



AVAILABLE
NOW!

METRO PARK

MODERN SEMI-FURNISHED
SPEC SUITES

6363 WALKER LANE | ALEXANDRIA | VIRGINIA

A NEW COLLECTION OF READY-TO-OCCUPY SPEC SUITES

Elevate Your Workday: New Spec Suites Just Delivered!

Discover a premium work experience with our brand-new, move-in ready office suites and flexible workspaces — now available at Metro Park, Alexandria/Springfield's premier business hub.

These thoughtfully designed suites are tailored for today's professionals, offering the perfect balance of productivity, collaboration, and comfort. Choose from six distinctive layouts accommodating between 11 to 36 people — complete with private offices, open workstations, collaboration lounges, break rooms, phone booths, and more.

What's Included:

- Access to exclusive shared lounges and meeting spaces — ideal for networking, brainstorming, or simply recharging throughout the day.
- A prime location just a 10-minute walk from the Springfield Metro station and a 5-minute drive to I-95 and the Capital Beltway — making your commute simple and convenient.

Whether you're expanding your team or launching something new, find your ideal workspace where flexibility, functionality, and location come together.

Now Leasing: Productivity. Comfort. Success.

- Furnished collaborative meeting and lounge spaces
- Individual suites, ranging from 2,700 to 5,757 SF
- Suites featuring individual cafés and conference rooms
- Private Wi-Fi network available
- Fast, easy move-in



MOVE-IN READY
SUITES



FLEXIBLE WORK AND MEETING
OPTIONS



MULTIPLE HIGH-DESIGN
AMENITY SPACES

Location Overview

METRO PARK'S CAMPUS

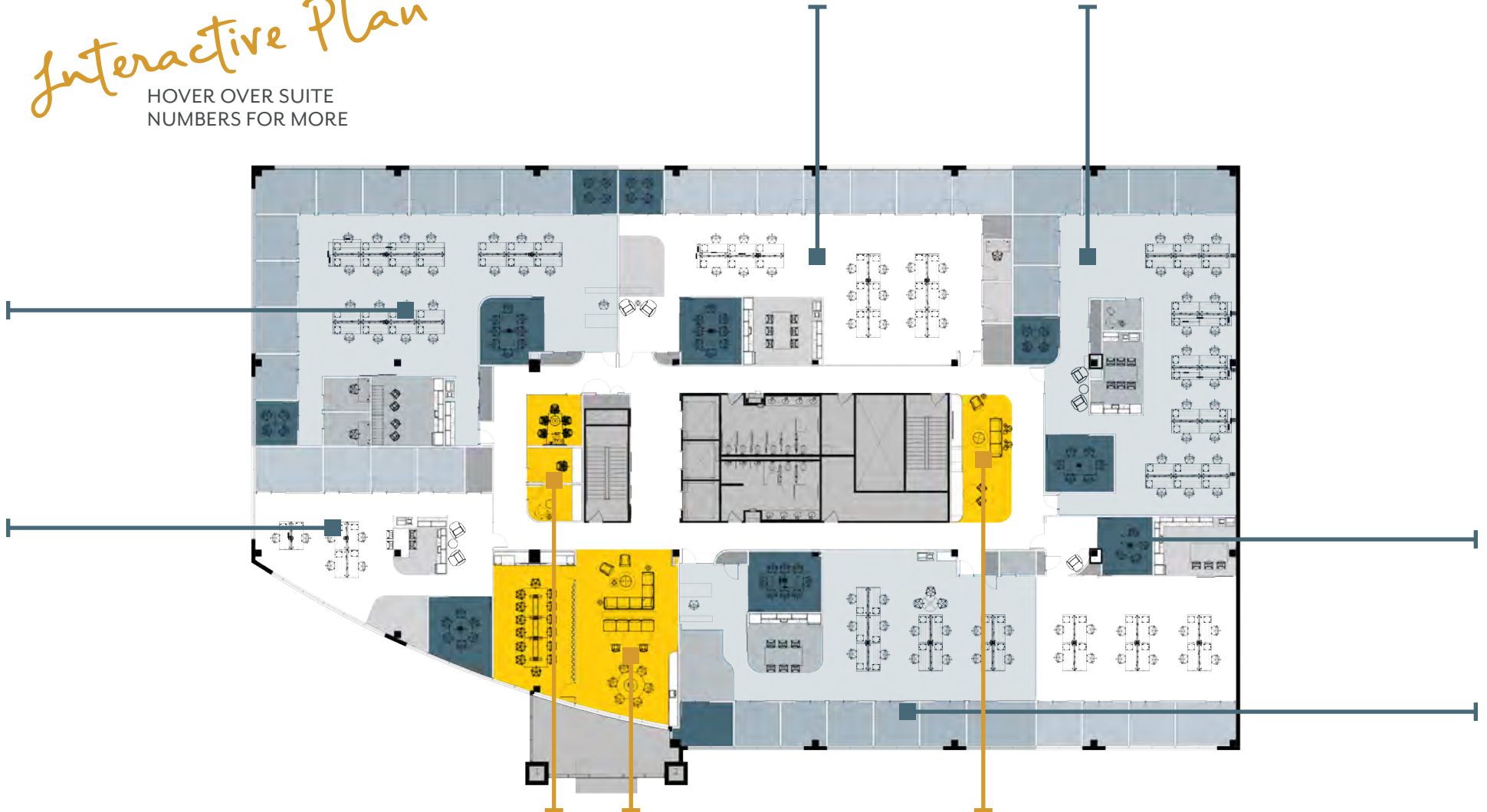


2nd Floor Spec Suites

RANGING FROM 2,700 SF - 5,757 SF



Interactive Plan
HOVER OVER SUITE
NUMBERS FOR MORE



Exclusive Amenity Spaces



Exclusive to the floor, the “town-hall” style shared amenity areas are impressively appointed and strategically positioned. Tenants will enjoy the warm finishes designed for both comfort and function. These spaces offer a dynamic and engaging environment that enhances productivity and community.

Located adjacent to the floor’s main lobby, tenants will find a spacious tenant lounge—ideal for hosting events or welcoming guests. This area is complemented by a fully equipped conference room that accommodates up to 12 people. Moving down the floor corridor, tenants benefit from a central lounge with a variety of seating options to support both informal meetings and casual work sessions.

Additional amenities include a wellness room, a private phone room, and a huddle room, all conveniently situated nearby.



Spec Suite 200

2,700 SF



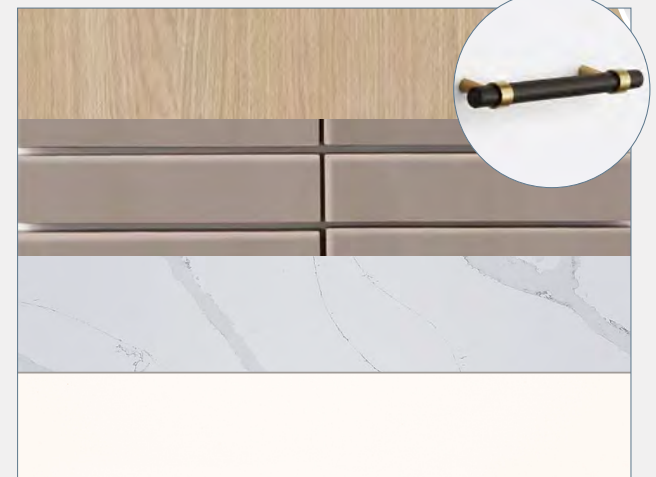
4 Offices | 6-7 Workstations
Up to 11 Employees



CONFERENCE CARPET



ACCENT PAINT



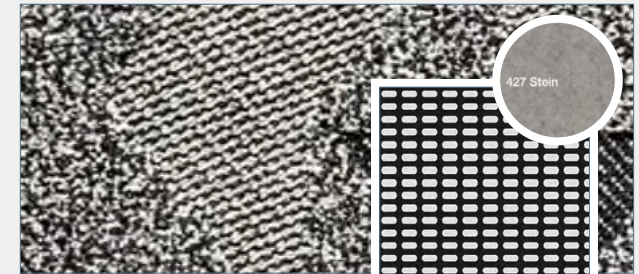
MILLWORK

Spec Suite 210

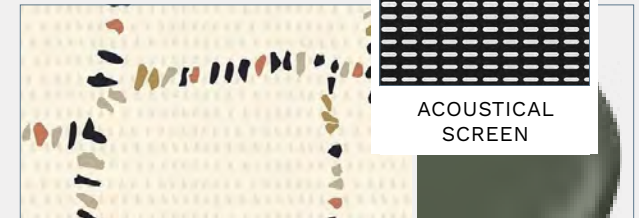
5,757 SF



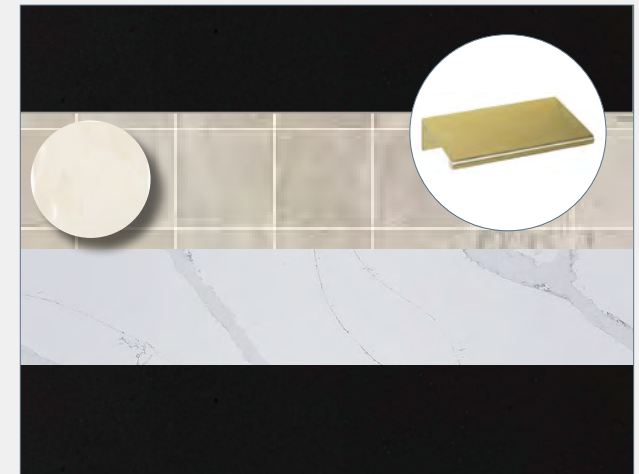
10-12 Offices | 22-24 Workstations
Up to 36 Employees



CONFERENCE CARPET



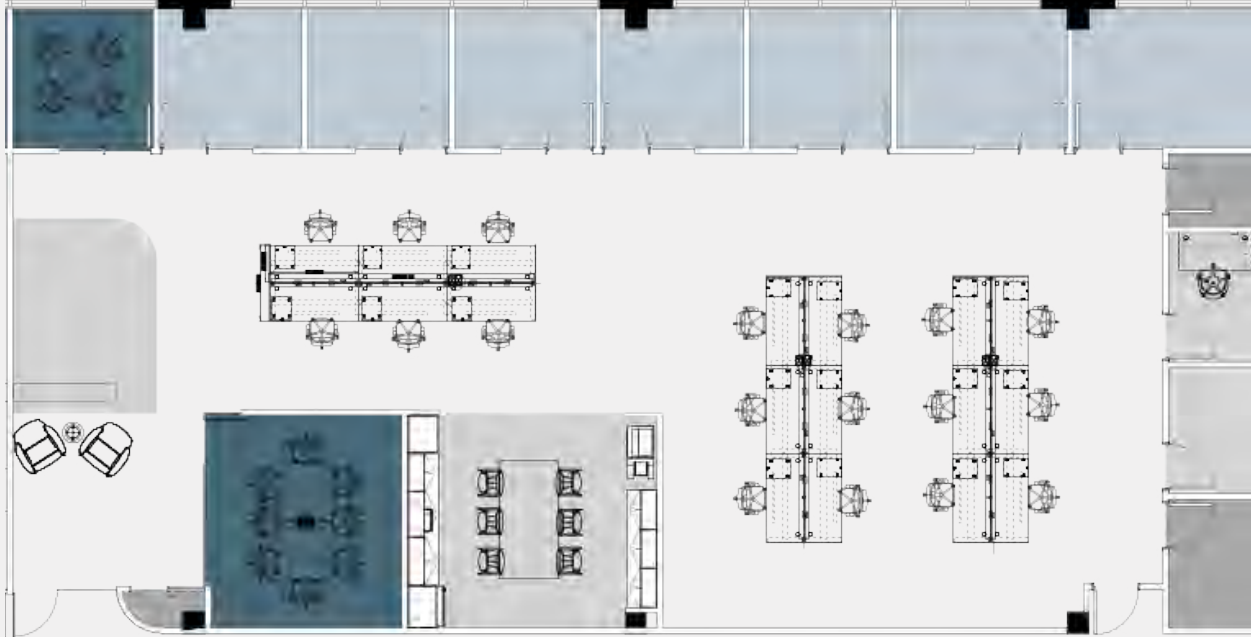
WALL COVERING & ACCENT PAINT



MILLWORK

Spec Suite 220

4,902 SF



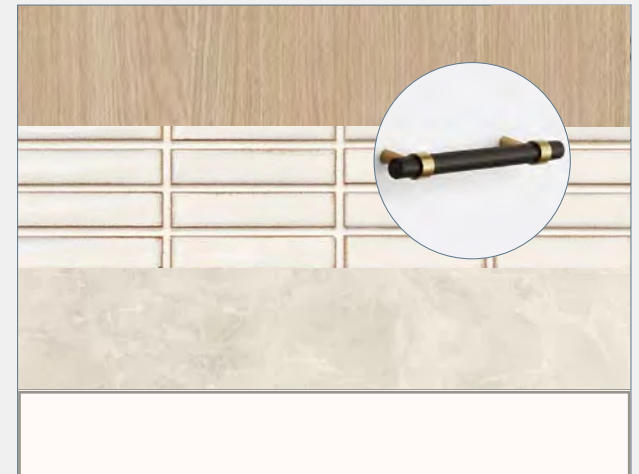
7-8 Offices | 18-20 Workstations
Up to 28 Employees



CONFERENCE CARPET



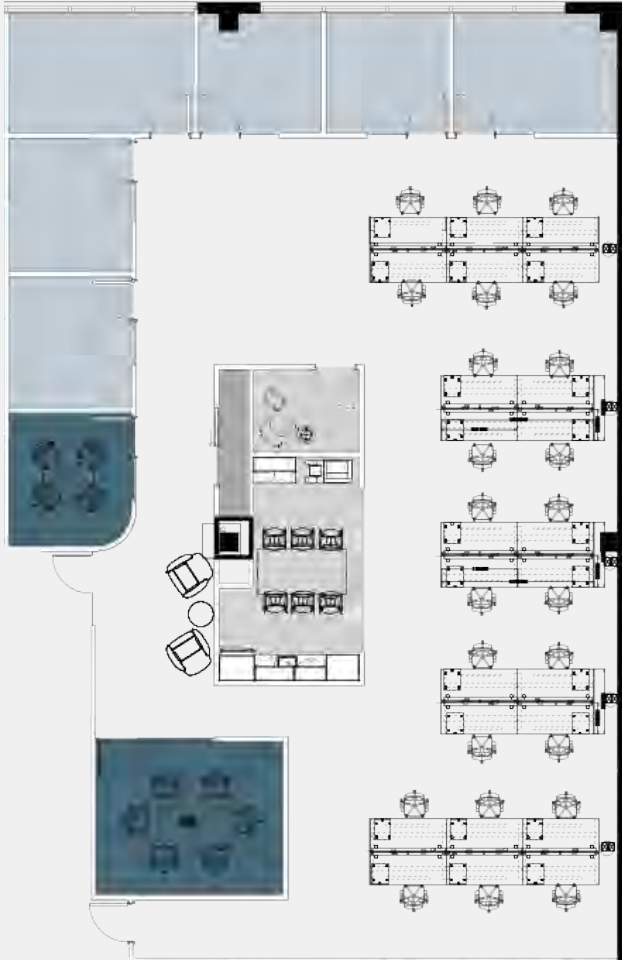
WALLCOVERING & ACCENT PAINT



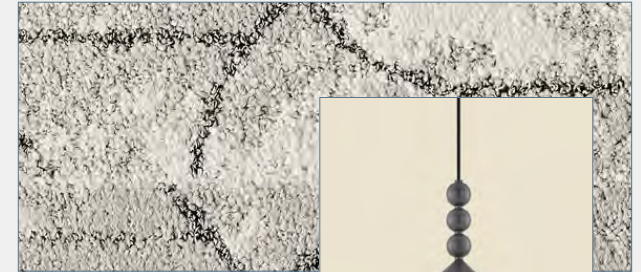
MILLWORK

Spec Suite 230

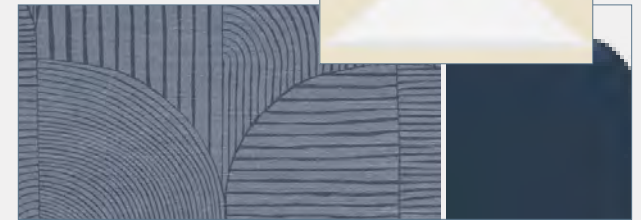
4,638 SF



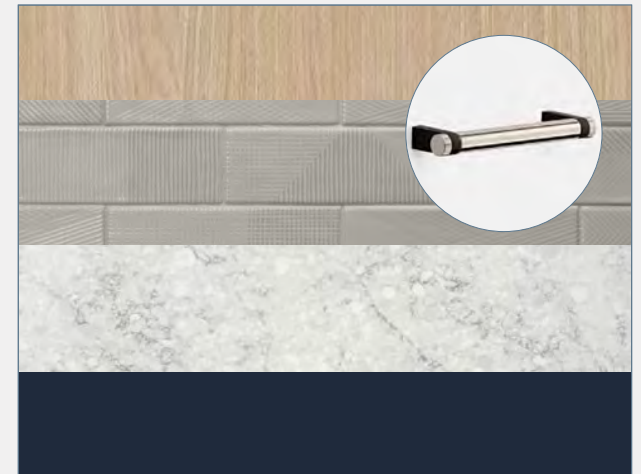
6-7 Offices | 24-26 Workstations
Up to 33 Employees



CONFERENCE CARPET



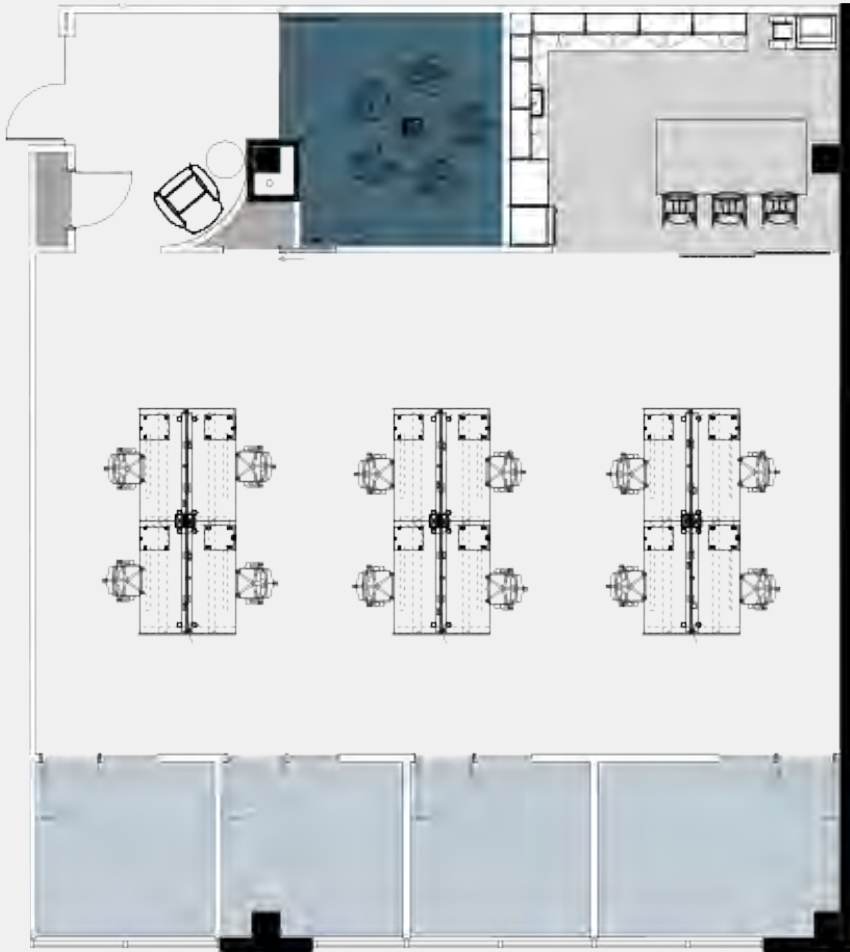
WALLCOVERING & ACCENT PAINT



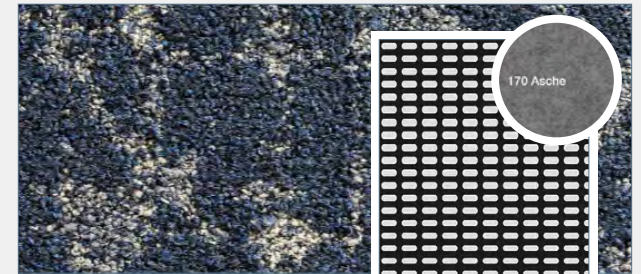
MILLWORK

Spec Suite 240

2,932 SF

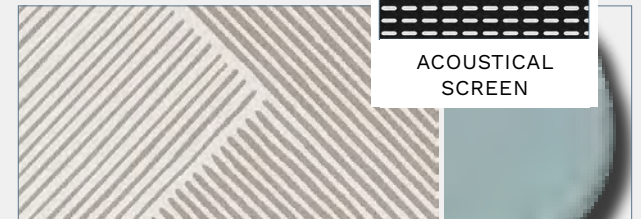


4 Offices | 12 Workstations
Up to 16 Employees



CONFERENCE CARPET

ACOUSTICAL
SCREEN



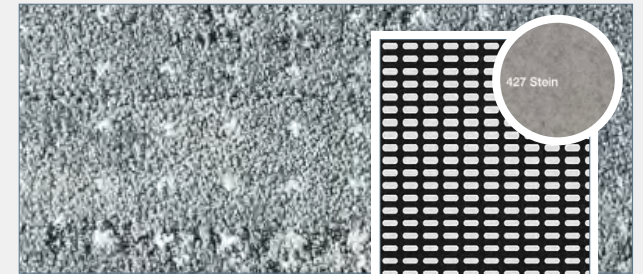
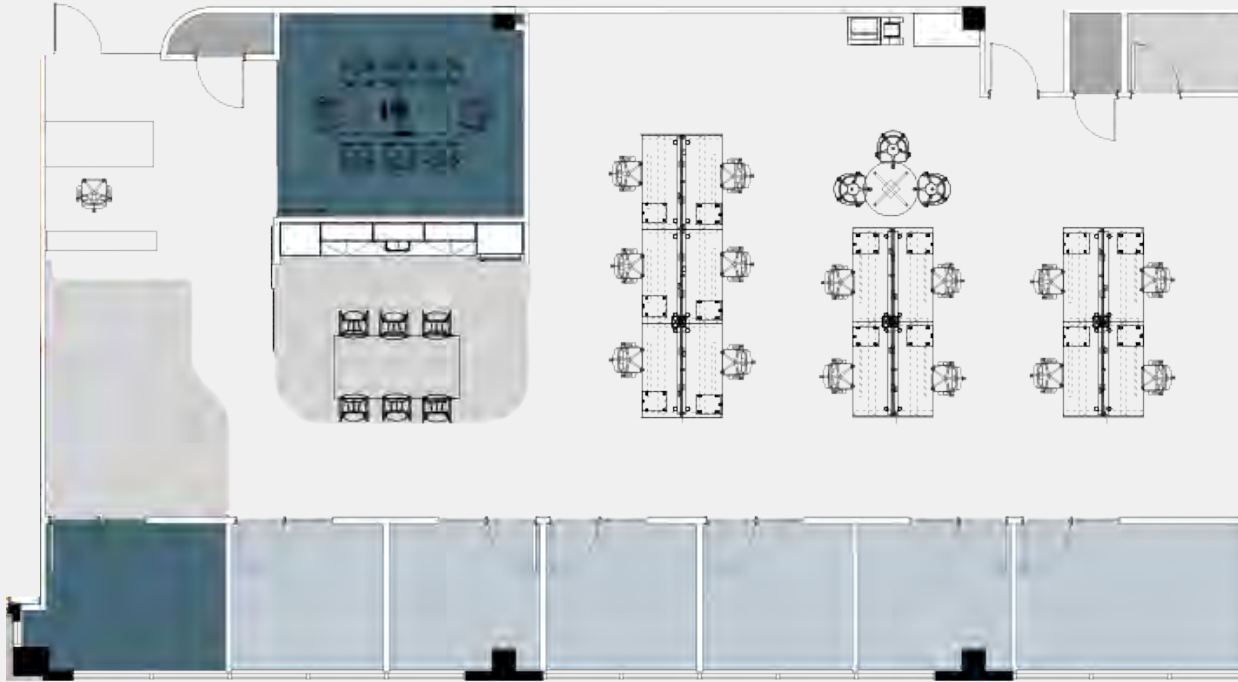
WALLCOVERING & ACCENT PAINT



MILLWORK

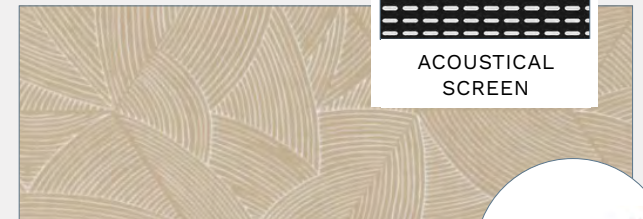
Spec Suite 250

4,439 SF

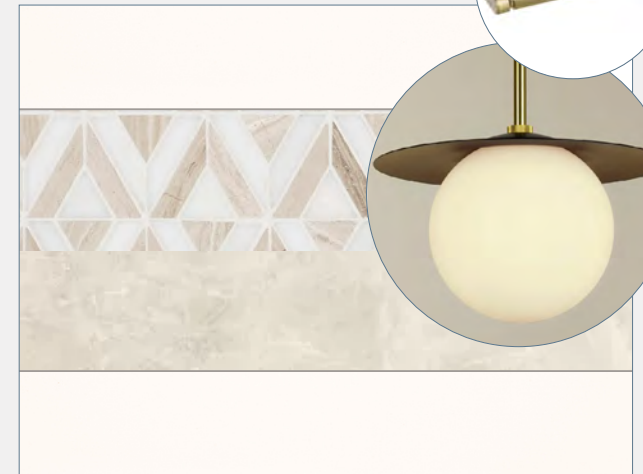


CONFERENCE CARPET

ACOUSTICAL
SCREEN



WALLCOVERING & ACCENT PAINT



MILLWORK

6-7 Offices | 14-16 Workstations
Up to 23 Employees

ASSET MANAGEMENT:

BEACON

CAPITAL PARTNERS

DISTINCTIVE WORKPLACES

OFFICE LEASING:

AVISON YOUNG

avisonyoung.com

8300 Greensboro Drive, Suite 275
Tysons, VA 22102
703.288.2700



METRO PARK

PETER BERK

Principal
peter.berk@avisonyoung.com
703.752.4920

DAVE MILLARD

Principal
dave.millard@avisonyoung.com
703.752.4921

NICK GREGORIOS

Principal
nicholas.gregorios@avisonyoung.com
703.752.4922

WESLEY PREUSS

Principal
wesley.preuss@avisonyoung.com
202.644.8691