



mosaic

AN *Extraordinary* OFFICE EXPERIENCE



2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA

 EDENS®

AVISON
YOUNG

A *Community* LIKE NO OTHER

Mosaic elevates the community experience to a new standard by creating a vibrant, sophisticated environment that connects families, friends & colleagues together.

This unique district is created through a hand-selected mix of retailers & restaurants, intelligent urban design and our passion for enabling authentic community engagement. Mosaic brings all of these together to create Fairfax County's most innovative retail, office & entertainment community.

**2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA**

 **EDENS®**

**AVISON
YOUNG**



Everything You Need

ALL IN THE DISTRICT

30+

RETAILER
OPTIONS



bloomie's

SEPHORA

 lululemon

west elm

WILLIAMS
SONOMA
CALIFORNIA

bluemercury
makeup • skincare • spa

 MOM's Organic Market



BARNES & NOBLE

2910 DISTRICT AVENUE
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Everything You Need

ALL IN THE DISTRICT

35+

DINING
OPTIONS



CAVA
Mezze Grill

Kirby
Club

MACMILLAN
WHISKY
ROOM

Eugenia
great folk greek

SISTER2
THE ORDINARY CAFE

Pupatella
NEAPOLITAN PIZZA

RASA

sweetgreen

TRUE FOOD KITCHEN

陣 JINYA
JAPANESE BAR

2910 DISTRICT AVENUE
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Everything You Need ALL IN THE DISTRICT

15+

SERVICE
OPTIONS



[solidcore]

F45

SALON NORDINE
RESTON FAIRFAX
GAINESVILLE & DAY SPA

one medical

BASH

pressed

tend

INDIGO
WELLNESS GROUP

muse
PAINTBAR

2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA

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Everything You Need **ALL IN THE DISTRICT**

300+

EVENTS
ANNUALLY



Mosaic hosts hundreds of diverse entertainment, social, and cultural events annually including the area's largest year-round farmer's market, a 12-week film series during the summer months, outdoor fitness/workout programming, and much more.

**2910 DISTRICT AVENUE
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A Detailed LOOK AT THE DISTRICT

2M

TOTAL SF
IN MOSAIC



2910 DISTRICT AVENUE
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A *Detailed* LOOK AT THE DISTRICT

mosaic

500,000 SF

RETAIL
SPACE

73,000 SF

CLASS A
OFFICE SPACE

1,431

RESIDENTIAL
UNITS

2M SF

OFFICE, RETAIL,
HOTEL, RESTAURANT,
RESIDENTIAL SPACE

148-KEY

ARCHER
BOUTIQUE HOTEL



8-SCREEN

ANGELIKA FILM CENTER
ARTHOUSE CINEMA



2 COMMUNITY PARKS

TOTALING 1.5 ACRES

5 PARKING GARAGES

TOTALING 2,500+ RETAIL SPACES,
PLUS 150 ON-STREET SPACES

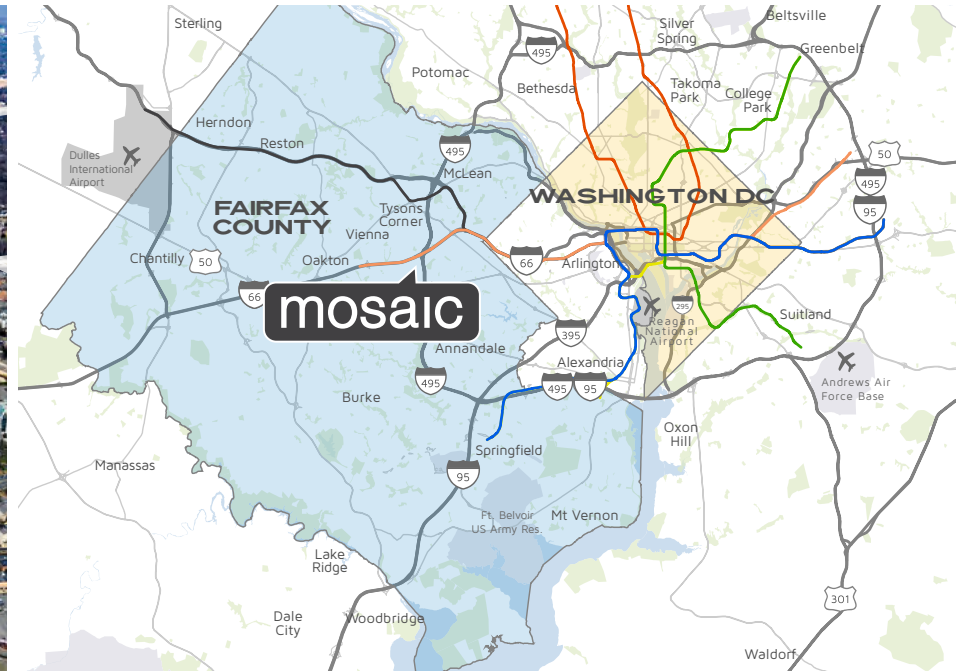
2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA



AVISON
YOUNG

THE *Epitome* OF CENTRALLY LOCATED

mosaic



Mosaic is strategically and centrally located in Northern Virginia's Fairfax County. Easily navigate to Virginia, Maryland, and/or Washington, D.C. given our close proximity to major thoroughways via the I-66 and I-495 interchange, including access to HOT lanes.

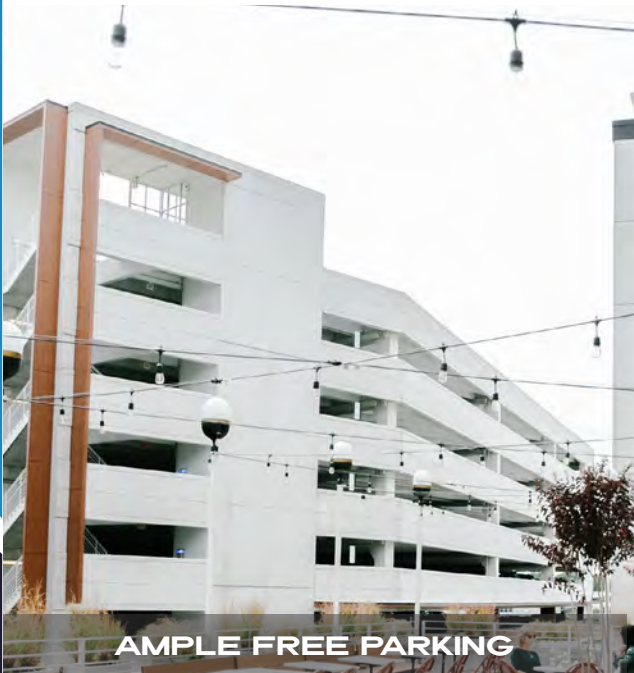
**2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA**

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WITH AN *Accessible* URBAN ENVIRONMENT

mosaic



AMPLE FREE PARKING



METRO SHUTTLE SERVICES



CAPITAL BIKESHARE

Mosaic has options for all commuters. Ample parking is available on-site including five garages totaling 2,500+ spaces plus 150 on-street spaces all at no-cost. Mosaic also benefits from free shuttle services to Dunn Loring Metro and access to Capital Bikeshare.

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**AVISON
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AN *Opportunity* LIKE NO OTHER

**OFFICE OPPORTUNITY
SPANNING THREE FLOORS,
TOTALING 55.2K SQUARE FEET**

2910 District Avenue is the only dedicated office building availability within Mosaic.

Mosaic's urban neighborhood makes it the ideal place to create an inviting, dynamic work atmosphere.

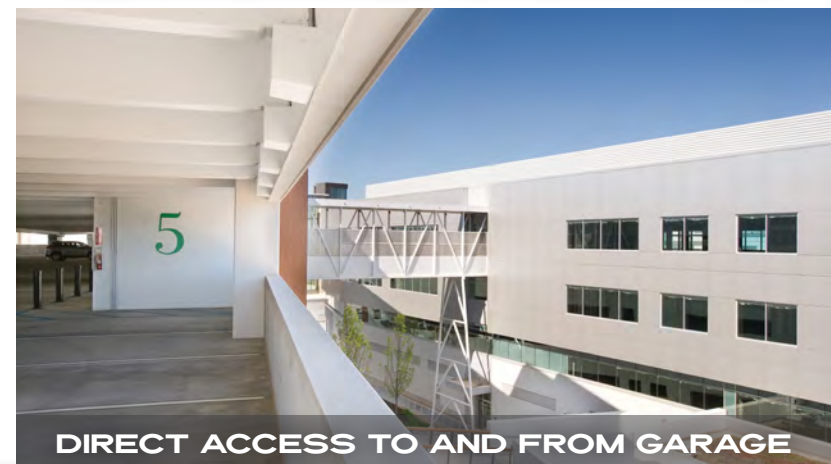
This unique space is the perfect opportunity to become a part of this diverse community.



FREE-STANDING WITH AMPLE LIGHT



DEDICATED, STREET-LEVEL ENTRANCE

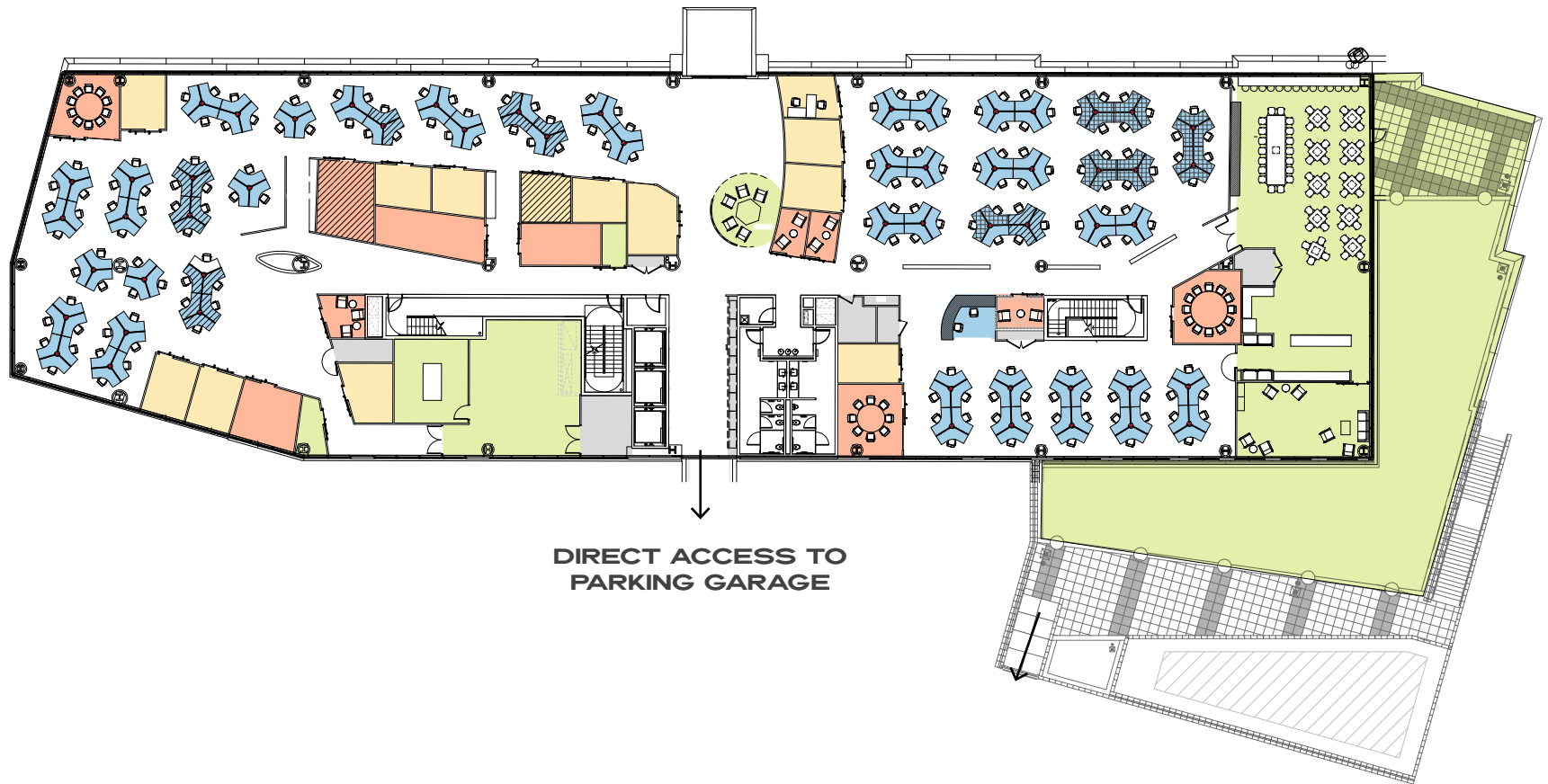


DIRECT ACCESS TO AND FROM GARAGE

**2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA**



2ND FLOOR *Ak-Built* 23,777 SF



WORKSTATION **AMENITY** **OFFICE** **MEETING ROOMS** **STORAGE/MISC.**

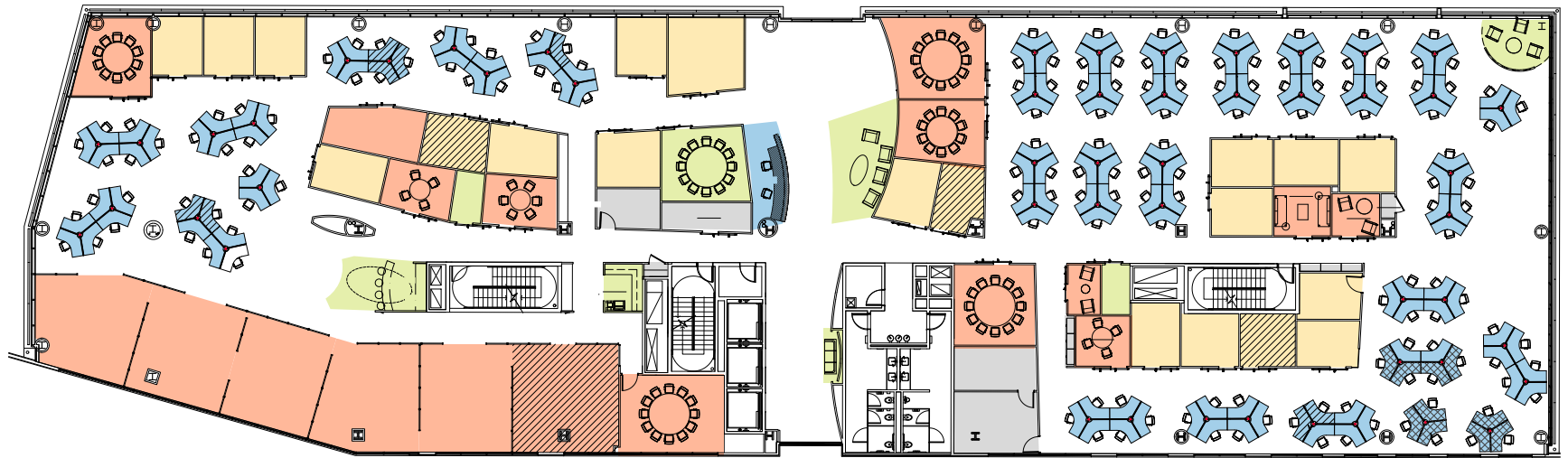
Furniture shown is for illustrative layout purposes only.

**2910 DISTRICT AVENUE
FAIRFAX, VIRGINIA**

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3RD FLOOR *Ak-Built* 24,377 SF



WORKSTATION

AMENITY

OFFICE

MEETING ROOMS

STORAGE/MISC.

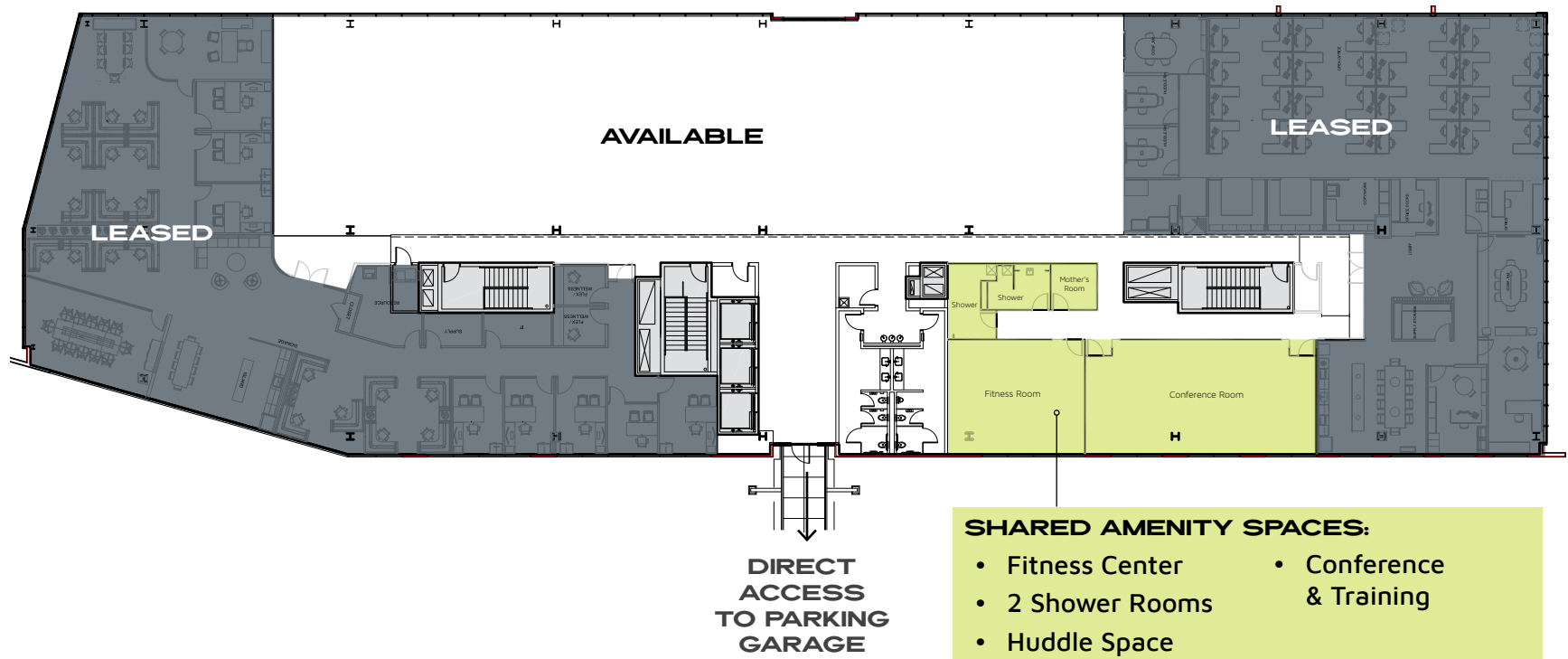
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4TH FLOOR *As-Built* 10,538 SF



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