



METRO PARK

A SPACE FOR EVERYONE
WITH ROOM TO BREATHE

6348 - 6363 WALKER LANE | ALEXANDRIA | VIRGINIA



The importance of work-life balance, a healthy lifestyle, and mental well-being have never been more important.

Recognizing the value of human health and vitality, the architecture of Metro Park is closely linked to the natural environment.

Metro Park is a seven-building, 1.1 MSF, Class A office campus that features wide-open spaces, trails, and walking paths, coupled with modern offices and ample tenant amenities located within a suburban office park atmosphere.

METRO PARK - SETTING A NEW STANDARD FOR WORKPLACE WELLNESS.



- KEY**
- West Campus
 - East Campus
 - P Parking Garage
 - M Metro (.6 mi)
 - 🚌 Shuttle Bus Stop
 - 🔌 EV Charging Station
 - M Franconia-Springfield

WELL-BEING



At Metro Park we create experiences that prioritize health, efficiency, and sustainability, featuring large, wide-open outdoor areas, walking trails, fitness facilities, terraces and breathtaking views of the surrounding area.

<p>OUTDOOR SEATING</p> <p>Multiple landscaped seating areas spread throughout the park for casual meetings and leisure enjoyment</p>	<p>SUSTAINABLE ENVIRONMENT</p> <p>LEED Platinum facilities, Energy Star Certified, and recognized by the EPA with the ENERGY STAR Partner of the Year Award</p>	<p>ROOFTOP TERRACE</p> <p>Spacious, exclusive rooftop terrace with catering kitchen and panoramic views for informal lunches and events</p>	<p>FITNESS CENTER</p> <p>Newly renovated space with on-site staff, lockers, showers, towel service, exercise classes, state-of-the-art equipment, plus a microfitness center</p>

MULTIPLE FITNESS OPTIONS

The **newly renovated east campus fitness center** offers modern equipment, exercise classes, locker rooms, showers, and towel service in addition to on-site staff. Individual exercise rooms equipped with Peloton bikes are in the **west campus microfitness center**. Or go outside for a game of **pickleball** or pickup **basketball** on the **new sport courts** centrally located on the parking garage roof.



ON-SITE CONVENIENCES

Metro Park checks all the boxes with on-site amenities so that you can fit more into a day. The daycare facility, on-site dining, and car care area are all located within the park and just a short walk away. Conference facilities are available at both East campus (seating 120 people) and West Campus (seating 77), not to mention the convenience of two (2) climate-controlled shuttle stops to pick up the next ride to Metro/VRE.



CONFERENCE CENTERS

Metro Park's **2 conference centers** offer a practical on-site solution for a wide range of gatherings of groups both big and small. The East Campus provides seating for up to 120 people, the Aspen Board room, a tenant lounge with cafe area, and a phone room. The West Campus conference area has capacity for up to 77, a tenant lounge, and a café area. Both venues have recently undergone renovations with modern audio-visual capabilities and pleasing design.



WEST CAMPUS



EAST CAMPUS



NEARBY AMENITIES



SPRINGFIELD TOWN CENTER

- Auntie Anne's
- Burlington
- Charley's Philly Steaks
- Chipotle
- Cinnabon
- Curio
- Dave & Busters
- Dick's Sporting Goods
- Foot Locker
- JCPenney
- Grill Kabob
- Haagen Dazs
- LA Fitness
- Macy's
- Maggiano's
- Mens Wearhouse
- Nando's
- Nordstrom Rack
- &pizza
- Popeyes
- Rack Room Shoes
- Regal Cinemas 12
- Sephora
- Silver Diner
- Starbucks
- Target
- Toys R Us
- Yard House
- 54 Restaurant

KINGSTOWNE TOWNE CENTER

- &pizza
- Burger King
- Century 21 New Millennium
- Chic-fil-a
- Chopt
- Club Pilates
- Crumbl Cookies
- Dairy Queen
- Domino's Pizza
- Five Below
- Four Seasons Café
- Giant
- Home Goods
- Jersey Mike's Subs
- KFC
- La Madeleine
- Lazy Dog
- Ledo Pizza
- Osaka Japanese Restaurant
- Panera Bread
- Papa Johns
- Pasara Thai Restaurant
- Pho Ngon
- Safeway
- Spin Pollo
- Starbucks
- Subway
- Sweet Frog
- TJ Maxx
- Uno Pizzeria & Grill
- UPS Store
- Virginia ABC
- World Market

METRO PARK

- Osteria Marzano
- Kitchen Cray

FESTIVAL AT MANCHESTER LAKES

- All Rice Thai
- Amazon Fresh
- Anytime Fitness
- Baja Fresh
- Baskin-Robbins
- Dave's Hot Chicken
- Dunkin'
- Firebirds Wood Fired Grill
- First Watch
- Homesense
- Johnny's NY Pizza
- Kumo Asian Bistro
- Manchester Bagel
- Pizza Hut
- Rockbox Fitness

Hotels: BEST WESTERN SPRINGFIELD, HAMPTON INN, HILTON SPRINGFIELD, COMFORT INN, THE RESIDENCE AT SPRINGFIELD STATION, EXTENDED STAY AMERICA

Transit: Franconia-Springfield Metro (M)

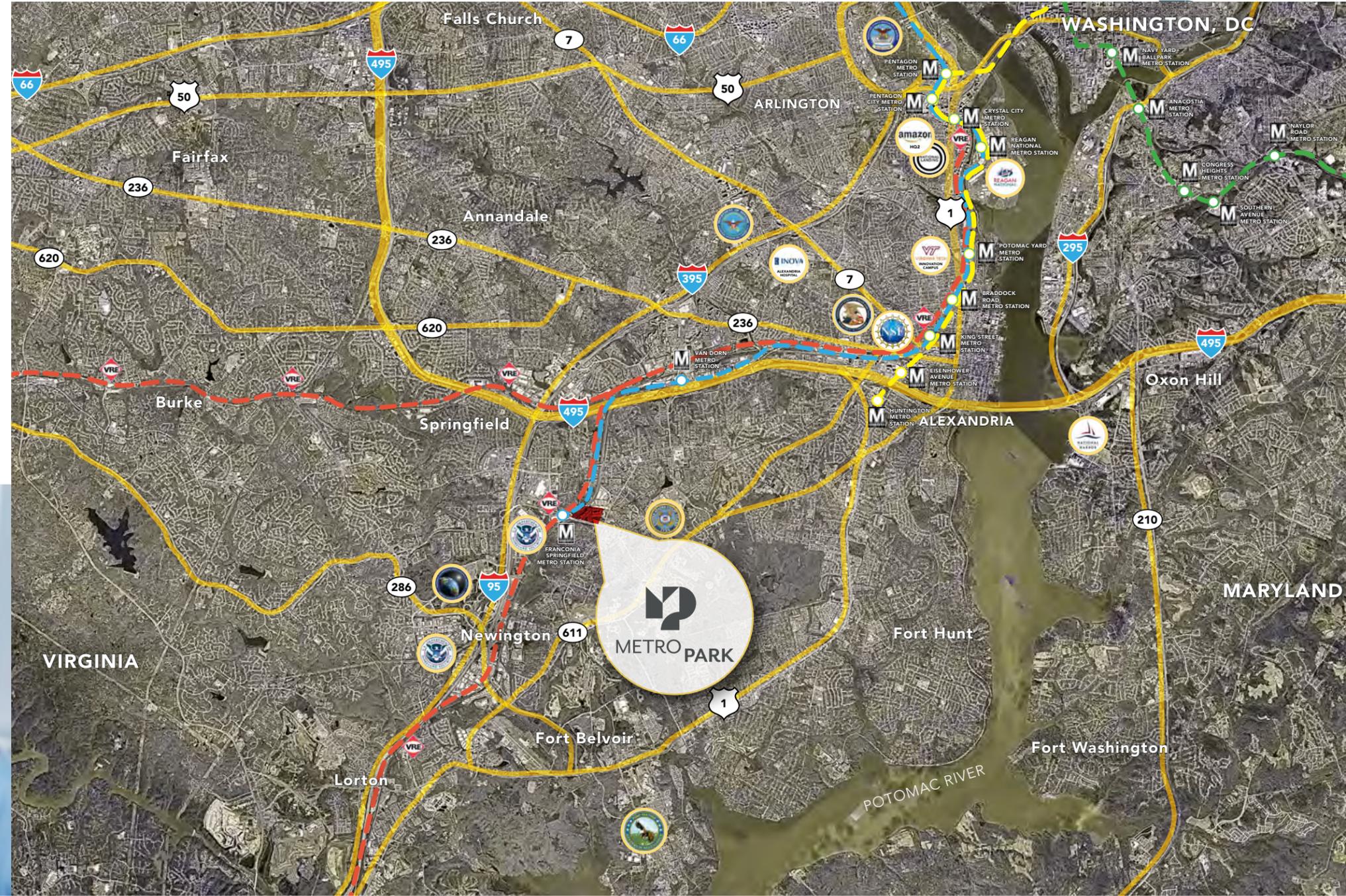
Streets: Backlick Road, Franconia Road, Beulah Street, Walker Lane, Franconia-Springfield Parkway

LOCATION & ACCESS



Metro Park is conveniently situated right off the Franconia-Springfield Parkway, near the intersection of I-395, the Capital Beltway, and I-95 in Northern Virginia's Fairfax County - the most populous jurisdiction in the Washington, DC metro area. Regularly scheduled TAGS shuttle bus service from Metro Park to Springfield Metro, VRE, and Amtrak Station easily connects it with the mass transit network.

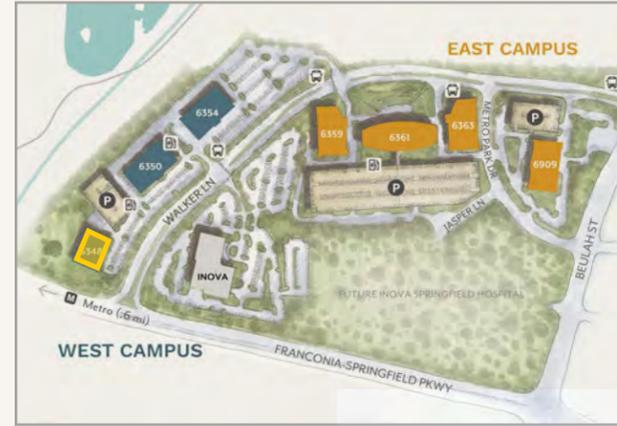
The south-eastern portion of Fairfax County is home to the National Geospatial - Intelligence Agency, numerous federal agencies at Fort Belvoir, and the new Transportation Security Administration headquarters. Proximity to the Pentagon, Reagan National Airport, and Washington, D.C., as well as an abundant supply of quality, affordable housing, makes it an area of choice for government contractors and local businesses.





METRO PARK

WEST CAMPUS



6348 WALKER LANE AVAILABLE SPACE

Lower Level	Full Floor - 17,838 SF
1st Floor	Full Floor - 17,523 SF
2nd Floor	Full Floor - 19,829 SF
3rd Floor	Full Floor - 19,829 SF
4th Floor	Full Floor - 19,829 SF

6348 WALKER LANE

WEST CAMPUS

LOWER LEVEL

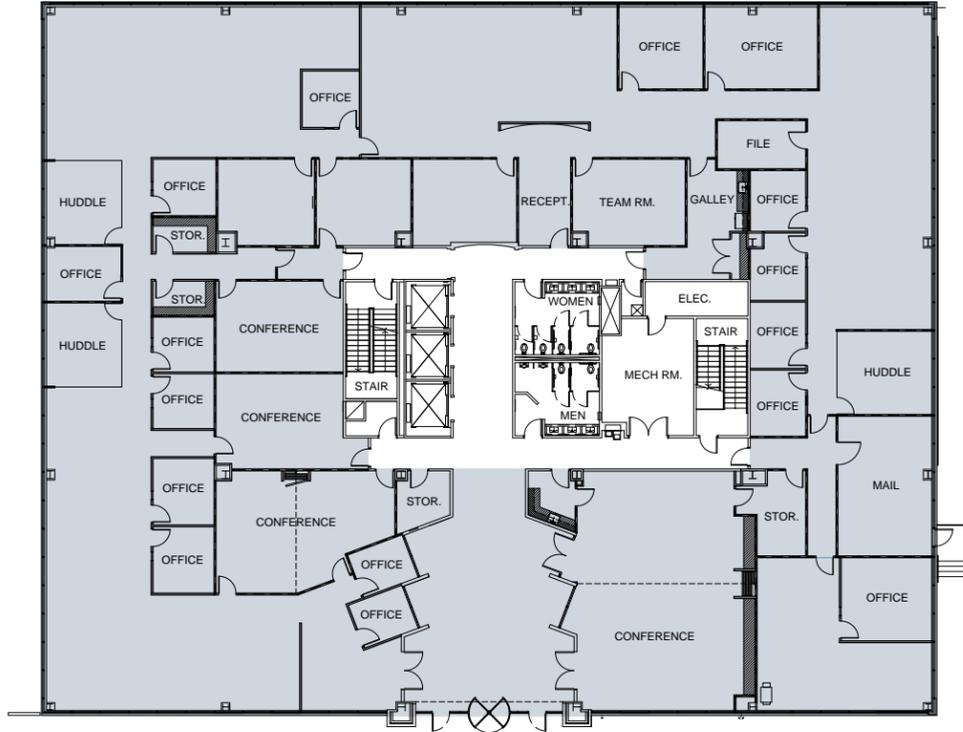
FULL FLOOR | 17,838 SF



6348 WALKER LANE

1st Floor

FULL FLOOR | 17,523 SF



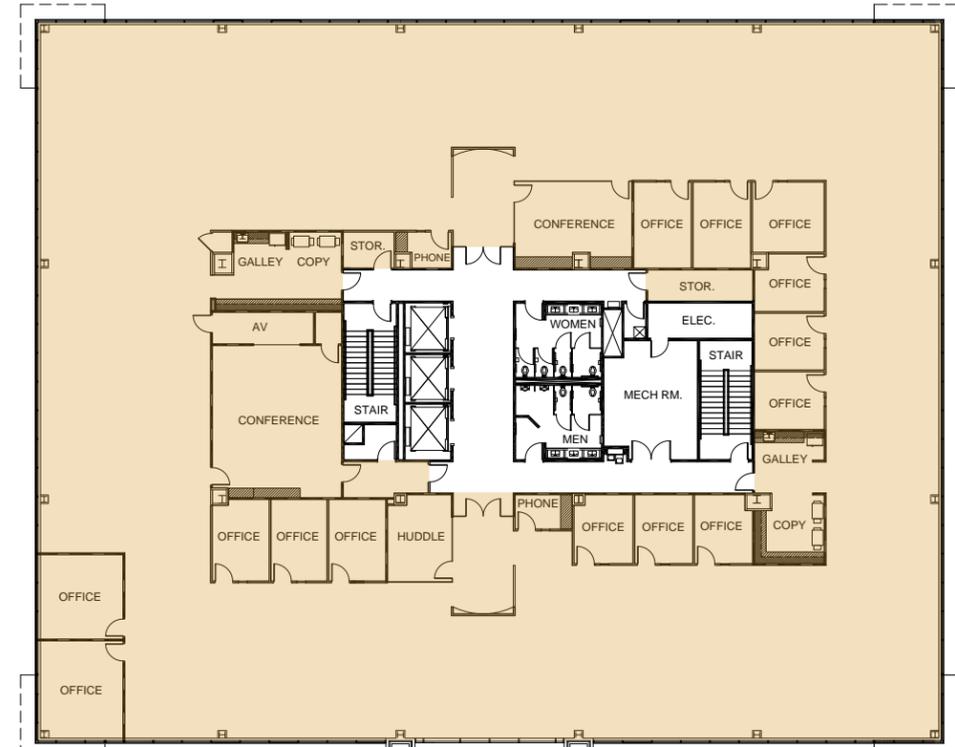
WEST CAMPUS



6348 WALKER LANE

2nd Floor

FULL FLOOR | 19,829 SF

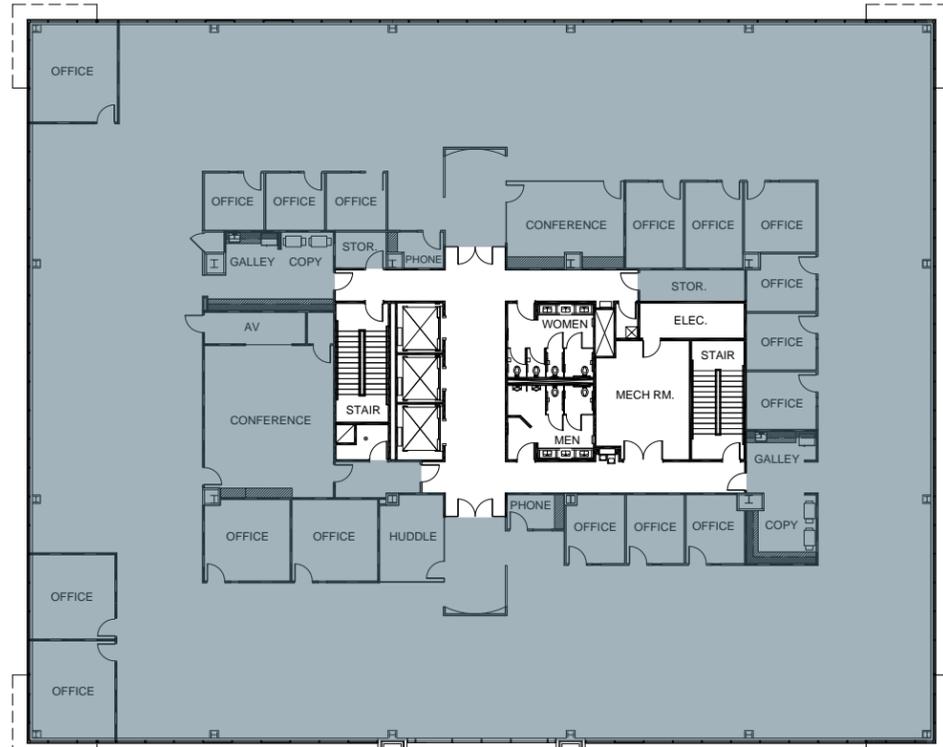


WEST CAMPUS

6348 WALKER LANE

3rd Floor

FULL FLOOR | 19,829 SF



WEST CAMPUS

6348 WALKER LANE

4th Floor

FULL FLOOR | 19,829 SF



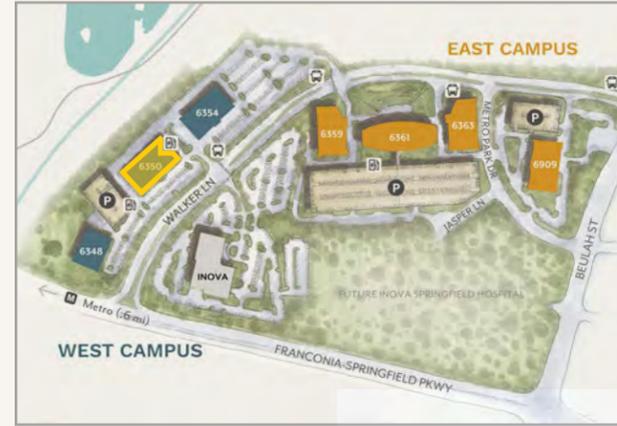
WEST CAMPUS





METRO PARK

WEST CAMPUS



6350 WALKER LANE AVAILABLE SPACE

1st Floor	Suite 100 - 6,783 SF
1st Floor	Suite 120 - 4,449 SF
1st Floor	Suite 140 - 4,359 SF
2nd Floor	Full Floor - 1,500 to 26,042 SF
3rd Floor	Full Floor - 7,382 to 26,901 SF
5th Floor	<u>Spec Suite - 1,937 SF</u>

Only one furnished suite remaining!

THE STATION

PLUG N PLAY SPEC SUITES WITH UNIQUE PERSONALITIES

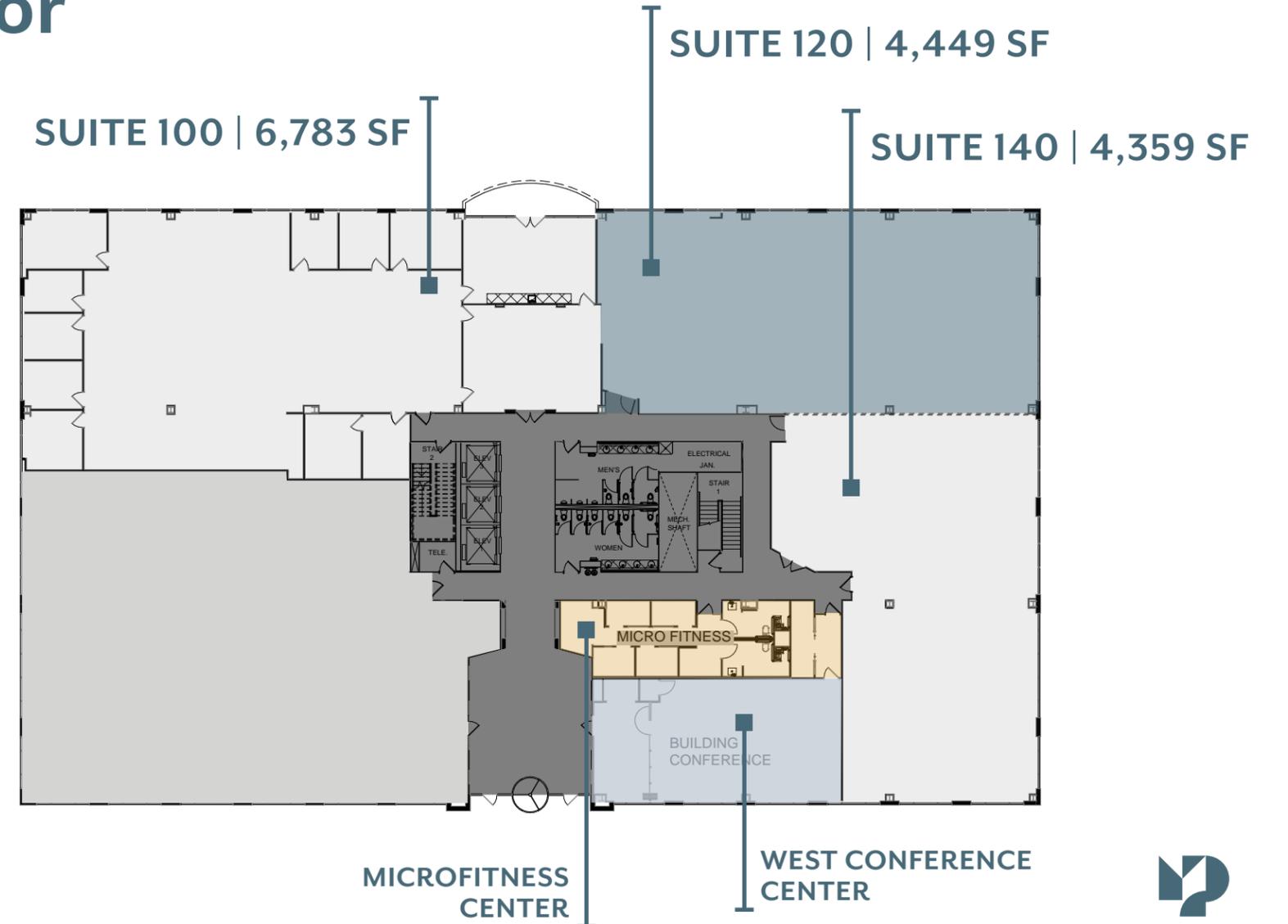
Suite 560 - 1,937 SF



6350 WALKER LANE

WEST CAMPUS

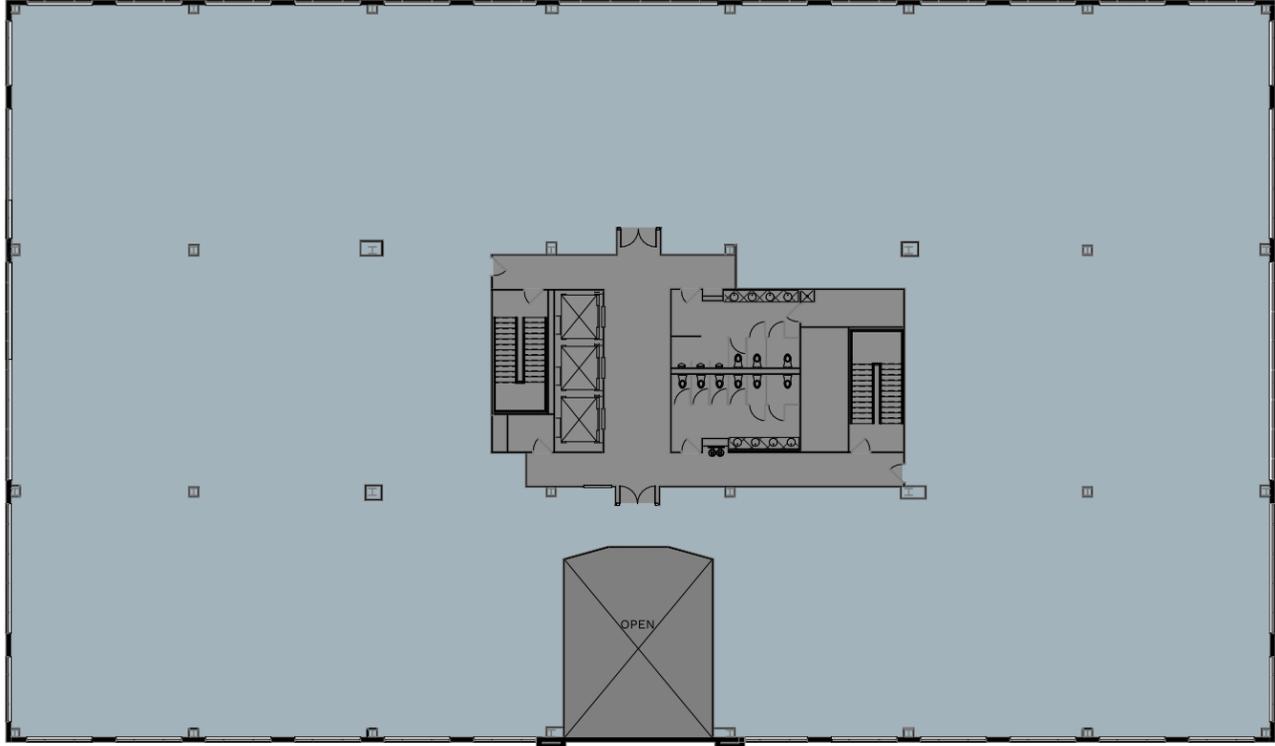
1st Floor



6350 WALKER LANE

2nd Floor

FULL FLOOR | 1,500 TO 26,042 SF



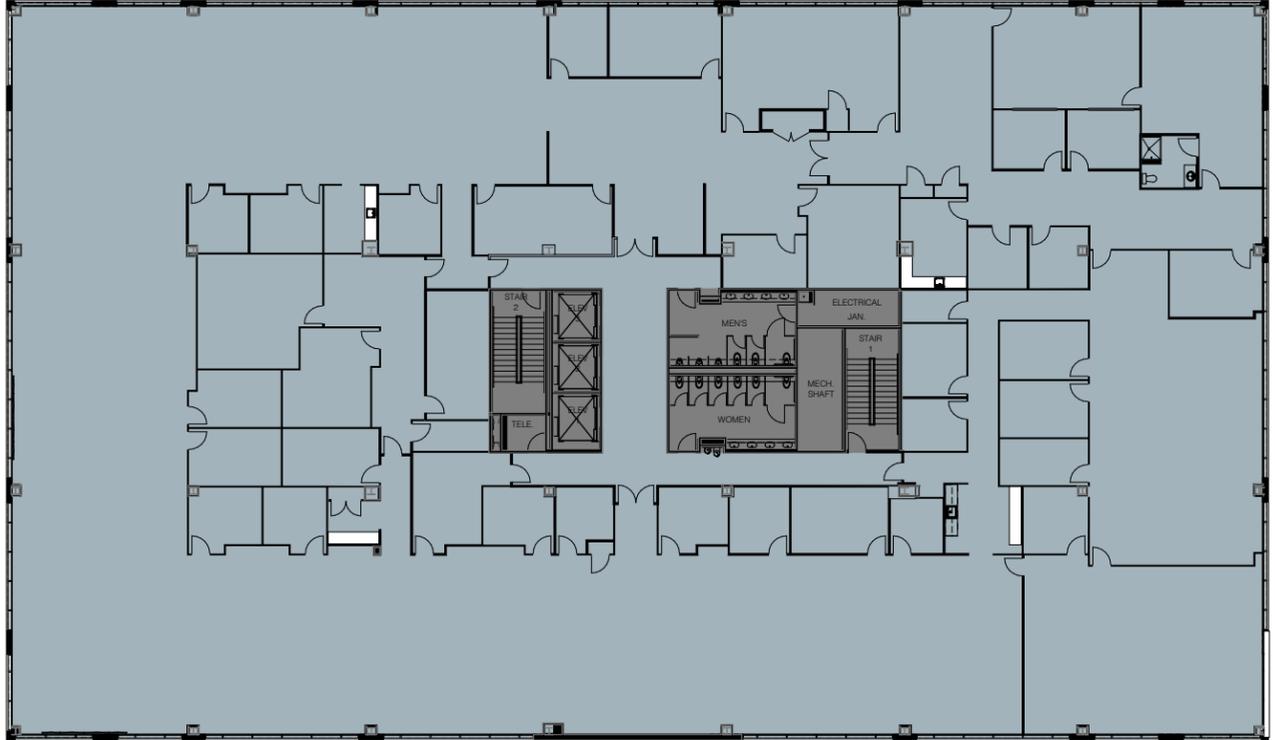
WEST CAMPUS



6350 WALKER LANE

3rd Floor

FULL FLOOR | 7,382 TO 26,901 SF



WEST CAMPUS



6350 WALKER LANE

Come Aboard a Unique Spec-Suite Experience - Only 1 Remains!

The journey to a flexible workplace solution leads to **The Station at Metro Park**. A unique offering of pre-built office spaces and flexible work areas, **The Station** has been designed to satisfy even the most discerning office worker.

Put your business on the fast-track with a work environment that meets all your needs. **The Station** includes **7 distinctive suites** accommodating **10 to 28** employees each with private offices, workstations, collaboration areas, break rooms, phone rooms, and more. Tenants of **The Station** also enjoy exclusive access to multiple **shared lounge and meeting spaces**.

Book your ticket for this exciting opportunity in Alexandria/Springfield's best office campus, **Metro Park**... where amenities and conveniences converge, all within a quick 10-minute walk to Metro, or a 5-minute drive to I95 and the Capital Beltway.

All aboard at The Station, the best workplace destination!



WEST CAMPUS

THE STATION

- Collaborative meeting and lounge spaces
- Remaining suite is 1,937 SF
- Suite features individual café and conference room
- Fully furnished
- Private Wi-Fi network available
- Fast, easy move-in

6350 WALKER LANE

5th Floor Spec Suites

READY-TO-OCCUPY | 1,937 SF

Only one furnished suite remaining!



WEST CAMPUS

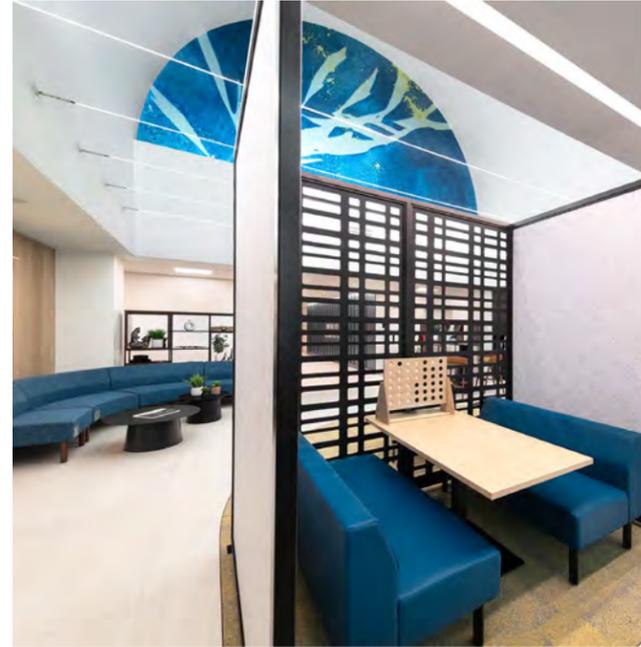
THE STATION

6350 WALKER LANE - Exclusive Shared Amenity Spaces



Exclusive to **The Station**, the “town-hall” style shared amenity areas are ample and impressively appointed. Tenants will enjoy the **abundant natural light** and warm finishes designed for both **comfort and function**. Directly adjacent to the floor lobby there is a large lounge and reception area suitable for hosting events or receiving guests in conjunction with use of the **large conference room for 14 to 18 individuals**.

Moving down the floor corridors, **The Station** tenants benefit from a large **living room space**, open **collaboration** area, phone rooms, a **wellness** room, and a smaller “zoom room”.

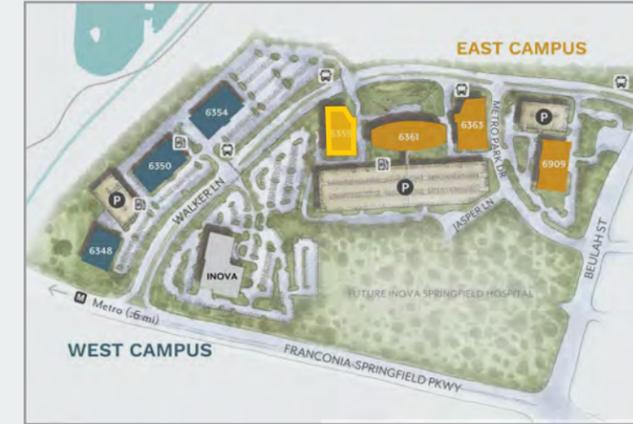


METRO PARK

EAST CAMPUS

6359 WALKER LANE AVAILABLE SPACE

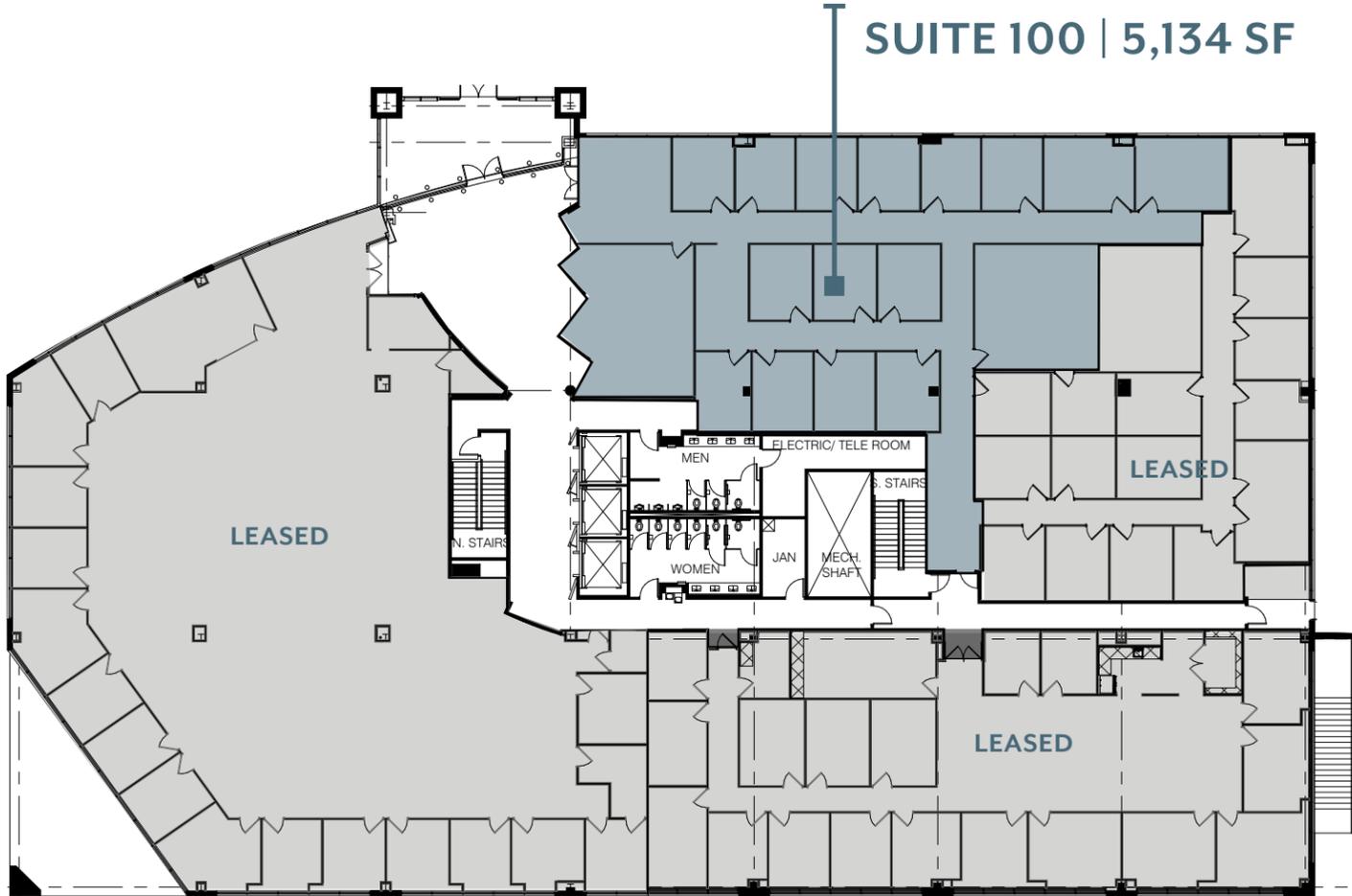
1st Floor	Suite 100 - 5,134 SF
2nd Floor	Suite 200 - 3,255 SF
2nd Floor	Suite 205 - 3,396 SF



6359 WALKER LANE

EAST CAMPUS

1st FLOOR

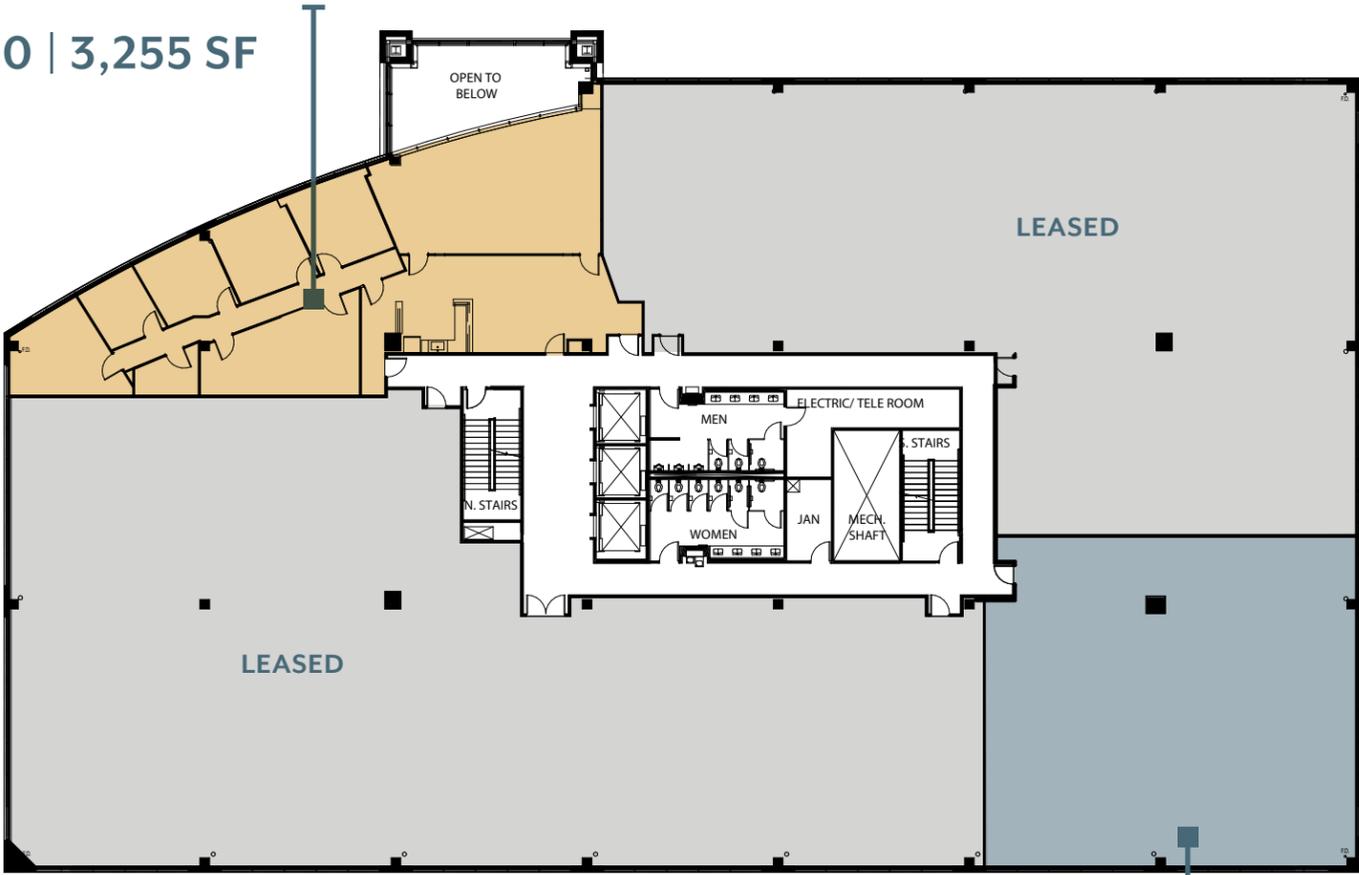


6359 WALKER LANE

EAST CAMPUS

2nd FLOOR

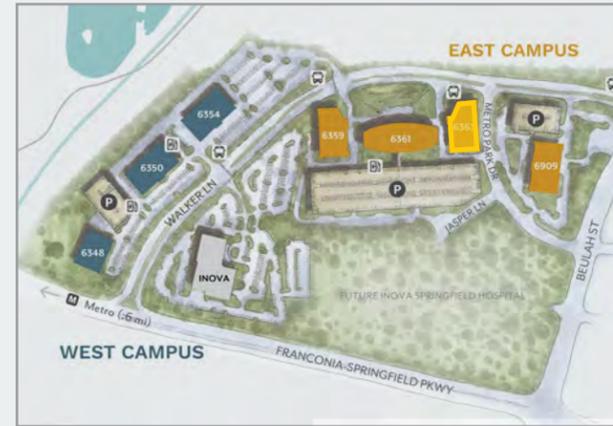
SUITE 200 | 3,255 SF



6363 WALKER LANE AVAILABLE SPACE

Concourse	Suite C100 - 1,389 SF
Concourse	Suite C110 - 2,406 SF
Concourse	Suite C130* - 3,529 SF
Concourse	Suite C140* - 2,588 SF
Concourse	Suite C150A* - 655 SF
Concourse	Suite C150B* - 1,277 SF
Concourse	Suite C150C* - 1,861 SF

*Storage Space



Available Now!

PLUG N PLAY SPEC SUITES

- Suite 200 - 2,700 SF
- Suite 210 - 5,757 SF
- Suite 220 - 4,902 SF
- Suite 230 - 4,638 SF
- Suite 240 - 2,932 SF
- Suite 250 - 4,439 SF

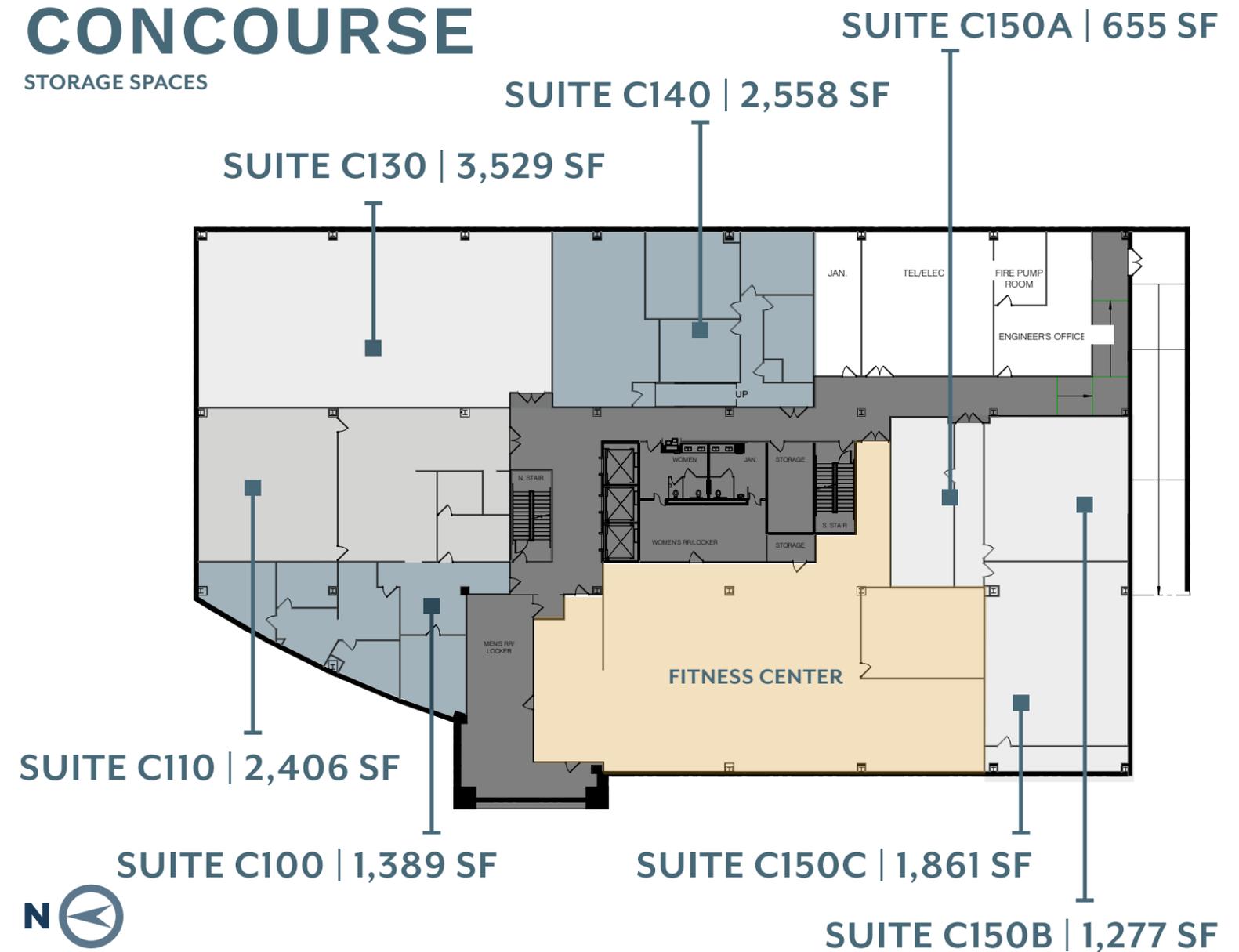
2nd Floor	<u>Spec Suites - 2,700 to 5,757 SF</u>
3rd Floor	Suite 340 - 2,738 SF
4th Floor	Suite 410 - 10,544 SF

6363 WALKER LANE

EAST CAMPUS

CONCOURSE

STORAGE SPACES



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 — available now 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.



Suite 220

- 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

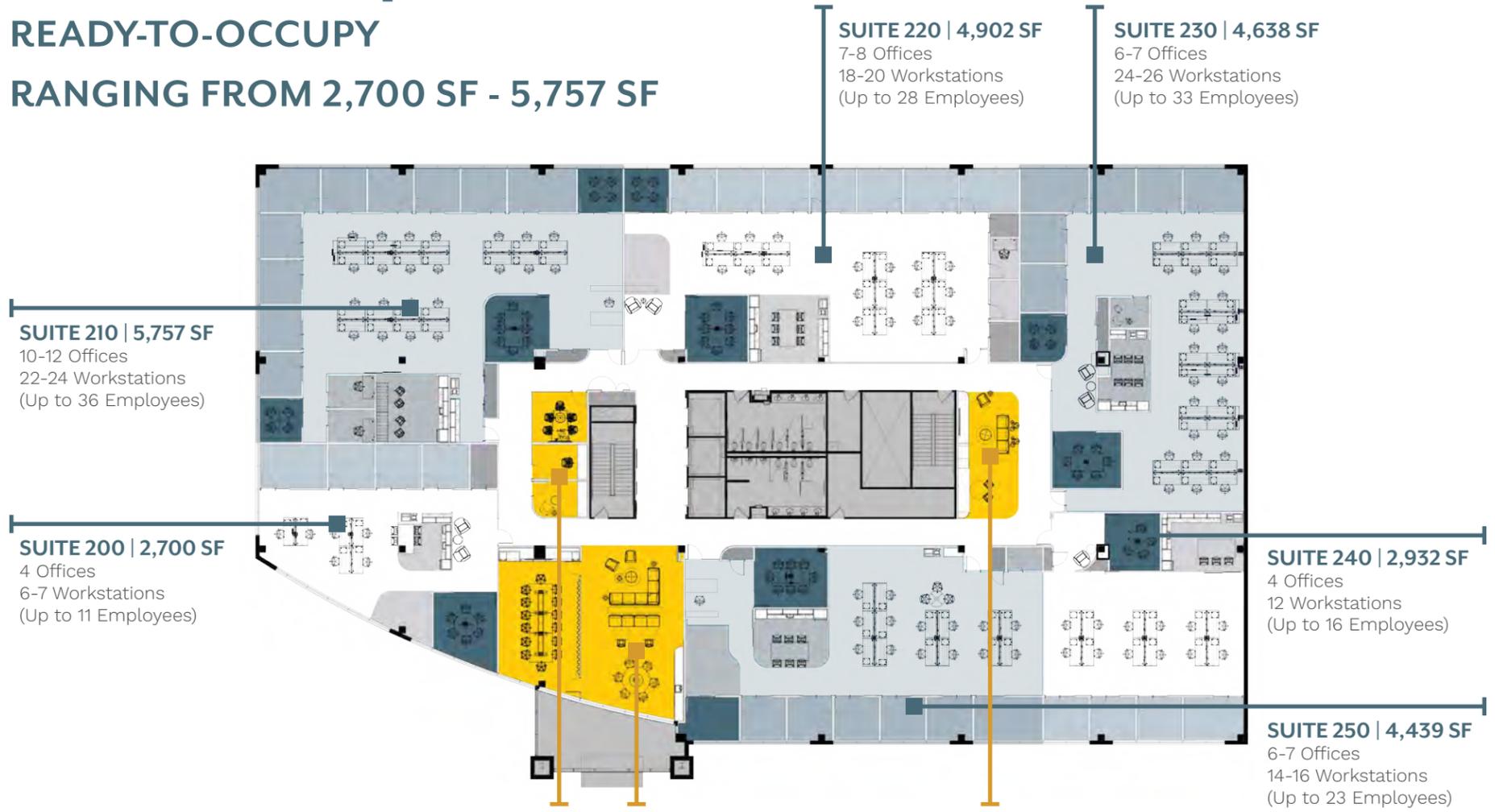
6363 WALKER LANE

EAST CAMPUS

2nd Floor Spec Suites

READY-TO-OCCUPY

RANGING FROM 2,700 SF - 5,757 SF



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.

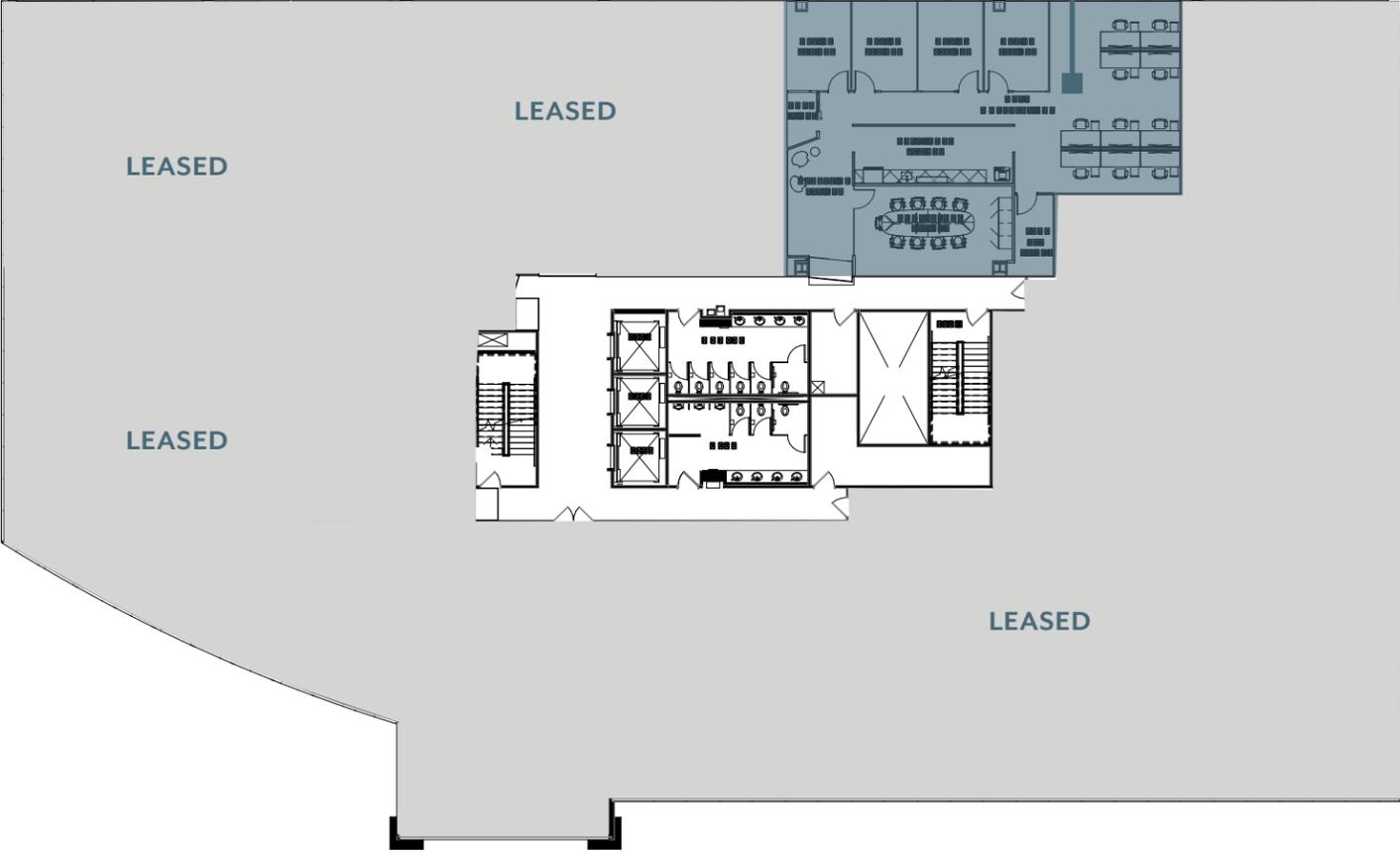


6363 WALKER LANE

EAST CAMPUS

3rd FLOOR

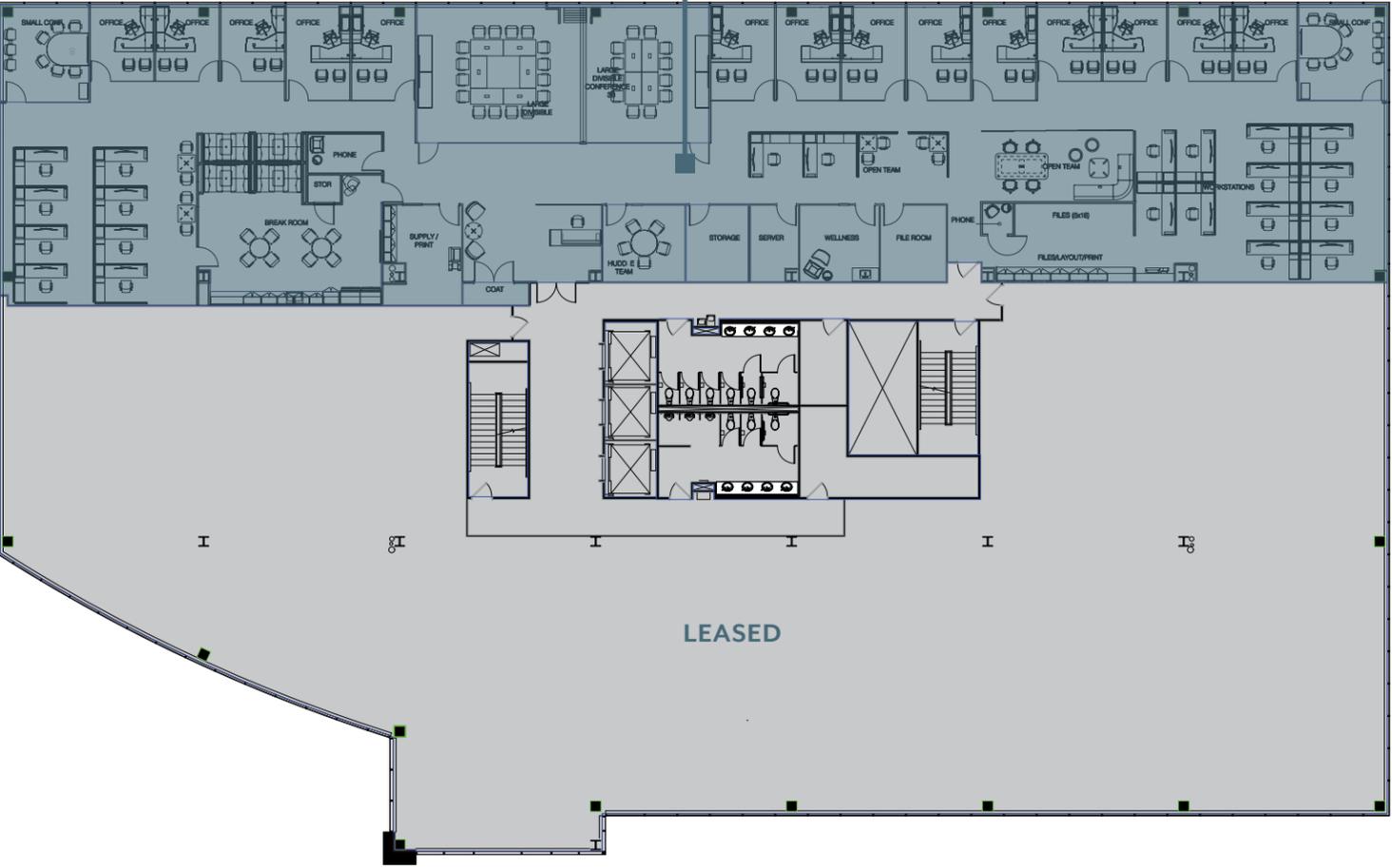
SUITE 340 | 2,738 SF



6363 WALKER LANE

4th FLOOR

SUITE 410 | 10,544 SF



EAST CAMPUS



METRO PARK

EAST CAMPUS

6361 WALKER LANE AVAILABLE SPACE

Concourse	Suite C100 - 4,687 SF
Concourse	Suite C130 - 13,240 SF
2nd Floor	Suite 220 - 4,674 SF
3rd Floor	Suite 300 - 29,588 SF
5th Floor	Suite 500 - 29,595 SF



6361 WALKER LANE

EAST CAMPUS

CONCOURSE

SUITE C130 | 13,240 SF

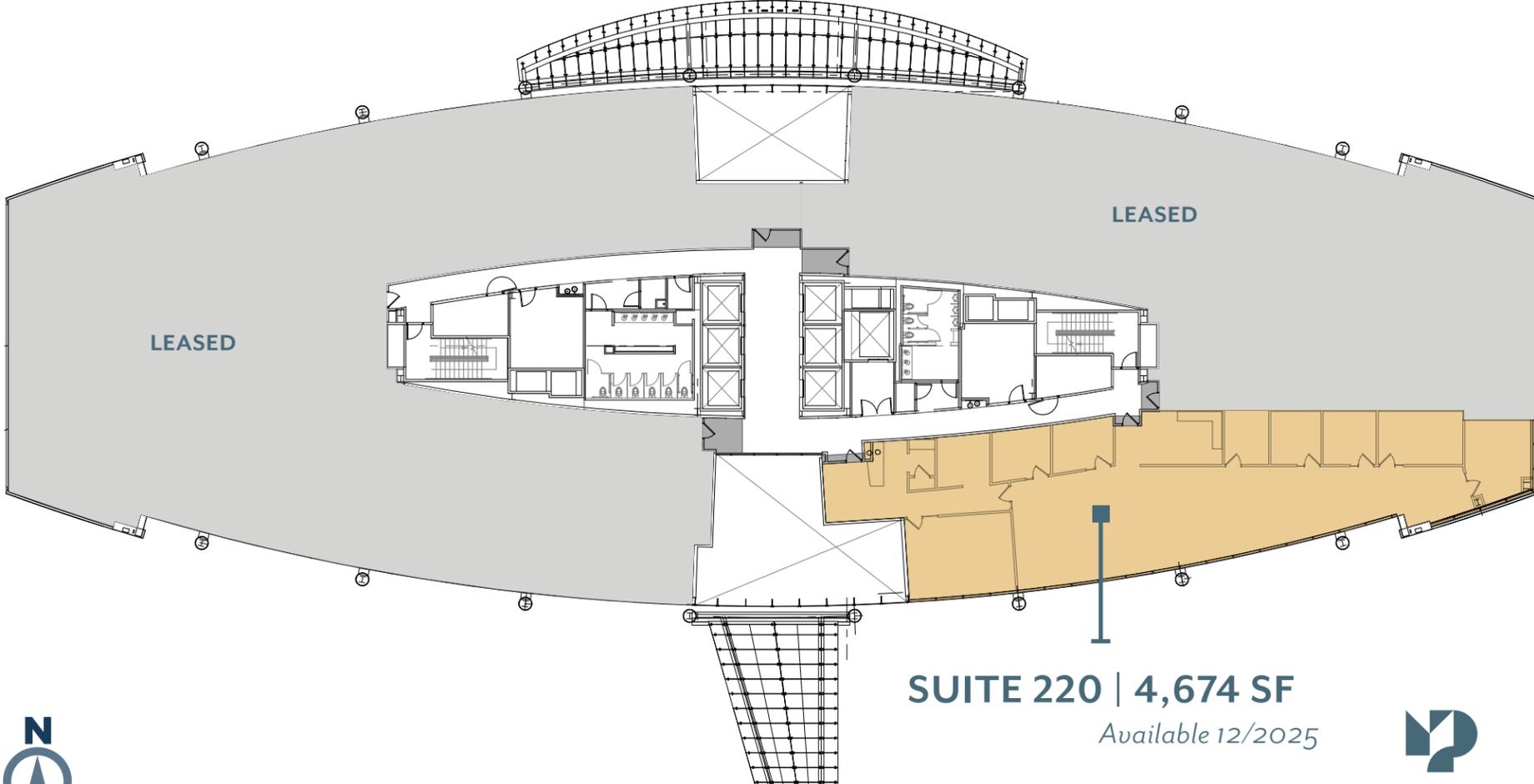
SUITE C100 | 4,687 SF



6361 WALKER LANE

EAST CAMPUS

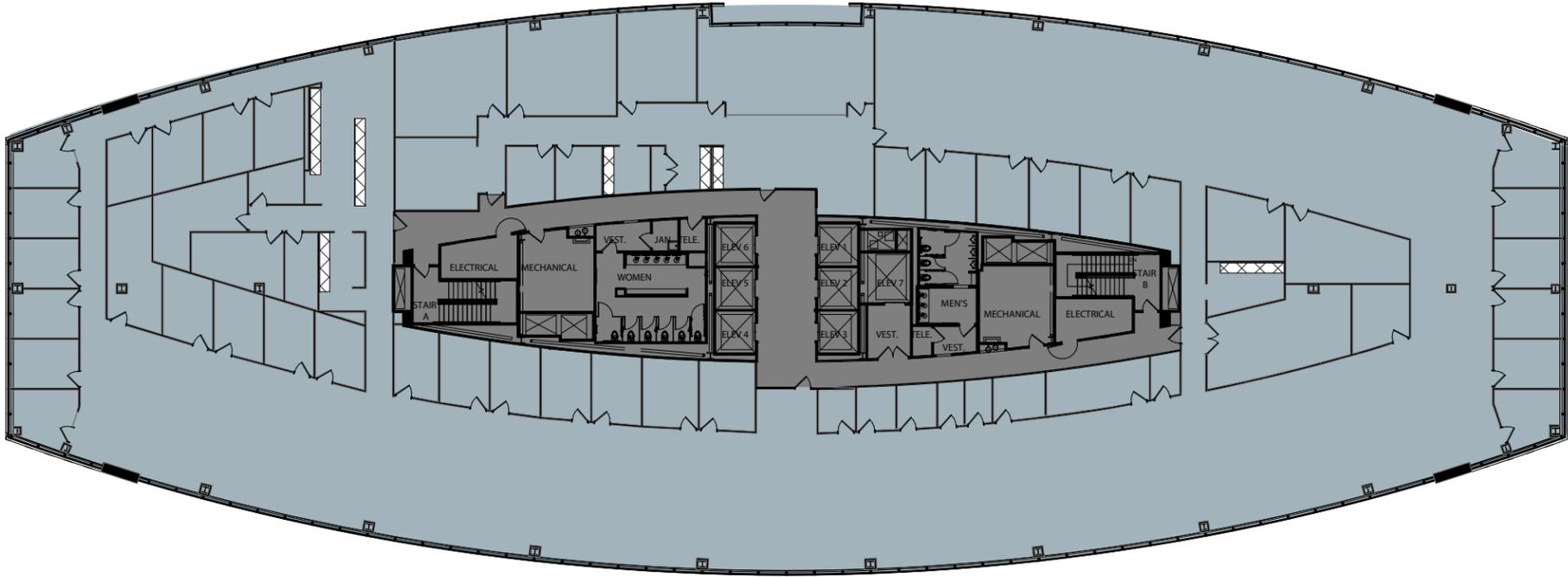
2nd FLOOR



6361 WALKER LANE

3rd FLOOR

FULL FLOOR | 29,588 SF



EAST CAMPUS

6361 WALKER LANE

5TH FLOOR

FULL FLOOR | 29,595 SF



EAST CAMPUS



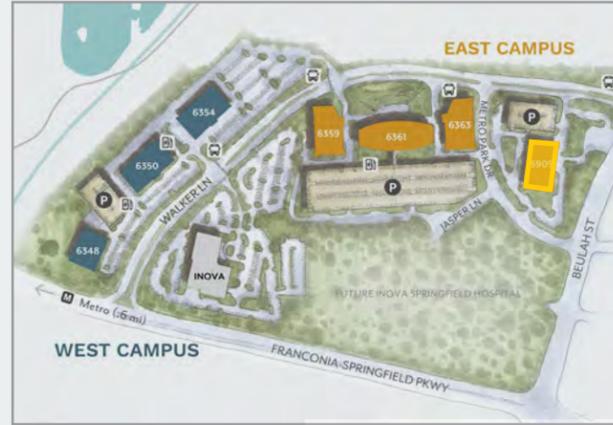


METRO PARK

EAST CAMPUS

6909 METRO PARK DRIVE AVAILABLE SPACE

4th Floor Suite 450 - 7,496 SF

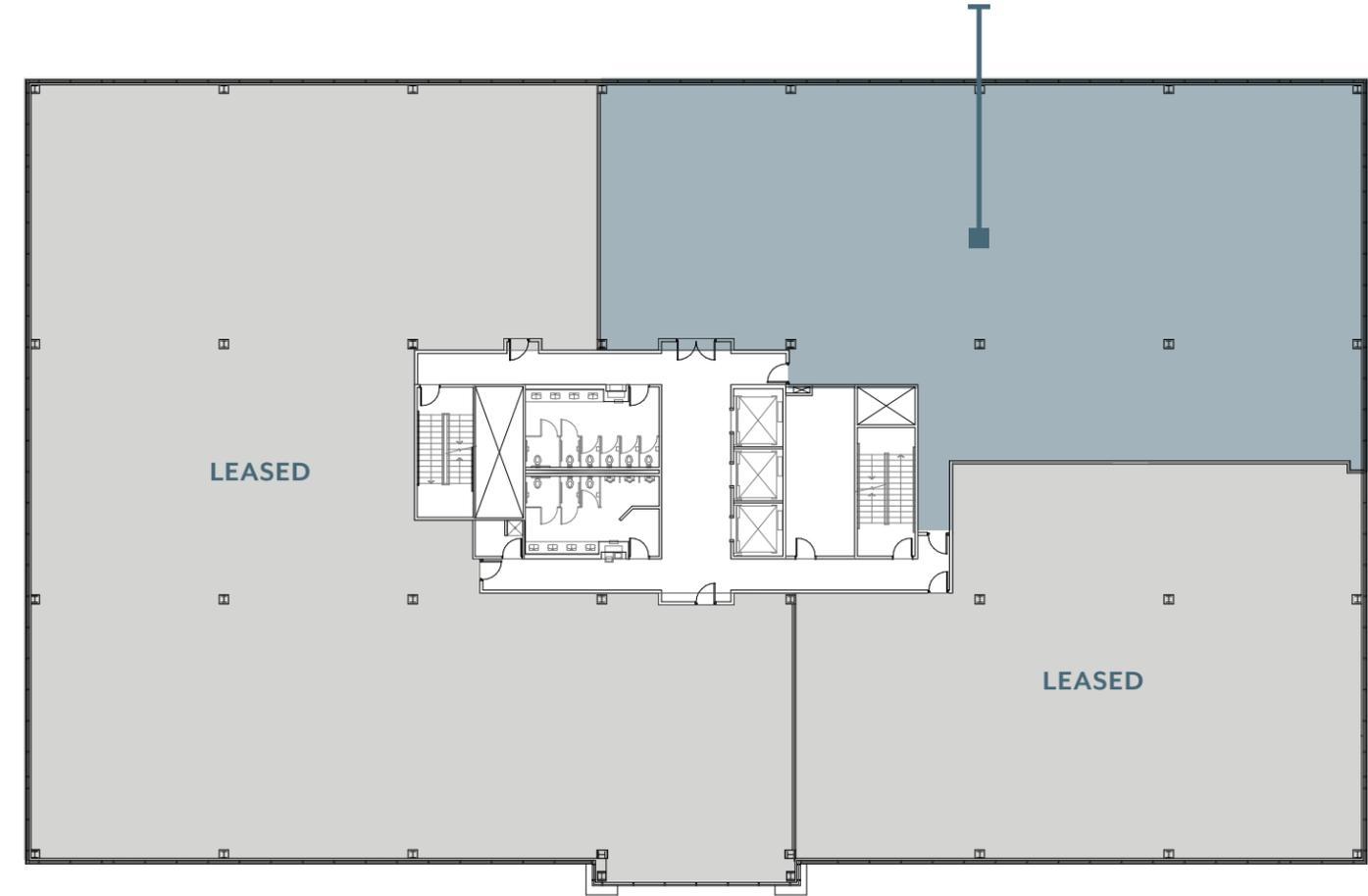


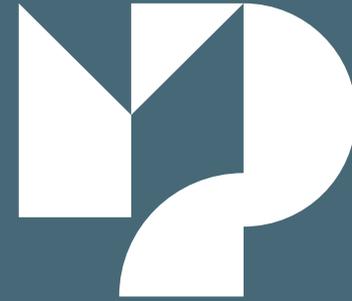
6909 METRO PARK DRIVE

EAST CAMPUS

4th FLOOR

SUITE 450 | 7,496 SF





METRO PARK

ASSET MANAGEMENT:

BEACON
CAPITAL PARTNERS

OFFICE LEASING:

**AVISON
YOUNG**

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