



A SPACE FOR
EVERYONE,
WITH ROOM
TO BREATHE

6363 WALKER LANE
ALEXANDRIA, VIRGINIA







METROPARK

The importance of work-life balance, a healthy lifestyle, and mental well-being has never been more important.

Recognizing the value of human health and vitality, the architecture of Metro Park is closely linked to the natural environment.

Metro Park is a seven-building, 1.1 MSF, Class A office campus that features wide-open spaces, trails, and walking paths, coupled with modern offices and ample tenant amenities located within a suburban office park atmosphere.

METRO PARK - SETTING A NEW STANDARD FOR WORKPLACE WELLNESS.





Franconia-Springfield
Metro Station

6348

6350

6354

6359

6361

6363

6909



INOVA HealthPlex
Emergency Room

FRANCONIA - SPRINGFIELD PKWY

WALKER LANE

BEULAH STREET

WELL-BEING

METROPARK

At Metro Park we create experiences that prioritize health, efficiency, and sustainability, featuring large, wide-open outdoor areas, walking trails, fitness facilities, terraces and breathtaking views of the surrounding area.



OUTDOOR SEATING

Multiple landscaped seating areas spread out throughout the park



NETWORK OF TRAILS

Expansive network of walking trails connecting you to every corner of the campus



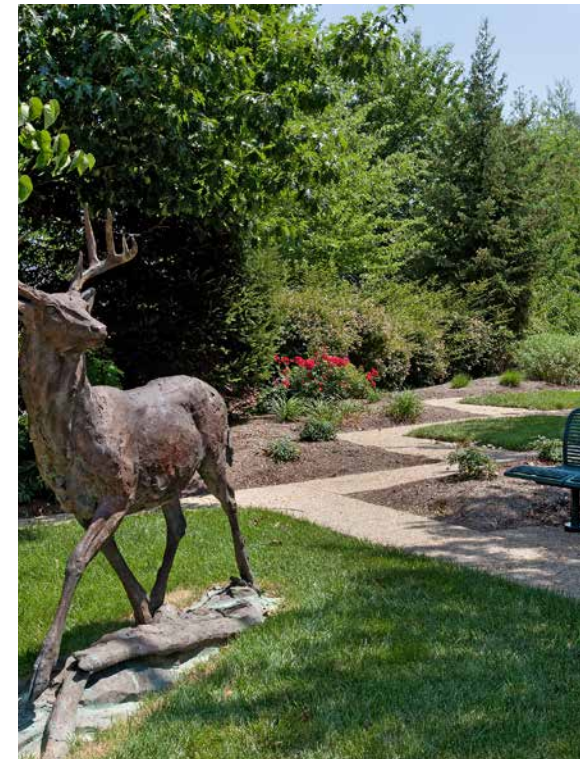
ROOFTOP TERRACE

Spacious, exclusive rooftop terrace with catering kitchen and panoramic views



FITNESS CENTER

LEED Platinum fitness center with stretch room, lockers and showers for tenant use only



ON-SITE CONVENIENCES

METROPARK

Built around the theory that happy employees are more productive, creative, and collaborative, Metro Park checks all the boxes with on-site amenities so that you can fit more into a day. The daycare facility, convenience store, on-site dining, and car care area are all located within the park and just a short walk away, not to mention the convenience of two (2) climate-controlled shuttle stops to pick up the next ride to Metro/VRE.



**CONFERENCE
CENTER**



**ON-SITE
DINING**



**CAR CARE
AREA**



**ON-SITE
DAYCARE**



**SHUTTLE
TO METRO**



**CONVENIENCE
STORE**



**ON-SITE
PROPERTY MGT**



**CAR CHARGING
STATION**

NEARBY AMENITIES



Backlick Road



**BEST WESTERN
SPRINGFIELD**



**HAMPTON INN,
HILTON SPRINGFIELD**



COMFORT INN



**EXTENDED STAY
AMERICA**



**THE RESIDENCE AT
SPRINGFIELD STATION**

**SPRINGFIELD
SHOPPING CENTER**



Bertucci's Italian
LA fitness
Cocorico
Dave & Buster's
Dunkin'
NONE Noodle

Shop
Silver Diner
Starbucks
Subway
TGI Fridays

METROPARK



Osteria Marzano
Sophia's Deli

Franconia Road

Beulah Street

**FESTIVAL AT
MANCHESTER LAKES**



Anytime Fitness
Baskin-Robbins
Boardwalk
Burgers & Fries
Chesterbrook
Academy
Chili's Grill & Bar
Dunkin'

Genghis Grill
IHOP
Jimmy John's
Kumo Asian
Bistro
Manchester Bagel
Roy Rogers

KINGSTOWNE CENTER



Bonefish Grill
Burger King
CAVA
Chipotle
Domino's Pizza
La Madeleine
Ledo Pizza
McDonald's
Noodles & Co.

Panera Bread
Pure Barre
Robeks
Romano's
Macaroni Grill
Taco Bell
UNO Pizzeria &
Grill
Walmart

S Van Dorn Street

Kingstowne Village Parkway

Walker Lane

Franconia-Springfield Parkway

Franconia-Springfield Metro

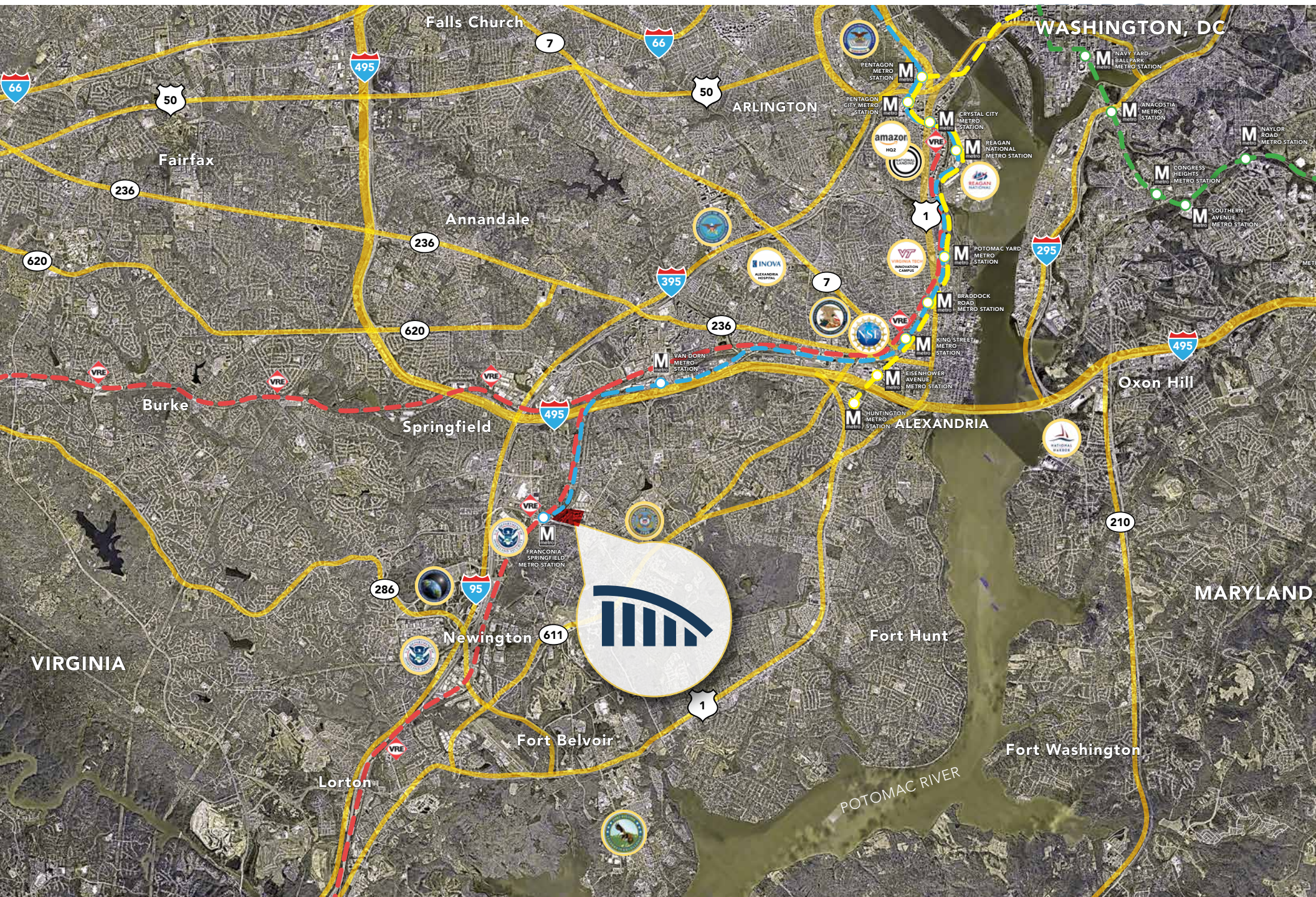


LOCATION & ACCESS

Metro Park is conveniently situated right off the Franconia-Springfield Parkway, near the intersection of I-395, the Capital Beltway, and I-95 in Northern Virginia's Fairfax County - the most populous jurisdiction in the Washington, DC metro area. Regularly scheduled TAGS shuttle bus service to Springfield Metro, VRE, and Amtrak Station easily connects it with the mass transit network.

The south-eastern portion of Fairfax County is home to the National Geospatial - Intelligence Agency, numerous federal agencies at Fort Belvoir, and the new Transportation Security Administration headquarters. Proximity to the Pentagon, Reagan National Airport, and Washington, D.C., as well as an abundant supply of quality, affordable housing, makes it an area of choice for the government contractors and local businesses.







METRO PARK 2

AVAILABLE SPACE

6350 WALKER LANE

| | |
|-----------|------------------------|
| 1st Floor | Full Floor - 25,681 SF |
| 2nd Floor | Full Floor - 25,681 SF |
| 3rd Floor | Full Floor - 25,681 SF |
| 4th Floor | Suite 450 - 11,471 SF |
| 5th Floor | Full Floor - 25,681 SF |

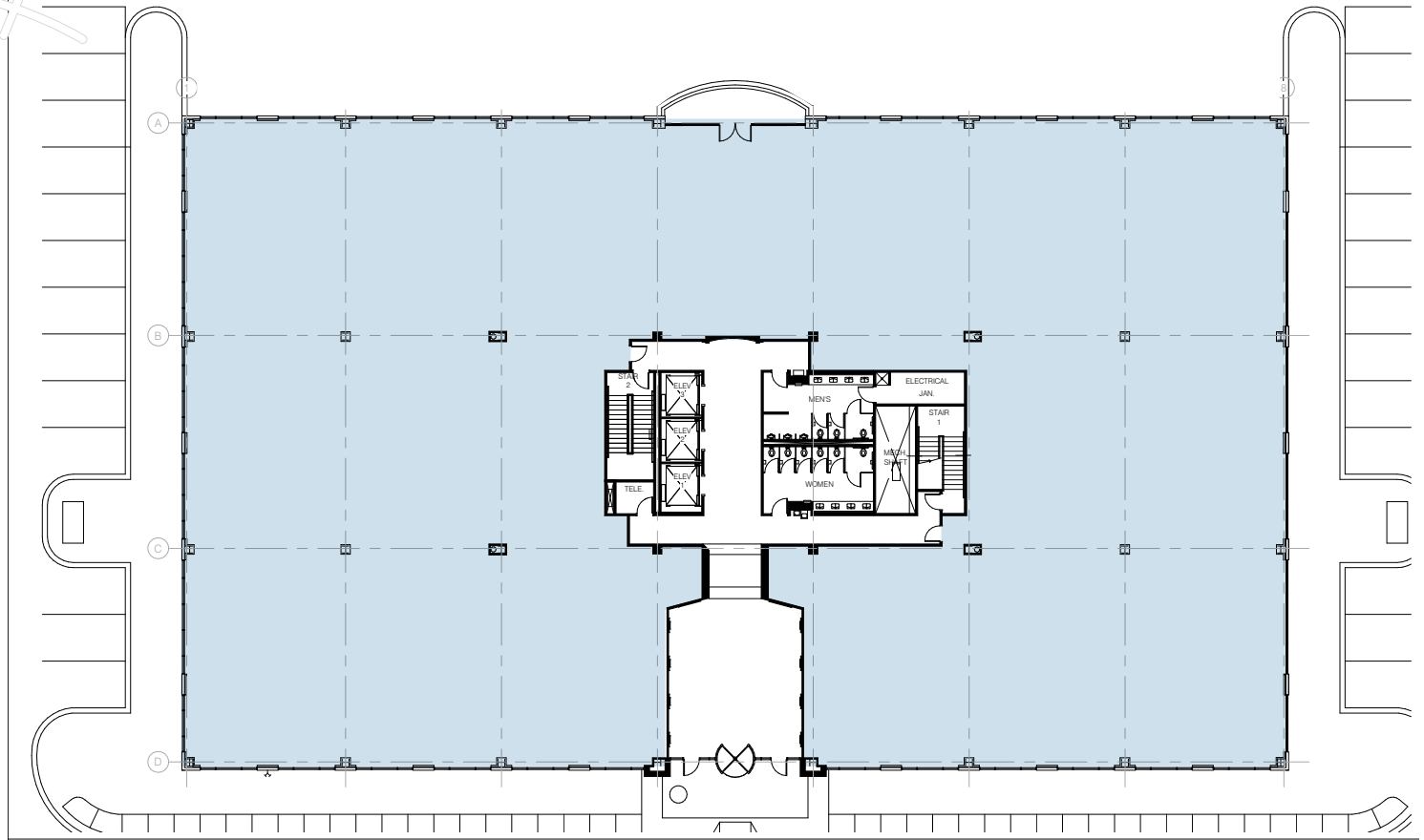
6350 WALKER LANE

METROPARK

1ST FLOOR

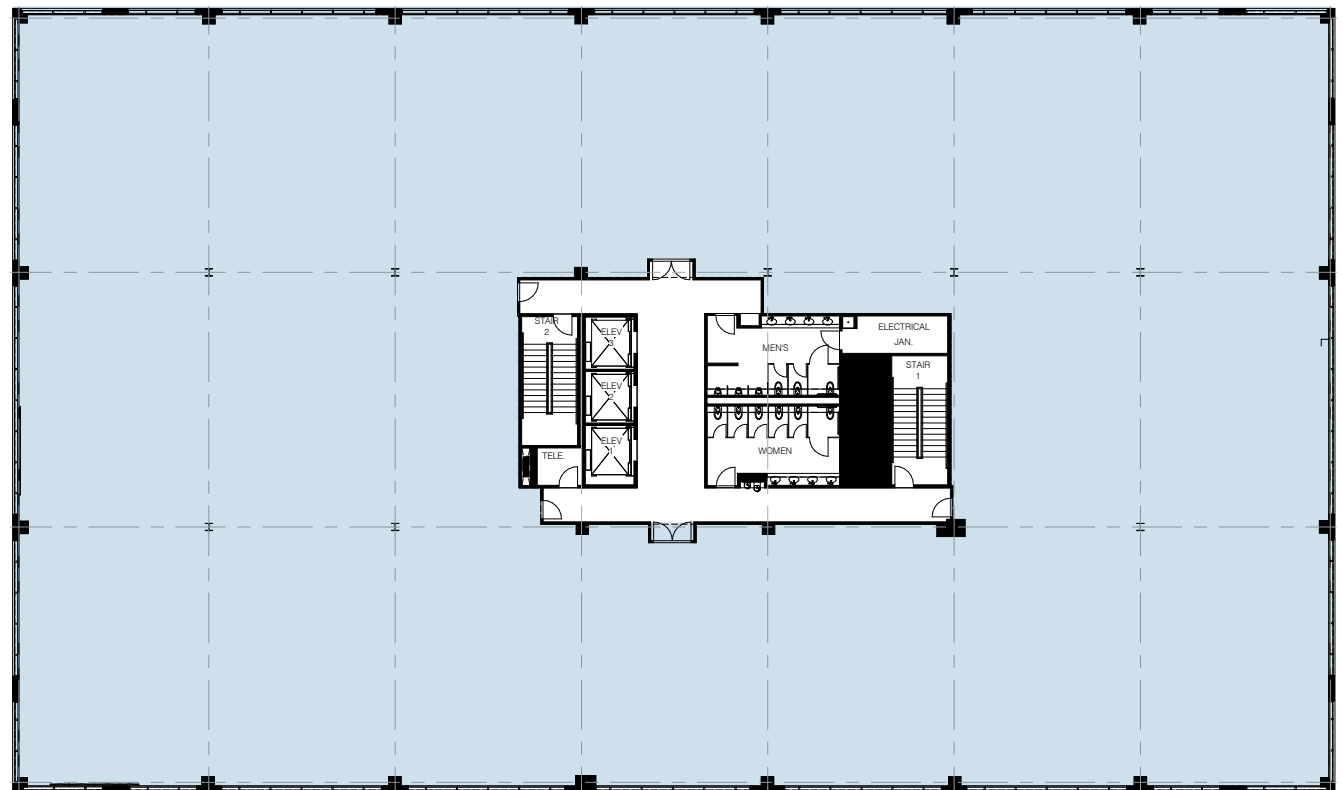
FULL FLOOR | 25,681 SF

AVAILABLE DECEMBER 2020



2ND FLOOR

AVAILABLE DECEMBER 2021



6350 WALKER LANE

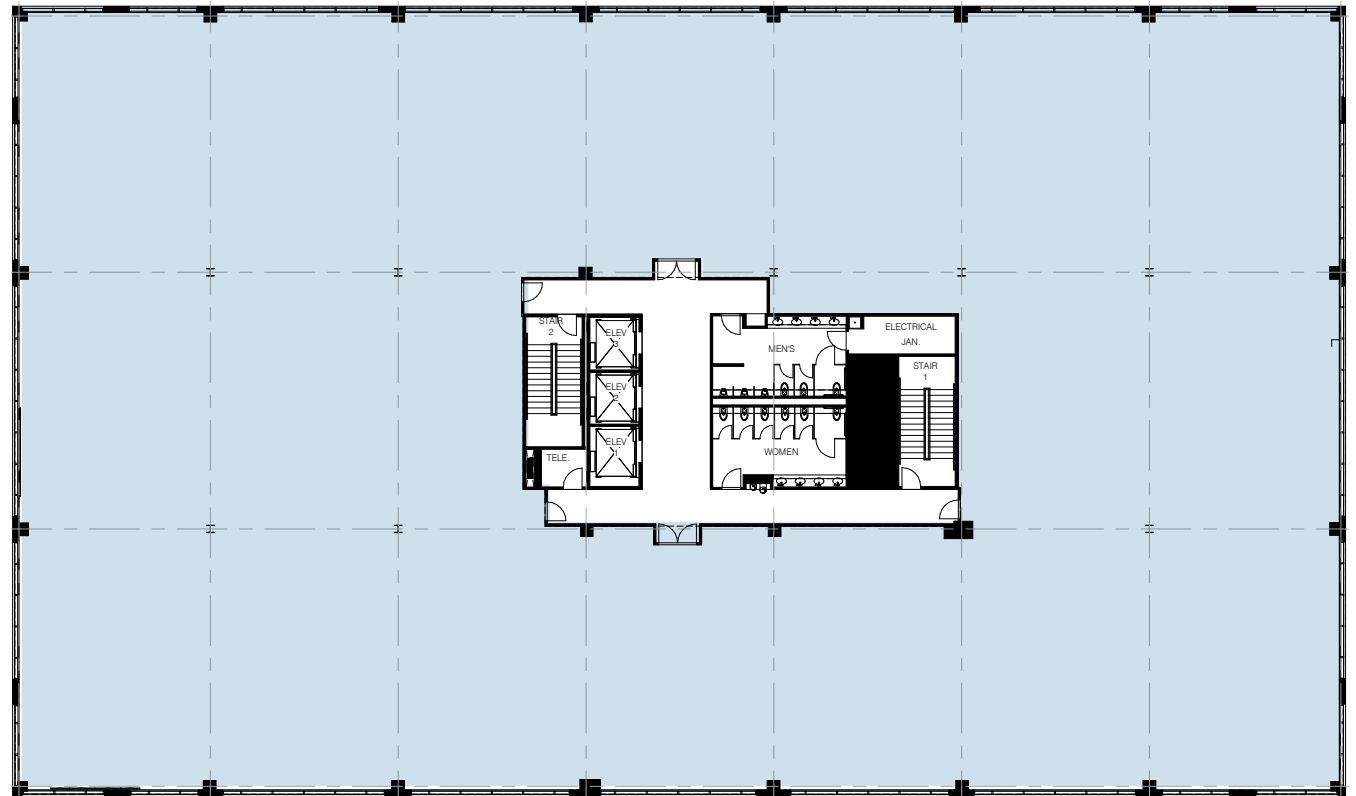
METROPARK



3RD FLOOR

FULL FLOOR | 25,681 SF

AVAILABLE DECEMBER 2021



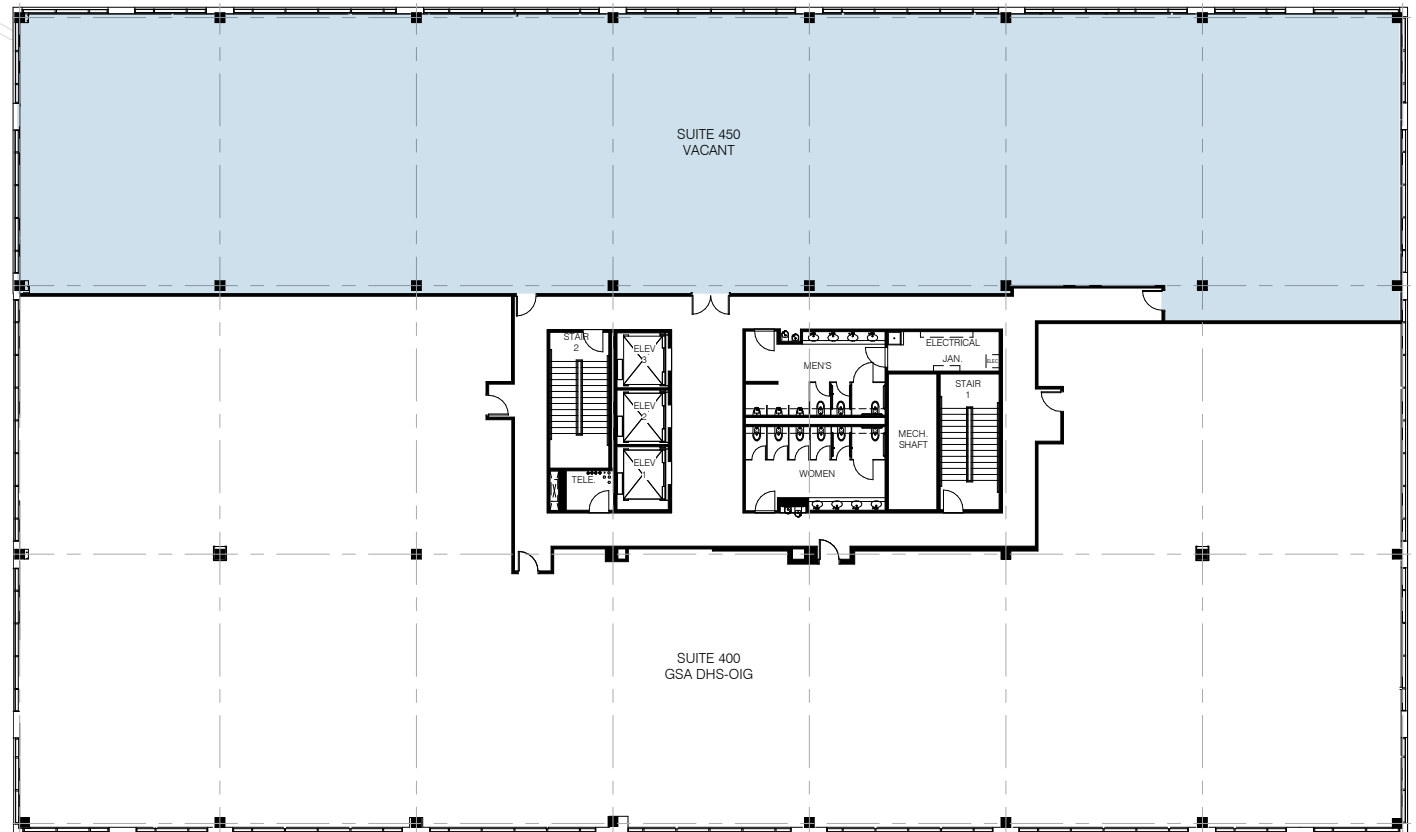
6350 WALKER LANE

METROPARK



4TH FLOOR

SUITE 450 | 11,471 SF



6350 WALKER LANE

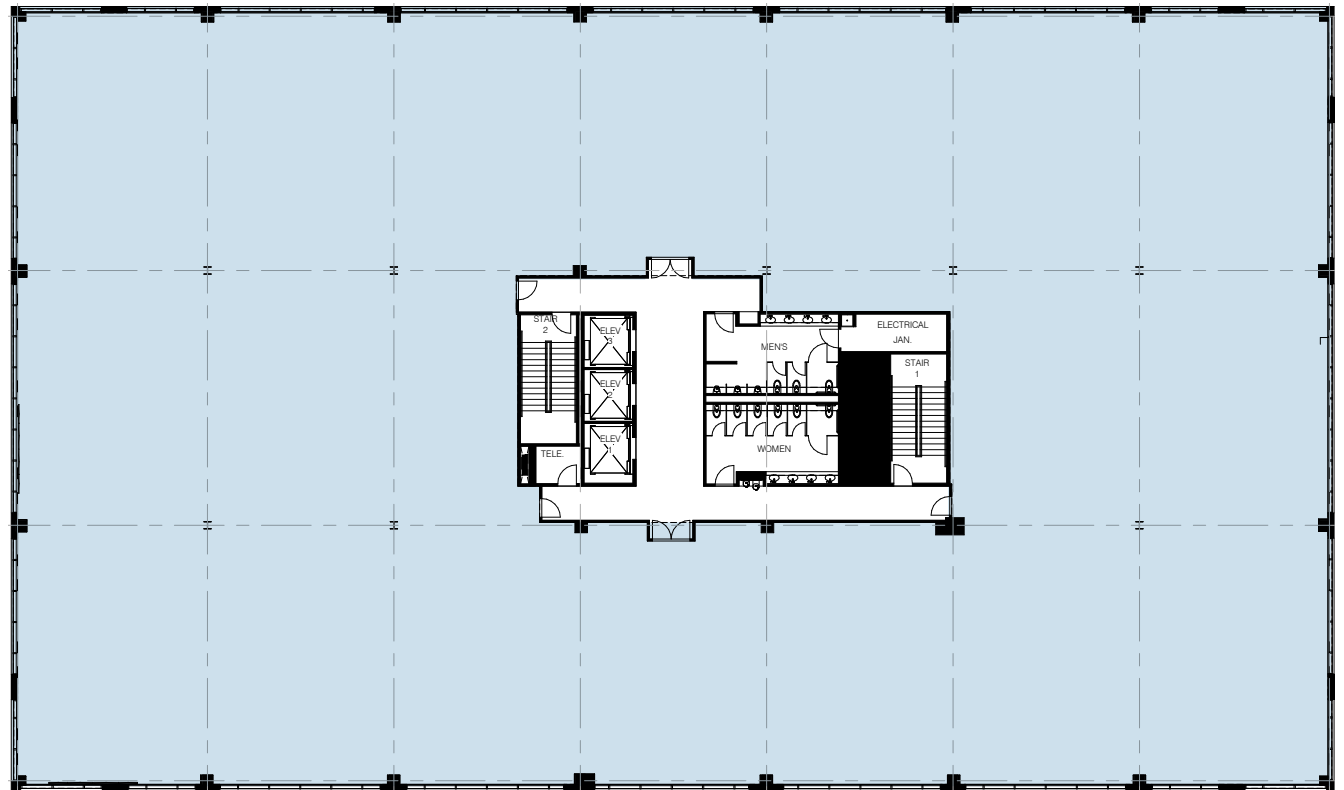
METROPARK



5TH FLOOR

FULL FLOOR | 25,681 SF

AVAILABLE DECEMBER 2021





ASSET MANAGEMENT:

BEACON

CAPITAL PARTNERS

DISTINCTIVE WORKPLACES

OFFICE LEASING:

AVISON YOUNG

avisonyoung.com

8300 Greensboro Drive, Suite 275
Tysons, VA 22102
703.288.2700

DAVE MILLARD

Principal
dave.millard@avisonyoung.com
703.725.4498

PETER BERK

Principal
peter.berk@avisonyoung.com
703.795.6869

NICK GREGORIOS

Principal
nicholas.gregorios@avisonyoung.com
703.317.7507

WESLEY PREUSS

Senior Vice President
wesley.preuss@avisonyoung.com
202.997.1248