



metroplace 1

2650 PARK TOWER DRIVE | VIENNA, VA

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LOCAL RETAIL

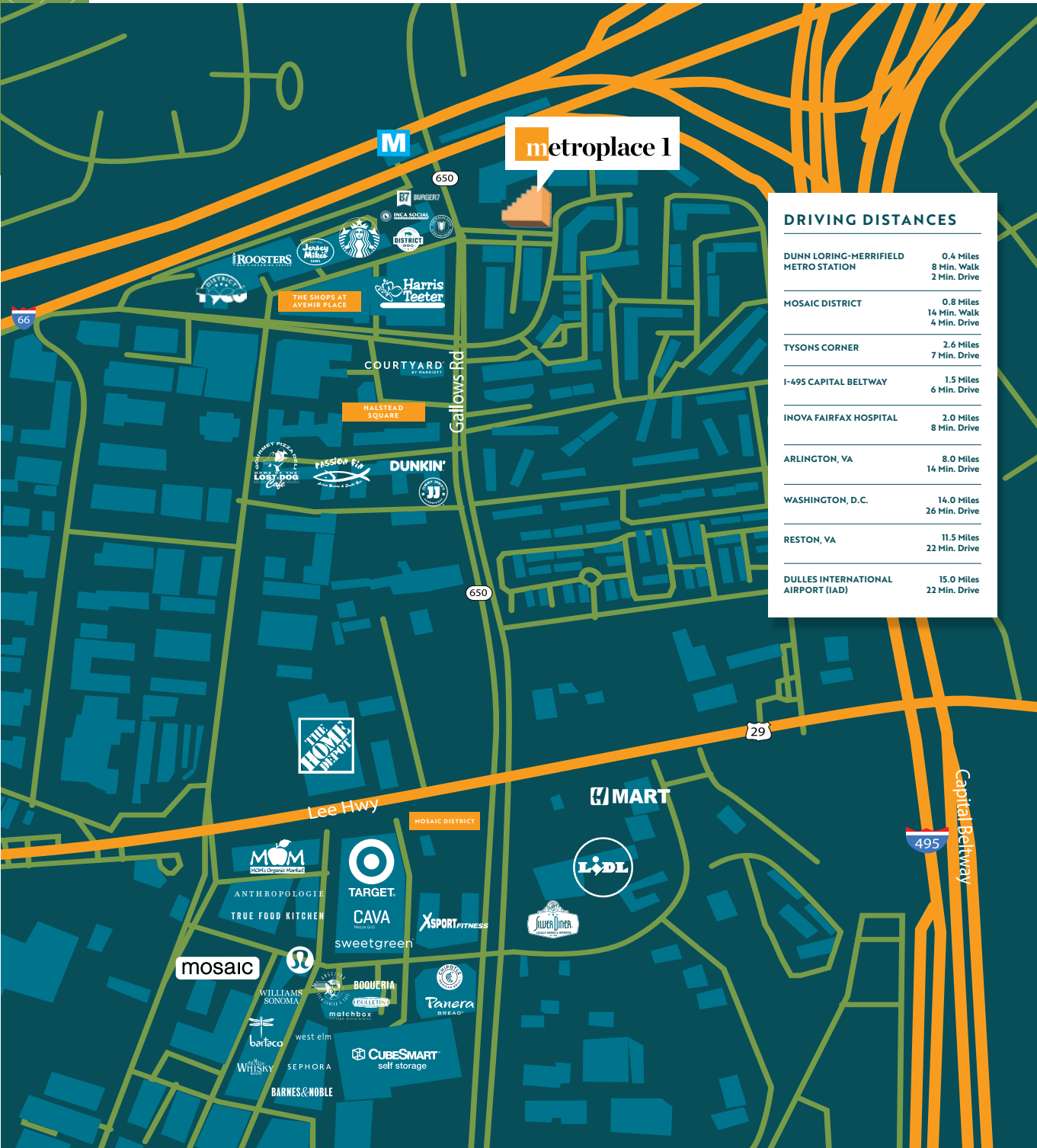
THE SHOPS AT AVENIR PLACE



HALSTEAD SQUARE

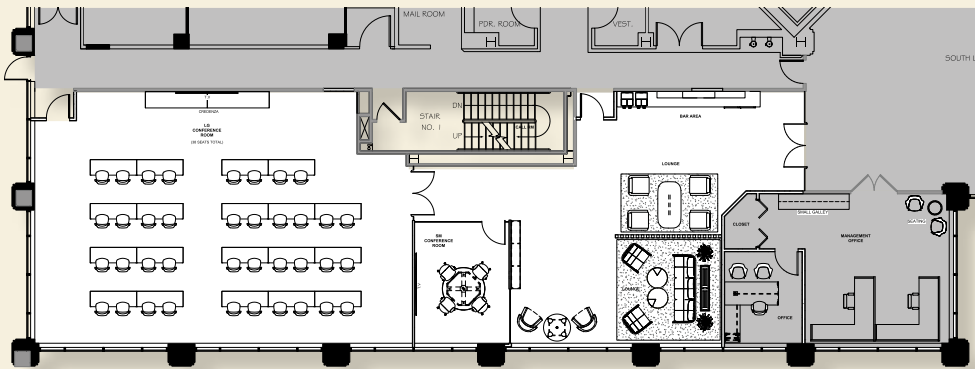


MOSAIC DISTRICT



COMING TO METROPLACE 1 IN 1Q 2024

Host your next
big meeting,

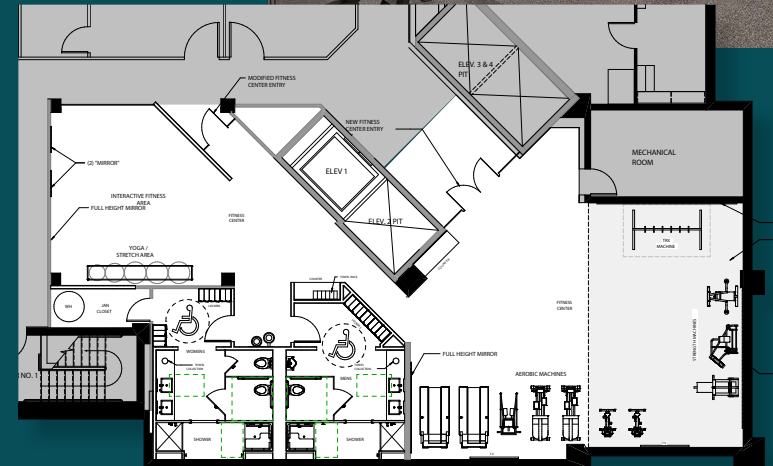
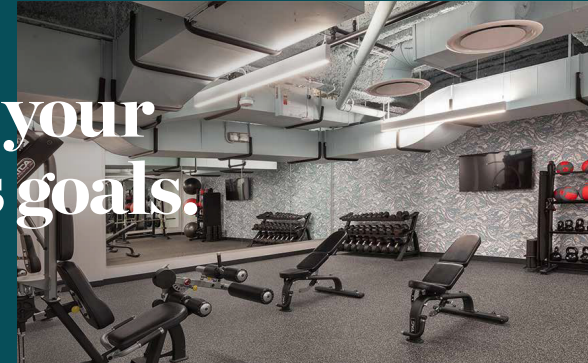


CONFERENCE CENTER

- 40-person conferencing capacity
- Tenant lounge area
- Coffee bar



Crush your
fitness goals.



EXPANDED FITNESS CENTER

- Yoga Area
- State-of-the-art Fitness Equipment
- Showers & Lockers
- Towel Service

OUTDOOR PARK SETTING & PATIO

**A place to inspire
your best work.**



EXPAND YOUR WORKPLACE. PARK YOURSELF HERE.

At Metroplace 1, the office expands beyond the walls.

Enjoy wooded surroundings where tenants can maximize the outdoor areas for huddle-ups or stepping away from their desks. Take your next conference call outside or unwind on the outdoor patio & café.

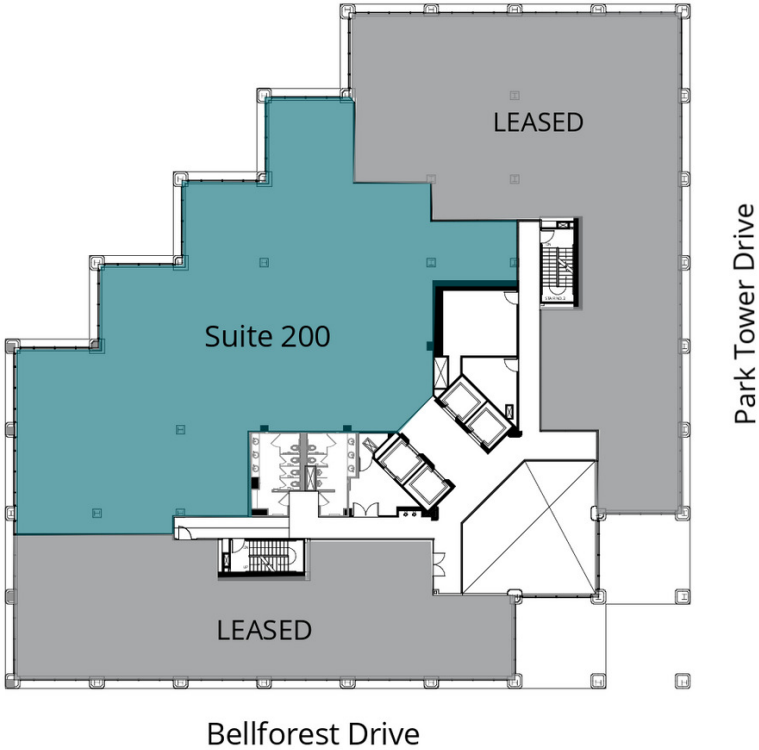




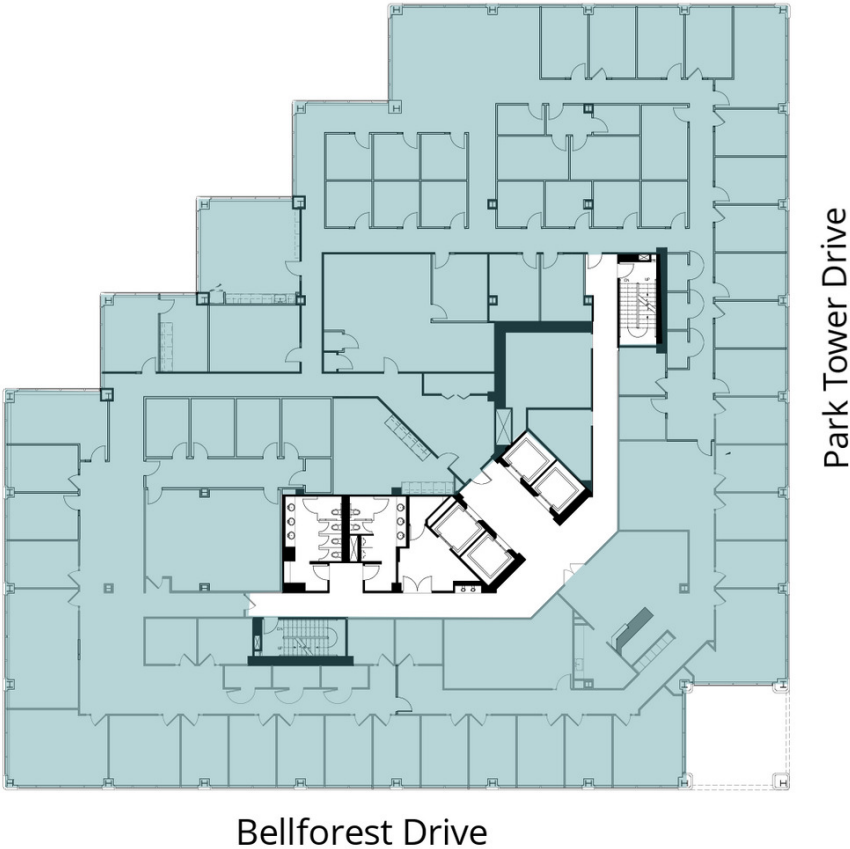
Availabilities	SF	Date Available
Suite 200	8,527 SF	Immediately
Suite 300	23,124 SF	2/1/2027
Suite 502	2,936 - 6,340 SF	Immediately
Suite 700	10,000 - 19,681 SF	July 1, 2027
Suite 800	4,232 SF	Immediately
Suite 850	2,746 SF	Immediately

Property Highlights

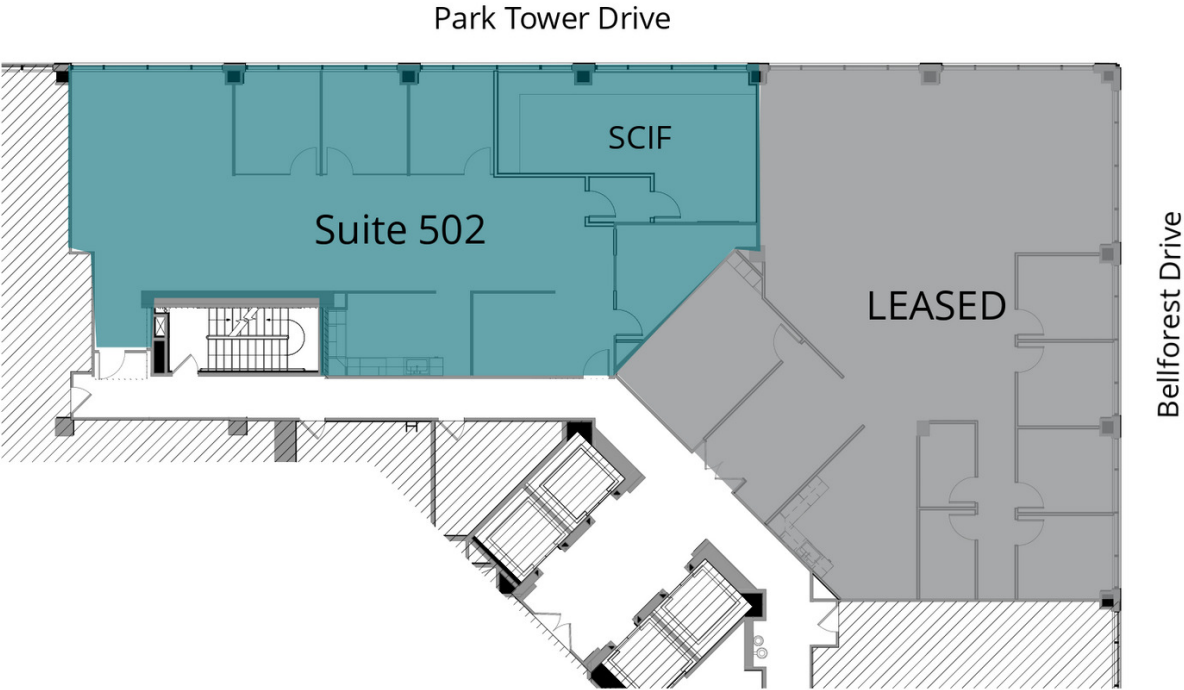
- Outdoor patio seating
- Walking distance to abundant amenities Shops at Avenir Place, Halstead Square and Mosaic District
- Direct Access to Dunn Loring-Merrifield Metro-Orange Line
- Highly visible from I-66. Easy access to I-495 & Tysons Corner
- Free structured parking with a ratio of 3.6/ 1,000 SF
- Recently renovated on-site deli
- New 40+ person conference center with a lounge and coffee bar
- New expanded fitness center with showers, lockers, yoga area, and aerobic machines
- On-site property management services



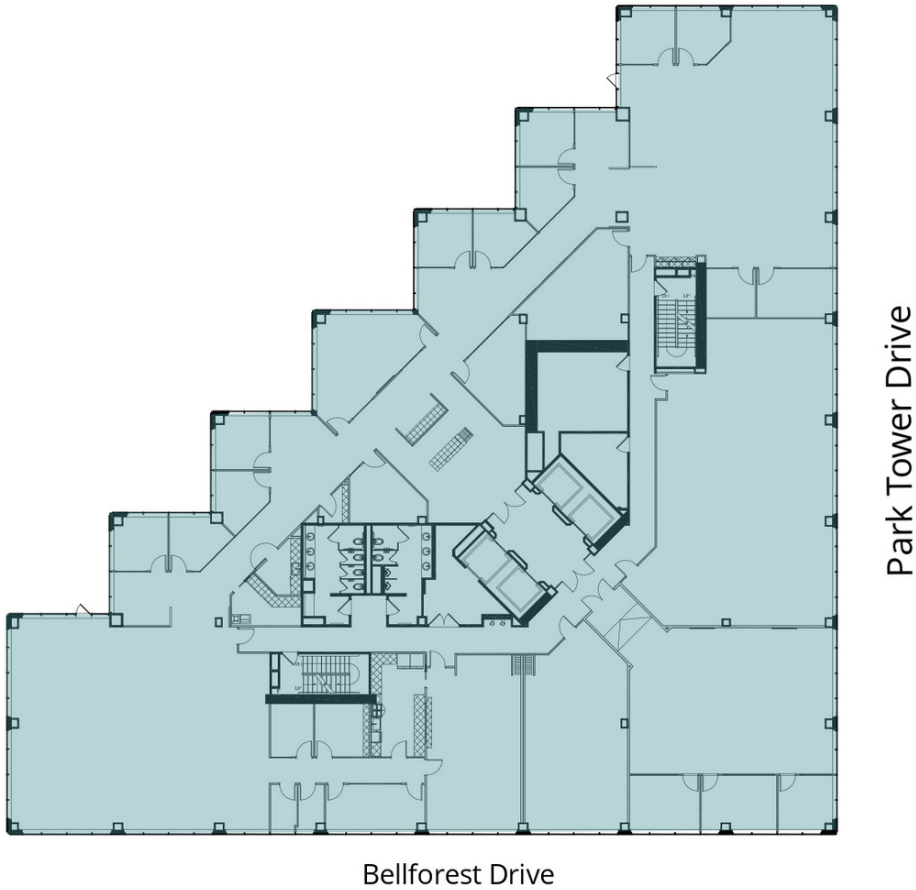
Suite	Size	Description
■ Suite 200	8,527 SF	Shell condition space available immediately



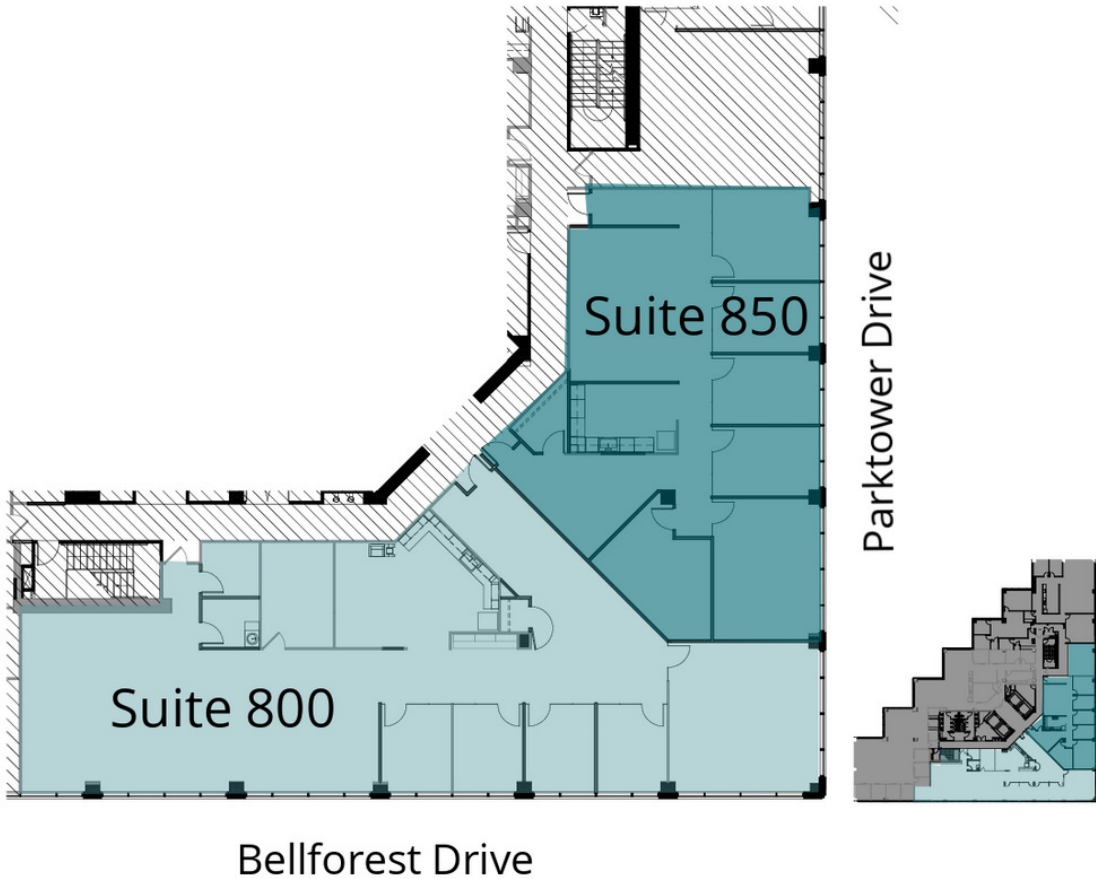
Suite	Size	Description
■ Suite 300	23,124 SF	Available 2/1/2027



Suite	Size	Description
■ Suite 502	2,936 - 6,340 SF	705 SCIF newly built space available immediately.



Suite	Size	Lease Rate	Description
■ Suite 700	10,000 - 19,681 SF	Negotiable	Available July 1, 2027



Suite	Size	Description
■ Suite 800	4,232 SF	Available immediately
■ Suite 850	2,746 SF	Available immediately



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