



WILLOW OAKS



BRIDGE INVESTMENT GROUP

NEWMARK



NEW SKY BRIDGE LOUNGE

Providing easy, convenient access to on-site amenities and additional lounge/flexible work areas.

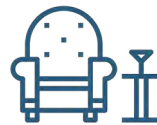
OVERVIEW



PREMIER OFFICE AND
MEDICAL OFFICE SPACE



NEW TREEHOUSE, AN
INSPIRING ROOFTOP
AMENITY SPACE



AMENITY ZONE WITH
ARCADE GAMES,
SHUFFLEBOARD AND
KITCHEN WITH ROTATING
CRAFT BEERS



LARGE CONFERENCE
CENTER WITH FLEXIBLE
SEATING OPTIONS



NEW CAFE WITH OUTDOOR
SEATING AND COMPLIMENTARY
COFFEE BAR



FITNESS STUDIO WITH SPA-
LIKE SHOWERS, LOCKERS AND
TOWEL SERVICE



UNMATCHED LOCATION &
ACCESS WITH PLENTIFUL
PARKING



NEARBY SHOPPING AND
RESTAURANTS AT THE
BUSTLING MOSAIC DISTRICT
TOWN CENTER



MOSAIC DISTRICT

32 SHOPPING 14 SERVICES 31 DINING



GATE HOUSE PLAZA



INOVA FAIRFAX HOSPITAL: THE #1 RANKED HOSPITAL IN THE WASHINGTON, DC REGION





DUNN LORING METRO STATION



2 MILES TO TYSONS

GALLOW'S ROAD

YORKTOWNE SHOPPING CENTER

FIVE GUYS  **CVS pharmacy**



9 MILES TO DOWNTOWN DC



INOVA CENTER FOR PERSONALIZED HEALTH: 1.2 MILLION SF HEALTH CAMPUS



LOCATION & ACCESS

- // Dedicated Mercedes Shuttles to the Metro, INOVA Fairfax Hospital, TRICARE, & the Mosaic District
- // Easy access to I-495, I-66, HOT Lanes, or the Orange Line Metro
- // Adjacent to shopping & dining at the Mosaic District
- // Convenient to Washington Reagan and Dulles International Airports



The image shows a modern office interior. The ceiling is made of exposed wooden beams with some pipes and lights. In the foreground, there's a long wooden table with several brown leather chairs on metal stands. In the background, there's a glass-walled office area with a desk and a chair. The overall aesthetic is industrial and modern.

WELCOME TO THE TREEHOUSE

introducing an inspiring rooftop amenity space designed for you to recharge, dream, create and dangle your feet indoors and outdoors.





Conference rooms, quiet rooms, wellness room, alternative, collaborative work spaces and games in common areas.





WELCOME TO THE TREEHOUSE

expansive outdoor rooftop terrace with plenty of seating, games and views across the area.



NEWLY RENOVATED LOBBIES
with multiple lounge areas and
waiting areas for visiting clients.

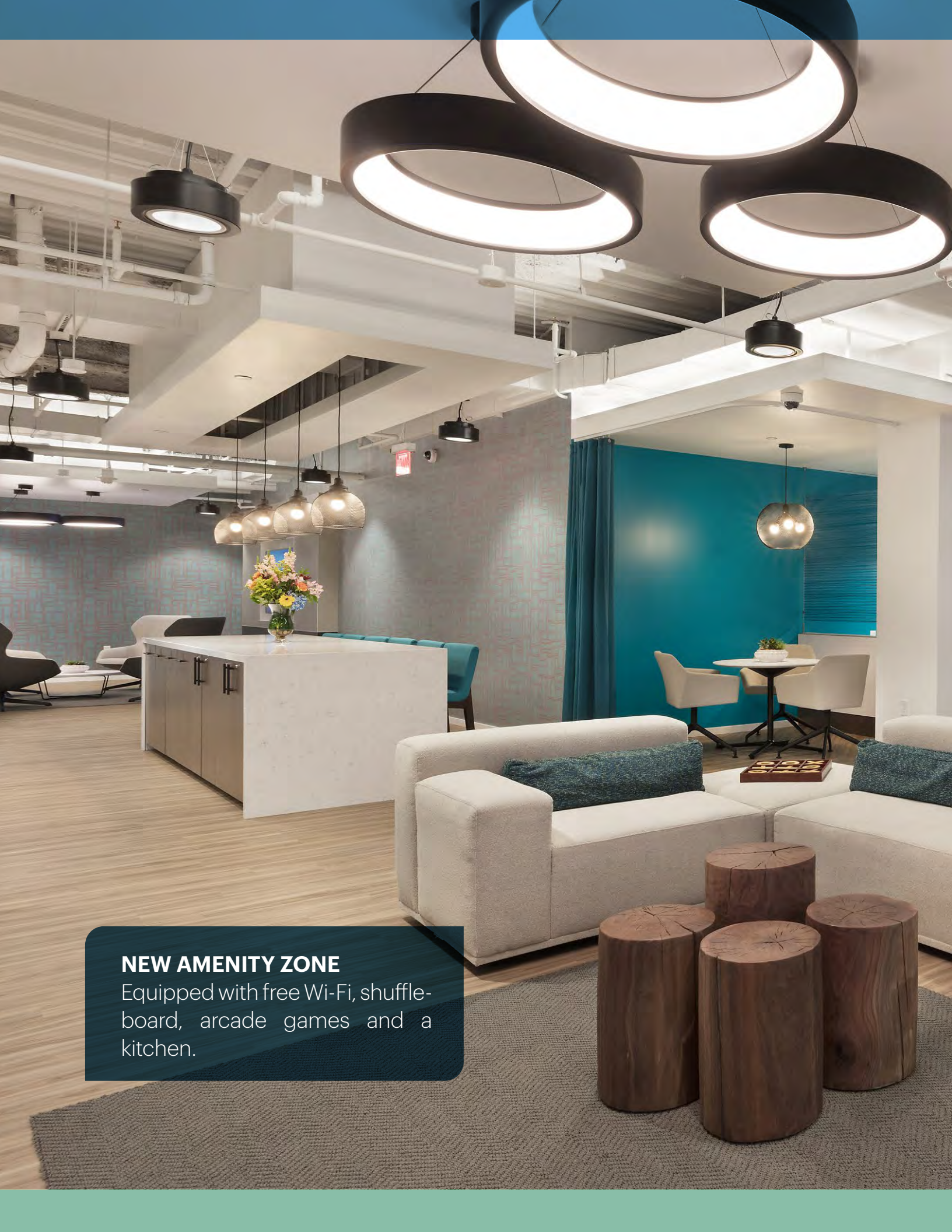






PRIVATE COFFEE BAR

An upscale coffee bar located on the first floor offering a variety of complimentary Peet's coffee flavors, teas, etc.



NEW AMENITY ZONE

Equipped with free Wi-Fi, shuffleboard, arcade games and a kitchen.







Multiple areas with seating options for collaborative sessions with capacity to accommodate small groups.



TENANT LOUNGE

Receive guests or entertain prior to a meeting in the lounge complete with a catering kitchen outside the conference center.








CONFERENCE CENTER

Multiple layout/seating options available for large scale events and daily use.



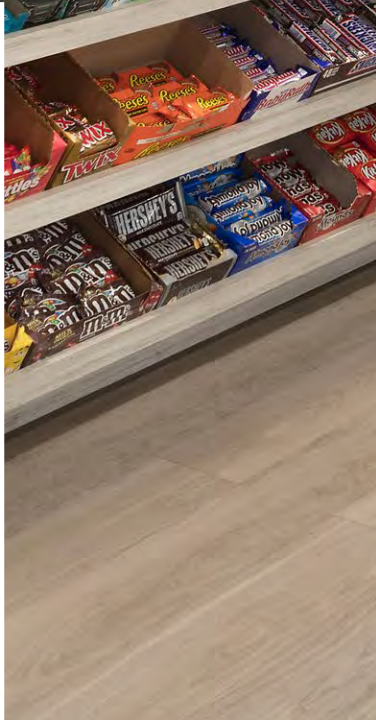
The image shows a fitness studio with glass walls. Inside, there are treadmills, exercise balls (green and yellow), resistance bands, and other gym equipment. The floor is covered with a blue and green patterned carpet. The ceiling has recessed lighting. A dark blue text box is overlaid on the bottom left of the image.

WORK OUT WELL

Keep up with your workout routine in our top-of-the-line fitness studio. Complete with spa-like showers, lockers and towel service.



FITNESS CENTER





NEW CAFE

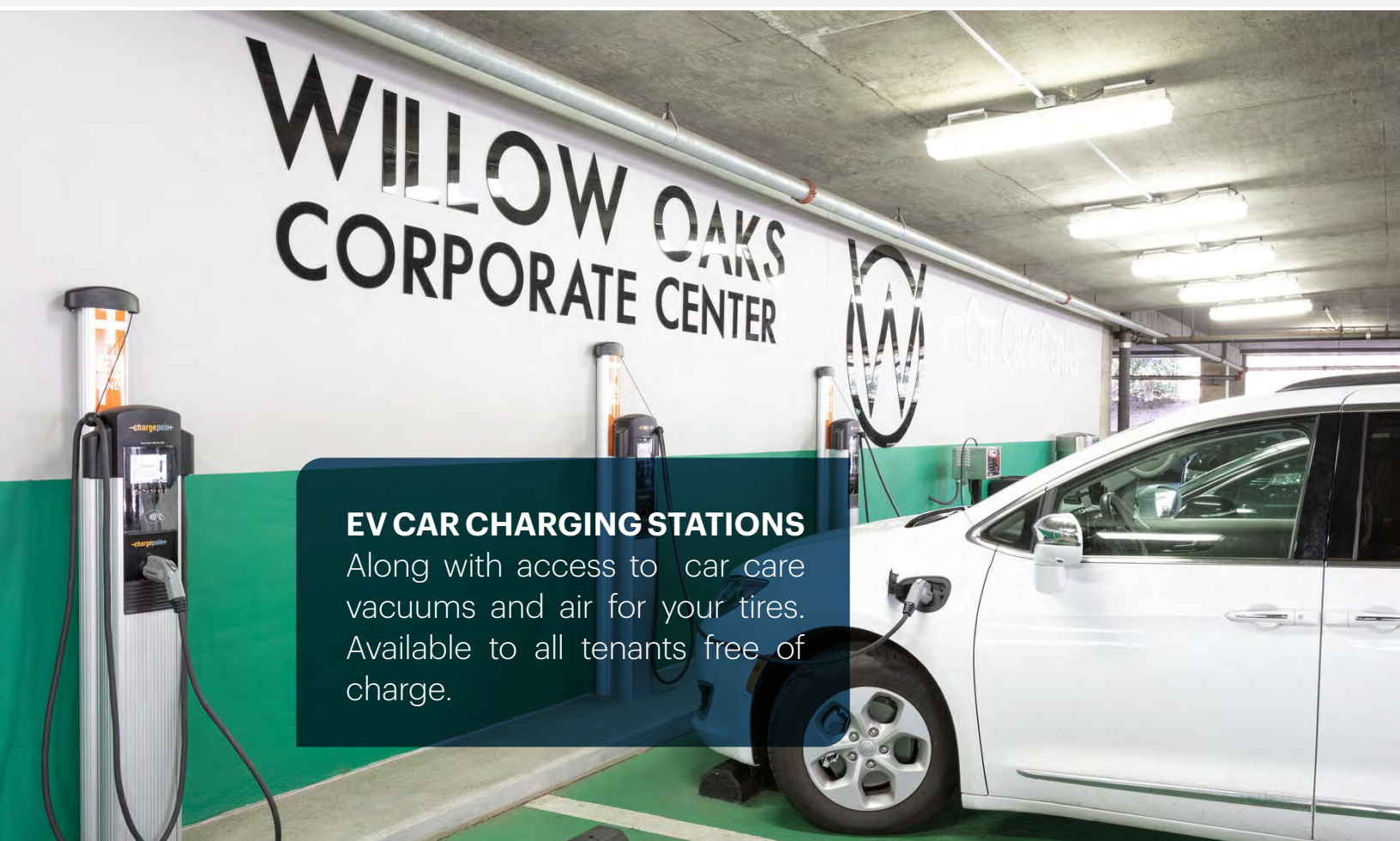
Offering hot and cold lunch options without leaving the property. Plenty of seating including an outdoor patio.

A photograph of an outdoor picnic table with four chairs, set on a circular concrete pad in a landscaped courtyard. The table and chairs are made of metal frames with wooden slats. The courtyard is surrounded by lush greenery, including trees and flower beds. A modern building with large windows is visible in the background.

LANDSCAPED OUTDOORS

Surrounded by lush trees and flower beds. Multiple picnic areas to enjoy fresh air and the great outdoors.



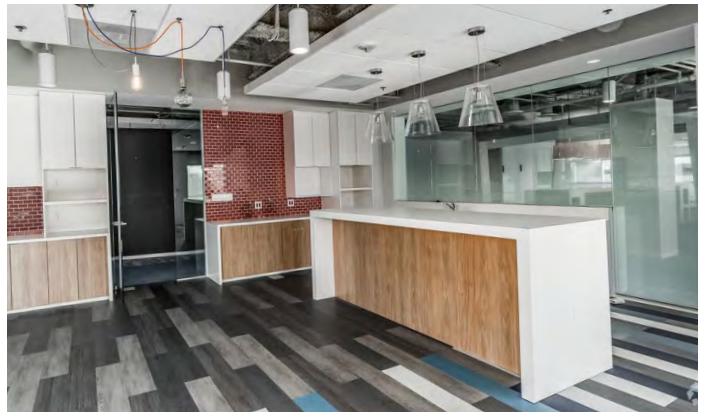
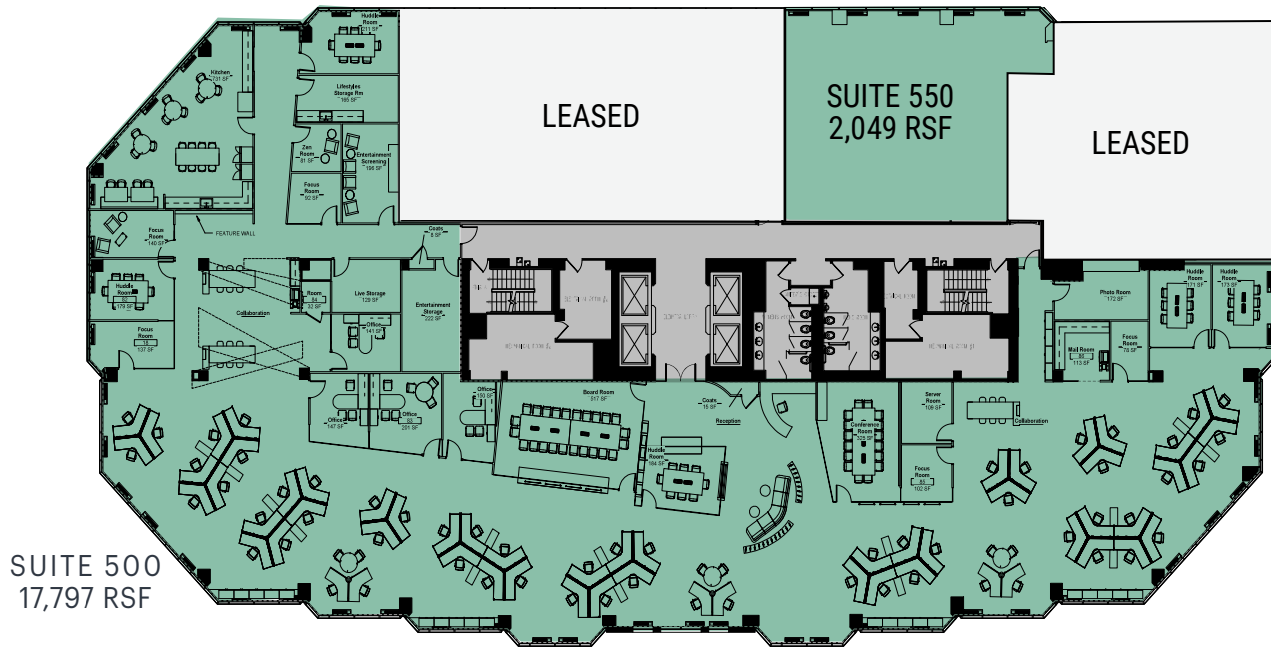


EV CAR CHARGING STATIONS

Along with access to car care vacuums and air for your tires. Available to all tenants free of charge.

8260 | 5th Floor

Suite 500 | 17,797 RSF & Suite 550 | 2,049 RSF



8260 | 8th Floor

Suite 800 | 11,653 RSF



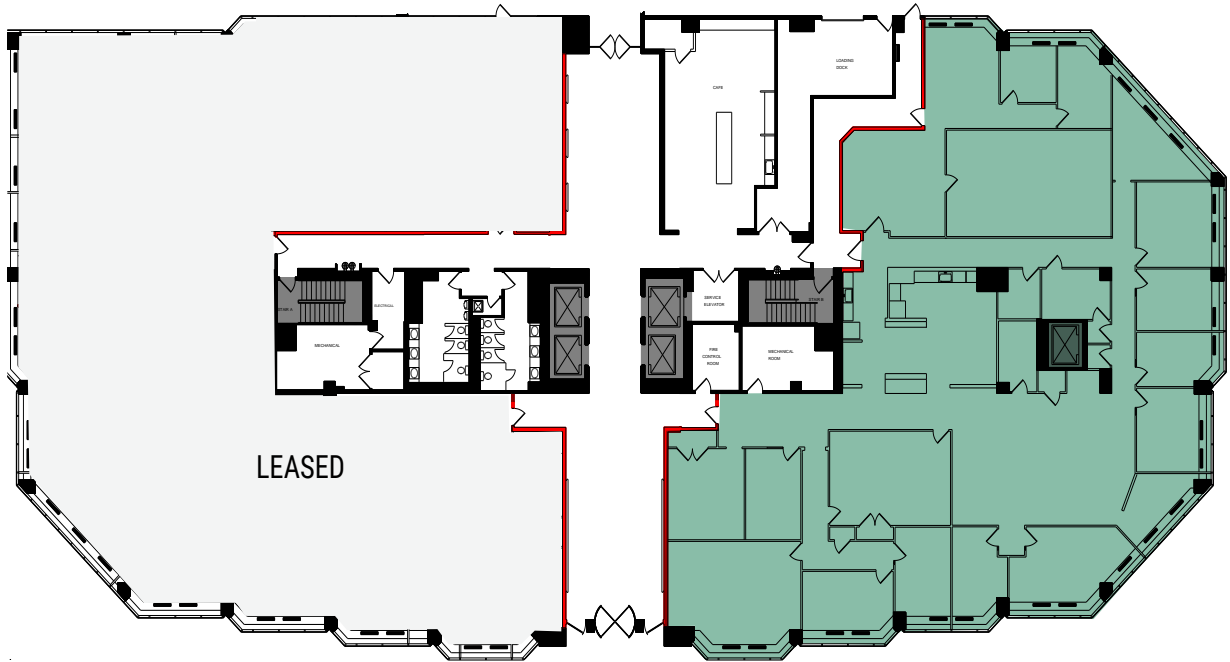


V
OAKS



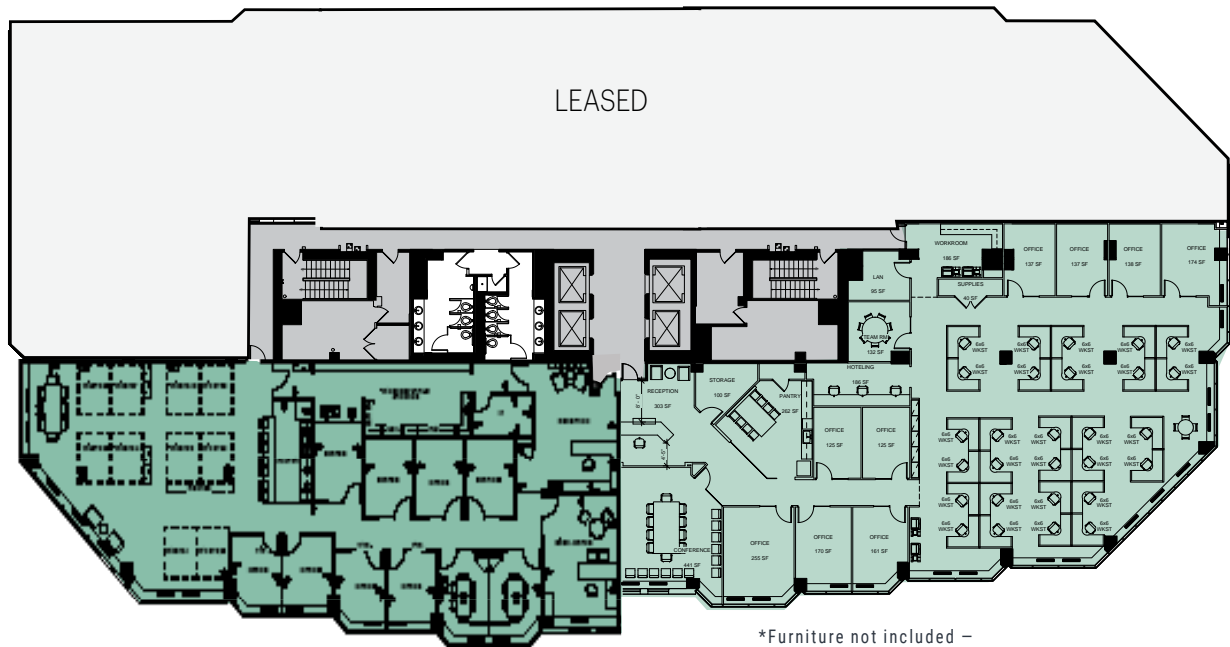
8280 | 1st Floor

Suite 100 | 10,535 RSF



8280 | 4th Floor

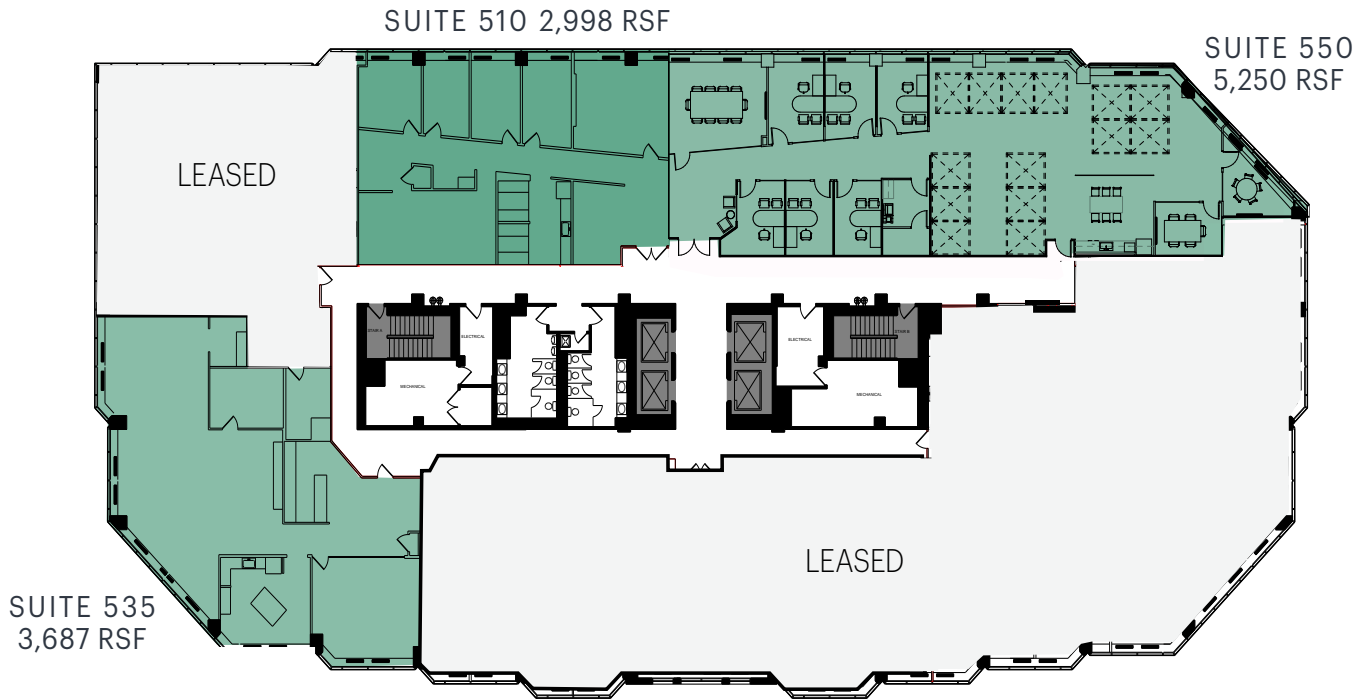
Suite 400 | 6,042 RSF & Suite 425 | 8,471 RSF



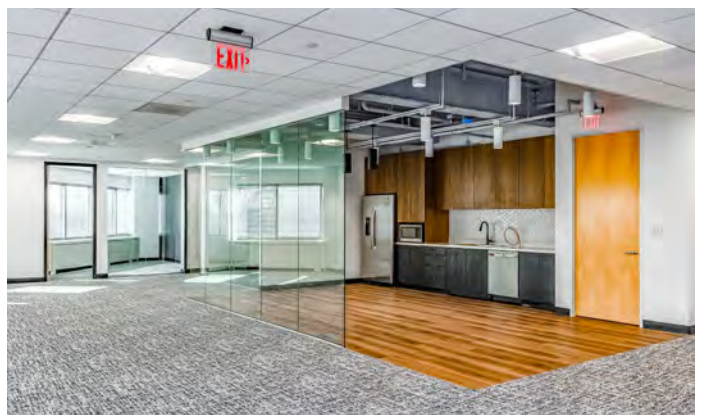
*Furniture not included –
shown for illustrative purposes only.

8280 | 5th Floor - Spec Suites

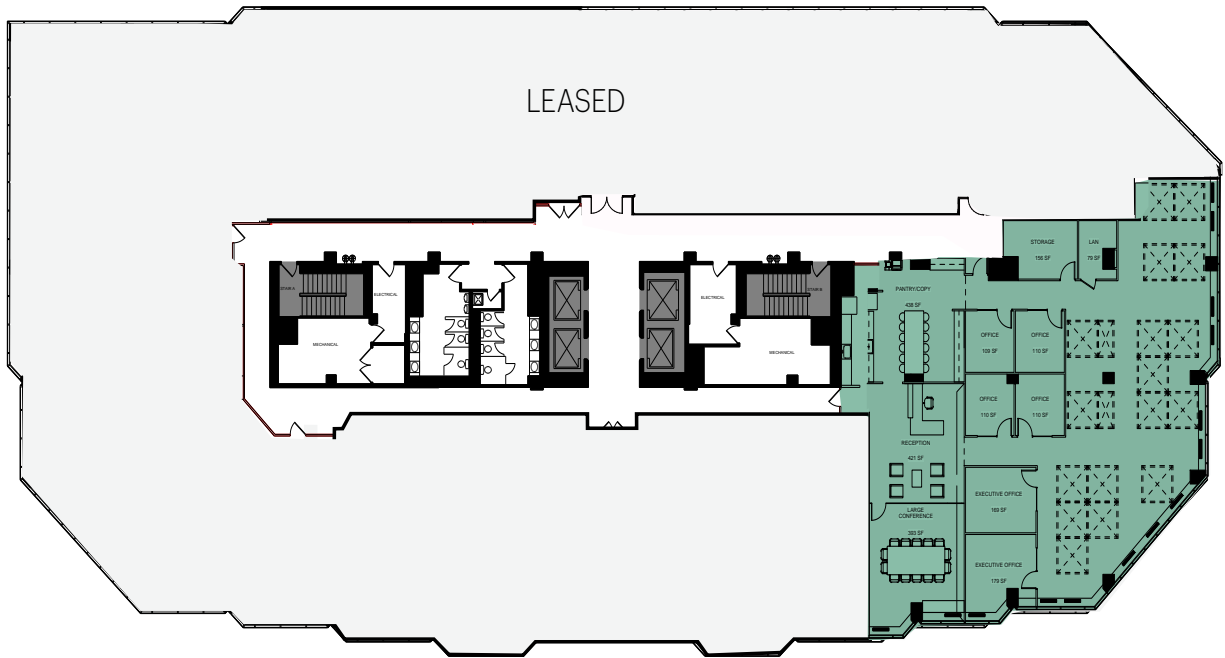
Suite 510 | 2,998 RSF & Suite 535 | 3,687 RSF & Suite 550 | 5,250 RSF



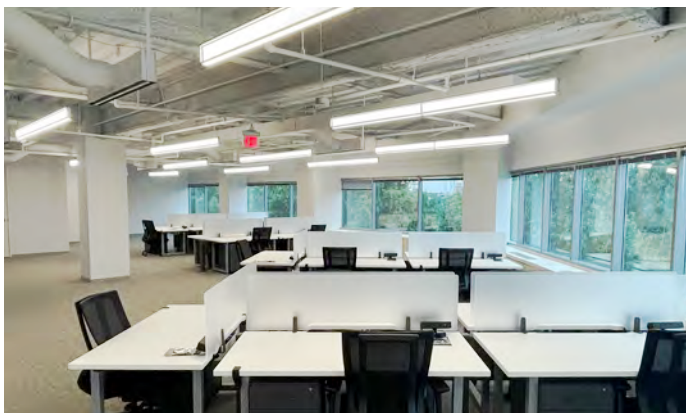
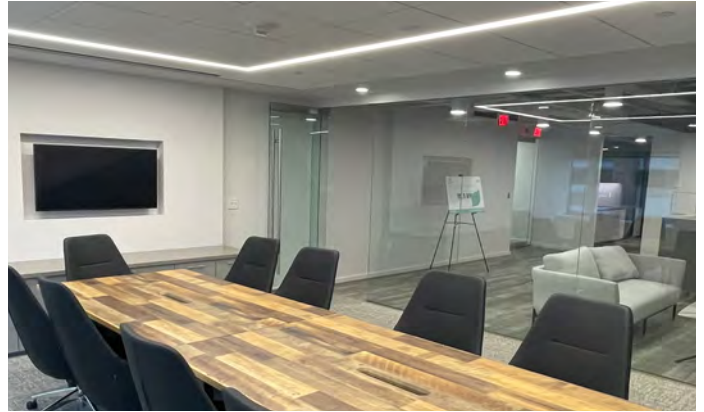
SUITE 550



Suite 560 | 5,972 RSF

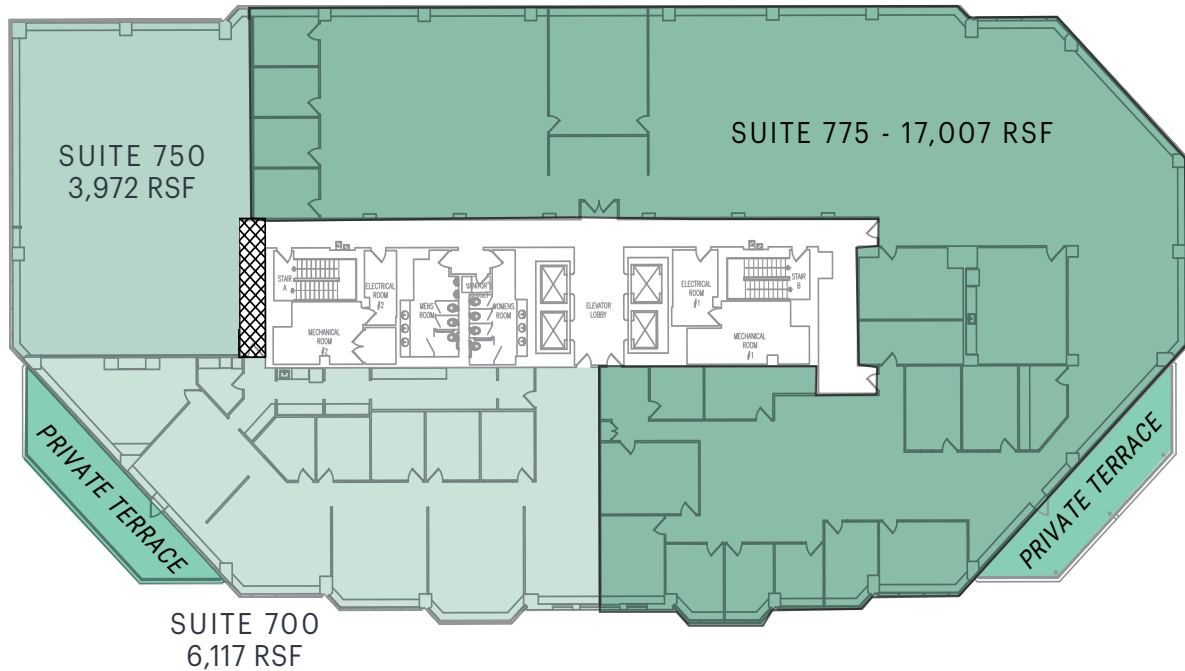


FULLY FURNISHED SPEC SUITE



8280 | 7th Floor

Suite 700 | 6,117 RSF & 750 | 3,972 RSF & SUITE 775 | 17,007 RSF



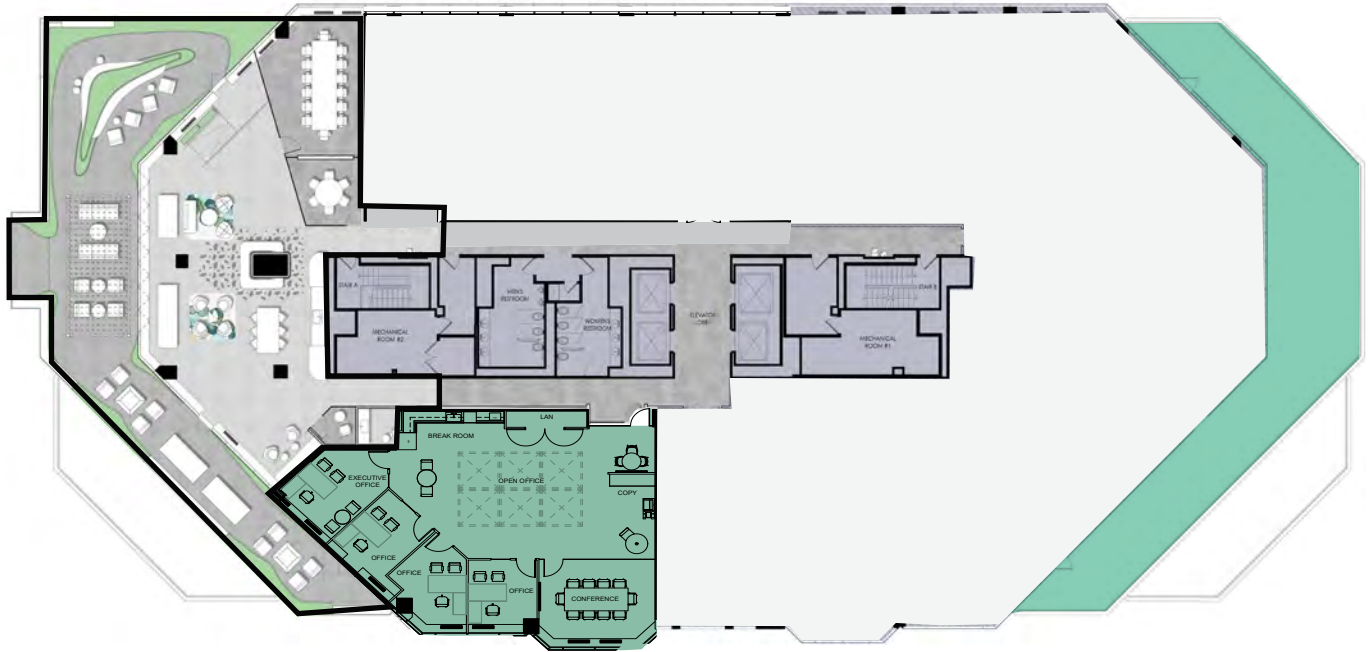
CLICK HERE OR SCAN
TO VIEW VIDEO





8280 | 8th Floor

The Treehouse & Spec Suite



SUITE 820
2,752 SF







THE **BRIDGE** COMMITMENT

AT BRIDGE, WE ACTIVELY MANAGE OUR OFFICE SPACES TO PROVIDE A HIGH-QUALITY EXPERIENCE FOR OUR TENANTS, ULTIMATELY DRIVING VALUE TO OUR INVESTORS. OUR EXTENSIVE OPERATING NETWORK AND PROXIMITY TO OUR ASSETS ALLOWS US TO ADDRESS LOCAL TENANT NEEDS ON A COMPREHENSIVE BASIS AND TO TRANSFORM ORDINARY OFFICE PROPERTIES INTO STATE-OF-THE-ART, MODERN, APPEALING WORKSPACES THAT ATTRACT TENANTS AND HELP TENANTS ATTRACT AND RETAIN TALENT.

OUR APPROACH TO OFFICES

BRIDGE OFFICE HAS SUBSTANTIAL ACCESS TO DEAL FLOW THROUGH THE FIRM'S REPUTATION AS A COMMITTED BUYER AND LONGSTANDING INDUSTRY RELATIONSHIPS WITH ASSET OWNERS AND THE BROKERAGE COMMUNITY.

OUR DIFFERENTIATED PROCESS LEVERAGES THE OPERATIONAL RESOURCES OF OUR NATIONWIDE ASSET AND PROPERTY MANAGEMENT TEAMS FOR LOCAL MARKET INSIGHT AND INTENSIVE DUE DILIGENCE ON EVERY ASSET TO COMPLEMENT OUR INVESTMENT CAPABILITIES AND MITIGATE RISK.



WILLOW OAKS

BRIDGE INVESTMENT GROUP



NEWMARK

STEPHEN HOFFEDITZ

202 312 5780 | STEPHEN.HOFFEDITZ@NMRK.COM

ED CLARK

202 312 5794 | ED.CLARK@NMRK.COM

WES EVANS

202 312 5753 | WES.EVANS@NMRK.COM