



4825 MARK CENTER DRIVE

LEAVE YOUR MARK

ON I-395

P|R|P

Real Estate Investment
Management


AVAILABILITY



SIGNAGE



**EYE-CATCHING
SIGNAGE
OPPORTUNITY**


90+ Million
 views per year



Over **130,000 SF** available

Only large block option from Springfield to DC with
PROMINENT INTERSTATE SIGNAGE



ACCESSIBILITY

Easy access to



Free shuttle to
**Pentagon City
Station**

Time to (minutes)

3 INOVA Existing and Future Campus	5 I-495 / I-95	10 Pentagon	12 Reagan National Airport	12 Washington, DC
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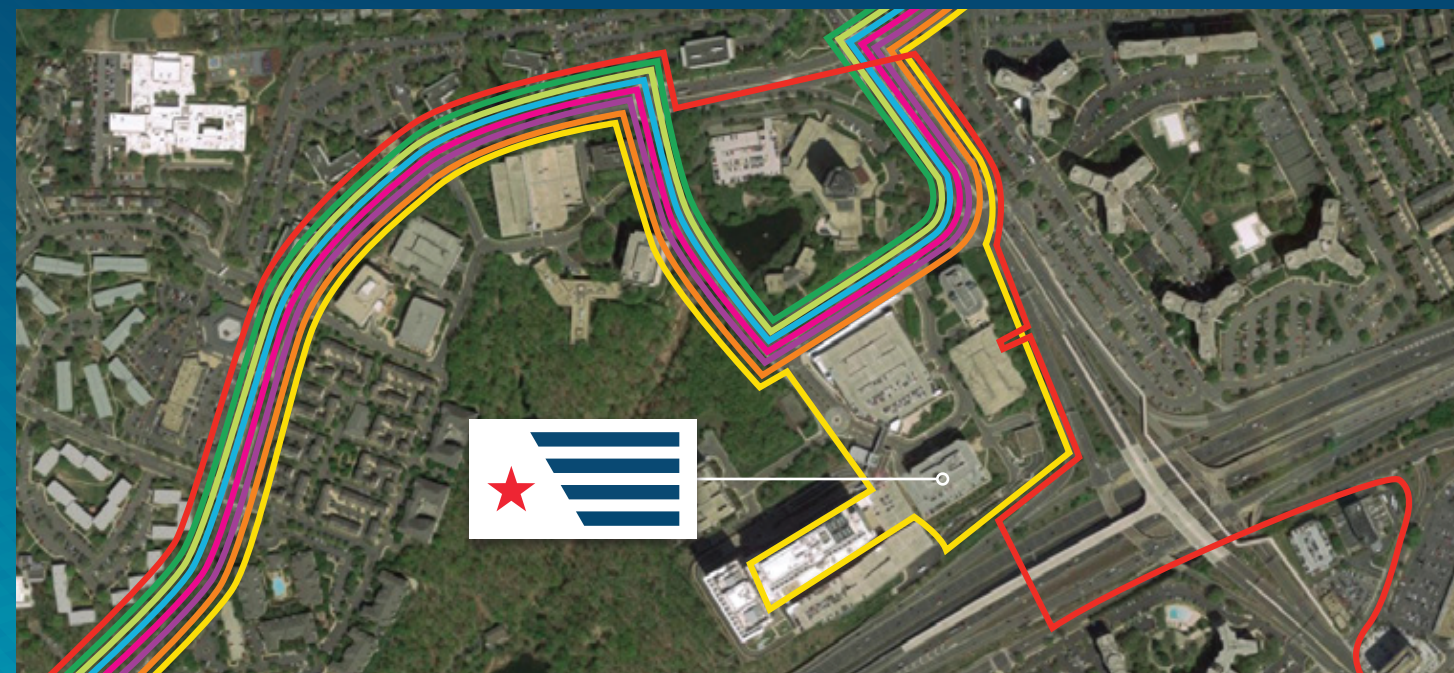


4825 MARK CENTER DRIVE



FIBER + DARK FIBER

Up to 30 MVA available allowing for data center use



Abundant fiber + dark fiber available

Regular fiber providers

- AiNet
- Atlantech Online
- Crown Castle
- LIT Networks
- Metropolitan Network Services
- Uniti Fiber

Dark fiber providers

- Zayo
- Fiber Light
- Century Link
- Summit



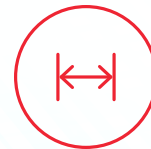
BUILDING SPECS



Typical Floor
27,279



Ceiling height
9' finished



Column Spacing
25'x40'



Column Core factor
12%



New lobby renovations
coming soon



Elevators
6



Parking
3/1,000 SF



HVAC
Two, 45-ton self-contained HVAC units per floor. One, 800-ton cooling tower with two cells and Variable Air Volume system with DDC controls

AMENITIES

Crossroads Plaza

Chipotle Mexican Grill
Quickway Japanese Hibachi
Einstein Bro. Bagels
LongHorn Steakhouse
Dairy Queen
Hook & Reel Cajun Seafood & Bar

Plaza at Landmark

Chipotle Mexican Grill
Pizza Hut
Valentino's Pizzeria
Pho Factory
KFC

Shoppes at Summit Centre

TGI Fridays
Dunkin'
Potbelly Sandwich Shop
Silver Diner

Van Dorn Plaza

Lost Tioa Grill
The Club: Burgers & Sandwiches
Java Loco Coffee & Bubbe Tea

Village at Shirlington

Best Buns Bread Company
Busboys And Poets
Carlyle
Copperwood Tavern
Guapo's
Ichiban Sushi & Ramen
Palette 22
Peet's Coffee
Samuel Beckett's Irish Gastro Pub
T.H.A.I. In Shirlington Restaurant
Taco and Piña



DEMOGRAPHICS

Within a 5-mile radius of 4825 Mark Center Drive

KEY FACTS



577,757
Total local population

254,479
Total local households

\$108,067
Median household income

37.5 years
Median age

14%
Population 65+ years

HEALTHCARE



\$2.25 Billion
Total spend

142 (42% above national average)
Spending Potential Index

\$8,835 per year
Per Person



Source: ESR



INOVA CAMPUS HIGHLIGHTS

\$1B
Redevelopment

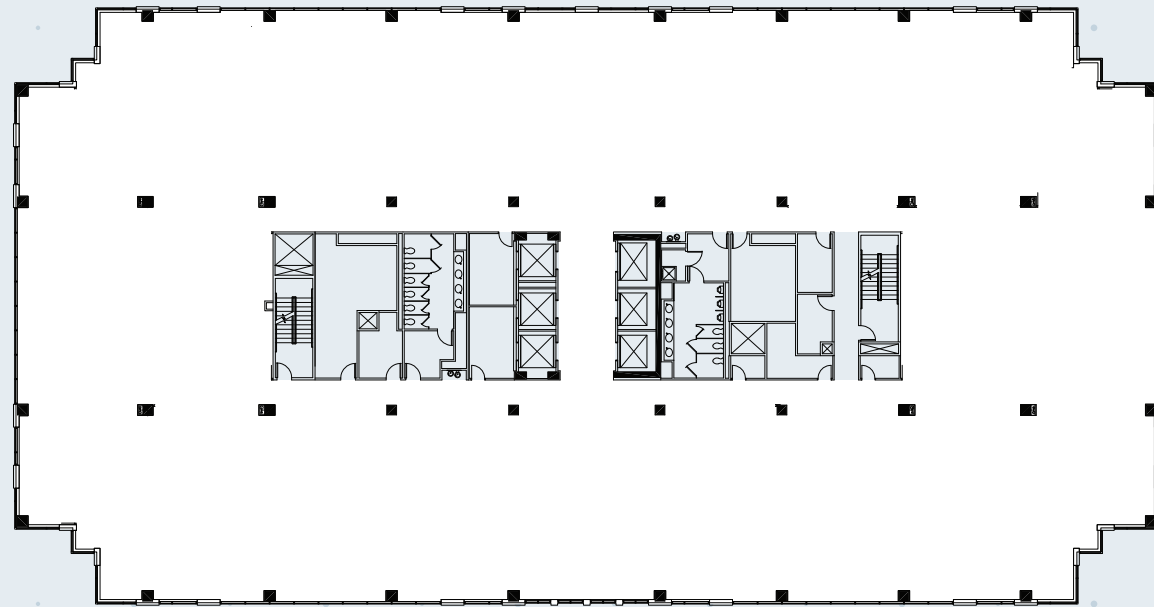
4M SF
Mixed use project

2,000+
Healthcare workers employed

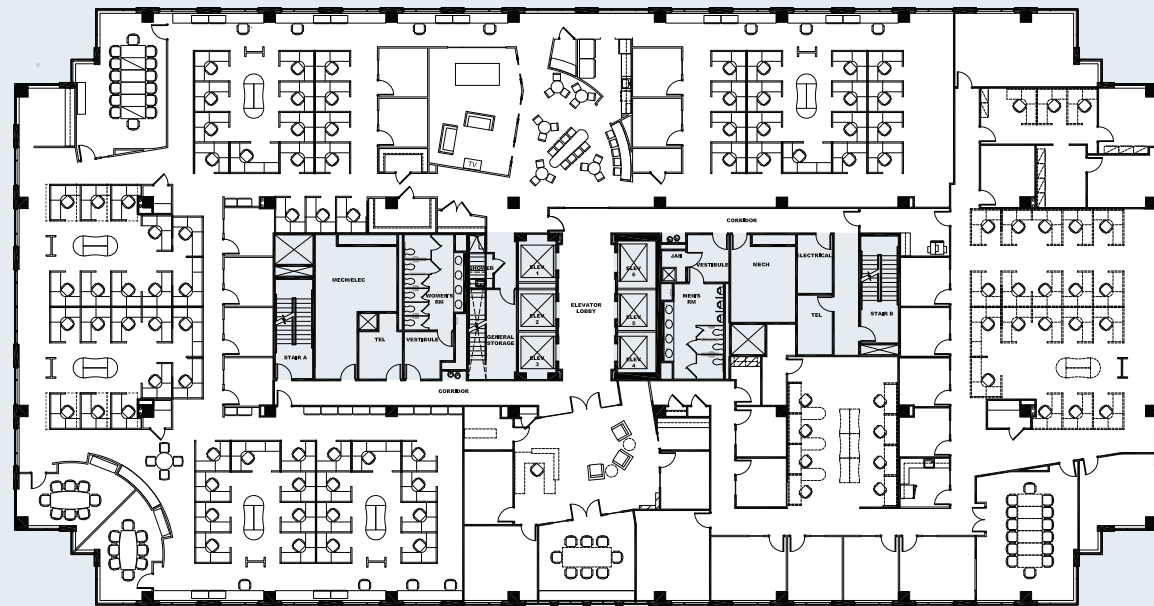
1M SF
7 buildings, phase 1

FLOOR PLANS

↑ SEMINARY ROAD



TYPICAL **27,279 SF**



HYPOTHETICAL

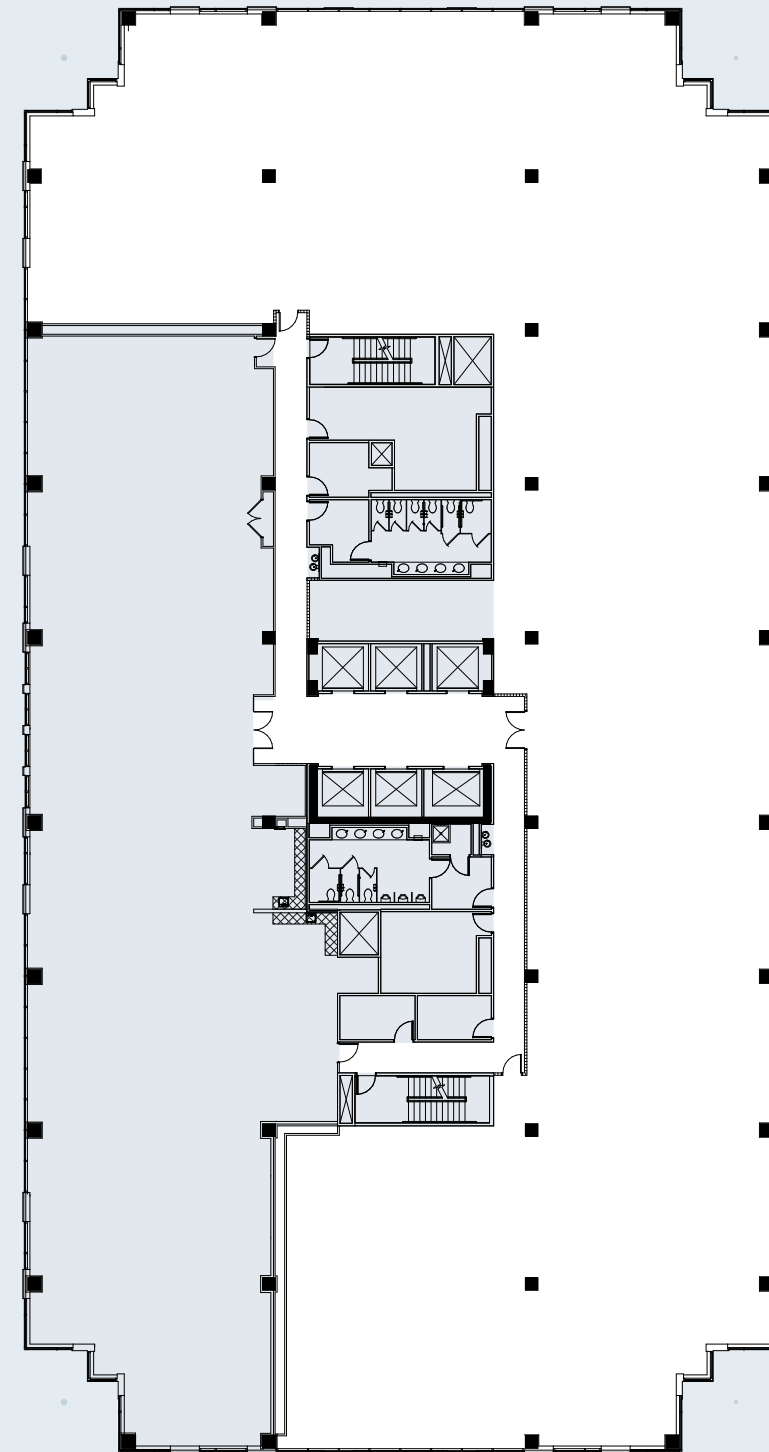
110
Work
Stations

25
Offices

5
Conference
Rooms

2
Kitchen

↕ MARK CENTER DRIVE



↕ I-395

4TH FLOOR **18,429 SF**

4TH FLOOR

SPEC SUITES

3,000 SF - 11,000 SF
DELIVERING SUMMER 2024

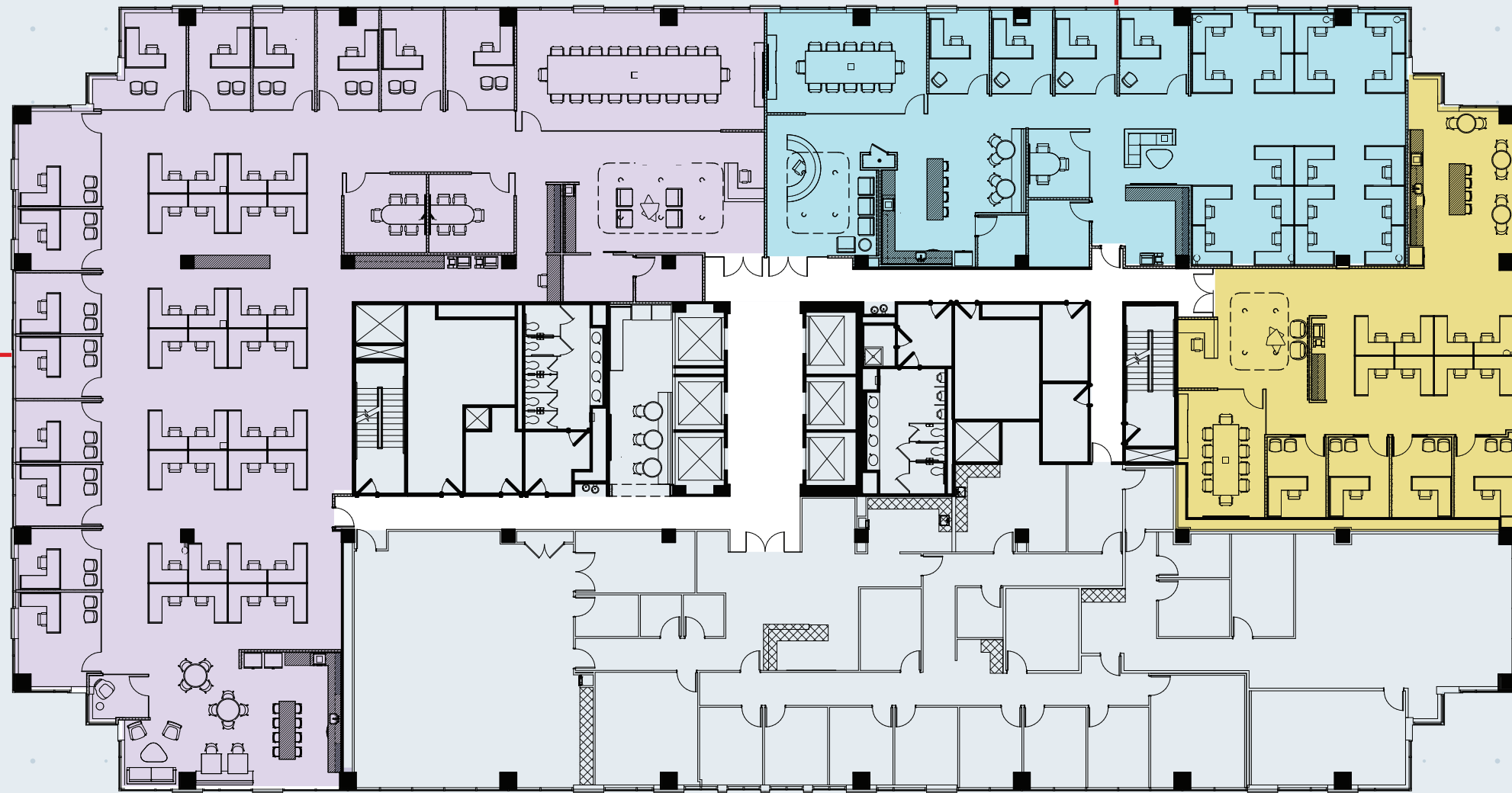
SUITE B
4,948 SF

SUITE A
10,801 SF

SUITE C
3,139 SF

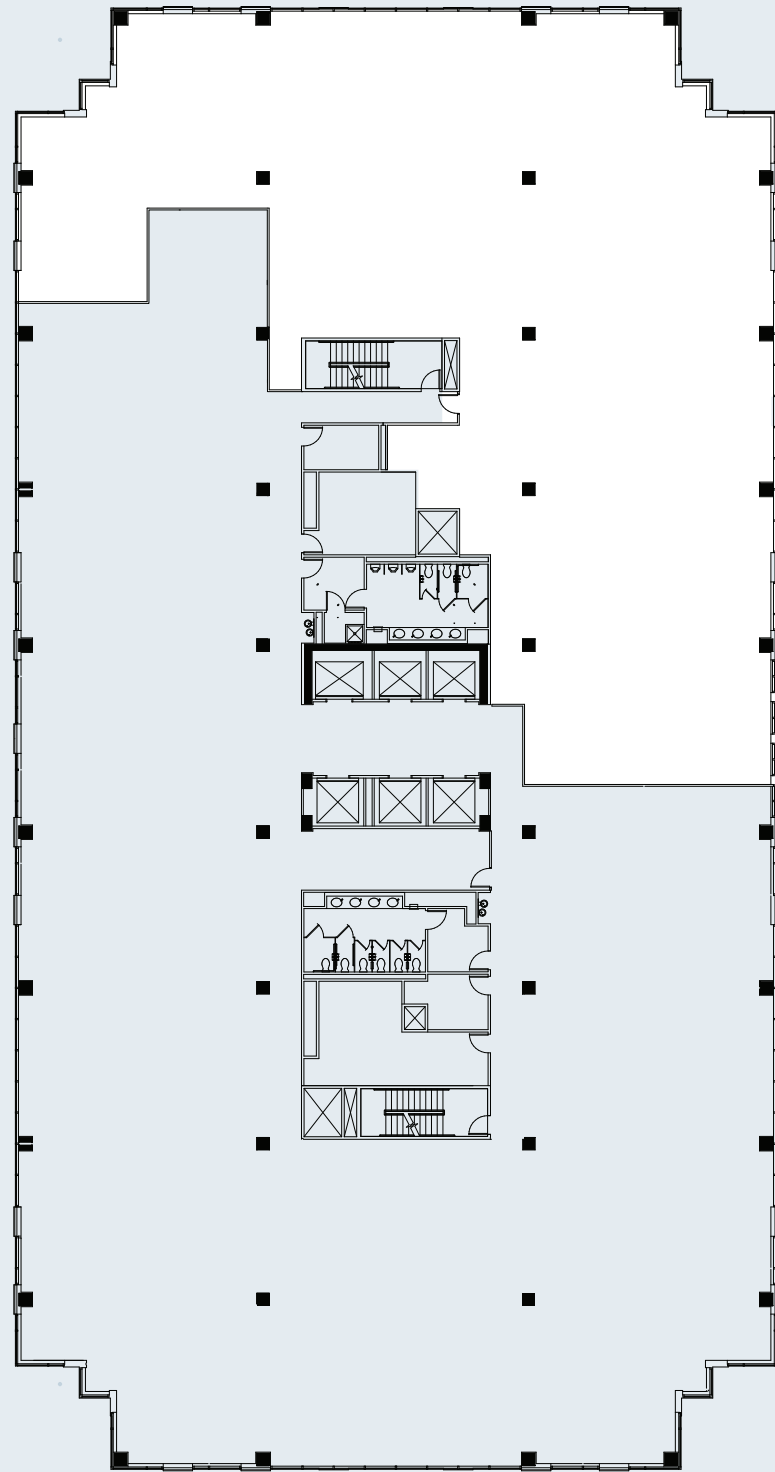


VIRTUAL
TOUR



↑ SEMINARY ROAD

← MARK CENTER DRIVE



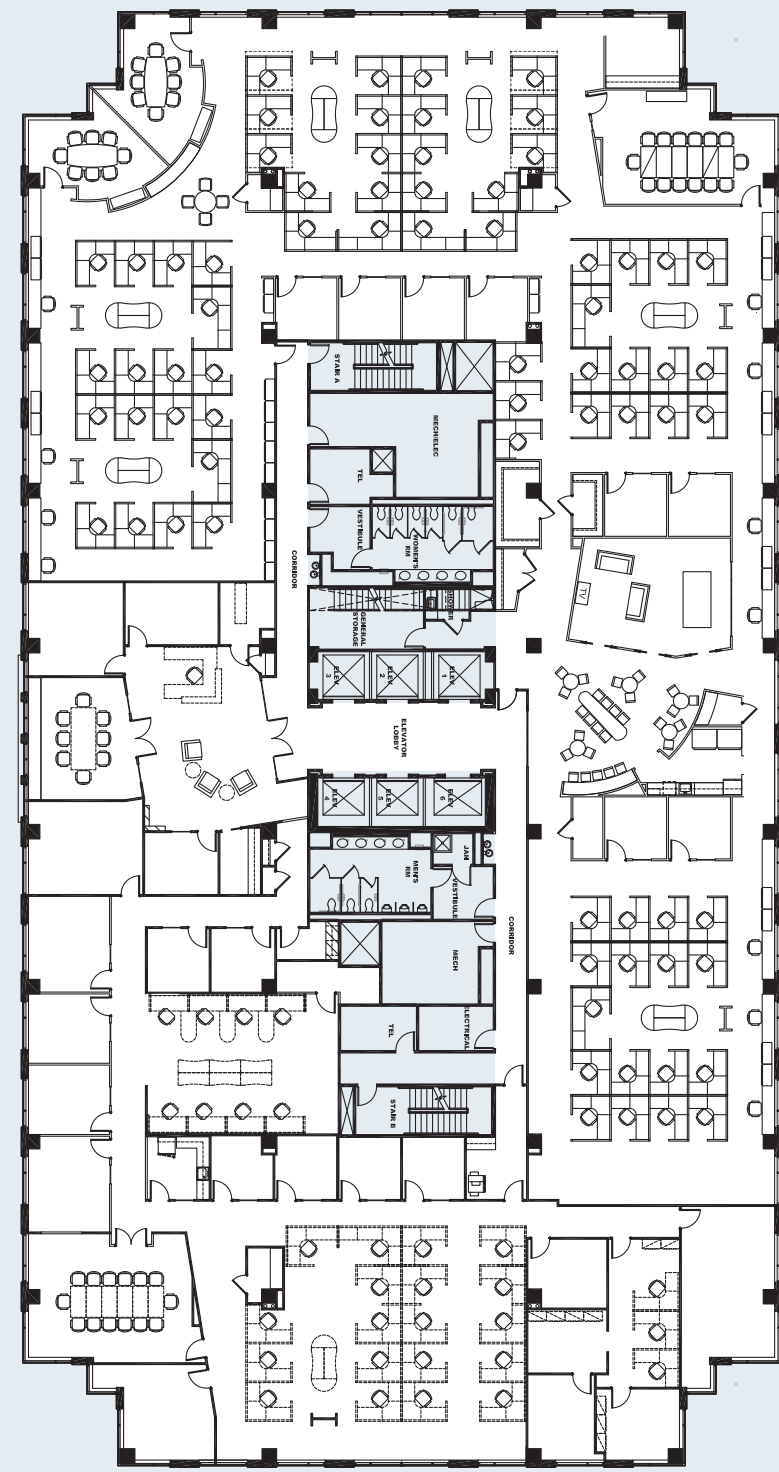
6TH FLOOR **10,487 SF**

← I-395

← MARK CENTER DRIVE

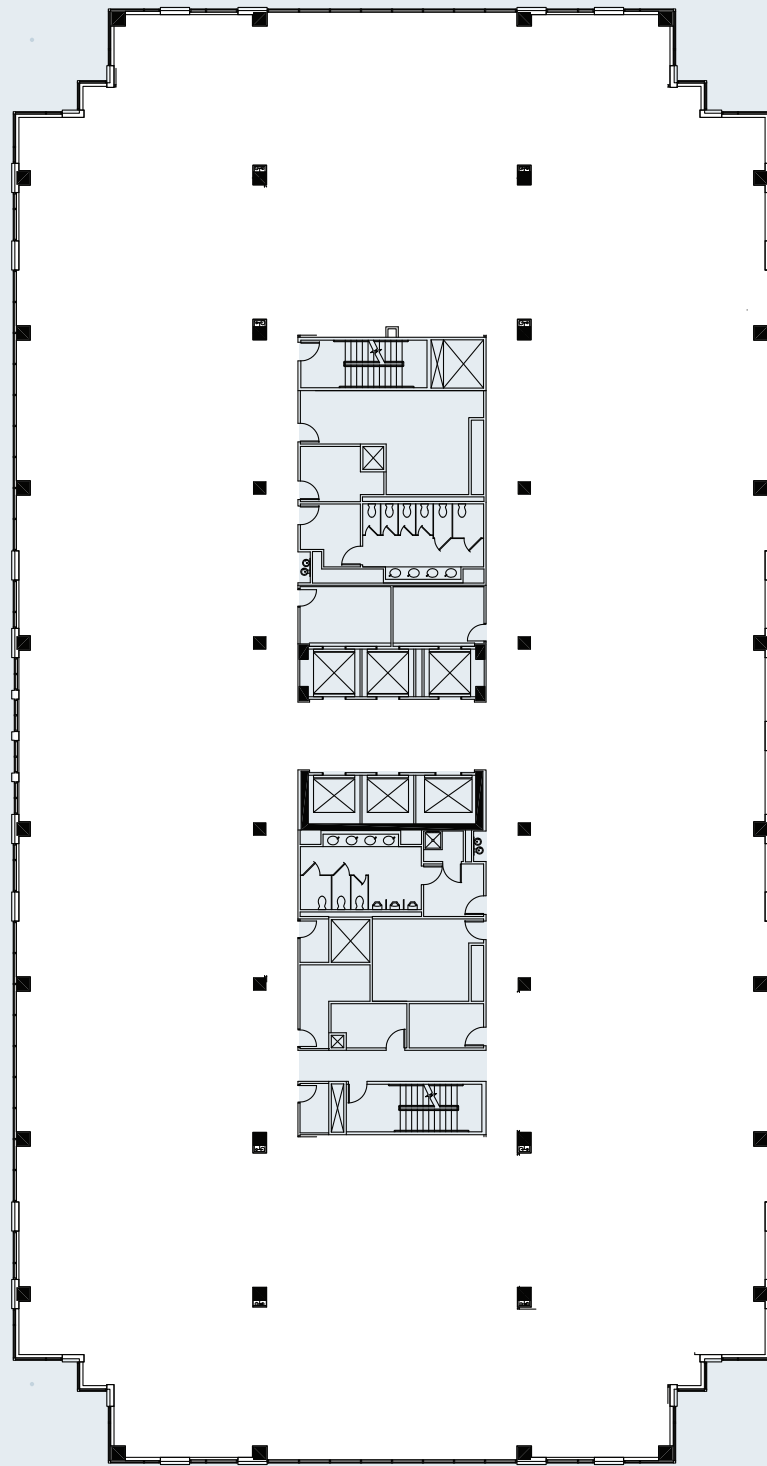
↑ SEMINARY ROAD

← I-395



7TH FLOOR **27,279 SF**

↑ SEMINARY ROAD



↑ MARK CENTER DRIVE

↑ I-395

8TH FLOOR **27,279 SF**



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