



# METRO PARK

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A SPACE FOR EVERYONE  
WITH ROOM TO BREATHE

6348 - 6363 WALKER LANE | ALEXANDRIA | VIRGINIA



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Trophy  
space  
for lease  
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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
- Shuttle Bus Stop
- M 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.



## OUTDOOR SEATING

Multiple landscaped seating areas spread throughout the park for casual meetings and leisure enjoyment



## SUSTAINABLE ENVIRONMENT

LEED Platinum facilities, Energy Star Certified, and recognized by the EPA with the ENERGY STAR Partner of the Year Award



## ROOFTOP TERRACE

Spacious, exclusive rooftop terrace with catering kitchen and panoramic views for informal lunches and events



## FITNESS CENTER

Newly renovated space with on-site staff, lockers, showers, towel service, exercise classes, state-of-the-art equipment, plus a microfitness center

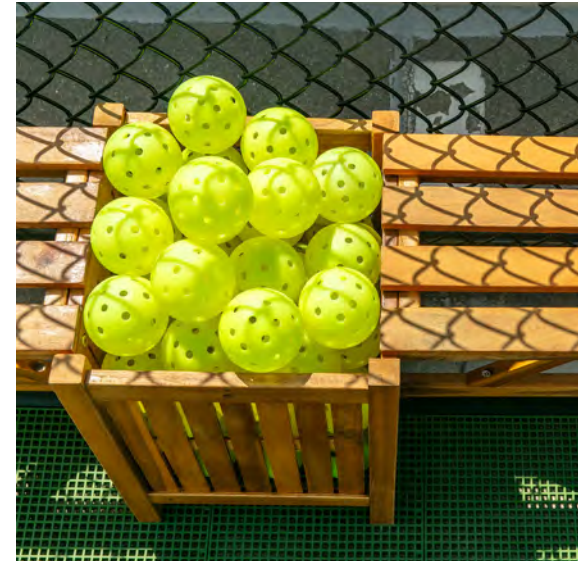
# MULTIPLE FITNESS OPTIONS



METRO PARK

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

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.



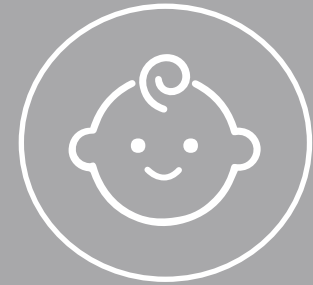
CONFERENCE  
CENTER



ON-SITE  
DINING



CAR CARE  
AREA



ON-SITE  
DAYCARE



SHUTTLE  
TO METRO



FITNESS  
CENTER

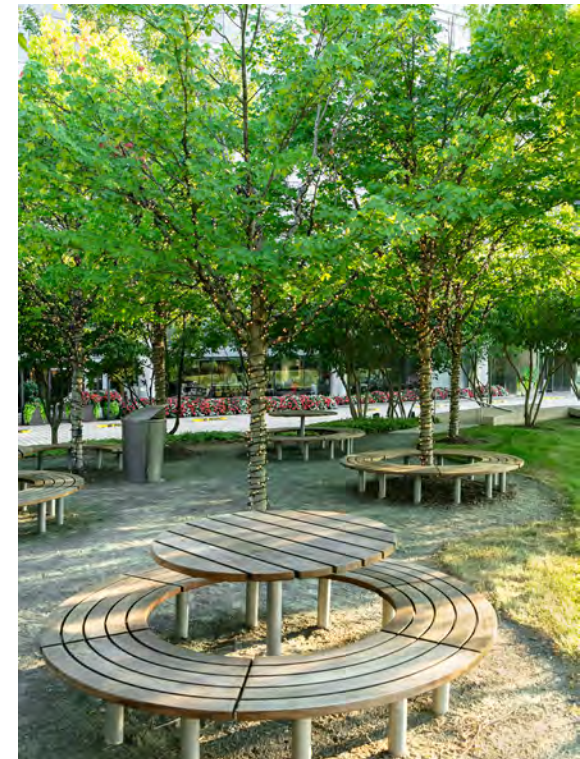


ON-SITE  
PROPERTY MGT



CAR CHARGING  
STATION





# CONFERENCE CENTERS



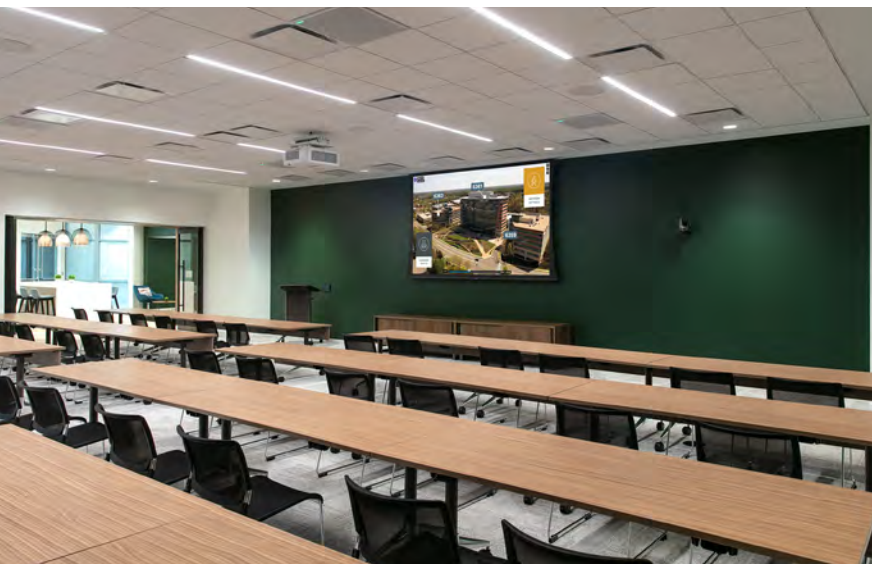
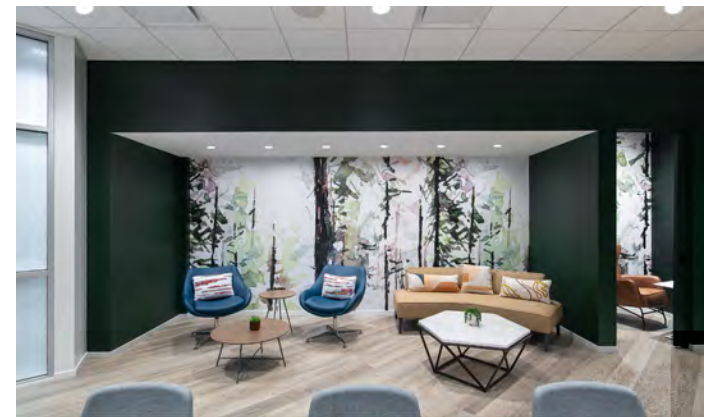
METRO PARK

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

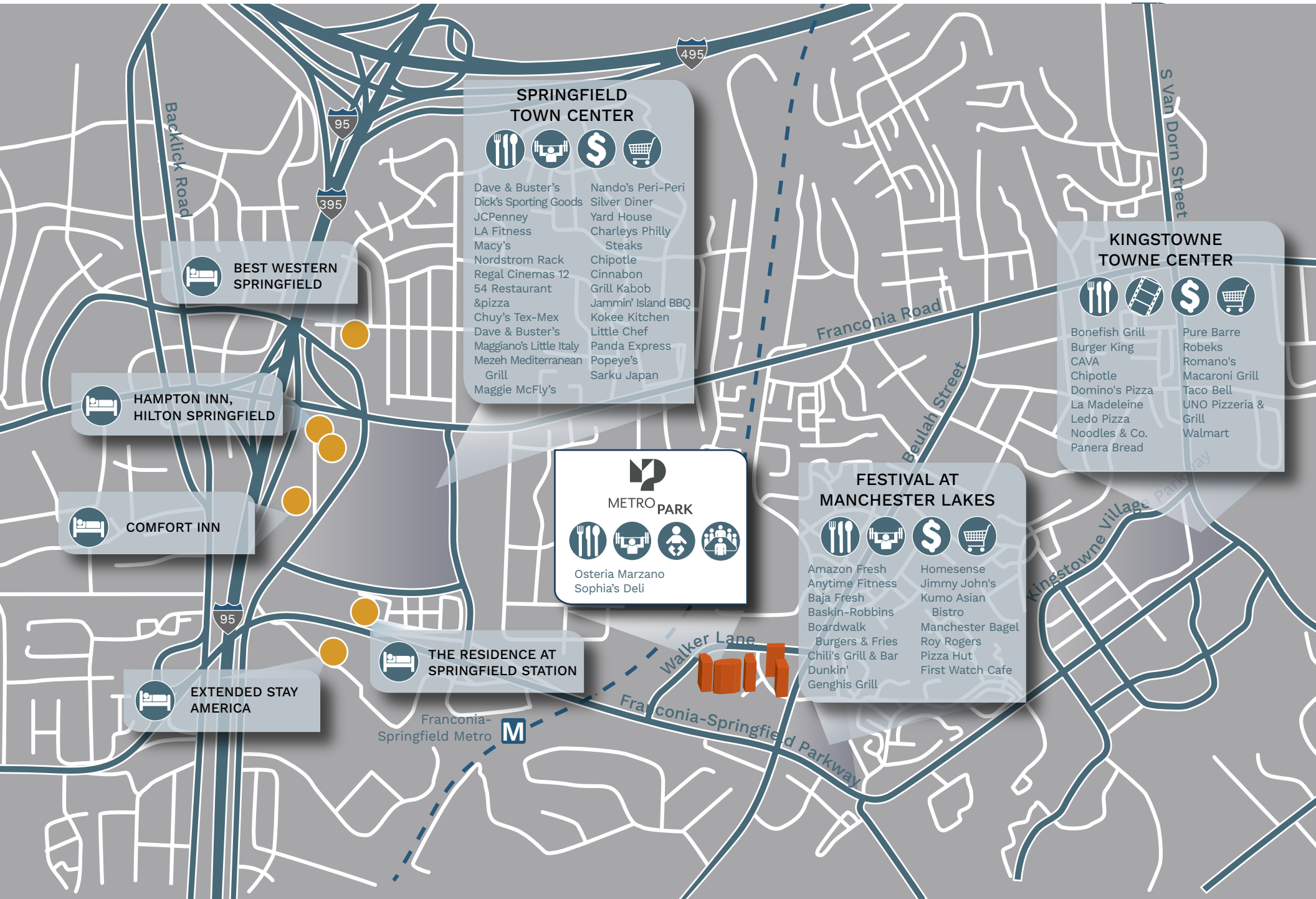


EAST CAMPUS



# NEARBY AMENITIES





**SPRINGFIELD TOWN CENTER**



- |                           |                        |
|---------------------------|------------------------|
| Dave & Buster's           | Nando's Peri-Peri      |
| Dick's Sporting Goods     | Silver Diner           |
| JCPenney                  | Yard House             |
| LA Fitness                | Charleys Philly Steaks |
| Macy's                    | Chipotle               |
| Nordstrom Rack            | Cinnabon               |
| Regal Cinemas 12          | Grill Kabob            |
| 54 Restaurant & pizza     | Jammin' Island BBQ     |
| Chuy's Tex-Mex            | Kokee Kitchen          |
| Dave & Buster's           | Little Chef            |
| Maggiano's Little Italy   | Panda Express          |
| Mezeh Mediterranean Grill | Popeye's               |
| Maggie McFly's            | Sarku Japan            |

**BEST WESTERN SPRINGFIELD**

**HAMPTON INN, HILTON SPRINGFIELD**

**COMFORT INN**

**EXTENDED STAY AMERICA**

**THE RESIDENCE AT SPRINGFIELD STATION**

**METRO PARK**

Osteria Marzano  
Sophia's Deli

**FESTIVAL AT MANCHESTER LAKES**



- |                           |                   |
|---------------------------|-------------------|
| Amazon Fresh              | Homesense         |
| Anytime Fitness           | Jimmy John's      |
| Baja Fresh                | Kumo Asian Bistro |
| Baskin-Robbins            | Manchester Bagel  |
| Boardwalk Burgers & Fries | Roy Rogers        |
| Chili's Grill & Bar       | Pizza Hut         |
| Dunkin'                   | First Watch Cafe  |
| Genghis Grill             |                   |

**KINGSTOWNE TOWNE CENTER**



- |                |                      |
|----------------|----------------------|
| Bonefish Grill | Pure Barre           |
| Burger King    | Robeks               |
| CAVA           | Romano's             |
| Chipotle       | Macaroni Grill       |
| Domino's Pizza | Taco Bell            |
| La Madeleine   | UNO Pizzeria & Grill |
| Ledo Pizza     | Walmart              |
| Noodles & Co.  |                      |
| Panera Bread   |                      |

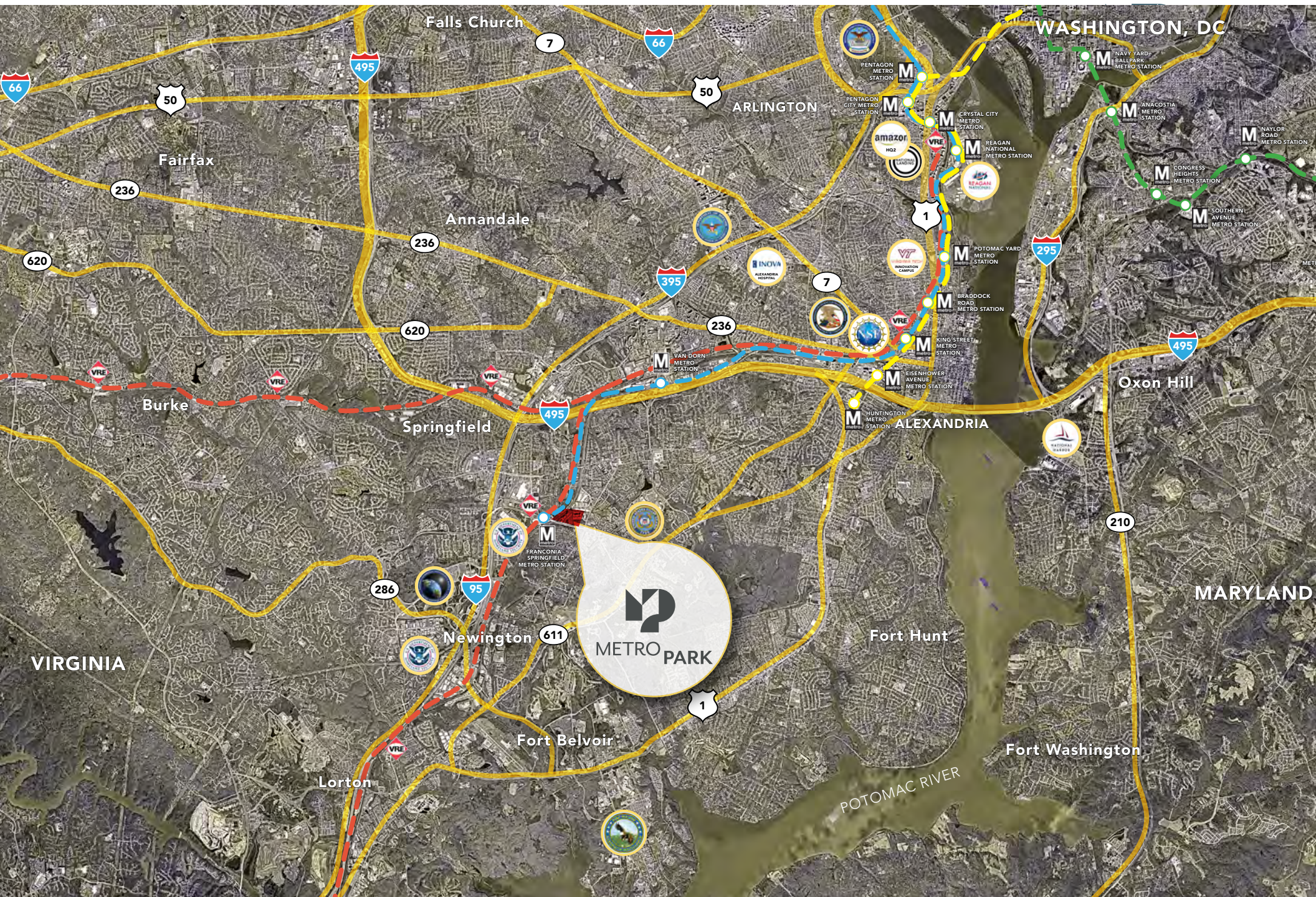
# LOCATION & ACCESS



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



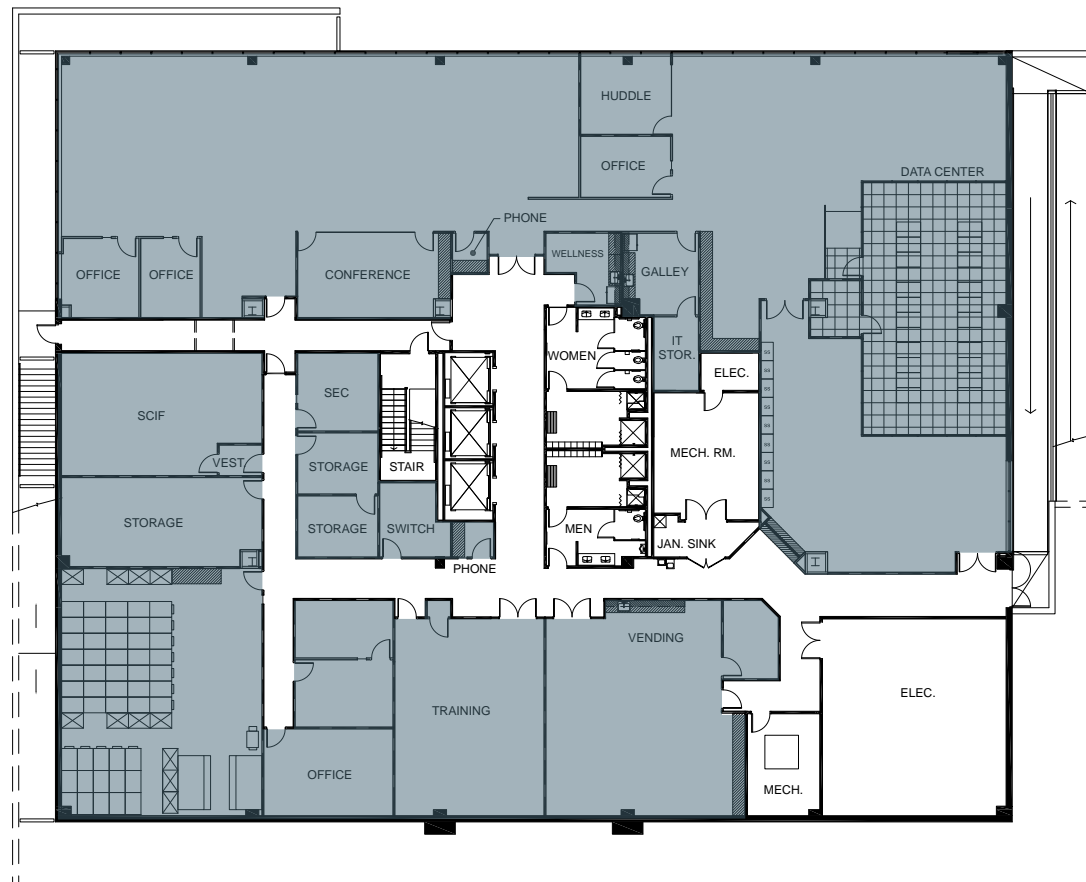


6348 WALKER LANE

WEST CAMPUS

# LOWER LEVEL

FULL FLOOR | 17,838 SF

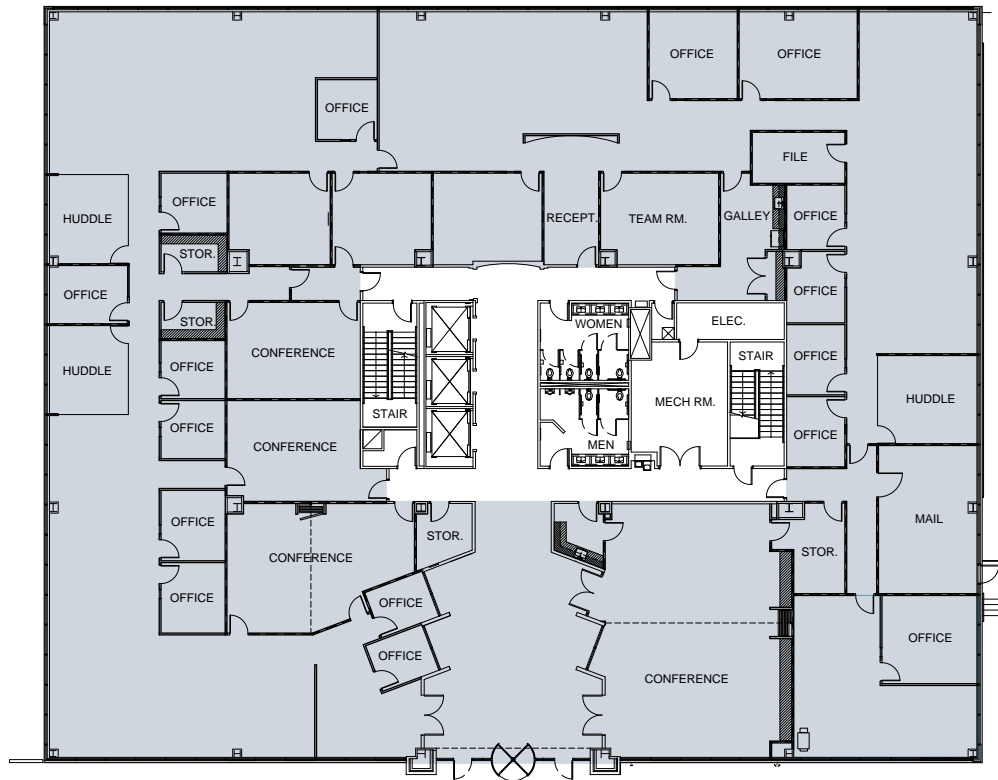


6348 WALKER LANE

WEST CAMPUS

# 1<sup>st</sup> Floor

FULL FLOOR | 17,523 SF

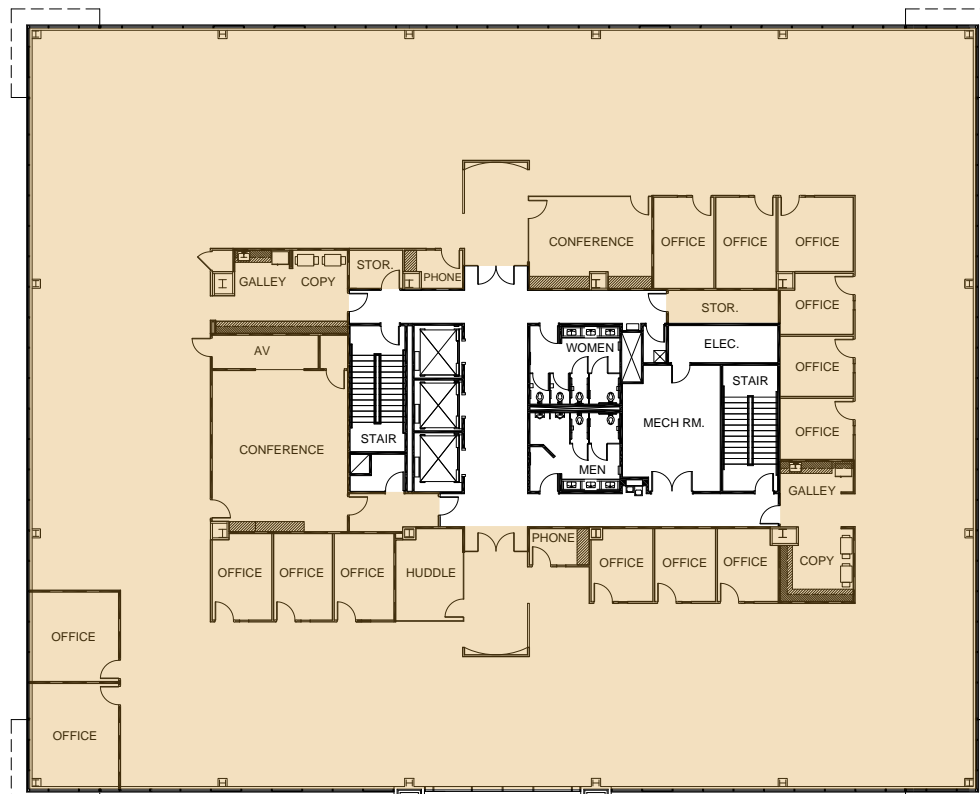


6348 WALKER LANE

WEST CAMPUS

# 2<sup>nd</sup> Floor

FULL FLOOR | 19,829 SF

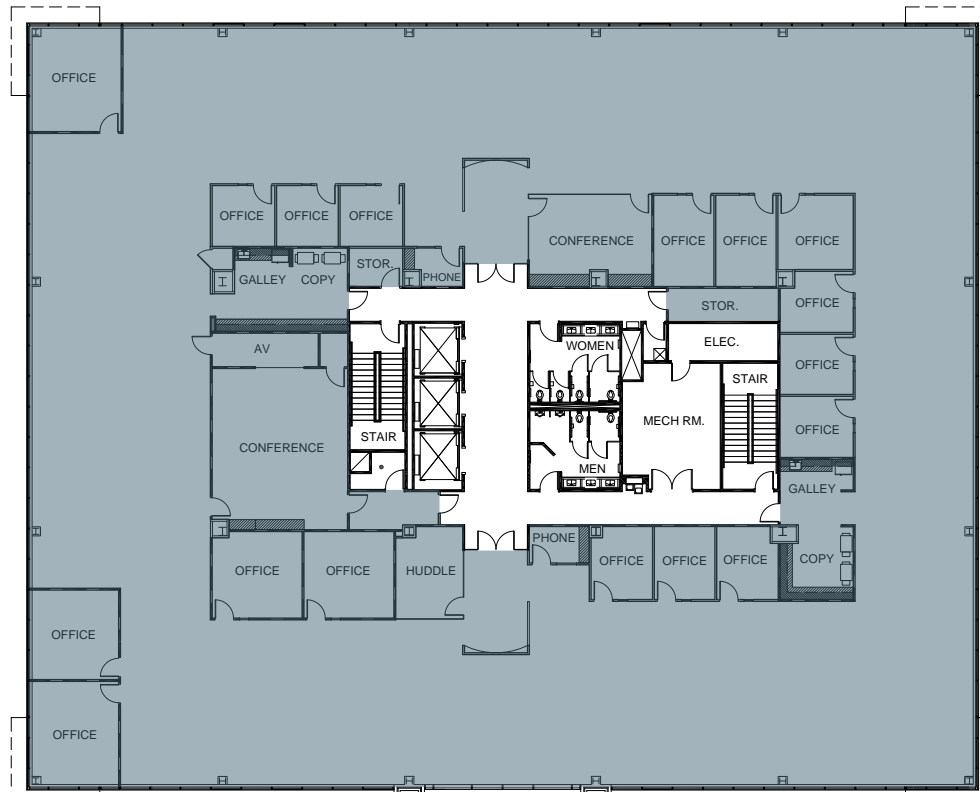


6348 WALKER LANE

WEST CAMPUS

# 3<sup>rd</sup> Floor

FULL FLOOR | 19,829 SF



6348 WALKER LANE

WEST CAMPUS

# 4<sup>th</sup> Floor

FULL FLOOR | 19,829 SF





# 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	<del>Spec Suites - 1,937 to 2,776 SF</del>



*Only 2 furnished  
suites remaining!*

### THE STATION

PLUG N PLAY SPEC SUITES  
WITH UNIQUE PERSONALITIES

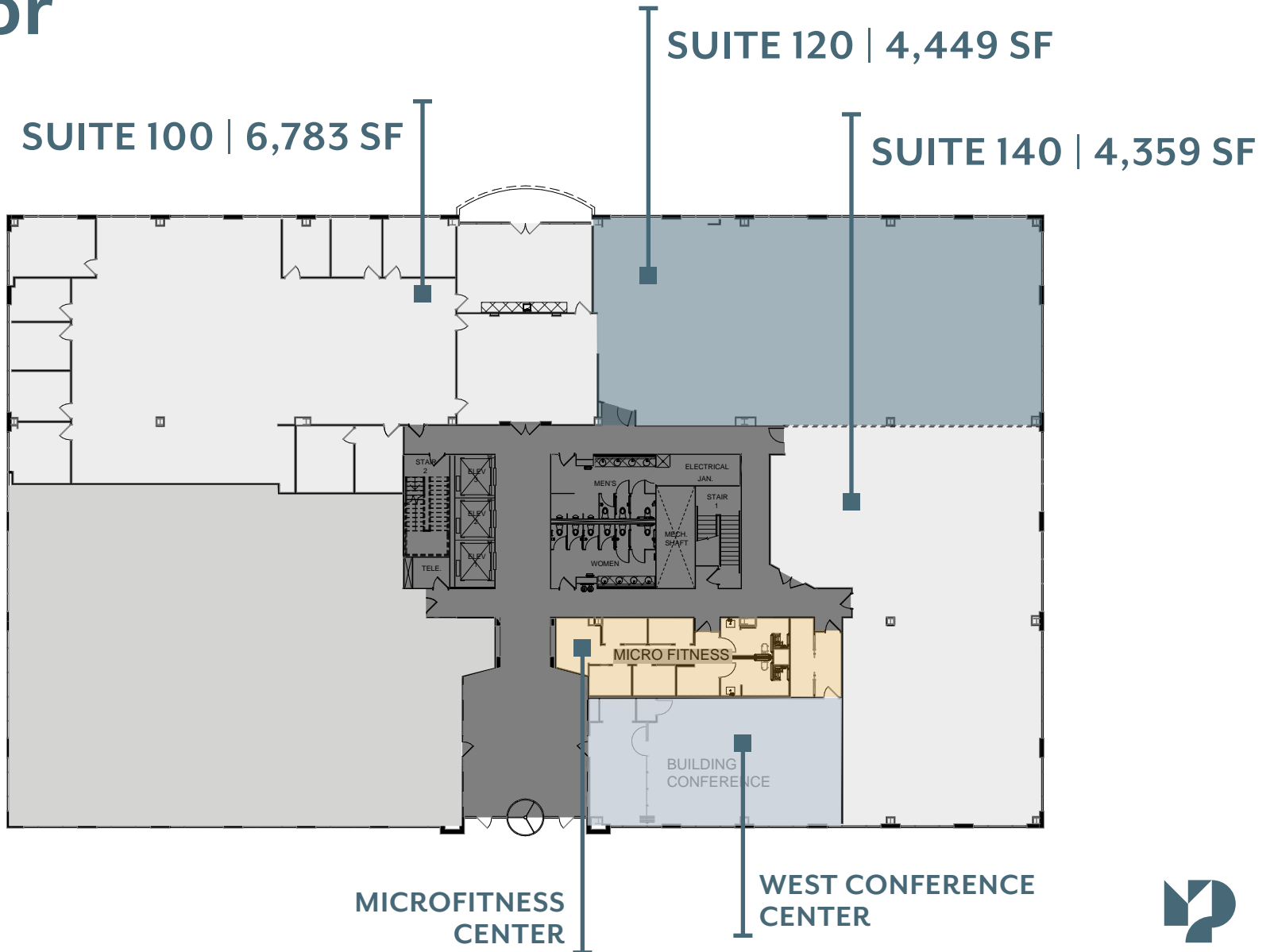
Suite 540 - 2,776 SF

Suite 560 - 1,937 SF

6350 WALKER LANE

WEST CAMPUS

# 1<sup>st</sup> Floor

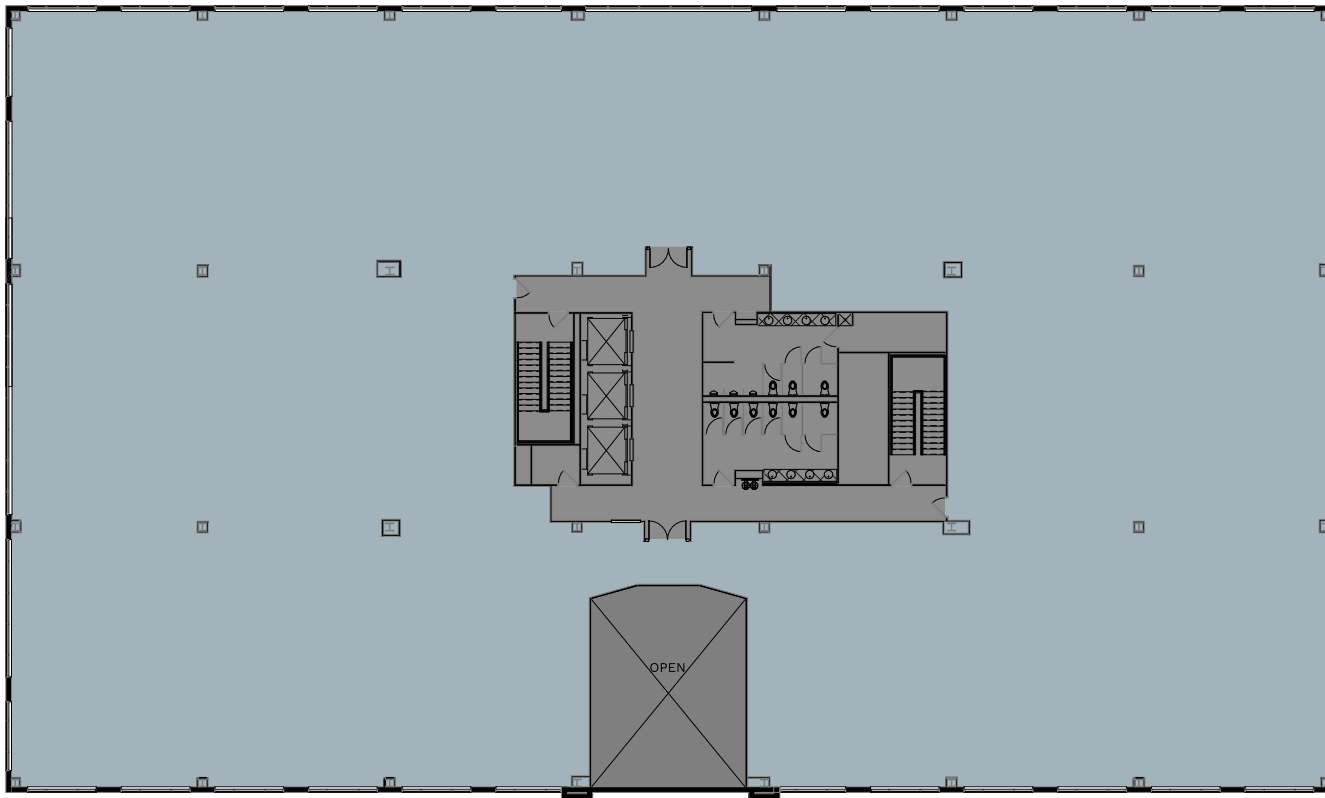


6350 WALKER LANE

WEST CAMPUS

# 2<sup>nd</sup> Floor

FULL FLOOR | 1,500 TO 26,042 SF



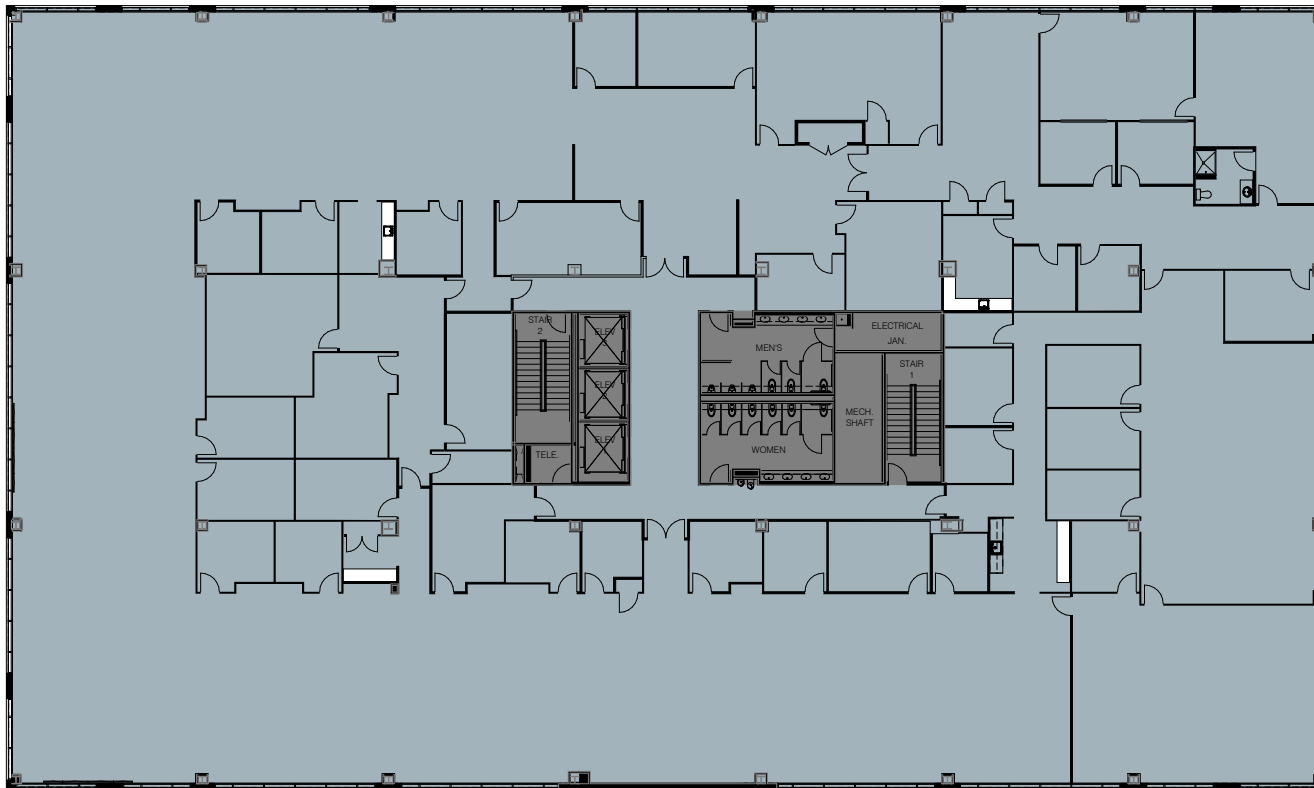


6350 WALKER LANE

WEST CAMPUS

# 3<sup>rd</sup> Floor

FULL FLOOR | 7,382 TO 26,901 SF



6350 WALKER LANE

## Come Aboard a Unique Spec-Suite Experience in April 2024

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 suites, ranging from 1,937 to 2,776 SF
- Suites feature individual cafés and conference rooms
- Fully furnished
- Available private Wi-Fi network
- Fast, easy move-in

6350 WALKER LANE

WEST CAMPUS

# 5<sup>th</sup> Floor Spec Suites



READY-TO-OCCUPY | RANGING FROM 1,937 SF - 4,862 SF

*Only 2 furnished suites remaining!*

**SUITE 530 | 2,552 SF**  
4 Offices  
8 Workstations  
(Up to 12 Employees)

**SUITE 540 | 2,776 SF**  
5 Offices  
10 Workstations  
(Up to 15 Employees)

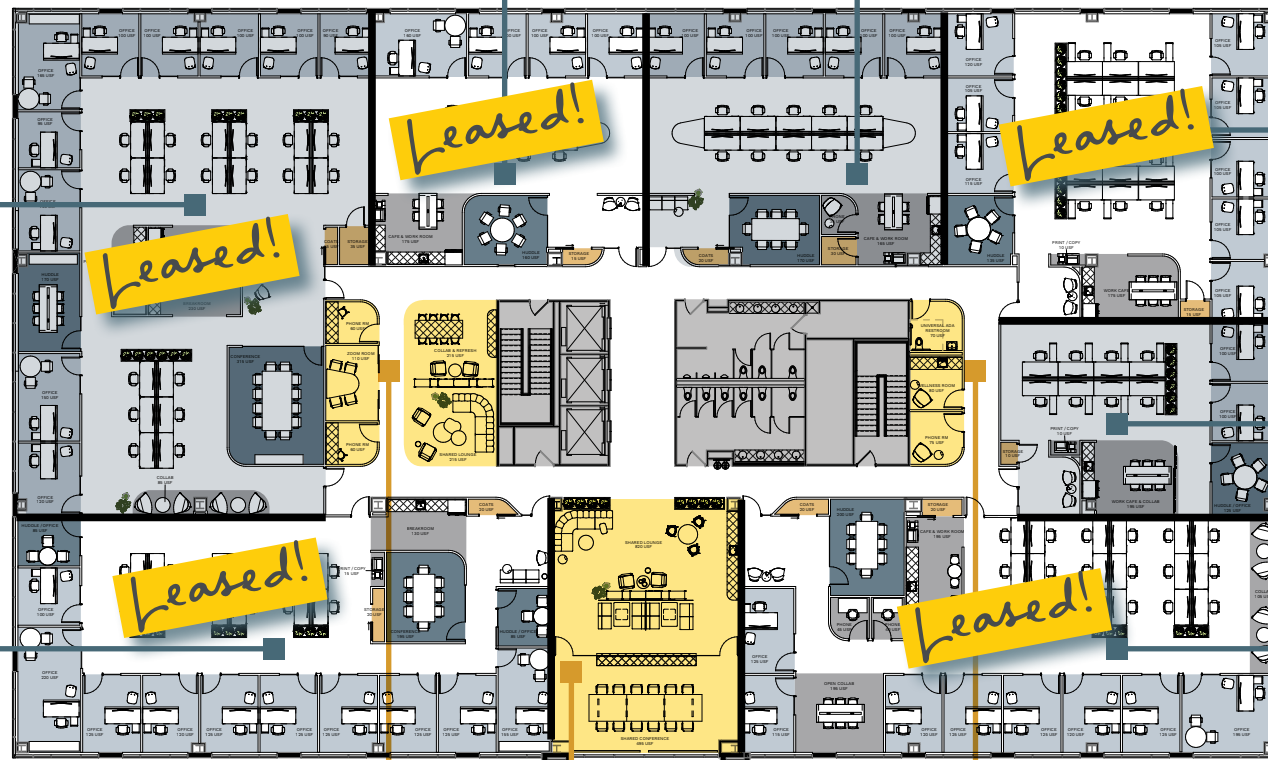
**SUITE 520 | 6,271 SF**  
10 Offices  
18 Workstations  
(Up to 28 Employees)

**SUITE 550 | 3,677 SF**  
8 Offices  
12 Workstations  
(Up to 20 Employees)

**SUITE 510 | 4,862 SF**  
10-12 Offices  
12 Workstations  
(Up to 22 Employees)

**SUITE 560 | 1,937 SF**  
2-3 Offices  
8 Workstations  
(Up to 11 Employees)

**SUITE 500 | 4,826 SF**  
8 Offices  
18 Workstations  
(Up to 26 Employees)



THREE SHARED AMENITY & CONFERENCE SPACES



## 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”.



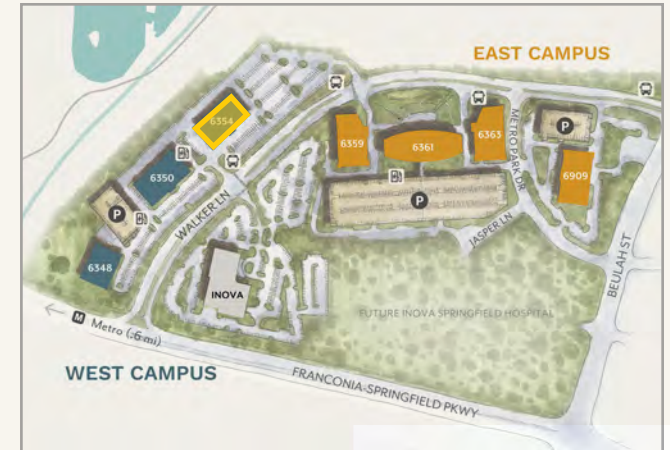


# METRO PARK

WEST CAMPUS

## 6354 WALKER LANE AVAILABLE SPACE

1st Floor	Suite 105 - 1,866 SF
2nd Floor	Suite 200 - 12,973 SF
2nd Floor	Suite 230 - 1,421 SF
4th Floor	Suite 420 - 15,251 SF
5th Floor	Full Floor - 26,894 SF

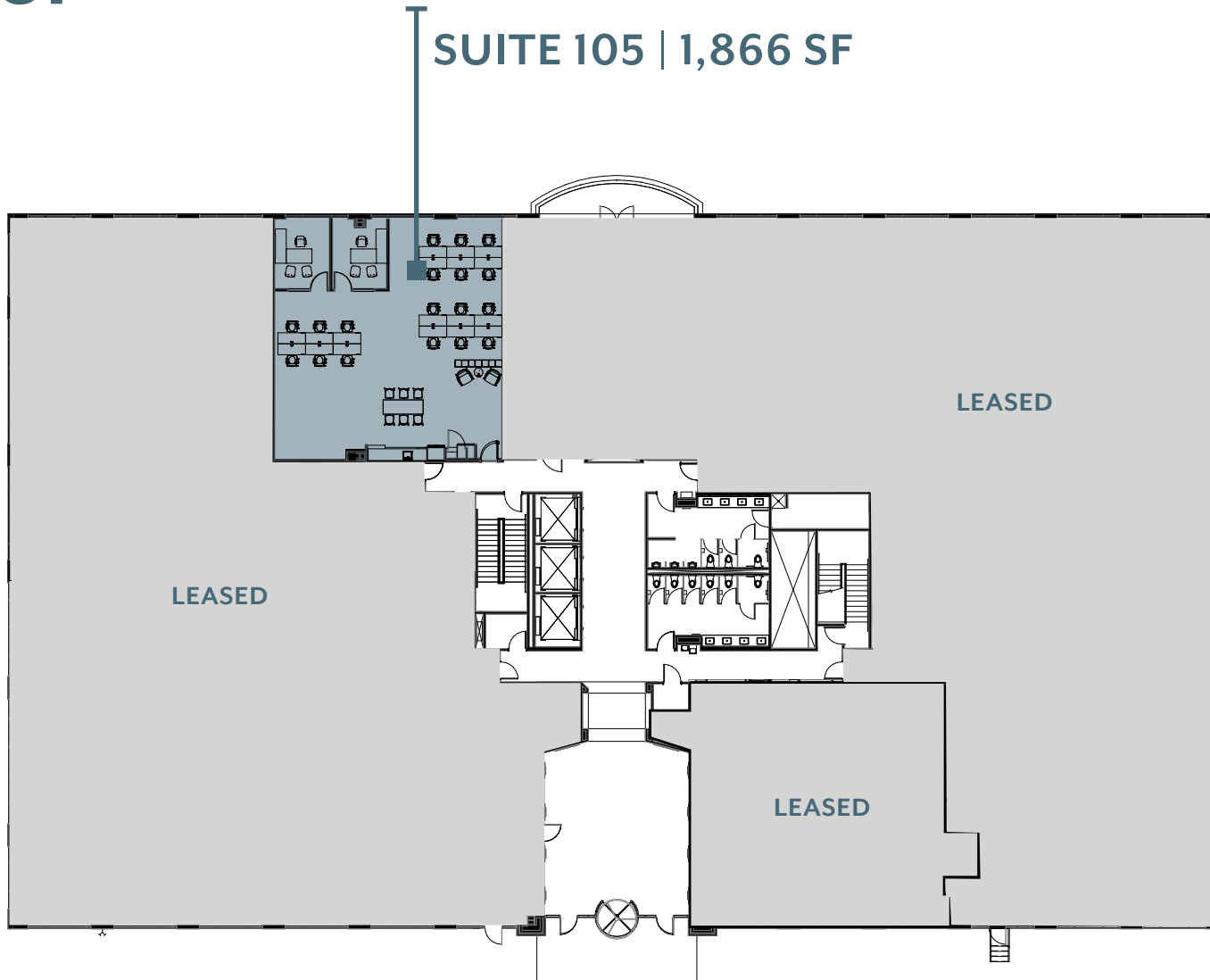


6354 WALKER LANE

WEST CAMPUS

# 1<sup>st</sup> Floor

SUITE 105 | 1,866 SF

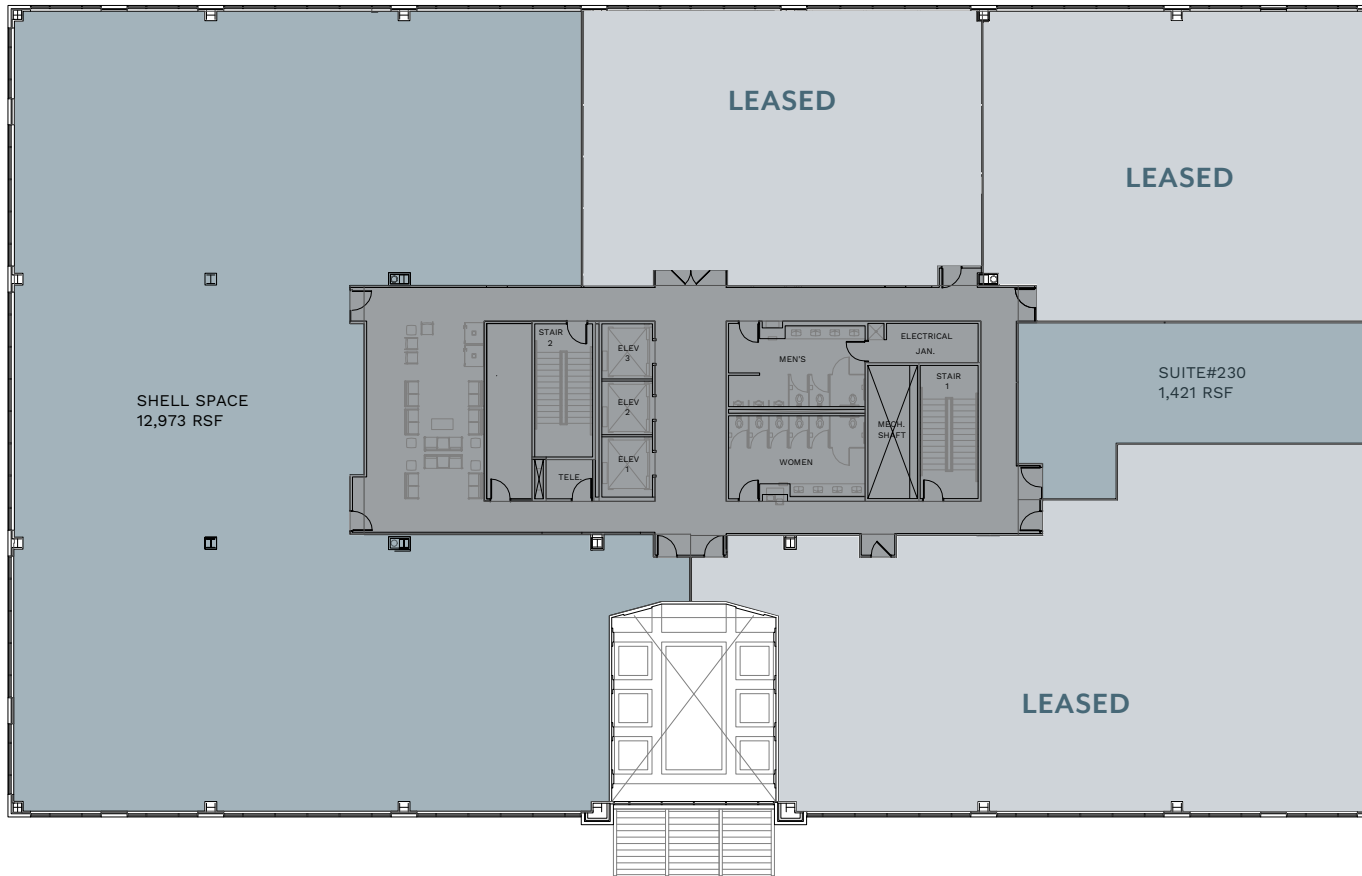


6354 WALKER LANE

WEST CAMPUS

# 2<sup>nd</sup> FLOOR

12,973 SF CONTIGUOUS SPACE AVAILABLE

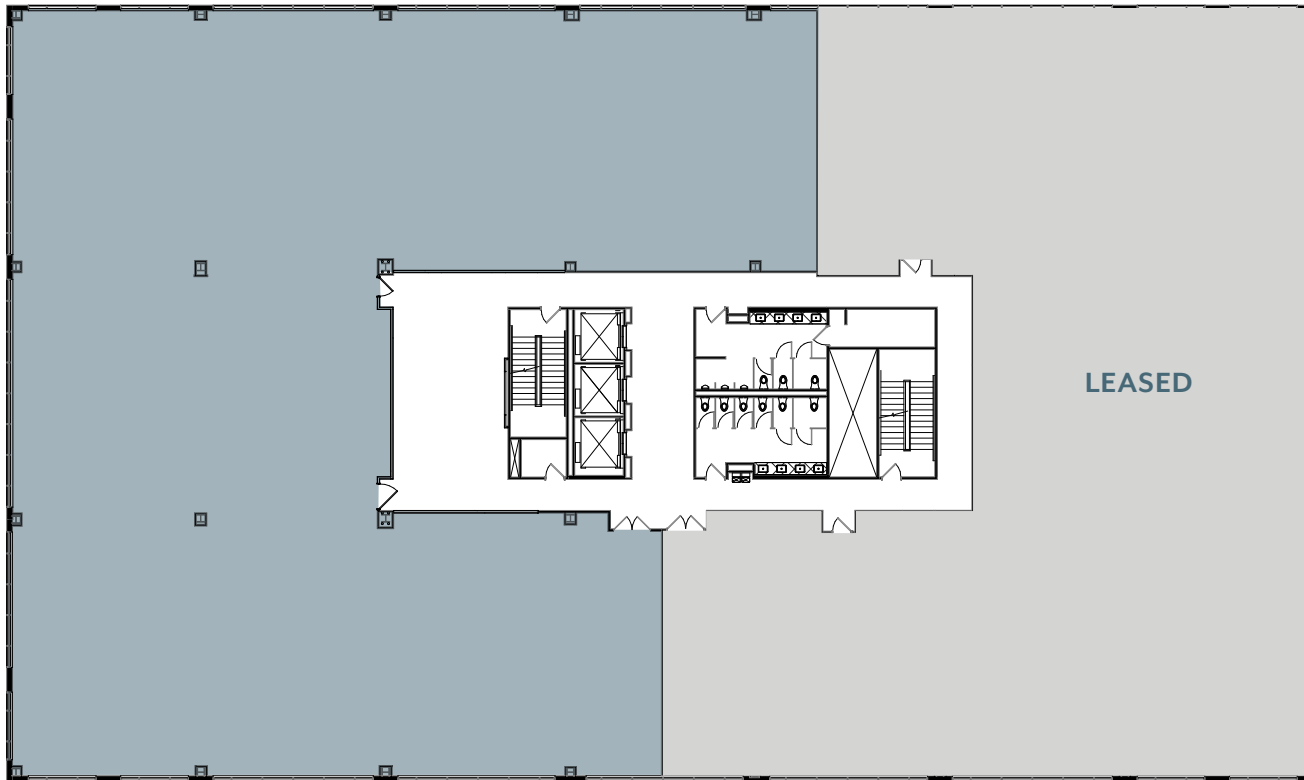


6354 WALKER LANE

WEST CAMPUS

# 4<sup>th</sup> FLOOR

SUITE 420 | 15,251 SF



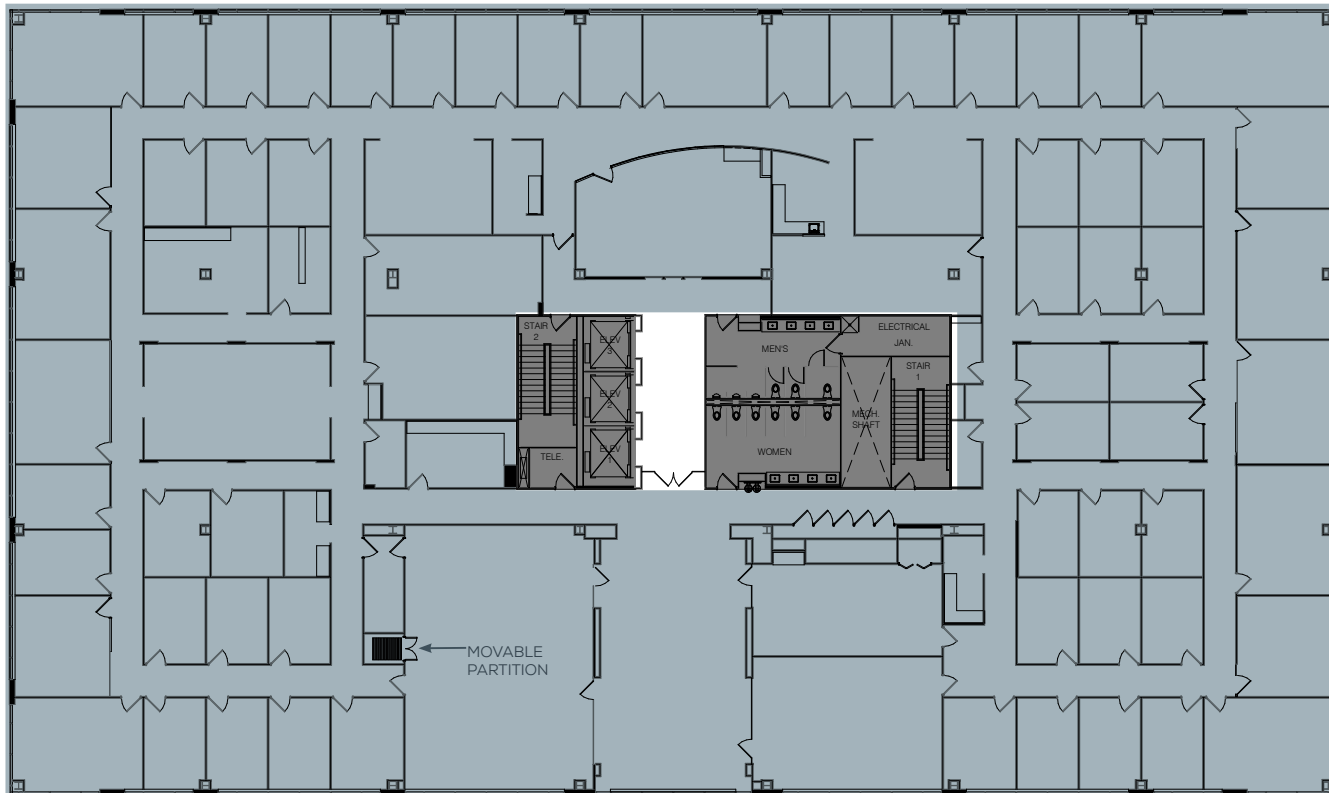


6354 WALKER LANE

WEST CAMPUS

# 5<sup>th</sup> FLOOR

FULL FLOOR | 26,894 SF





# METRO PARK

EAST CAMPUS

## 6359 WALKER LANE AVAILABLE SPACE

1st Floor	Suite 100 - 8,035 SF
1st Floor	Suite 130 - 8,888 SF
1st Floor	Suite 150 - 5,129 SF
2nd Floor	Suite 200 - 3,255 SF
2nd Floor	Suite 205 - 3,396 SF



6359 WALKER LANE

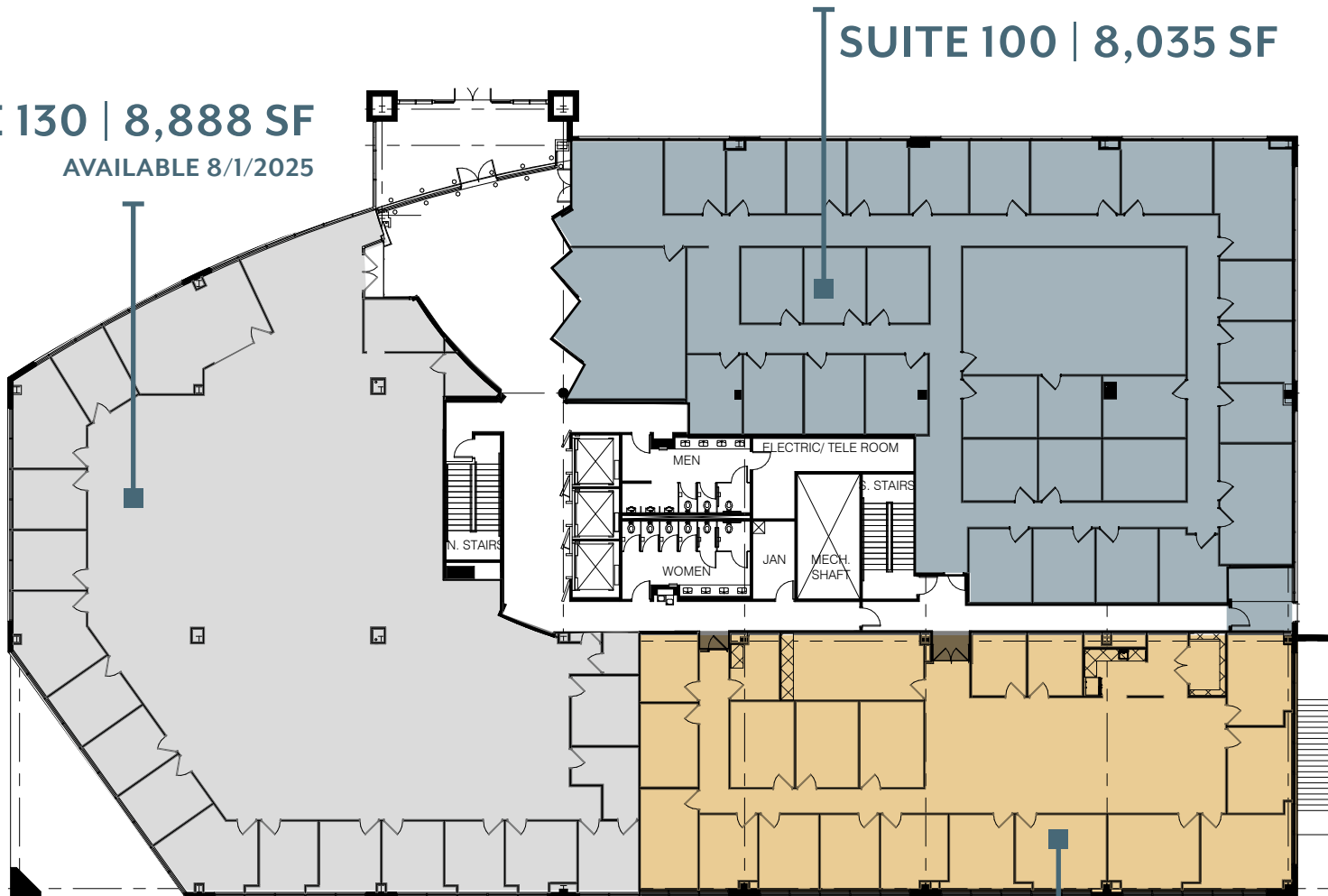
EAST CAMPUS

# 1<sup>st</sup> FLOOR

SUITE 130 | 8,888 SF

AVAILABLE 8/1/2025

SUITE 100 | 8,035 SF



SUITE 150 | 5,129 SF

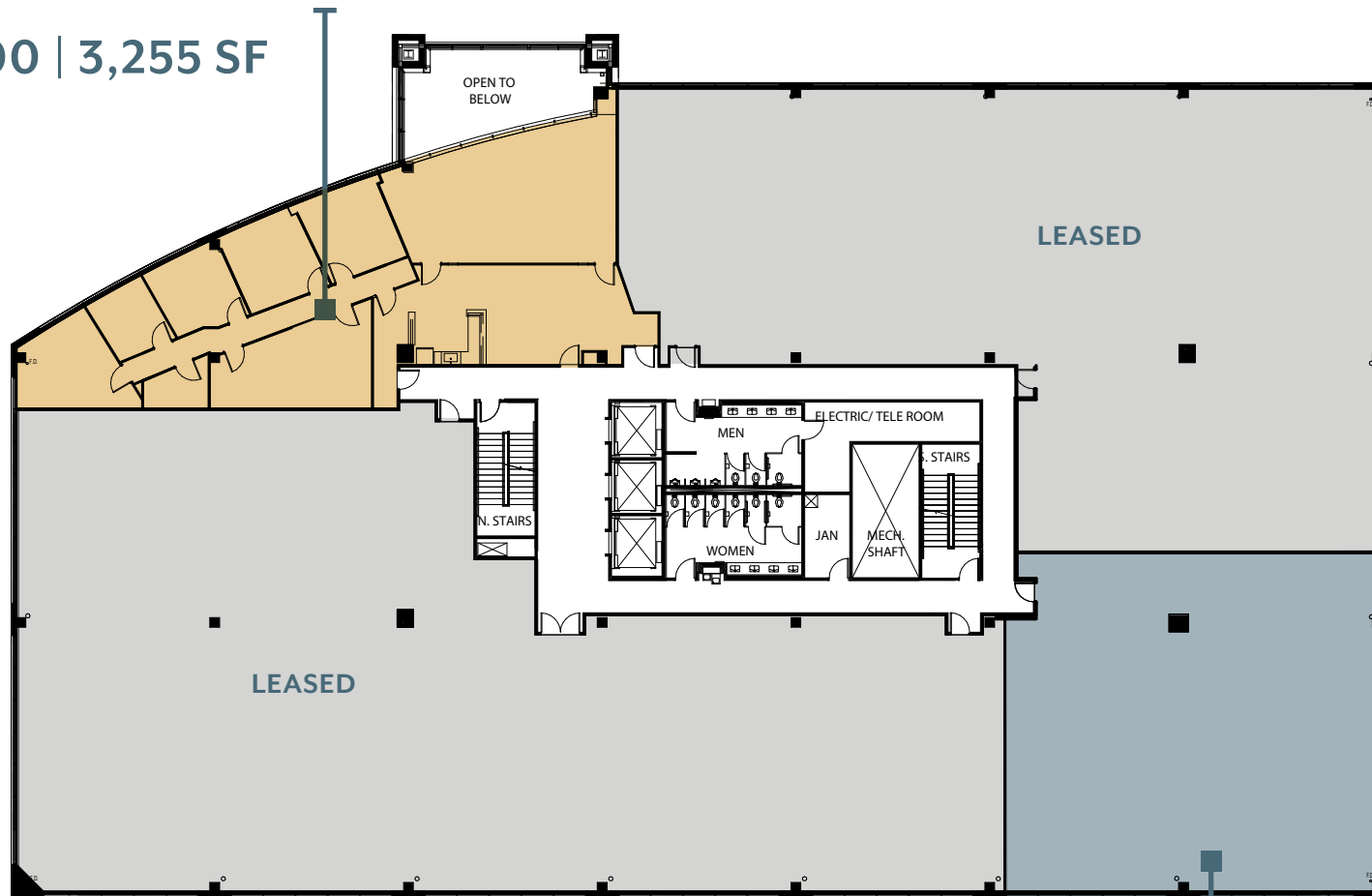


6359 WALKER LANE

EAST CAMPUS

# 2<sup>nd</sup> FLOOR

SUITE 200 | 3,255 SF



SUITE 205 | 3,396 SF





# METRO PARK

EAST CAMPUS

## 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
2nd Floor	Suite 200 - 12,449 SF
2nd Floor	Suite 210 - 12,923 SF

\*Storage Space



6363 WALKER LANE

EAST CAMPUS

# CONCOURSE

STORAGE SPACES

SUITE C140 | 2,558 SF

SUITE C150A | 655 SF

SUITE C130 | 3,529 SF



SUITE C110 | 2,406 SF

SUITE C100 | 1,389 SF

SUITE C150C | 1,861 SF

SUITE C150B | 1,277 SF



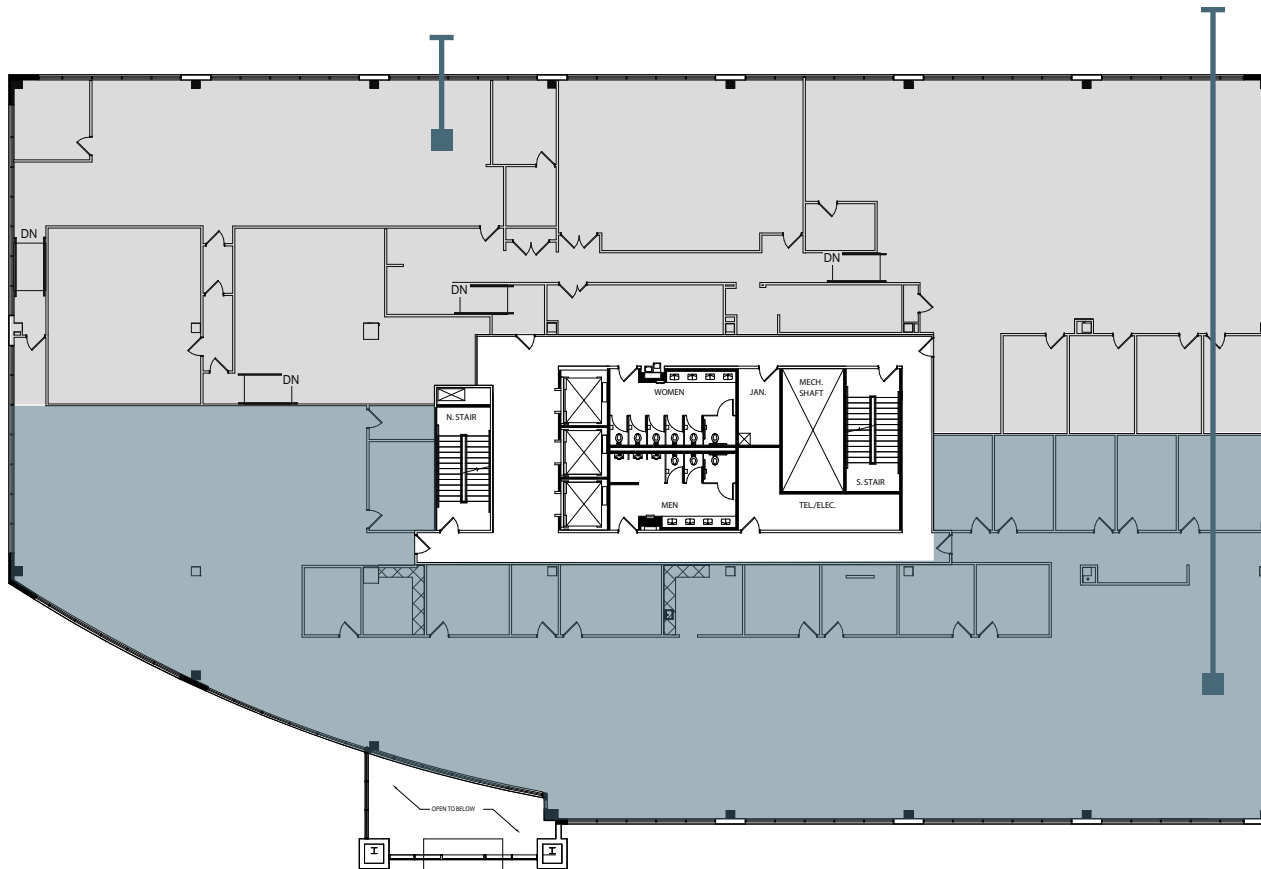
6363 WALKER LANE

EAST CAMPUS

# 2<sup>nd</sup> FLOOR

SUITE 210 | 12,923 SF

SUITE 200 | 12,449 SF



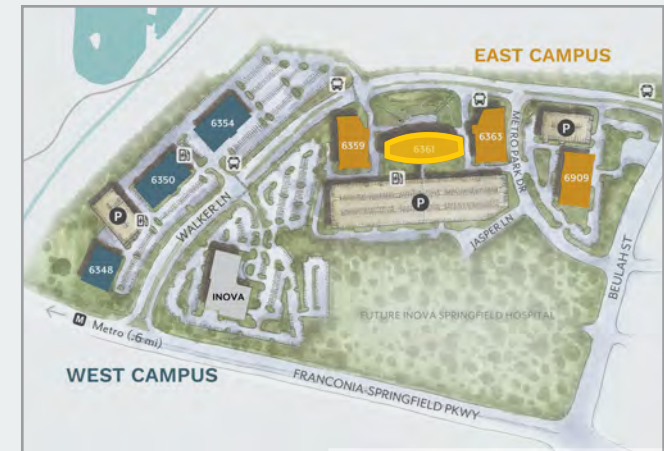


# METRO PARK

EAST CAMPUS

## 6361 WALKER LANE AVAILABLE SPACE

Concourse	Suite C100 - 4,687 SF	5th Floor	Suite 500 - 29,595 SF
1st Floor	Suite 110 - 11,551 SF	7th Floor	Suite 700 - 18,062 SF
2nd Floor	Suite 200 - 13,112 SF	7th Floor	Suite 710 - 4,946 SF
2nd Floor	Suite 220 - 4,674 SF	7th Floor	Suite 720 - 6,586 SF
3rd Floor	Suite 300 - 29,588 SF		
4th Floor	Suite 450 - 13,098 SF		



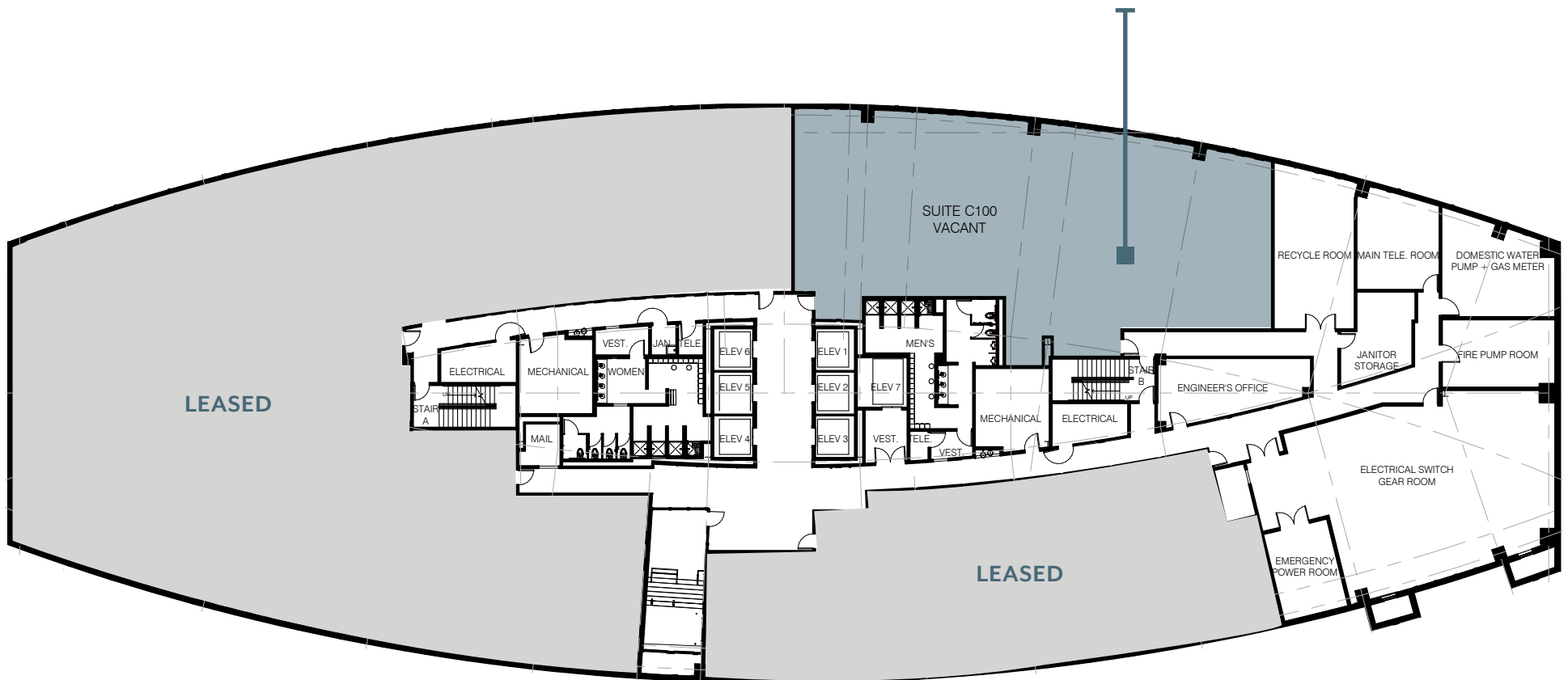


6361 WALKER LANE

EAST CAMPUS

# CONCOURSE

SUITE C100 | 4,687 SF

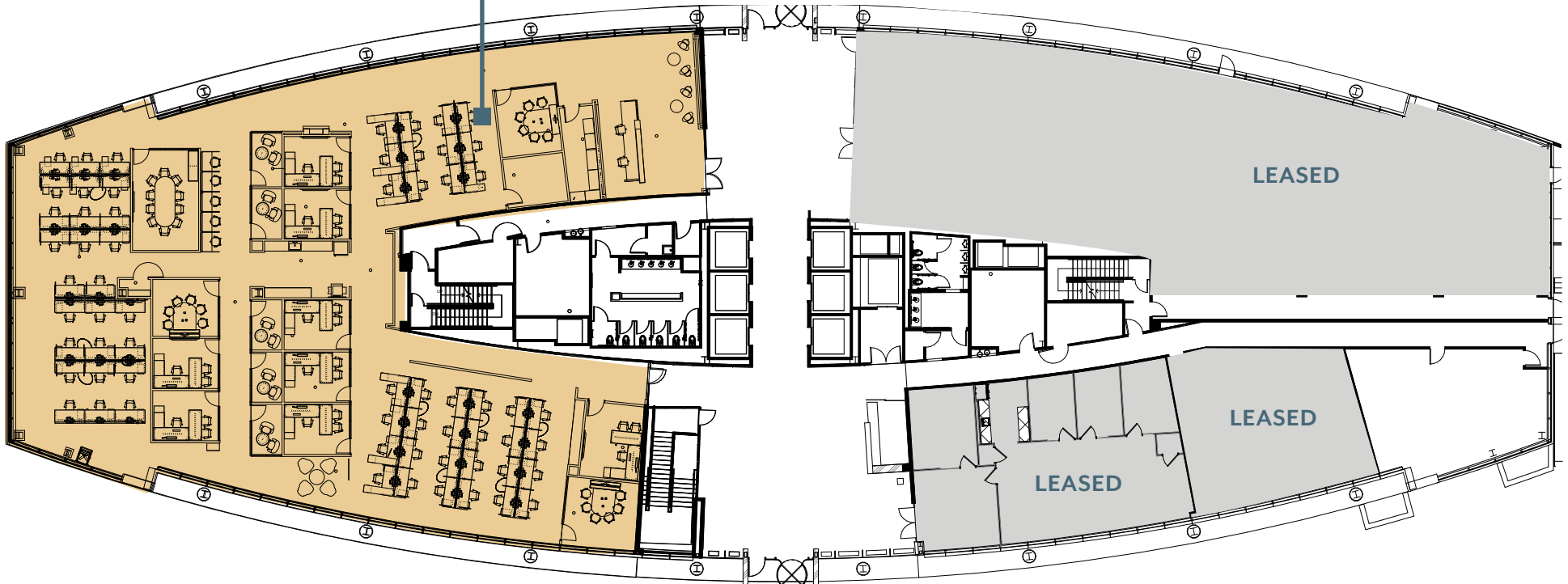


6361 WALKER LANE

EAST CAMPUS

# 1<sup>st</sup> FLOOR

SUITE 110 | 11,551 SF

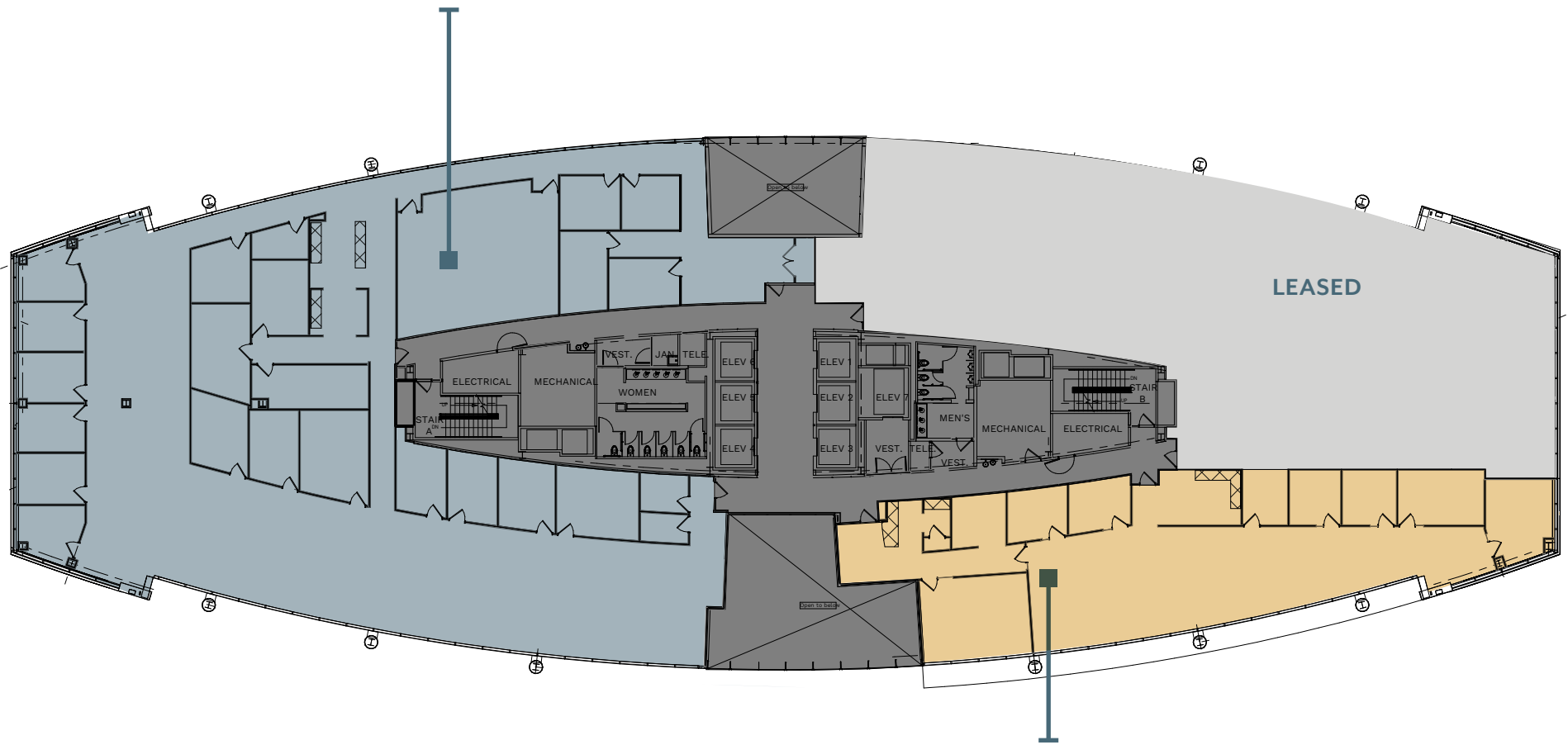


6361 WALKER LANE

EAST CAMPUS

# 2<sup>nd</sup> FLOOR

SUITE 200 | 13,112 SF



SUITE 220 | 4,674 SF

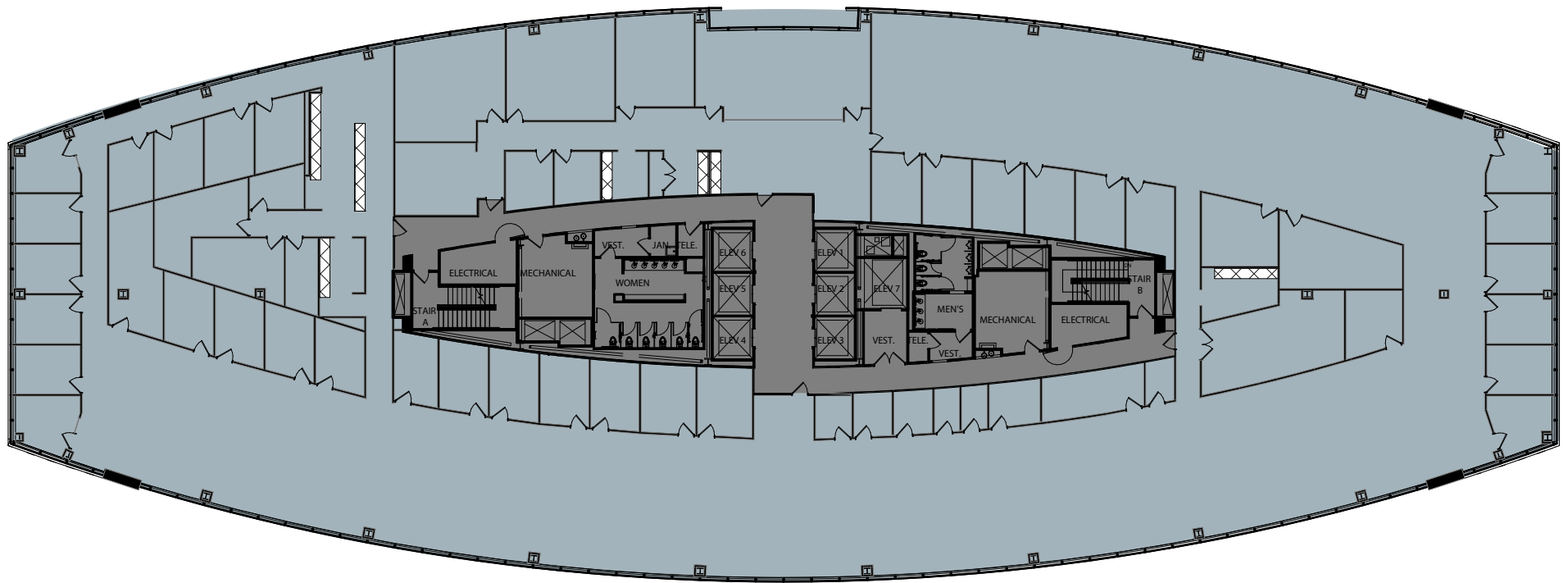


6361 WALKER LANE

EAST CAMPUS

# 3<sup>rd</sup> FLOOR

FULL FLOOR | 29,588 SF

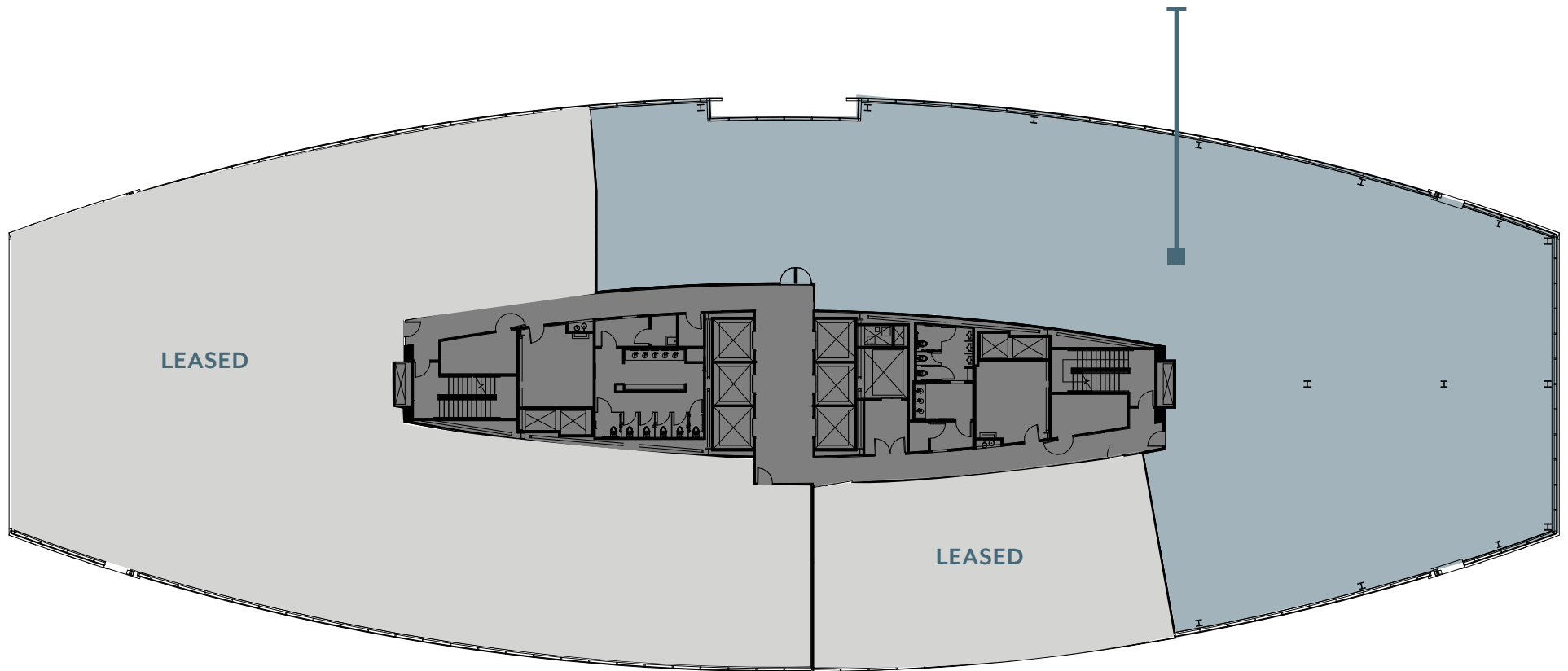


6361 WALKER LANE

EAST CAMPUS

# 4<sup>th</sup> FLOOR

SUITE 450 | 13,098 SF



6361 WALKER LANE

EAST CAMPUS

# 5<sup>TH</sup> FLOOR

FULL FLOOR | 29,595 SF



6361 WALKER LANE

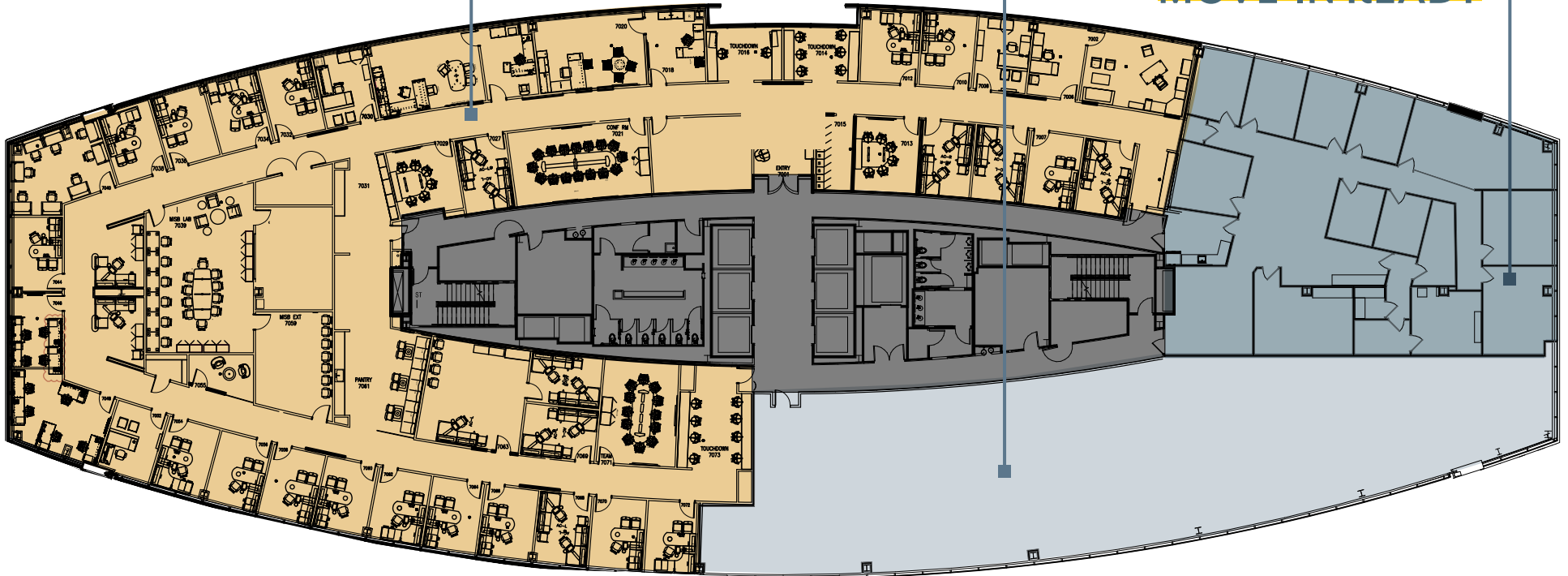
EAST CAMPUS

# 7<sup>th</sup> FLOOR

SUITE 720 | 6,586 SF

SUITE 700 | 18,062 SF

SUITE 710 | 4,946 SF  
**MOVE-IN READY**



CAN COMBINE TO 29,594 SF



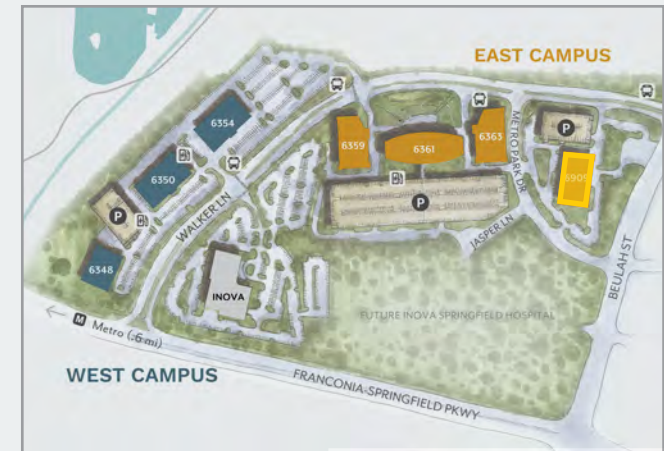


# METRO PARK

EAST CAMPUS

## 6909 METRO PARK DRIVE AVAILABLE SPACE

4th Floor Suite 450 - 7,496 SF



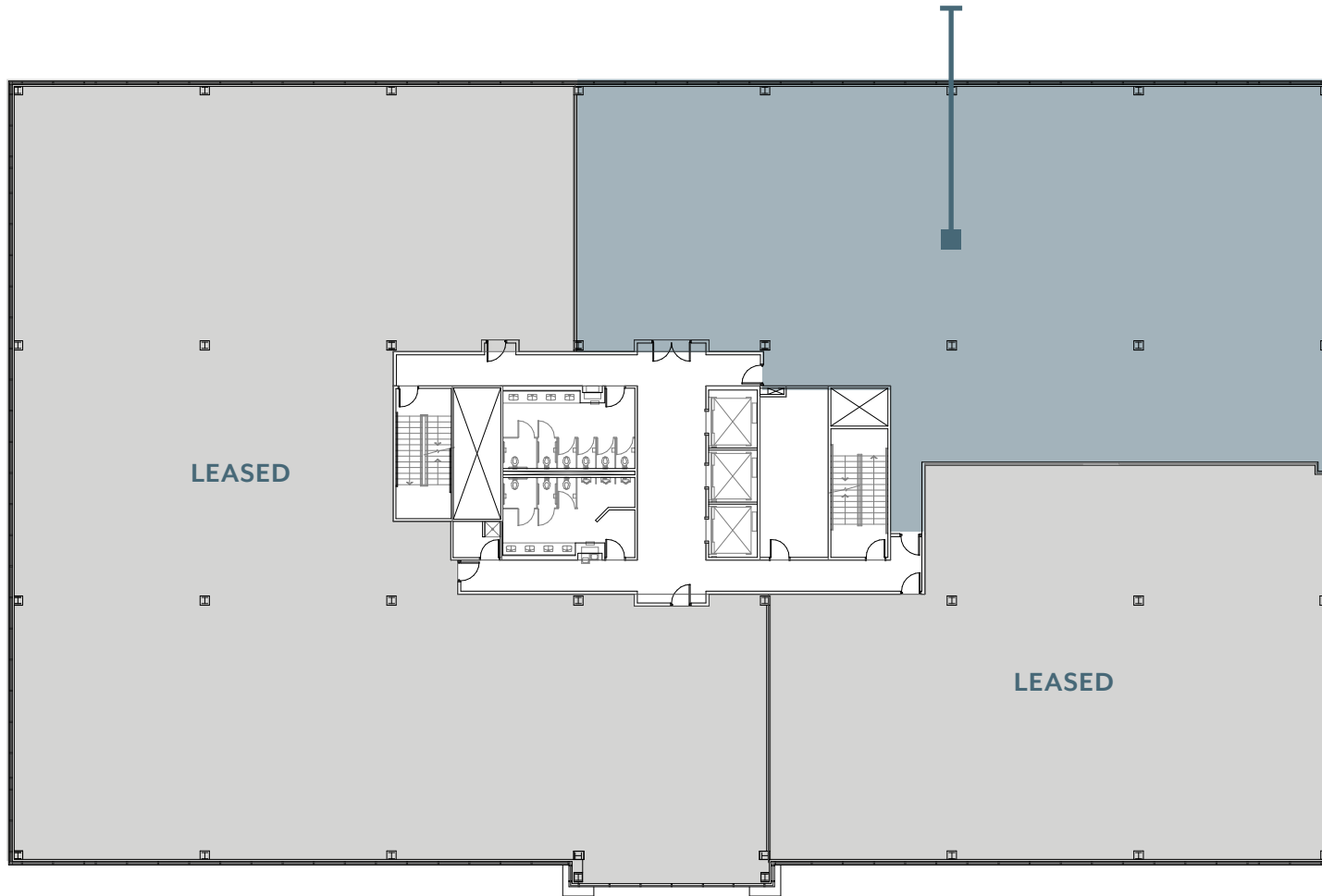


6909 METRO PARK DRIVE

EAST CAMPUS

# 4<sup>th</sup> FLOOR

SUITE 450 | 7,496 SF





# METRO PARK

## ASSET MANAGEMENT:

### BEACON

CAPITAL PARTNERS

DISTINCTIVE WORKPLACES

## OFFICE LEASING:

### AVISON YOUNG

[avisonyoung.com](https://www.avisonyoung.com)

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