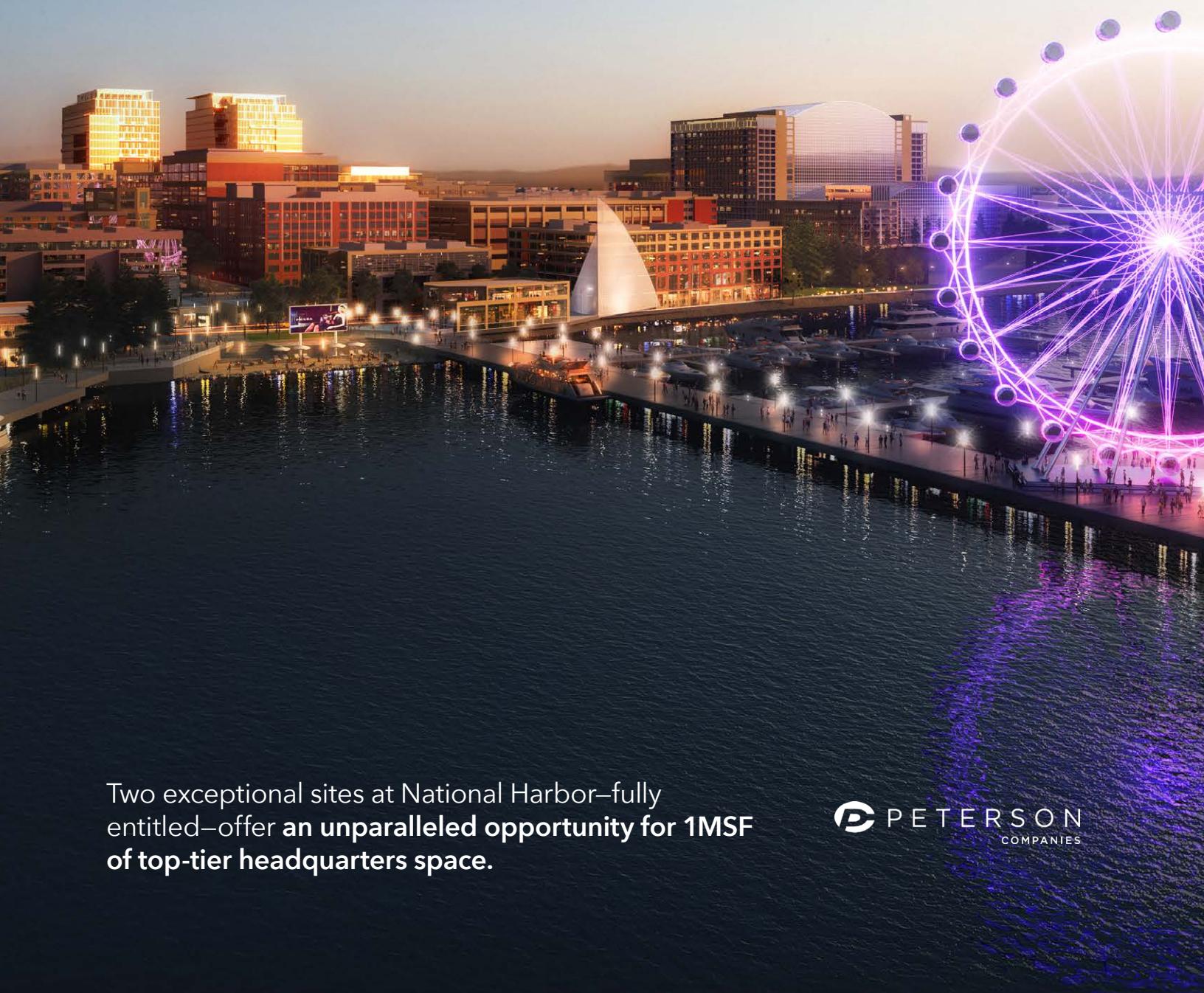


Frame a new view of your future.

OFFICES AT NATIONAL HARBOR



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

 PETERSON
COMPANIES



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

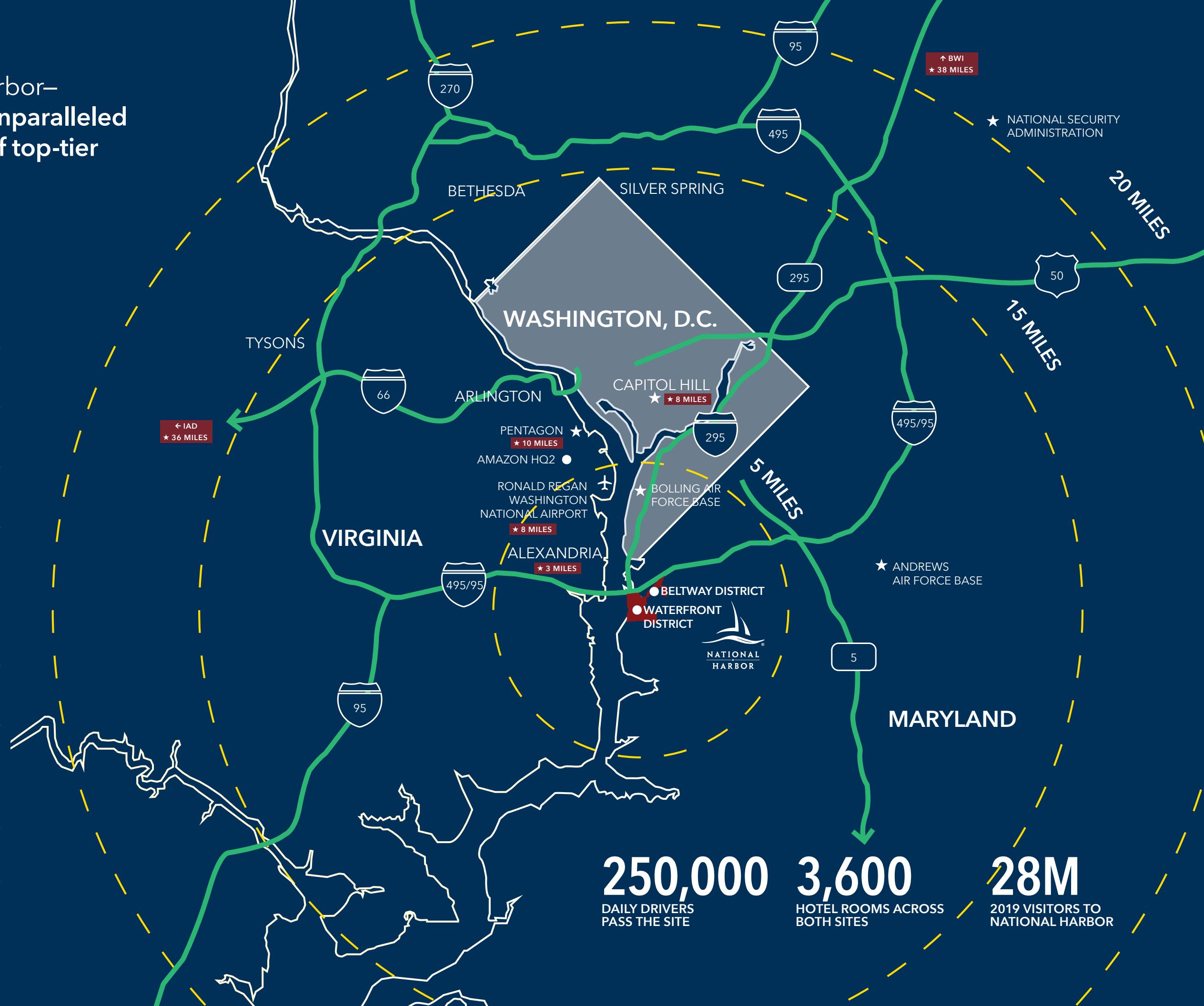
Most-educated metropolitan region in the US:

Rich with talent across biotech, cybersecurity, and aerospace

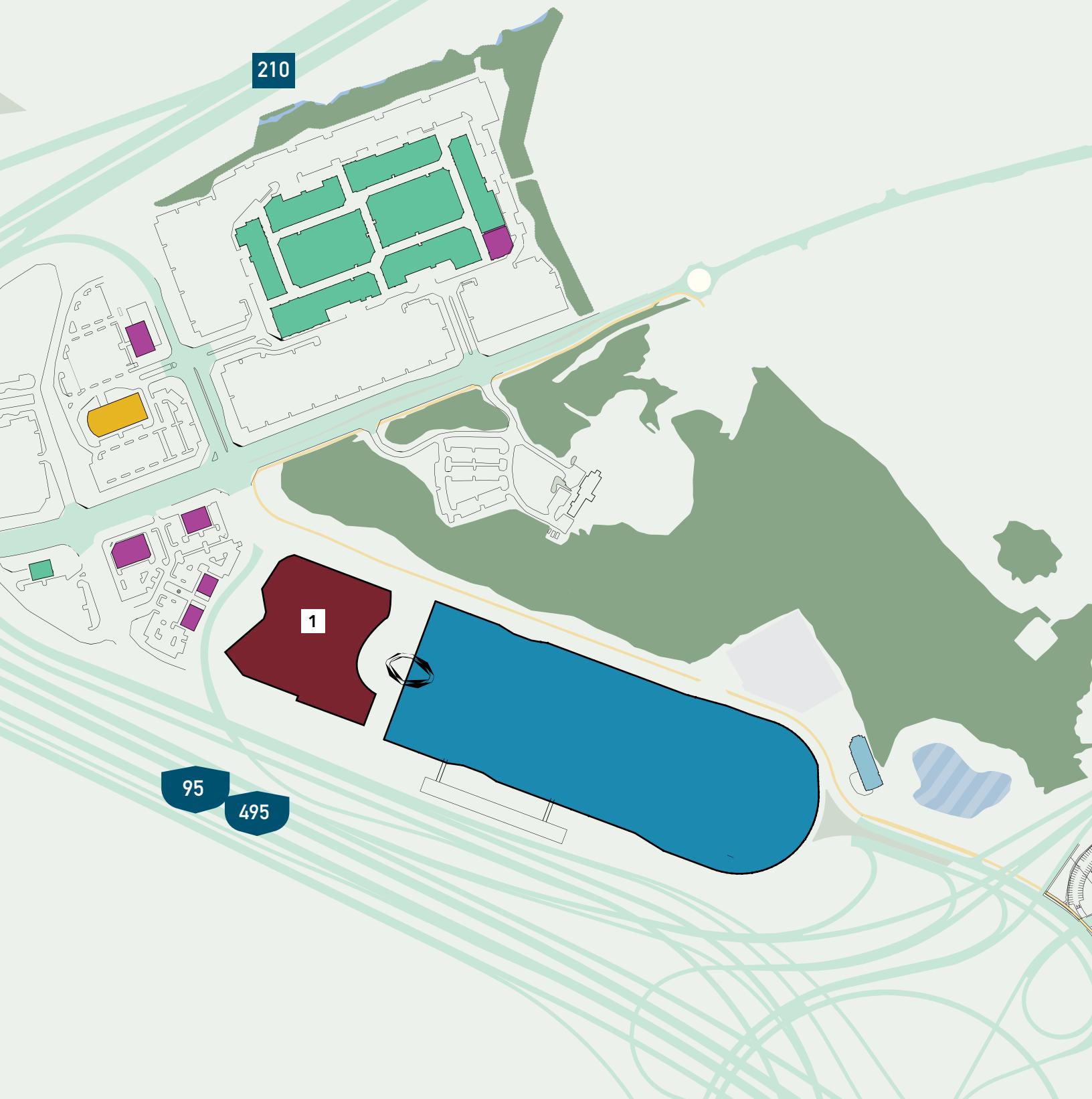
Home to University of Maryland, George Mason University, and other leading educational institutions

#4 tech talent market nationally
CBRE 2019 Tech Talent Analyzer

Amazon HQ2 and Virginia Tech Innovation Campus nearby



BELTWAY DISTRICT



WATERFRONT DISTRICT



SITES

- 1. BELTWAY DISTRICT
- 2. WATERFRONT DISTRICT

RESIDENTIAL

OFFICE SPACE

RETAIL SPACE

HOTELS

FUTURE DEVELOPMENT

WATERFRONT DISTRICT

In the midst of a bustling urban district

Hotel	150,000 SQFT
Residential	580,000 SQFT
Office	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

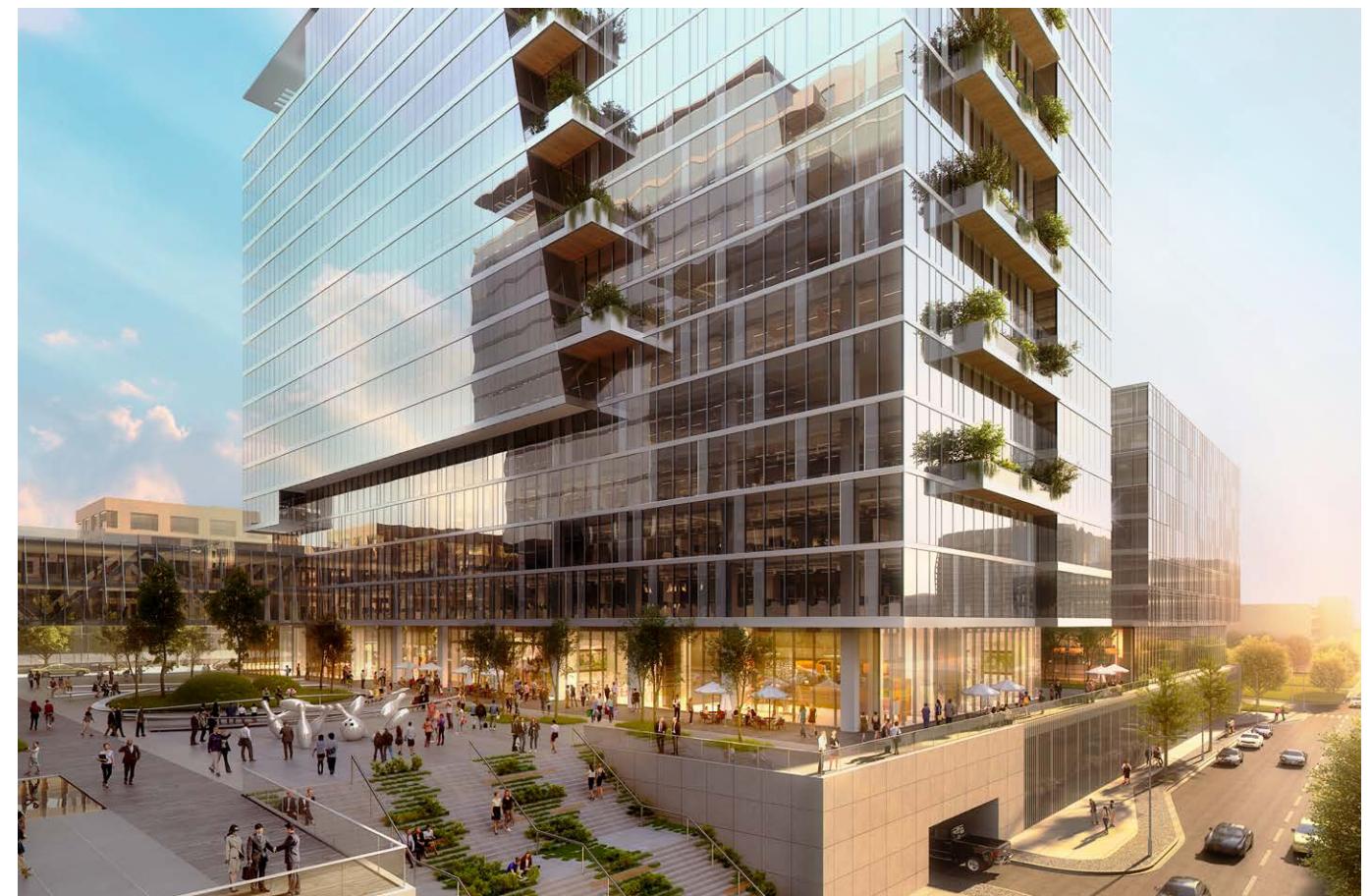


DIRECT ACCESS TO WALK/BIKE TRAILS AND WATERFRONT ACTIVITIES



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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