



Introducing....

THE
STATION

at
METRO PARK

A NEW COLLECTION OF READY-TO-OCCUPY SPEC SUITES

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!



MOVE-IN READY,
FULLY FURNISHED SUITES



FLEXIBLE WORK AND
MEETING OPTIONS



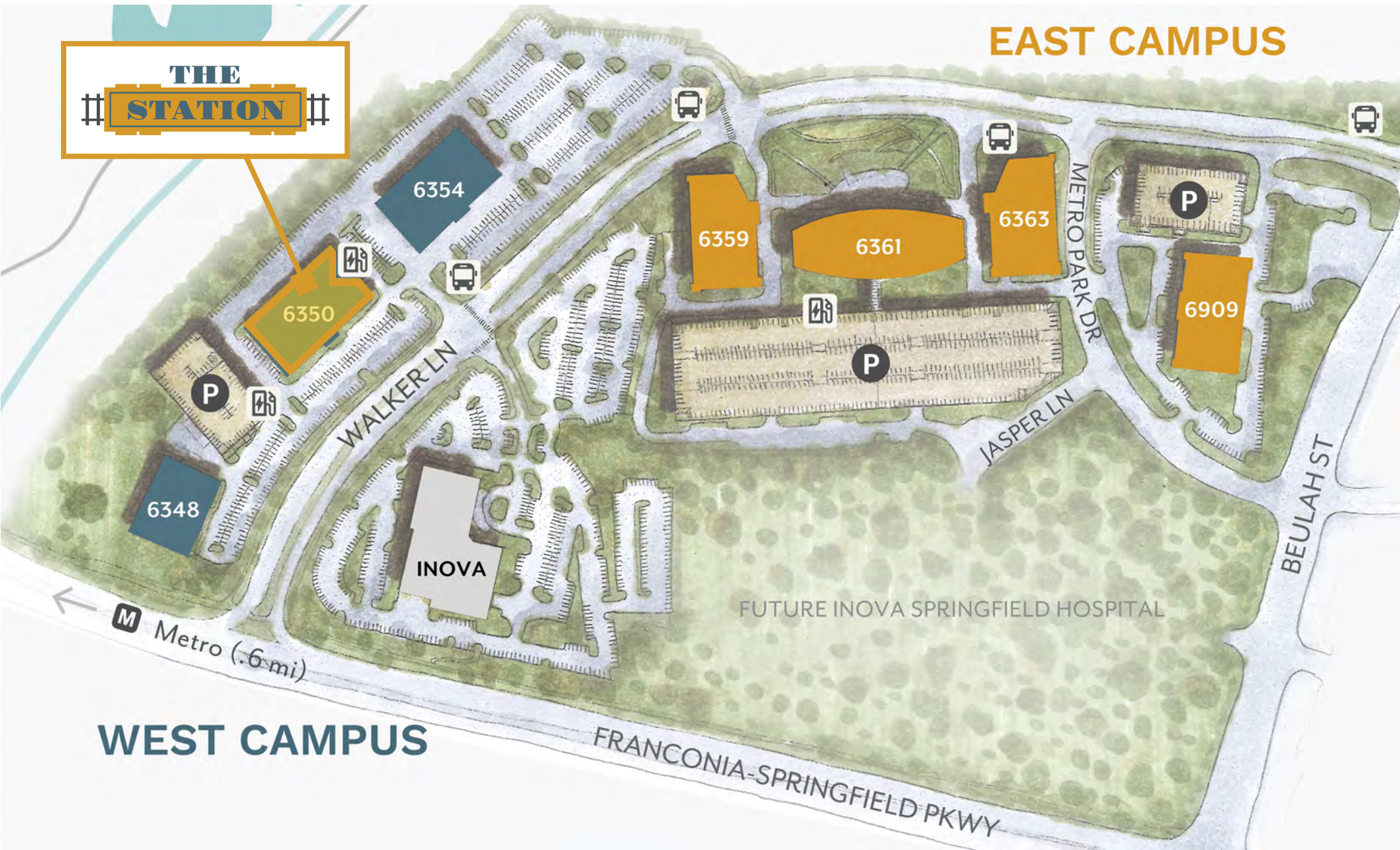
MULTIPLE HIGH-DESIGN
AMENITY SPACES

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

Location Overview

METRO PARK'S CAMPUS



EAST CAMPUS

**THE
STATION**

WEST CAMPUS

M Metro (.6 mi)

FUTURE INOVA SPRINGFIELD HOSPITAL

FRANCONIA-SPRINGFIELD PKWY

WALKER LN

METRO PARK DR

JASPER LN

BEULAH ST

INOVA

6354

6350

6348

6359

6361

6363

6909

5th Floor Spec Suites

RANGING FROM 1,937 SF - 6,271 SF



Interactive Plan
HOVER OVER SUITE
NUMBERS FOR MORE



The Station Exclusive Amenity Spaces



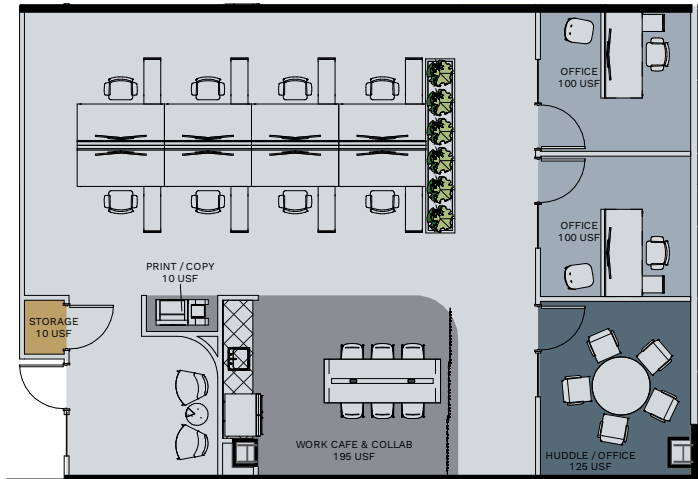
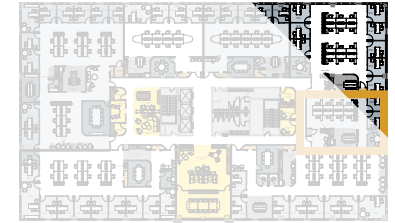
Exclusive to The Station, the “town-hall” style shared amenity areas are impressively appointed. Tenants enjoy the **abundant natural light** and warm finishes designed for both **comfort and function**. A large reception area is suitable for hosting events or receiving guests in conjunction with use of the **large conference room for 14 to 18 individuals**. An additional large **living room space**, open **collaboration** area, phone rooms, a **wellness** room, and a smaller “zoom room” complete the amenities.



Spec Suite Detailing

SUITE 560 | 1,937 SF

2-3 Offices | 8 Workstations | Up to 11 Employees



ASSET MANAGEMENT:

BEACON

CAPITAL PARTNERS

DISTINCTIVE WORKPLACES

OFFICE LEASING:

**AVISON
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