

PARKRIDGE III

RESTON, VIRGINIA



INVESTMENT OFFERING





THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive representative for Owner, is please to present this opportunity to purchase Parkridge III (the "Property"), a 107,544 RSF Class A office building located at 10701 Parkridge Boulevard in Reston, Virginia. The Property is currently 66% leased to 6 tenants with over 90% of the building's rentable area expiring by year end 2027.

Located directly off the Dulles Toll Road and within Parkridge Business Park, the Property - with over \$4.0 MM in recent capital spend - has consistently outpaced its submarket, due to its amenitization and accessibility. However, should investors no longer look to effectuate a value-add, office centric business plan, the Property's current occupancy, expiration schedule, and site area (7.2 acres) may be more conducive to non-office uses medium to long-term. Accordingly, Parkridge III will be an highly attractive and sought after investment opportunity given its strong in-place cash flow and business plan optionality on a go-forward basis.

PROPERTY SUMMARY

Address	Parkridge III 10701 Parkridge Blvd Reston, VA 20191
Site Area	313,588 SF (7.2 acres)
Year Built / Renovated	1987 / 2018-2021
Rentable Area	107,544 RSF
Stories	3
% Leased	66%*
Typical Floor Plate	Floor 3: + 25,000 RSF Floors 1-2: + 40,000 RSF
Column Spacing	25' x 25'
Parking Ratio	411 Spaces + 5 Loading (3.8/1,000 SF)

*As of February 1st, 2025





Recently Repositioned 107,544 RSF Class A Office Asset



66% Leased to 6 Tenants - 90% of RBA Will Expire Within the Next Three Years; Change of Use Could Be Explored Via a Formal Rezoning Process



\$4.0MM+ In Capital Has Been Spent on Improvements Since 2014 - Recent Renovations Include Repositioned Lobby, Common Areas, and Restrooms



Outstanding Accessibility Via the Dulles Toll Road; Five Miles from Dulles International Airport



Amenity-Rich Location; 4.4 Million SF of Nearby Mixed-Use Development



At the Intersection of Federal Spending & Big Tech → Amazon, Microsoft, & Google Continue to Expand Along the Dulles Toll Road



Free and Clear of Existing Debt



On-site Micro Deli and Tenant Lounge



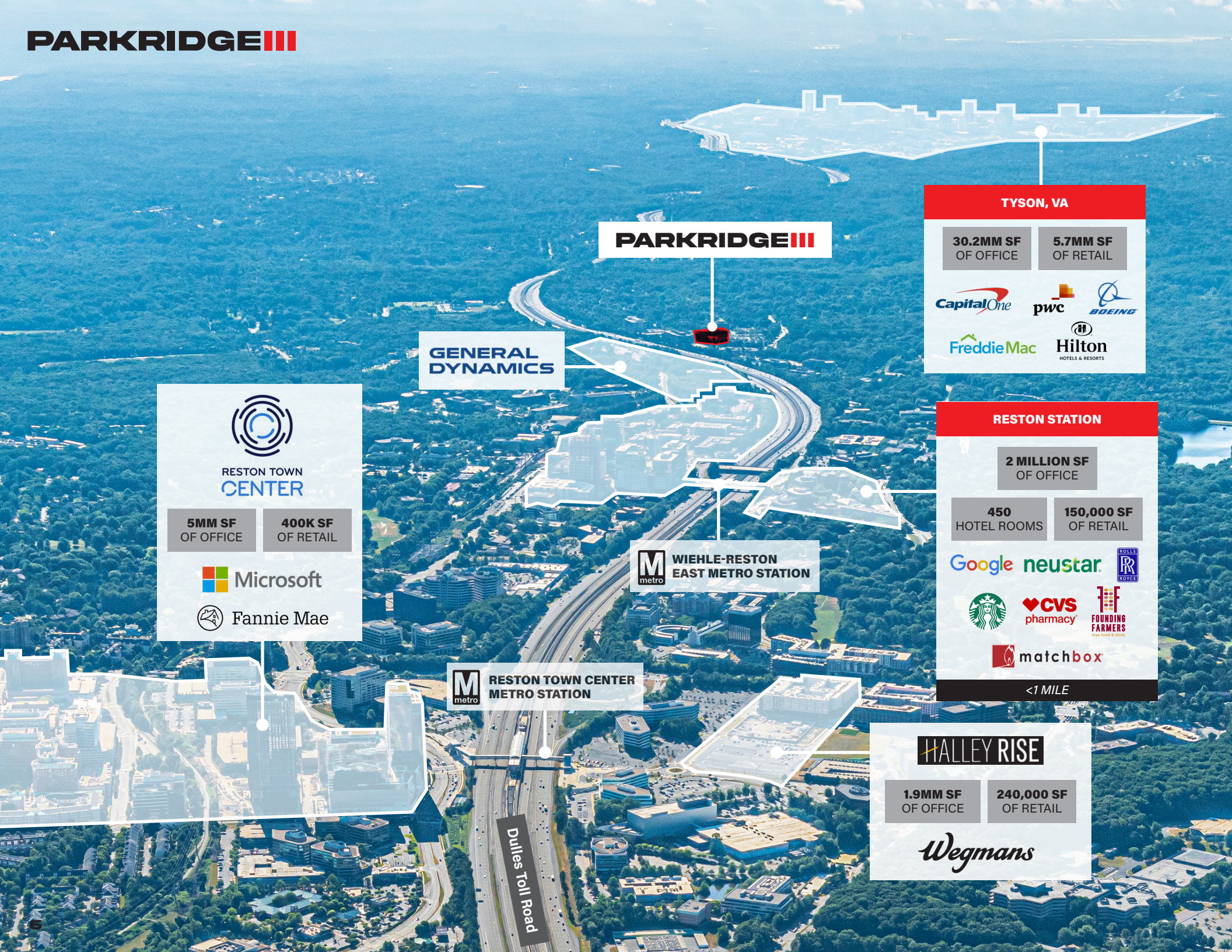
\$4.0MM+ in Improvements Since 2014



3-Story Atrium
with Skylight and
Staircase



Renovated
Restrooms and
Locker Rooms



PARKRIDGE III

TYSON, VA

30.2MM SF
OF OFFICE

5.7MM SF
OF RETAIL



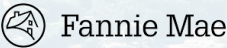
GENERAL DYNAMICS



RESTON TOWN CENTER

5MM SF
OF OFFICE

400K SF
OF RETAIL



WIEHLE-RESTON
EAST METRO STATION



RESTON TOWN CENTER
METRO STATION

RESTON STATION

2 MILLION SF
OF OFFICE

450
HOTEL ROOMS

150,000 SF
OF RETAIL



<1 MILE

HALLEY RISE

1.9MM SF
OF OFFICE

240,000 SF
OF RETAIL



Dulles Toll Road





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