

Experience Patriot Ridge

- > Advance your mission critical operation in up to 978,000 SF of new Class A office space being developed at NGA /Fort Belvoir



Development Highlights

- > The project is approved for between 800,000 to 978,000 SF on 15 acres
- > 7770 Backlick Road, consisting of 240,000 SF, is completed and partially leased
- > Second building, consisting of 240,000 SF, is under development
- > Four building campus is designed to meet government security occupancy standards, including perimeter CCTV system
- > Large, attractively landscaped courtyard with sculpture and seating area
- > Prominent building signage opportunities with visibility on I-95
- > All buildings will be built to LEED Silver certification or higher
- > Convenient, weather-protected structured parking with 2,400 parking spaces, plus a visitor parking lot with 46 surface spaces





Location + Amenities

- > Located in Springfield, Virginia, adjacent to the National Geospatial Intelligence Agency (NGA) visitor gate and Fort Belvoir
- > COPT's site provides superior speed to market, visibility, access and proximity to serve critical missions relocating to the area
- > Shuttle bus service with direct routes to Springfield Metro and VRE stations
- > On-site conditioned transportation shelter
- > Fitness center with locker rooms—2,800 SF, accommodates 55
- > Full service deli—2,800 SF, 42 indoor and 20 outside seating
- > Springfield Town Center is less than 10 minutes from Patriot Ridge



ONSITE
FITNESS CENTER

7770 Backlick Road

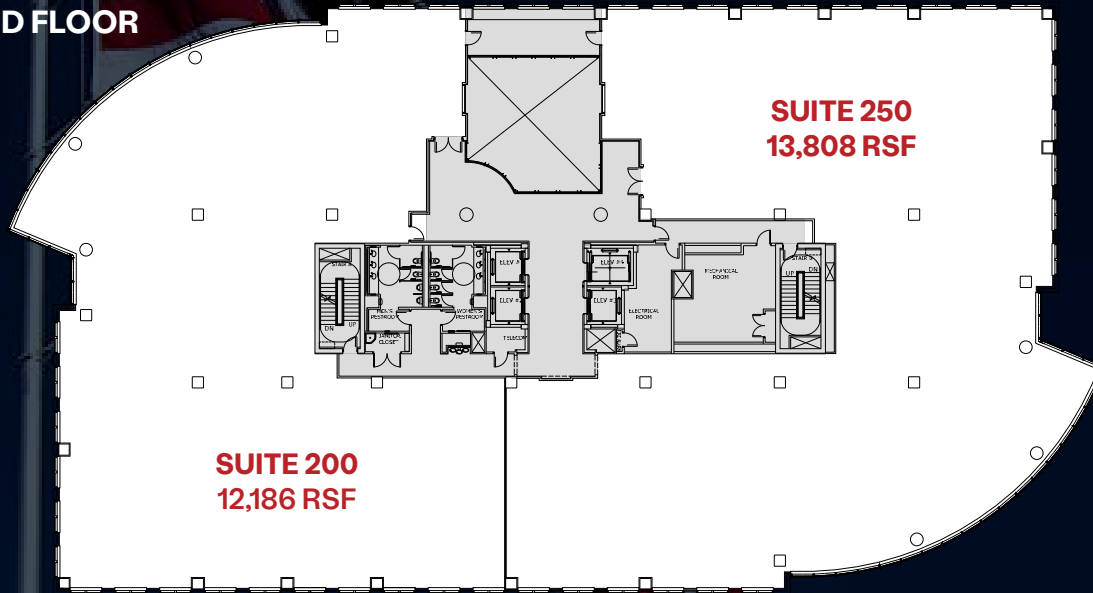
- > Nine story, 239,300 RSF Class A office building
- > Full or partial floors available
- > 4/1,000 SF parking ratio
- > Loading dock with two dock leveler systems
- > On-site property management
- > Fitness center with locker rooms—2,800 SF, accommodates 55
- > Full service deli—2,800 sf, 42 indoor and 20 outside seating
- > LEED Gold certified



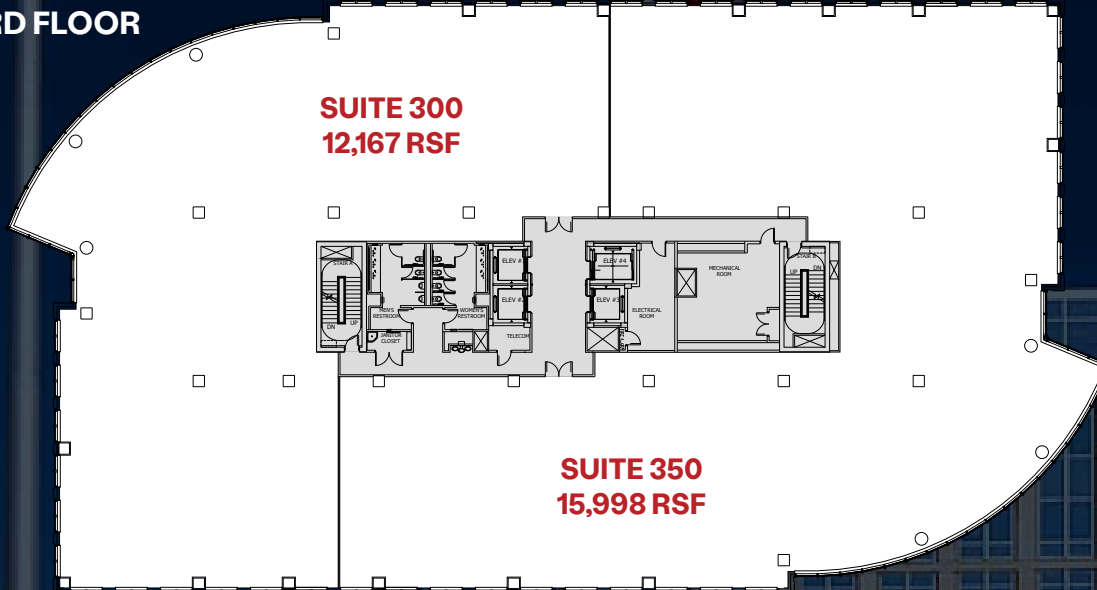
7770 BACKLICK ROAD PROPOSED MULTI-TENANT PLANS

> Further demisable

2ND FLOOR



3RD FLOOR



For Leasing, Contact:

Jason Krawiecki

VP, Asset Management + Leasing

703.673.3453

jason.krawiecki@copt.com



Northern Virginia Regional Office

13454 Sunrise Valley Drive, Suite 100

Herndon, VA 20171

703.673.3440 | copt.com | NYSE: CDP