

# HUNTERS BRANCH

AT VIENNA METRO

9300 & 9302 LEE HIGHWAY, FAIRFAX, VA

**BEACON**  
CAPITAL PARTNERS  
DISTINCTIVE WORKPLACES

**CBRE**





HUNTERS  
BRANCH  
AT VIENNA METRO



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Welcome to your new  
*Headquarters*

# Unmatched *Access*



**10 MINUTE WALK FROM**  
*VIENNA METRO STATION*



**EASY ACCESS TO**  
*I-66, I-495 EXPRESS LANES, ROUTE 29, ROUTE 50*



## **TIME TO**

*MERRIFIELD*

*5 MINUTES*

*TYSONS*

*7 MINUTES*

*WASHINGTON DC*

*17 MINUTES*

*NATIONAL LANDING*

*20 MINUTES*

*ALEXANDRIA*

*20 MINUTES*

*DULLES INTERNATIONAL AIRPORT*

*25 MINUTES*

*REAGAN NATIONAL AIRPORT*

*25 MINUTES*



## **SHUTTLE SERVICES**

*FOR TENANTS AND GUESTS*

**7:00AM - 11:15AM**

*EVERY 15 MINUTES*

**11:15AM - 2:15 PM**

*EVERY 30 MINUTES*

**+ SHUTTLE TO  
MOSAIC DISTRICT**

**2:15PM - 8:00PM**

*EVERY 15 MINUTES*





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**CBRE**

# Features & Amenities



FITNESS FACILITY



CAFÉ



METRO/BUS ACCESS



FREE SHUTTLE TO METRO AND MOSAIC DISTRICT



PROMINENT SIGNAGE OPPORTUNITY



ON-SITE PROPERTY MANAGEMENT



PRIVATE BALCONIES



BICYCLE PARKING



PATIO AREAS



SERENE ENVIRONMENT



EXPANSIVE VIEWS



3.6/1,000 COVERED PARKING



COVERED ACCESS TO PARKING GARAGE



WIRED SCORE SILVER



24-HOUR ACCESS



HUNTERS  
BRANCH  
AT VIENNA METRO



FITNESS CENTER

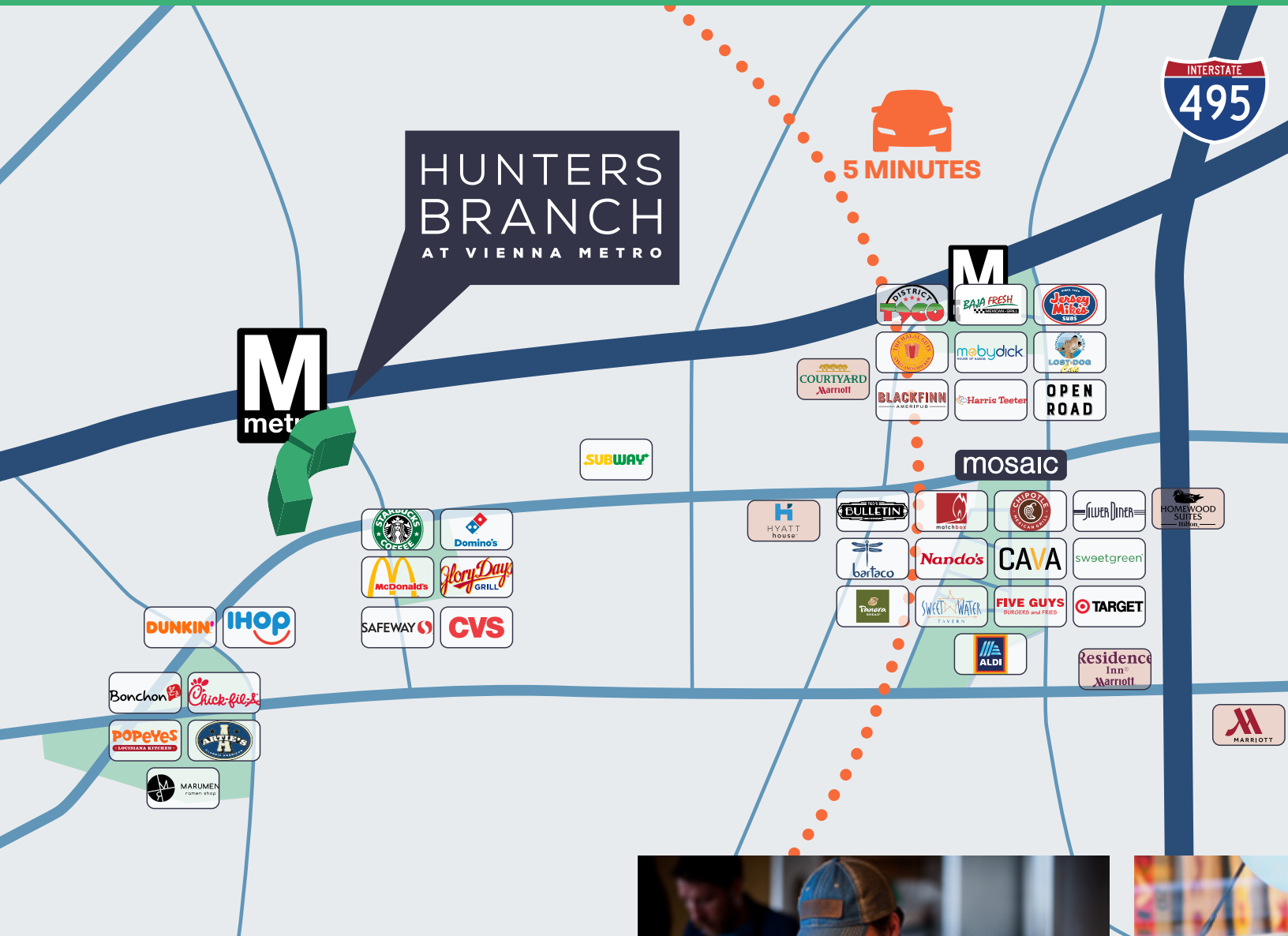


CAFÉ



PRIVATE BALCONIES WITH  
EXPANSIVE VIEWS

# Amenity-Rich *Environment*



*HUNTERS BRANCH IS MINUTES AWAY  
FROM RESTAURANTS, RETAILERS,  
GROCERS & HOTELS*







TOP FLOOR SUITE



PATIO AREA





Signage  
*Available*

# Tenant Connectivity

## WE'VE ENHANCED CONNECTIVITY SO TENANTS CAN ENHANCE PRODUCTIVITY

Hunters Branch has been recertified Wired Certified Silver.

### 9300 AND 9302 LEE HIGHWAY

#### AVAILABLE ISPs

CARRIER	CABLE TYPE	NETWORK TYPE
Cox	Fiber / Coaxial	Type 1* / Phone or Cable
Verizon	Fiber / Copper	Type 1* / Phone or Cable

\*Carrier owns fiber entering the building.

#### KEY FEATURES OF CONNECTIVITY

- Choice available of two unique sources of high-speed fiber connectivity.
- Multiple points of entry on different sides of the buildings provide tenants the ability to purchase physically diverse primary and back-up internet connections.
- Telecom equipment is kept in a protected space, separate from other utilities reducing the potential for service disruption.
- Management has documented agreements in place with carriers to support seamless and timely provision of services to tenants.
- Coaxial cabling can provide bundled phone, cable TV, and basic internet.
- Dedicated risers are present to contain and protect telecom cables from risk of damage.

**Connectivity isn't an amenity anymore, it's a requirement.** Beacon Capital Partners works with WiredScore to ensure its buildings provide optimal connectivity and a state-of-the-art digital infrastructure.



#### ABOUT WIRED CERTIFICATION BY WIREScore

Wired Certification is a commercial real estate rating system that tenants and landlords rely on to grade several connectivity categories in their buildings, including their ability to add future technologies and seamlessly access uninterrupted internet connections.



A Wired Certified Building is an indication that the landlord understands the importance of adaptable technology and reliable connectivity.

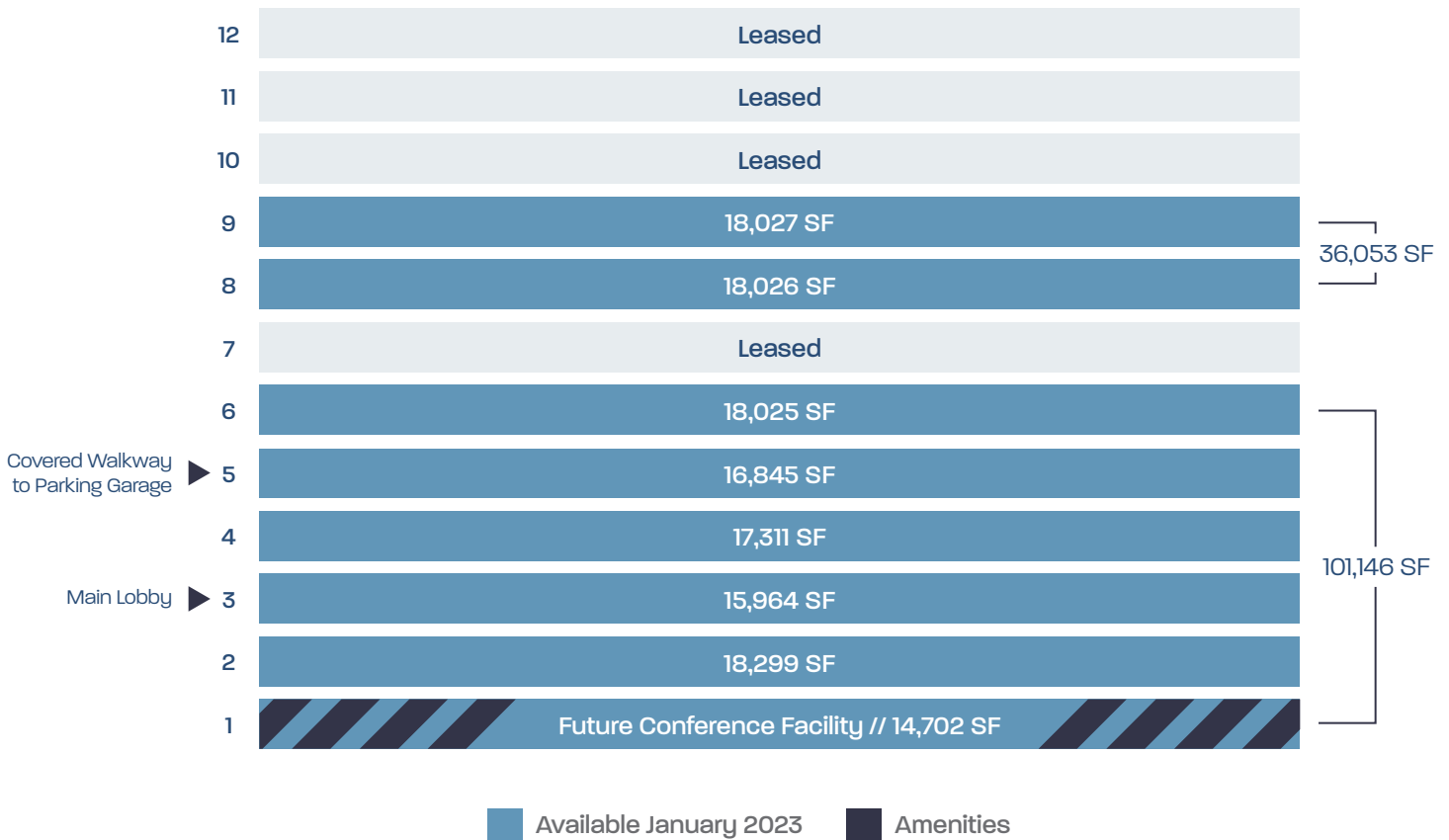
OLIVER FAHY, OFFICE ADMINISTRATOR  
NIXON PEABODY LLP, BOSTON, MA

# Available Space

**336,443 SF Available January 2023**

## Partial Building Available January 2023 **137,200 SF**

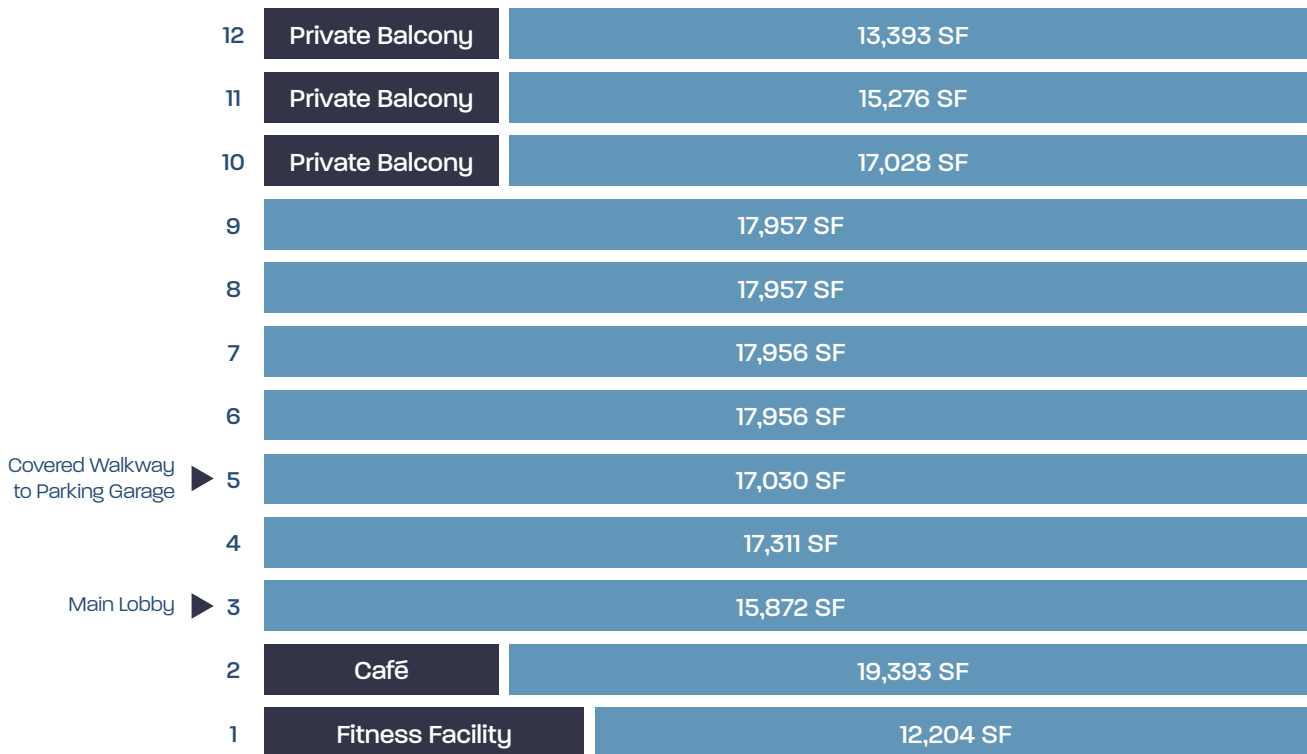
### 9302 LEE HIGHWAY, FAIRFAX





# **Full Building** Available January 2023 **199,243 SF**

## **9300 LEE HIGHWAY, FAIRFAX**



■ Available January 2023
 ■ Amenities

# Floor Plans

9302  
14,702 SF

## 1ST FLOOR

9300  
12,204 SF



9302  
18,299 SF

## 2ND FLOOR

9300  
19,393 SF

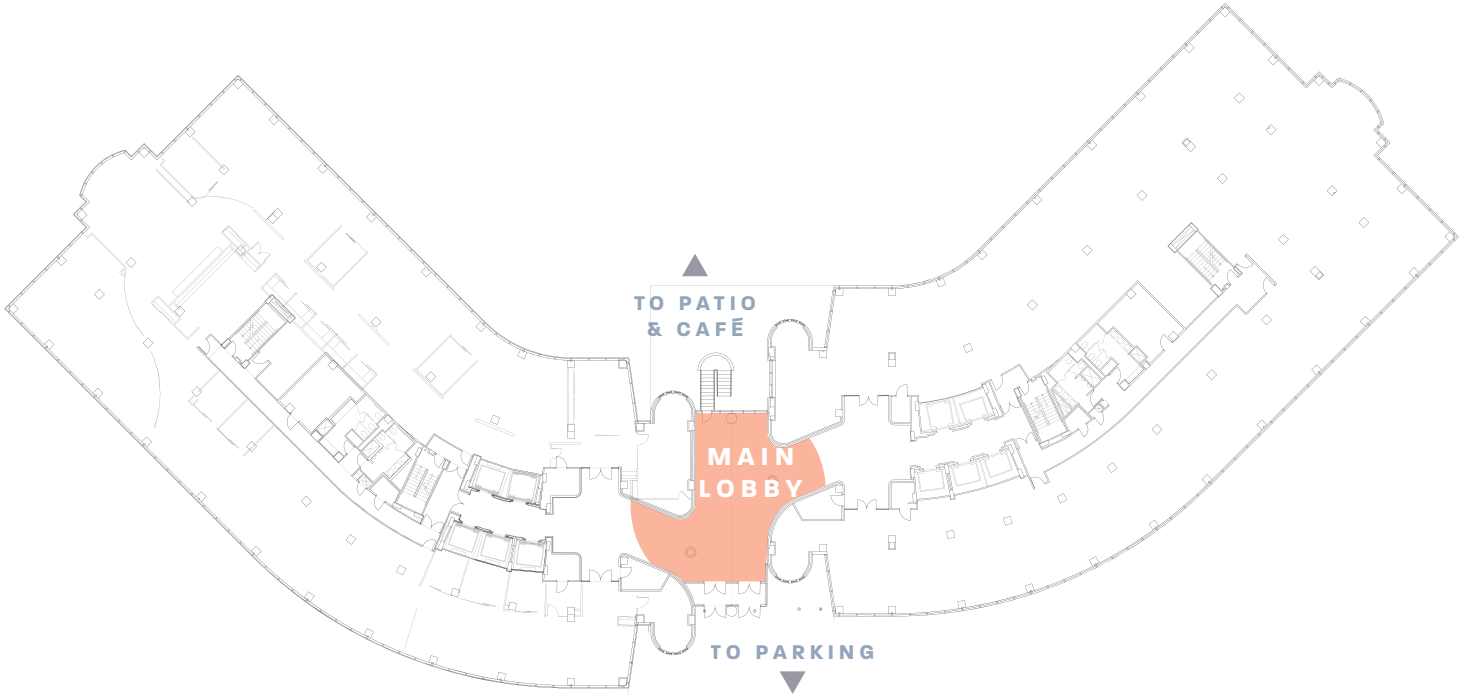




9302  
**15,964 SF**

**3RD FLOOR**

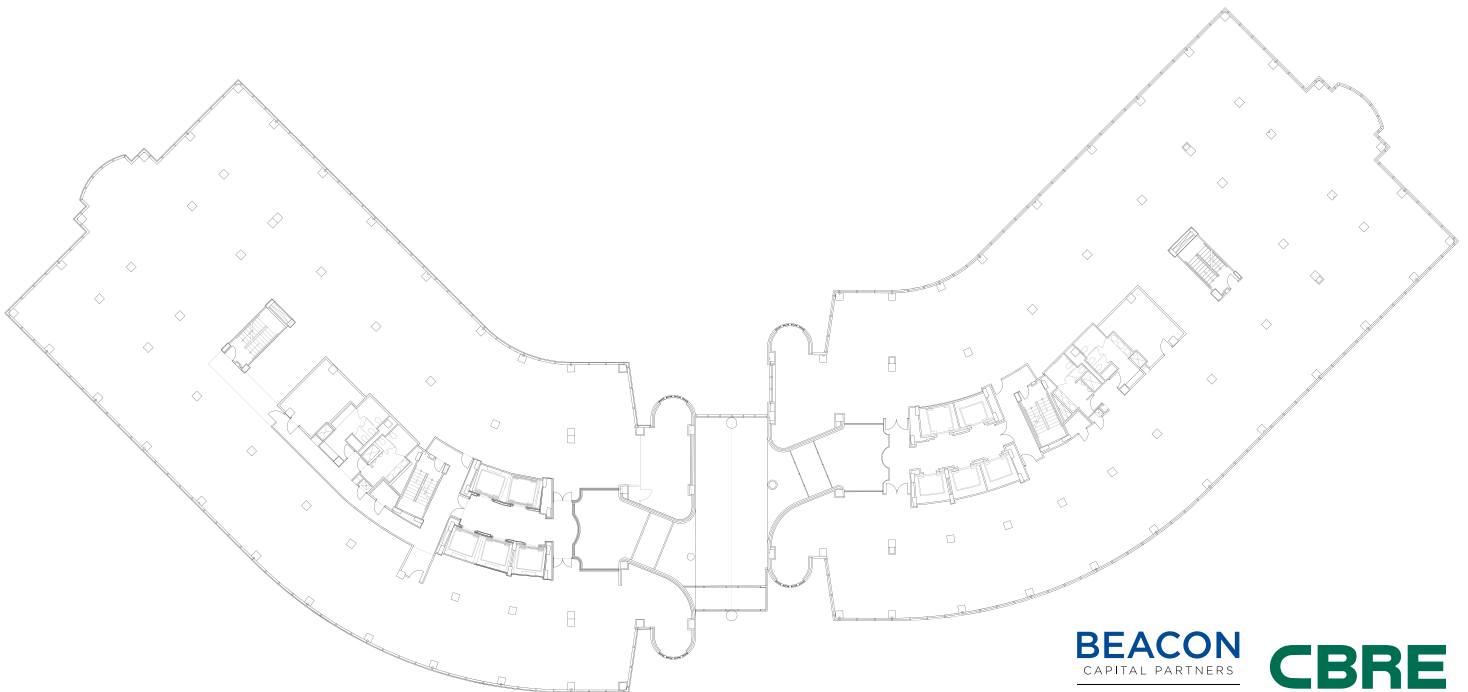
9300  
**15,872 SF**



9302  
**17,311 SF**

**4TH FLOOR**

9300  
**17,311 SF**

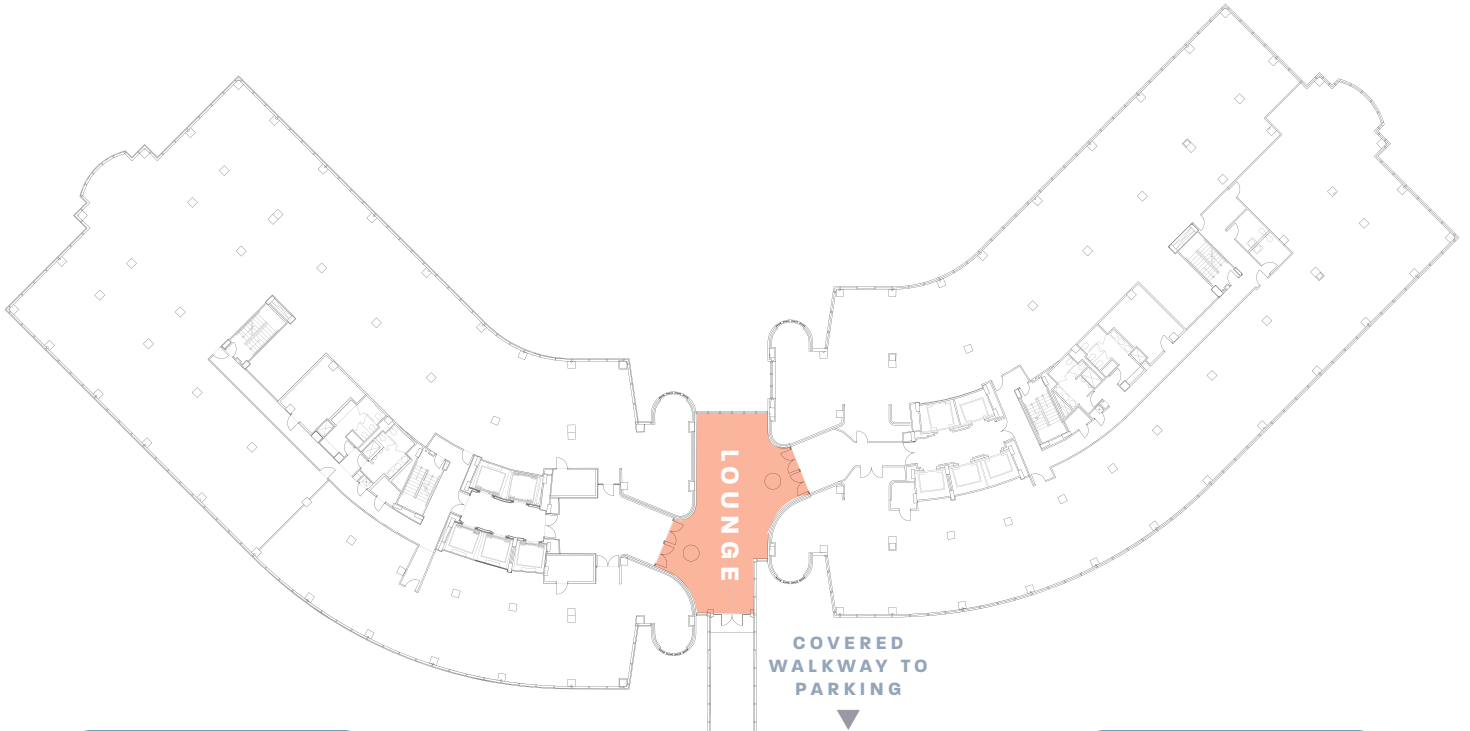


# Floor Plans

9302  
**16,845 SF**

## 5TH FLOOR

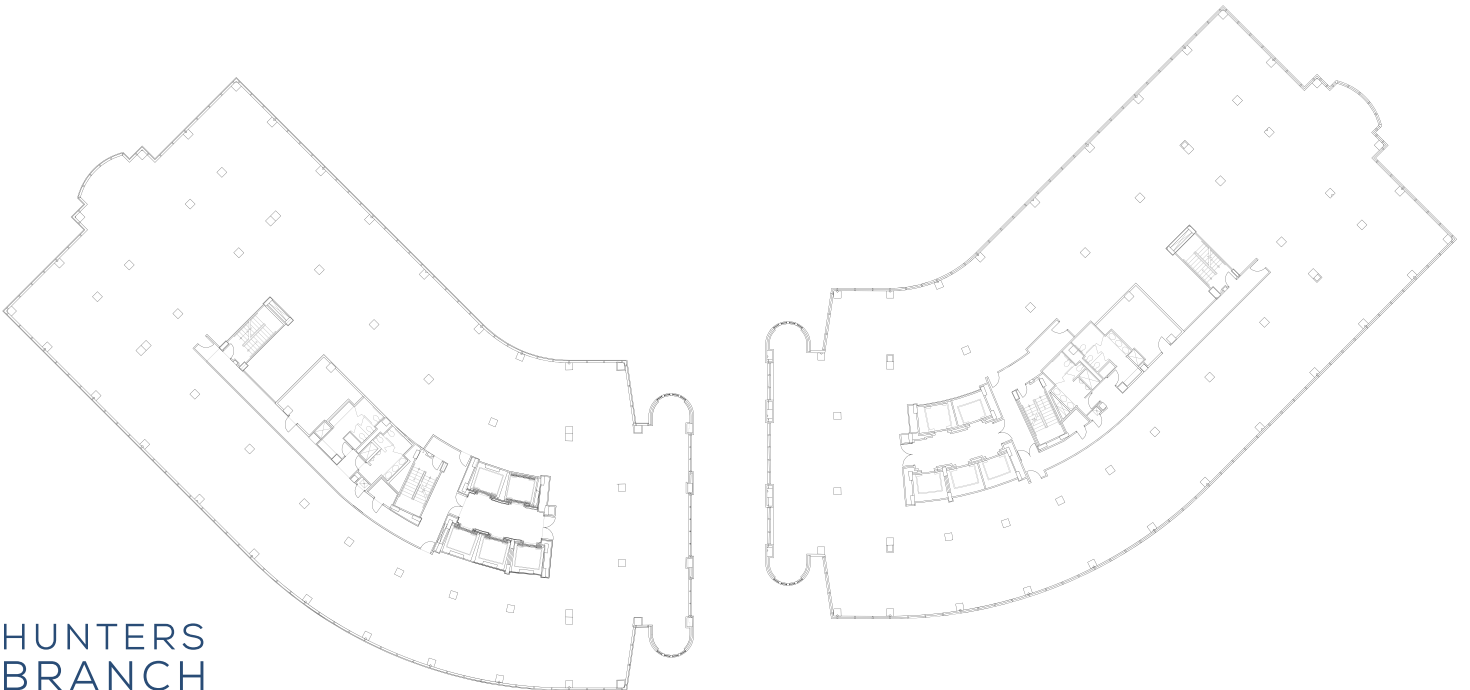
9300  
**17,030 SF**



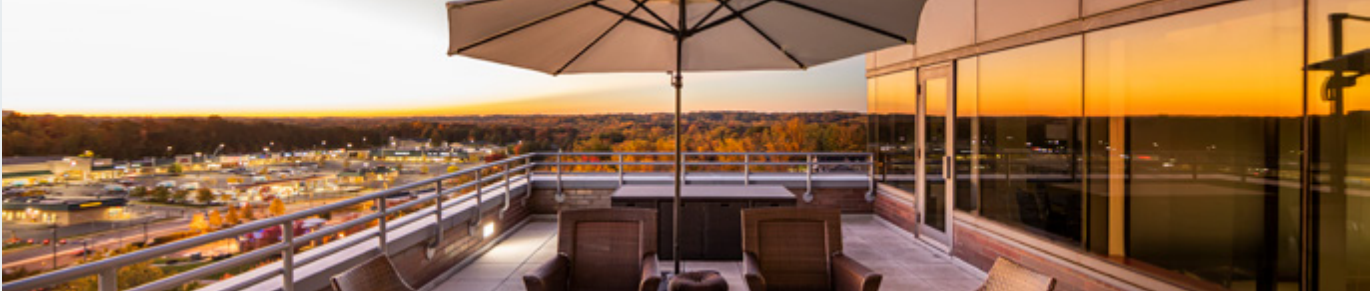
9302  
**18,025 SF**

## 6TH FLOOR

9300  
**19,393 SF**



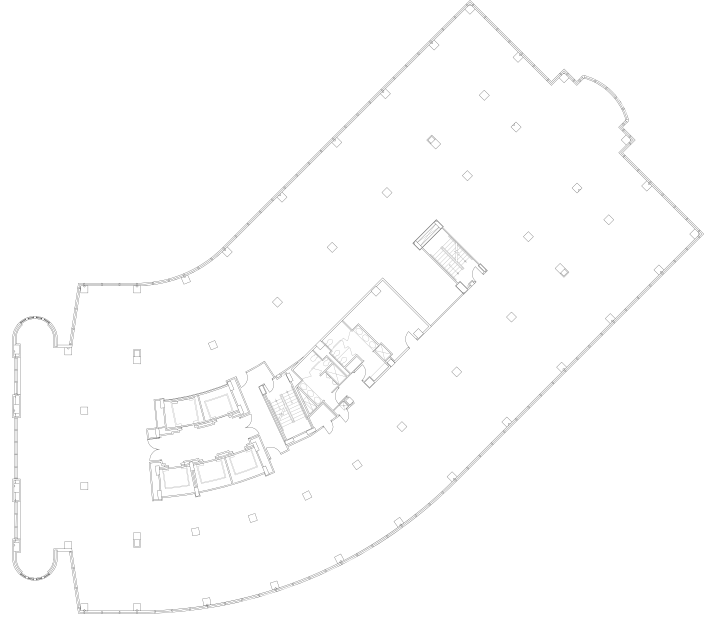
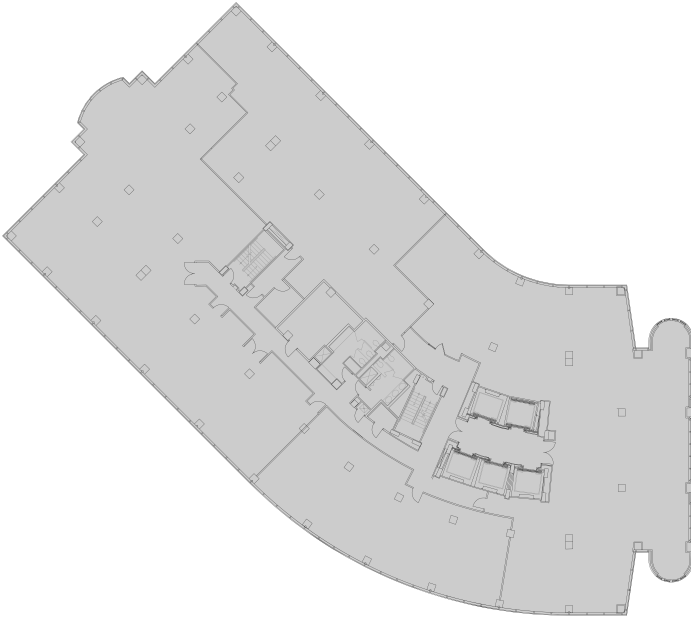




**9302  
LEASED**

**7TH FLOOR**

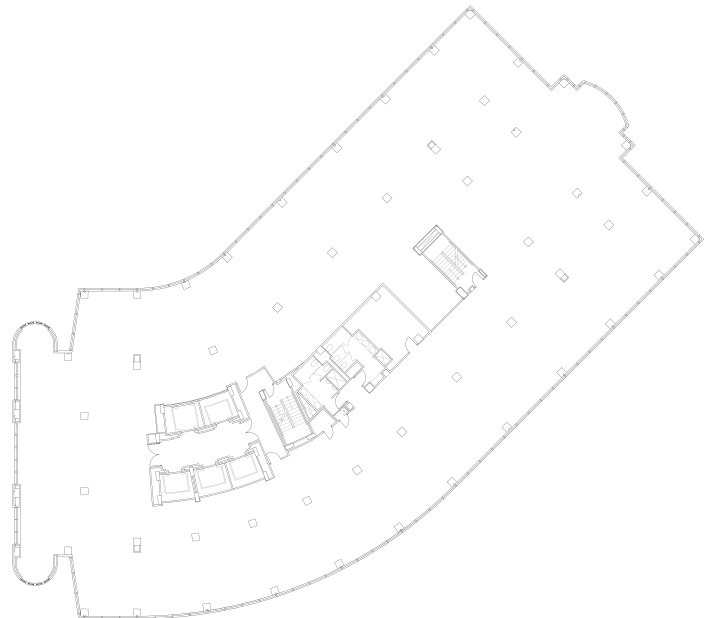
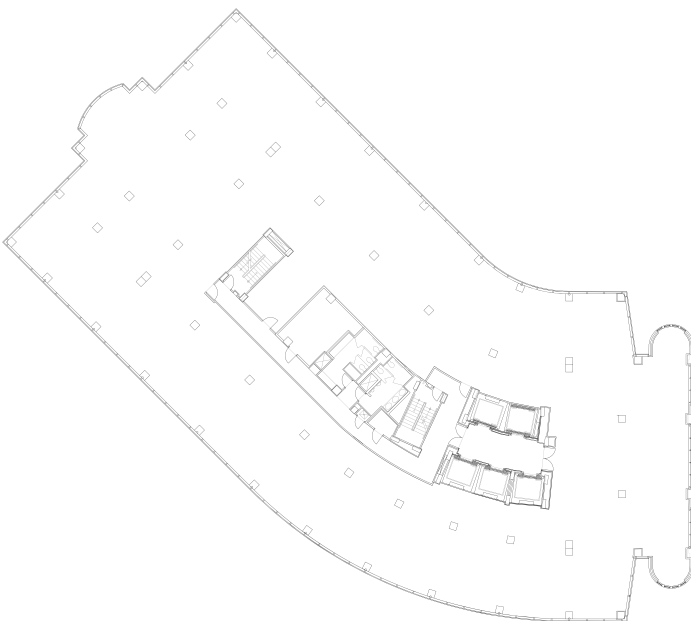
**9300  
17,956 SF**



**9302  
18,026 SF**

**8TH FLOOR**

**9300  
17,957 SF**

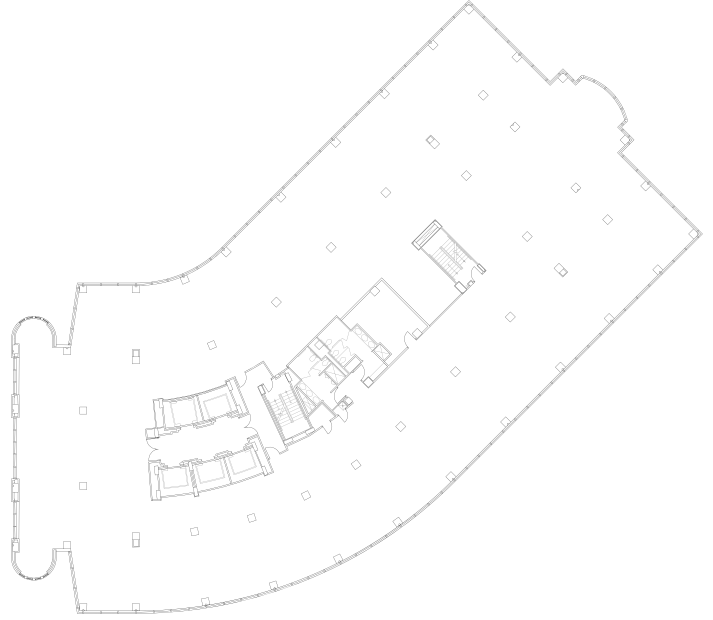


# Floor Plans

9302  
18,027 SF

## 9TH FLOOR

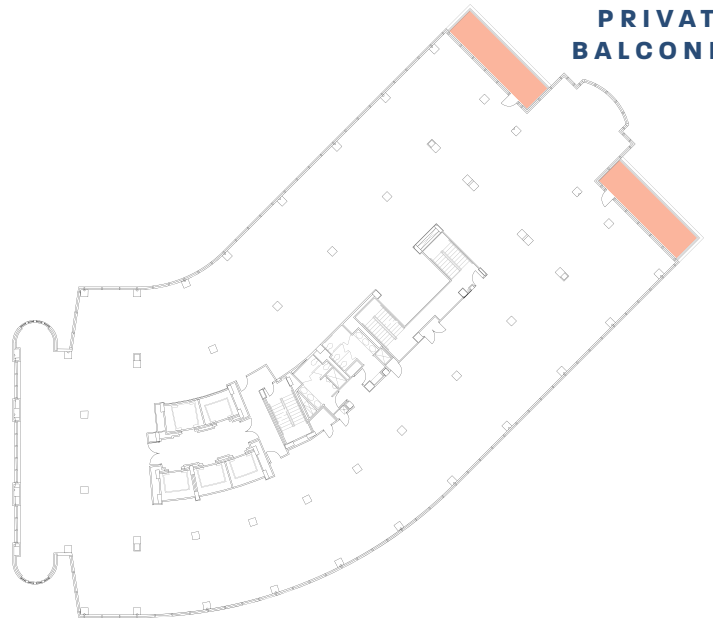
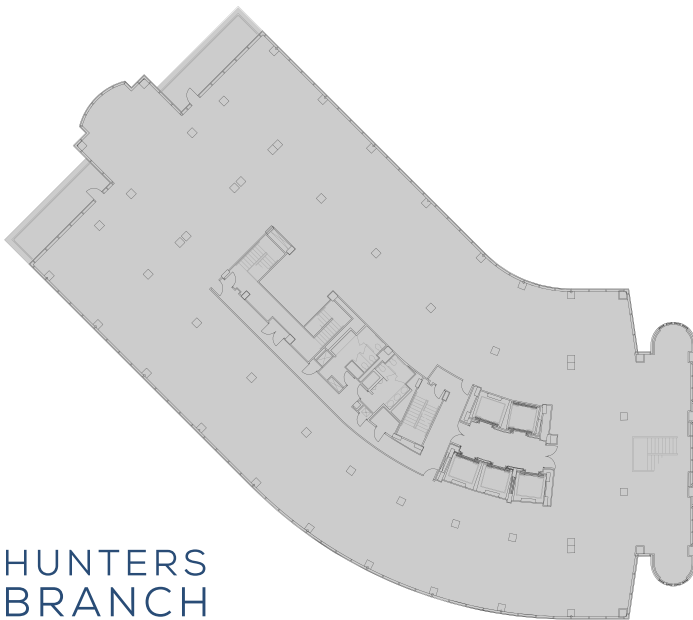
9300  
17,957 SF



9302  
LEASED

## 10TH FLOOR

9300  
17,028 SF



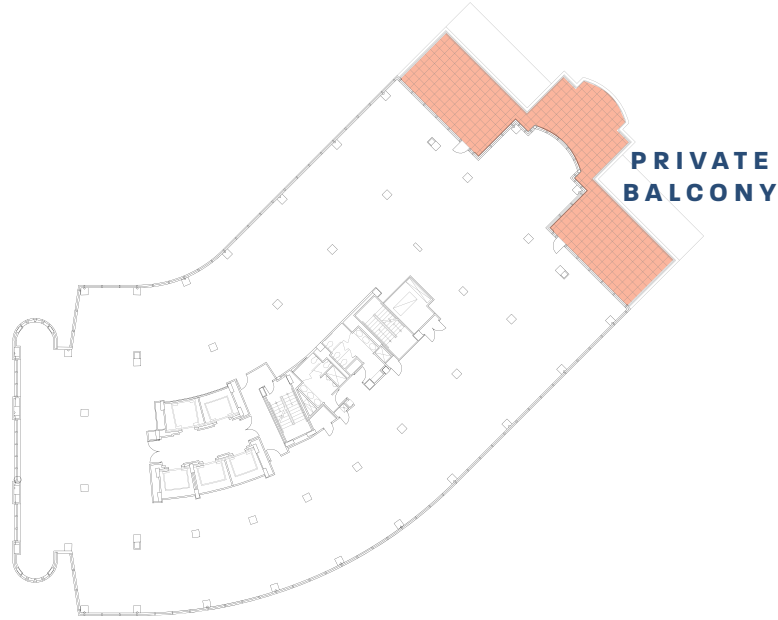
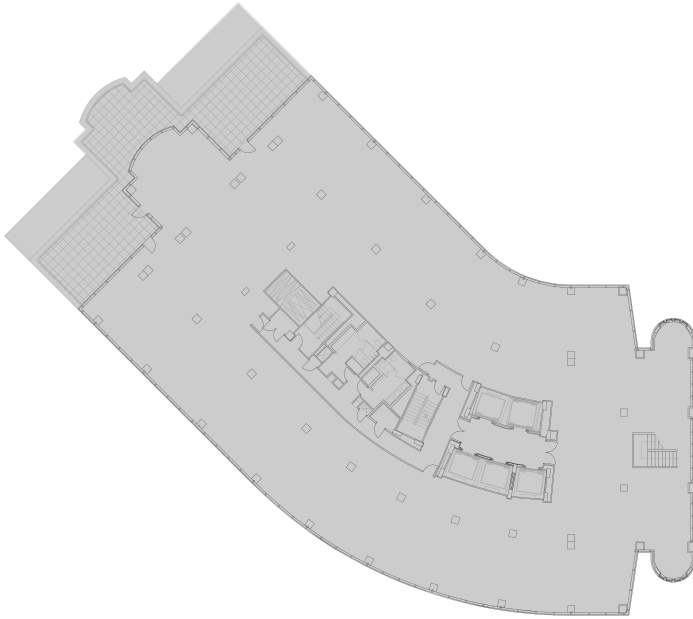
PRIVATE  
BALCONIES



9302  
**LEASED**

**11TH FLOOR**

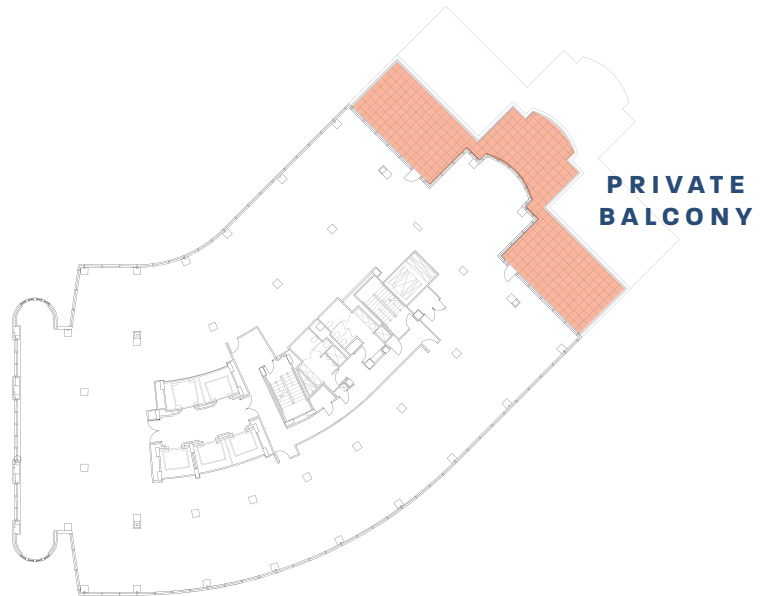
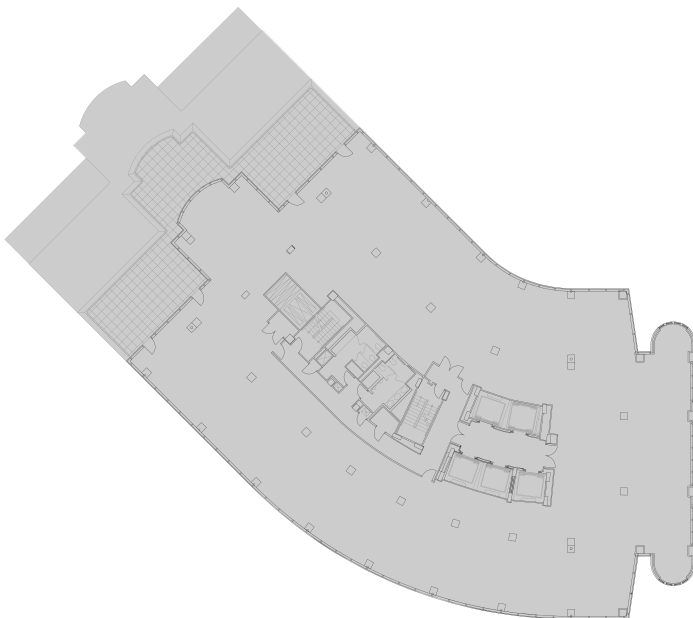
9300  
**15,276 SF**



9302  
**LEASED**

**12TH FLOOR**

9300  
**13,393 SF**



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**CBRE**

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