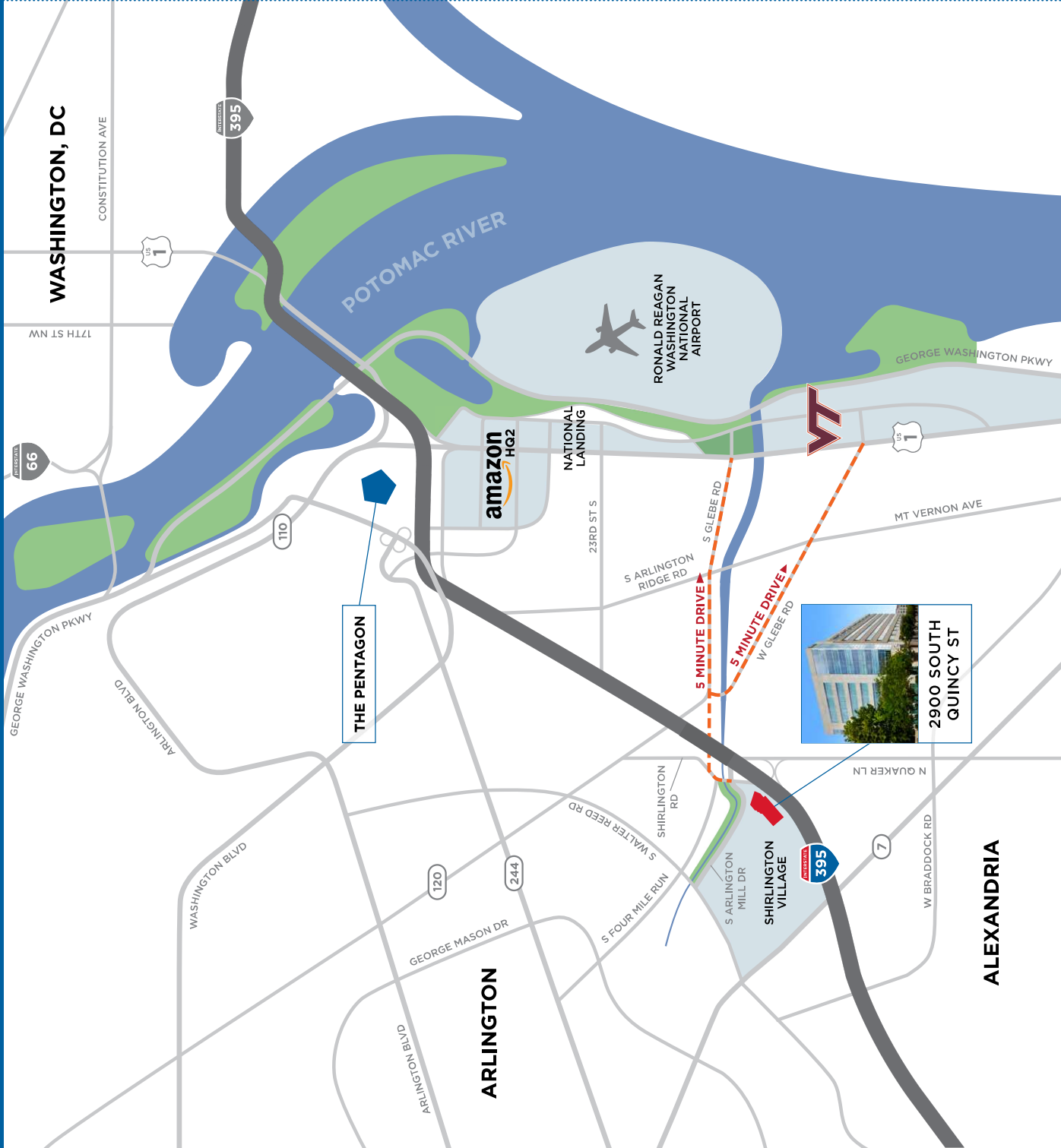
LIVE YOUR LIFE IN SHIRLINGTON



LIVE YOUR LIFE IN SHIRLINGTON



IDEAL LOCATION WITH PROMINENT ACCESS



SHIRLINGTON VILLAGE

1 minute walk

SHIRLINGTON TRANSIT BUS STATION

1 minute walk

VA TECH INNOVATION CAMPUS

5 minute drive

NATIONAL LANDING / AMAZON HQ2

5 minute drive

PENTAGON

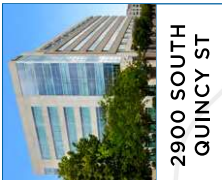
6 minute drive

REAGAN NATIONAL AIRPORT

6 minute drive

WASHINGTON, DC

10 minute drive



ALEXANDRIA

OUR NUMBERS ADD UP TO EFFICIENCY



Virtually column-free 20,140 sf floor plate

233,500

square foot
class A office
building



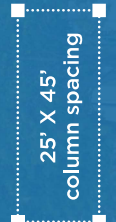
VAV
systems on
each floor



Structured parking
garage with
847 spaces
(3.7/1000 sf)



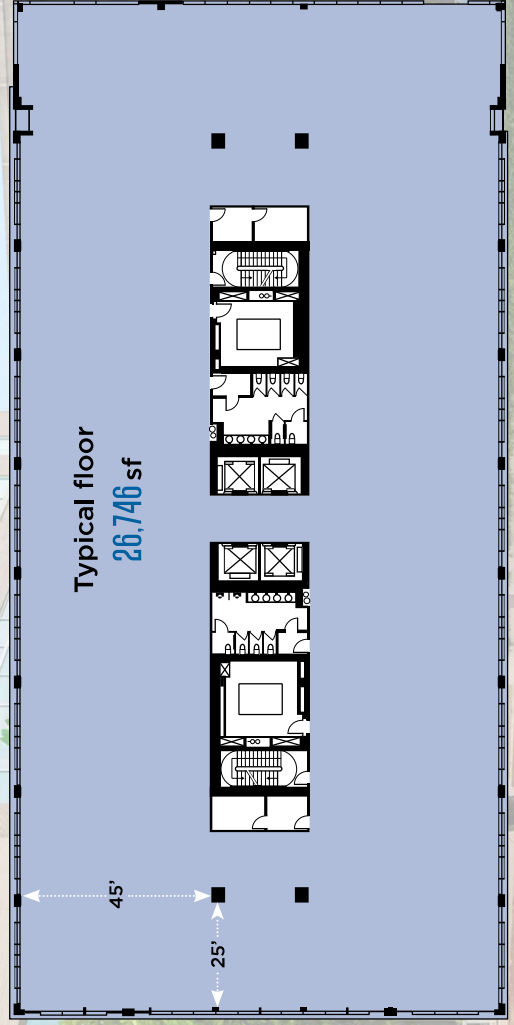
On-site retail
includes a salon &
children's activity center



25' X 45'
column spacing



9' ceiling heights
12'8" slab to slab



Typical floor
26,746 sf

TREMENDOUS MULTI-MODAL ACCESS

Direct access to I-395,
connecting you to
Arlington, Alexandria,
and downtown DC.



8 Metrobus and 3 Arlington
Rapid Transit (ART) bus routes
connect you to the Metrorail.
There is continuous and direct
service to the Pentagon,
National Landing, and
Washington, DC from right
across the street.



4.8 miles - 6 minute
drive to
Ronald Reagan
National Airport.

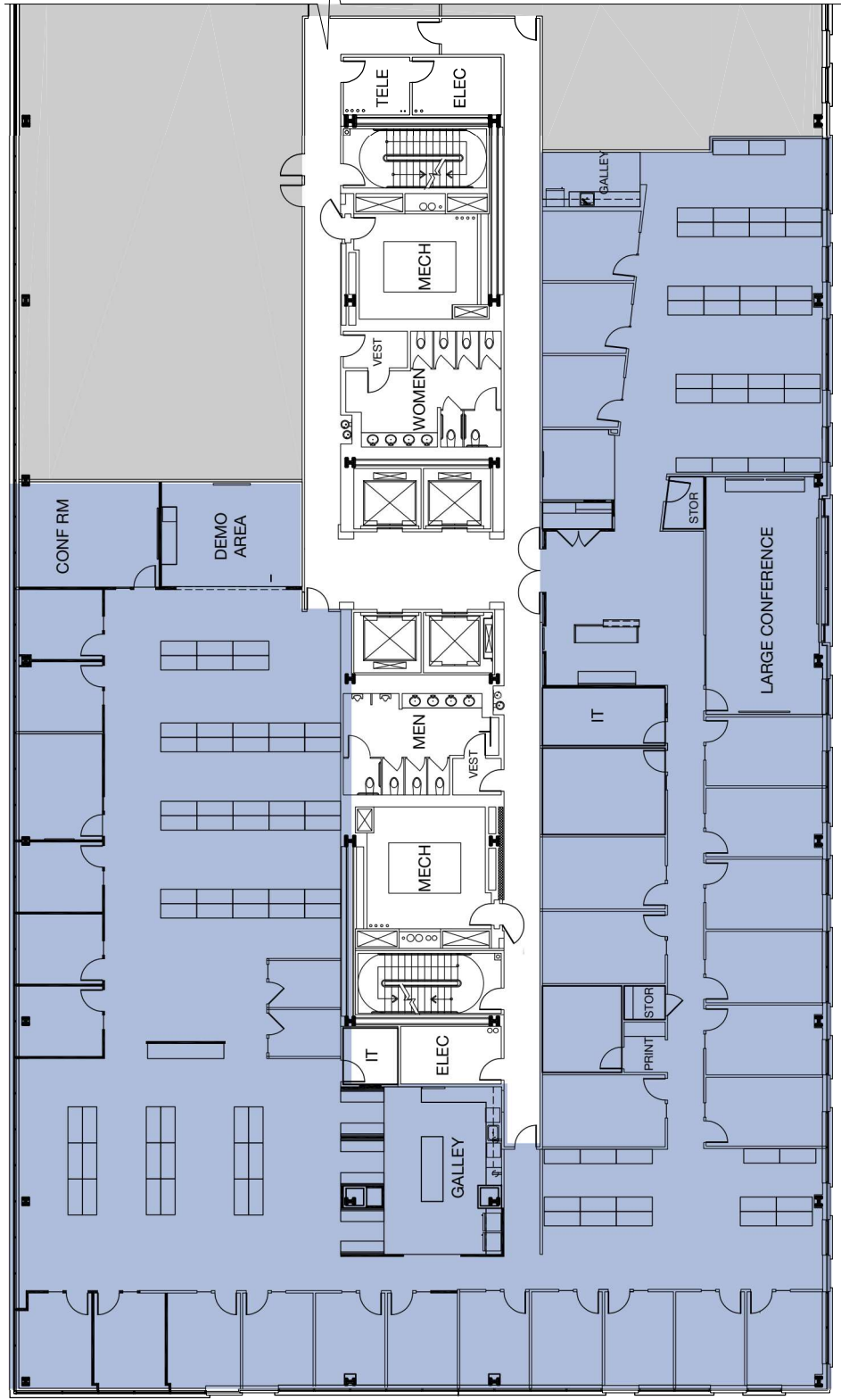


SUITE 410

16,996 RSF



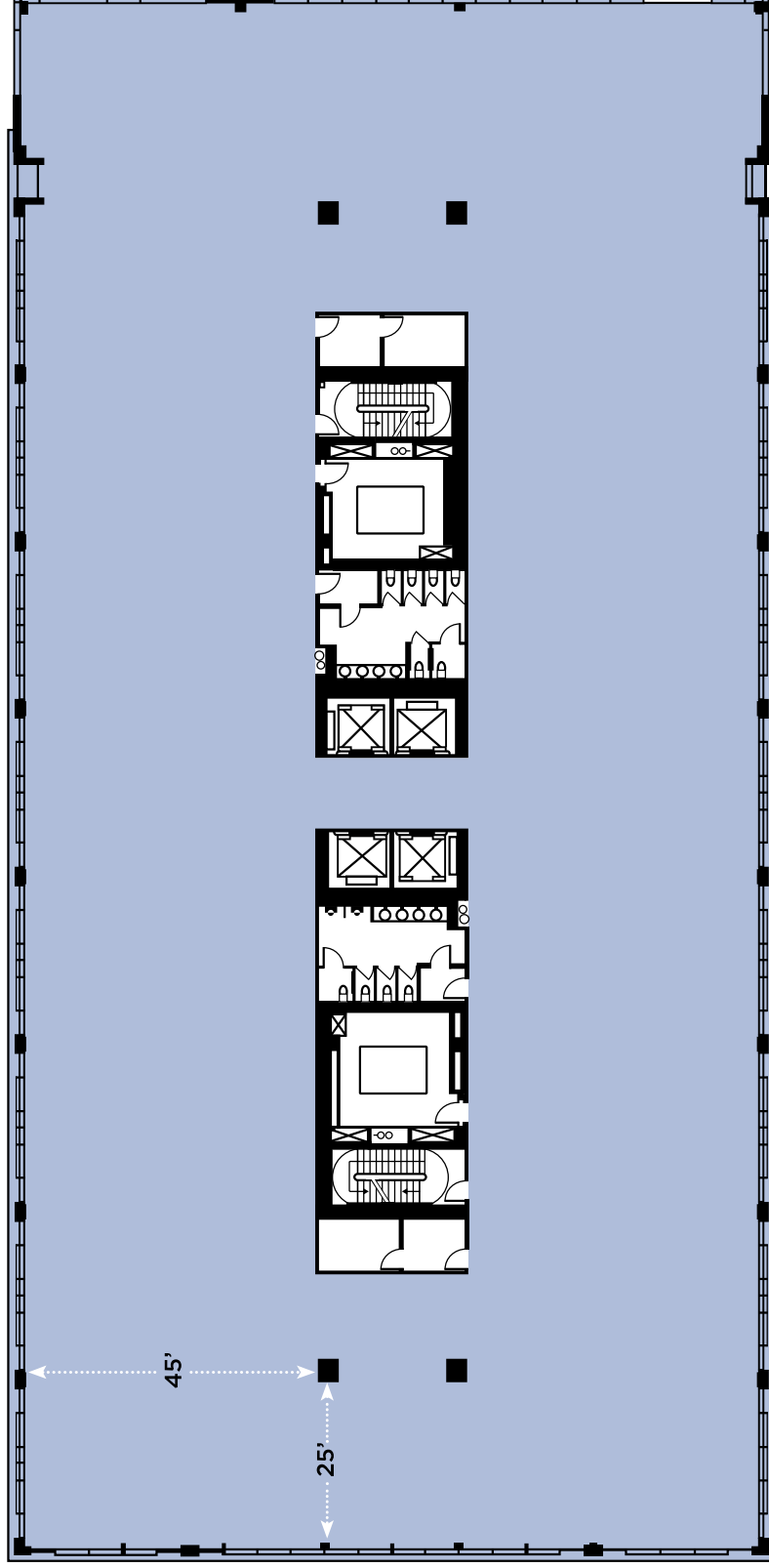
VIEWS OF 395



5TH FLOOR
26,746 RSF

CAN BE SUBDIVIDED

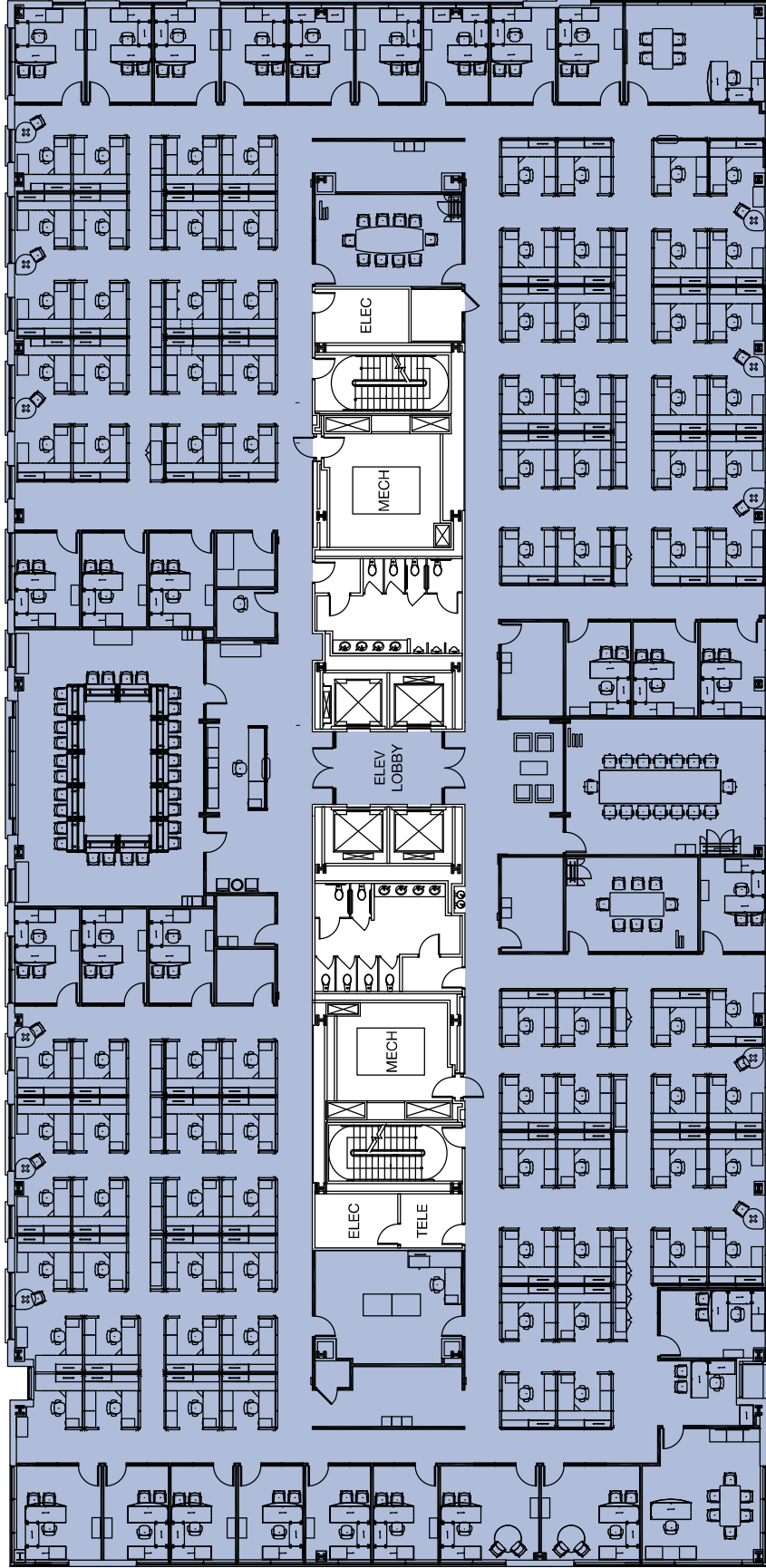
VIEWS OF 395





6TH FLOOR
26,746 RSF

VIEWS OF 395



Breathe Easy



Monday Properties strives to provide tenants and guests with the highest level of excellence in site maintenance, water and energy efficiency, material selection, and indoor air quality. The wellness of our tenants drives us to make sure all of our properties conform with exceptional standards in environmental health and safety.

As part of the building sustainability effort, annual indoor air quality testing is performed by a trained industrial hygienist using Environmental Protection Agency (EPA) and National Institute for Occupational Safety and Health (NIOSH) sampling techniques. Testing includes Measurement of various indoor air parameters at pre-determined locations within the building and exterior ambient air to evaluate building ventilation adequacy and levels of common indoor air contaminants. These parameters included temperature, relative humidity, carbon dioxide, carbon monoxide, particulate matter 10, particulate matter 2.5, ozone, formaldehyde and total volatile organic compounds. Building standards also include the use of use MERV 13 or better filters in the HVAC units servicing the tenant and common area spaces.

Ensuring Your Safety Against:

- Particulates** | Copiers & Printers Outside Air
- Carbon Dioxide** | Poor Ventilation
- Off-Gassing** | Office Machinery
- Allergens** | Furniture, Upholstery, Air Ducts
- Carbon Monoxide** | Central Heating, Water Heaters
- Chemicals, Solvents & Resins** | Cleaning Products
- Mold & Mildew** | Kitchen, Bathroom, Carpet
- Formaldehyde** | Wall Paint, Carpet, Copiers & Printers



A Seamless Tenant-Focused Approach

Monday Properties offers a fully integrated tenant experience through Monday+, a custom portfolio wide app.

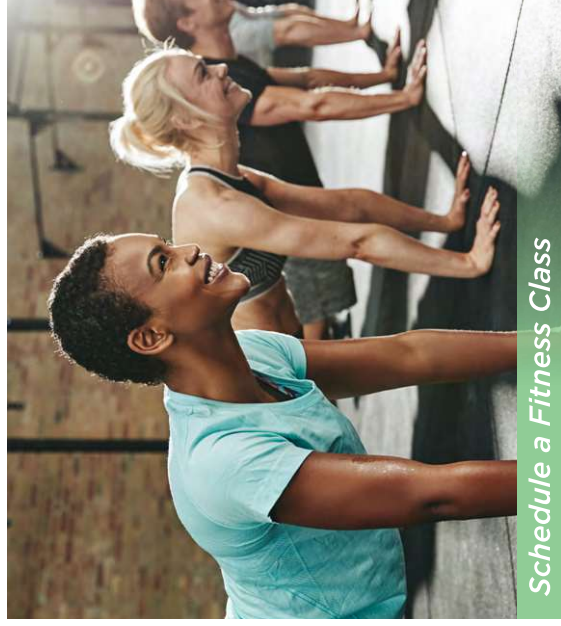
Tenants can utilize the app as part of their daily routine, including booking a conference room, reserving an amenity space, finding local retailers, ordering lunch, signing up for a fitness class and getting information on events and exclusive deals.

Monday+ allows tenants to better connect with their community and provides convenience and efficiency to their workdays. One significant benefit of the platform is the integration with Kastle Systems, which enables users a touchless access experience from the garage to the office suite.

MONDAY+



Fob in with Your App



Schedule a Fitness Class



Order Lunch & More!

SHIRLINGTON TOWER 2900 S QUINCY



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