

# Frame a new view of your future.

OFFICES AT NATIONAL HARBOR

Two exceptional sites at National Harbor—fully  
entitled—offer an **unparalleled opportunity for 1MSF**  
of top-tier headquarters space.







Step outside, where residents, visitors and workforce walk vibrant streets in search of retail gems, food, lunch hour diversions or a moment of creative inspiration. They've arrived by foot, car, bus, Uber and bicycle to enjoy a scenic waterfront enclave unlike anything else in the DMV.

**Broaden your talent search, provide your people with useful and fun amenities, lay claim to the clean and historic Potomac River setting. This is how you frame a new view to your future... from your headquarters at National Harbor.**



From your window, enjoy views of spectacular Potomac River sunsets and planes coming in to land at the airport just minutes away.



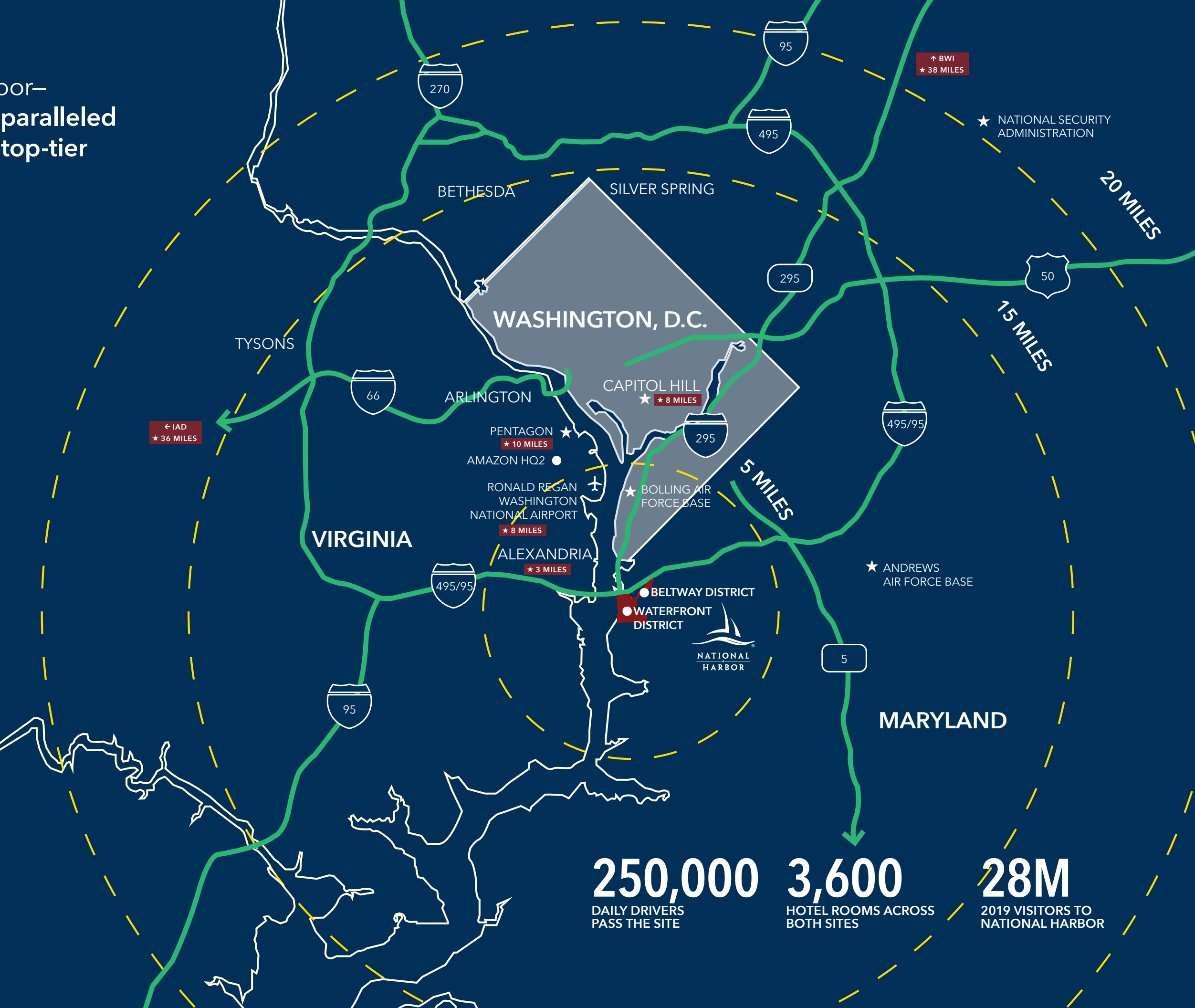
Two sites at National Harbor—fully entitled—offer an unparalleled opportunity for 1MSF of top-tier headquarters space.

At the heart of the Washington, DC region:

- Immediate I-95/495/295 highway access
- Extensive bus and water taxi services; future Metro rail station
- Three National airports within 15-45 minutes
- Amtrak station within a 10-minute drive

Most-educated metropolitan region in the US:

- Rich with talent across biotech, cybersecurity, and aerospace
- Home to University of Maryland, George Mason University, and other leading educational institutions
- #4 tech talent market nationally  
*CBRE 2019 Tech Talent Analyzer*
- Amazon HQ2 and Virginia Tech Innovation Campus nearby



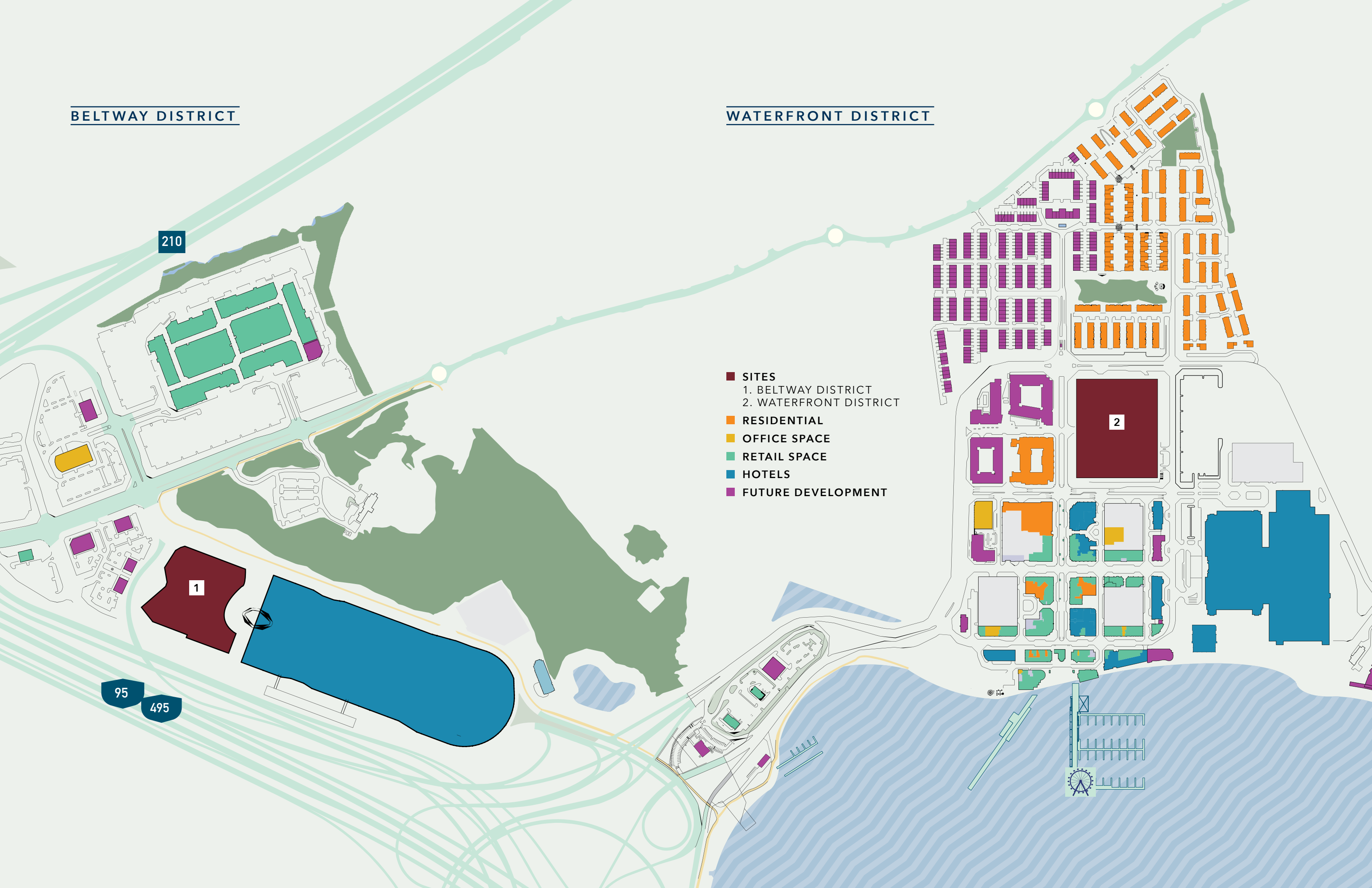
250,000  
DAILY DRIVERS  
PASS THE SITE

3,600  
HOTEL ROOMS ACROSS  
BOTH SITES

28M  
2019 VISITORS TO  
NATIONAL HARBOR

## BELTWAY DISTRICT

## WATERFRONT DISTRICT





# WATERFRONT DISTRICT

In the midst of a bustling urban district

Hotel	150,000 SQFT
Residential	580,000 SQFT
<b>Office</b>	1,245,000 SQFT
Retail	70,000 SQFT
Parking Spaces	3,370

Features:

Pedestrian friendly environment

First-class amenities

Environmentally responsible

75+  
SHOPS AND SERVICES

40+  
RESTAURANTS FROM  
CASUAL TO DATE  
NIGHT DRESS-UP



DIRECT ACCESS TO  
WALK/BIKE TRAILS  
AND WATERFRONT  
ACTIVITIES



MUSIC AND  
ENTERTAINMENT  
AT FLEET STREET





# WATERFRONT DISTRICT





# BELTWAY DISTRICT

A unique site with high visibility  
+ sense of privacy adjacent to  
MGM Resort & Casino with:

Hotel	210,000 SQFT
Residential	190,000 SQFT
Office	720,000 SQFT (2 towers)
Parking Spaces	2,360

Features:

First-class amenities

Environmentally responsible

Visibility/Signage opportunity

8  
SIT-DOWN  
RESTAURANTS

15  
CASUAL  
RESTAURANTS

11  
SHOPS AND  
SERVICES

  
SPA & FITNESS  
CENTER

  
MUSIC &  
PERFORMANCE  
EVENTS ALL  
YEAR LONG

  
TANGER OUTLETS  
AND TOPGOLF  
NEARBY



# BELTWAY DISTRICT





A National Harbor headquarters means **great employee experiences** aren't just a possibility, they're a sure thing, with a **multitude of choices** for convenience and enjoyment at either site.







As one of the largest privately-owned real estate development companies in the DC region, Peterson Companies consistently delivers some of the area's most exciting mixed-use retail, residential and commercial destinations. Over the past 55 years, Peterson has created such exceptional landmarks as National Harbor, Downtown Silver Spring, Fair Lakes, and Fairfax Corner. With a proven ability to move quickly on opportunities to reshape and enhance local communities, the company creates vibrant residential and business districts that benefit all who live and work in our region.

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