

HUNTERS BRANCH

AT VIENNA METRO

9300 & 9302 LEE HIGHWAY, FAIRFAX, VA

BEACON
CAPITAL PARTNERS
DISTINCTIVE WORKPLACES

CBRE





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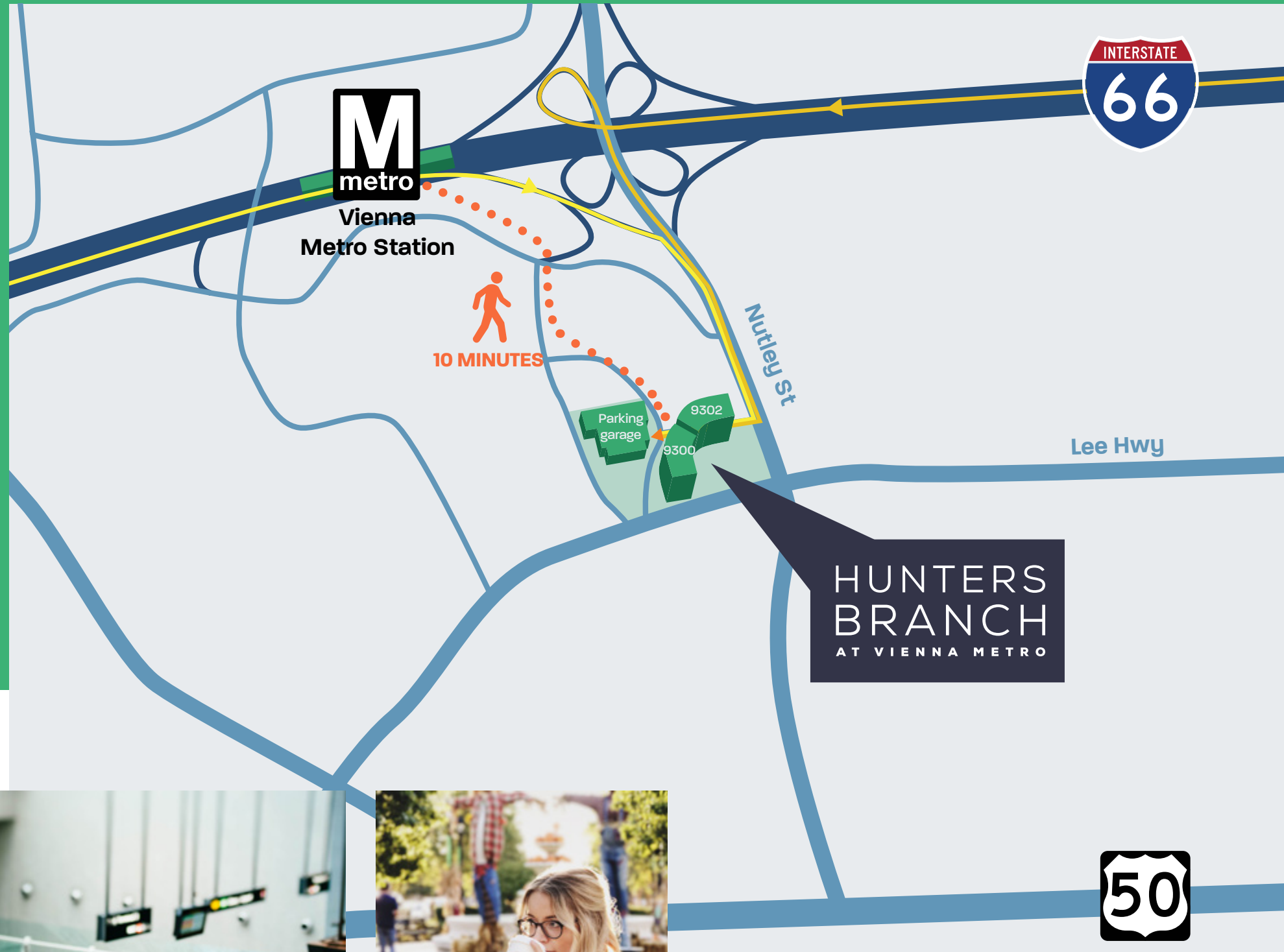
Unmatched Access

M 10 MINUTE WALK FROM VIENNA METRO STATION

A 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



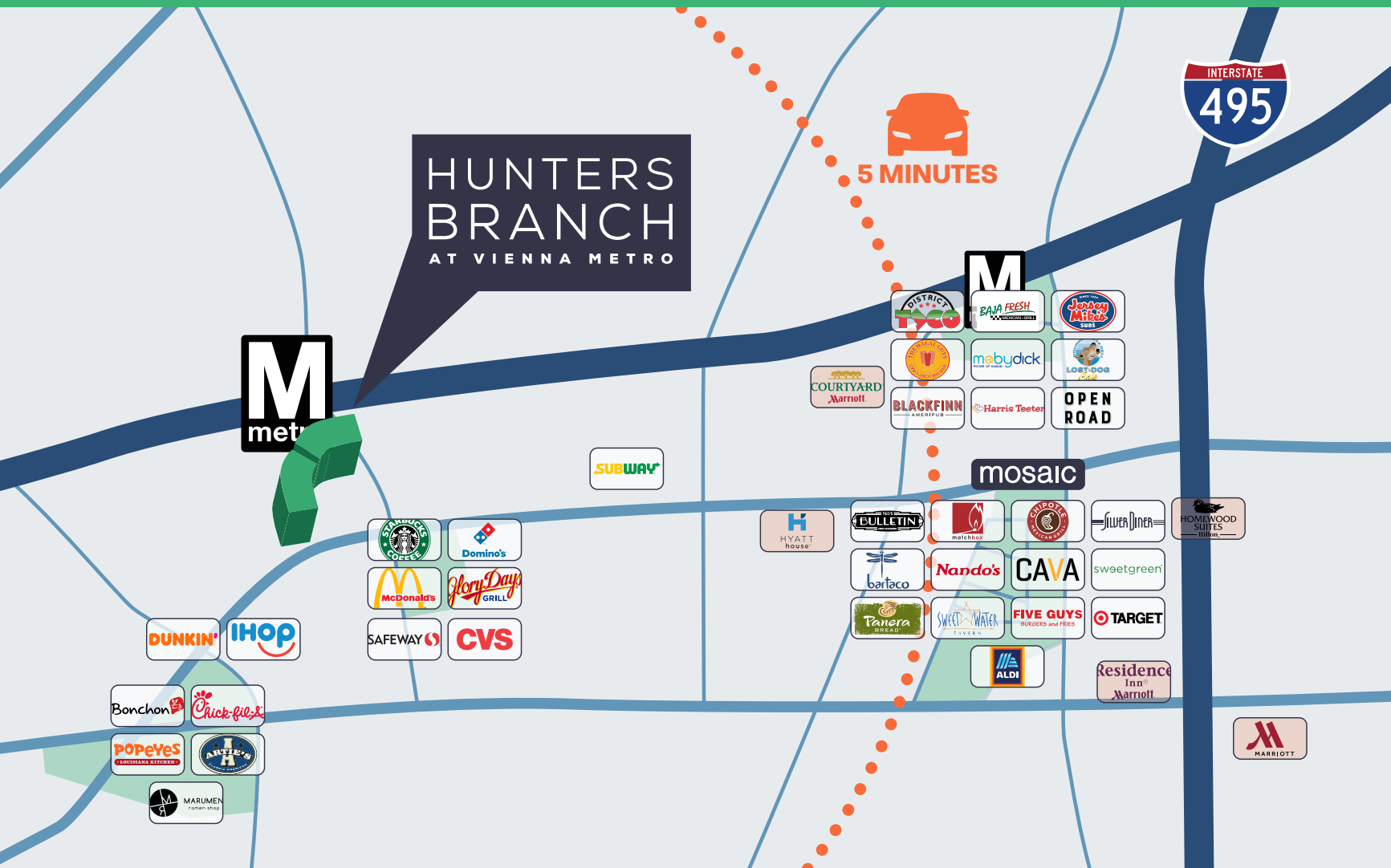
Features & Amenities

-  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

Amenity-Rich Environment



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



TOP FLOOR SUITE



PATIO AREA

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.

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

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.

Signage
Available

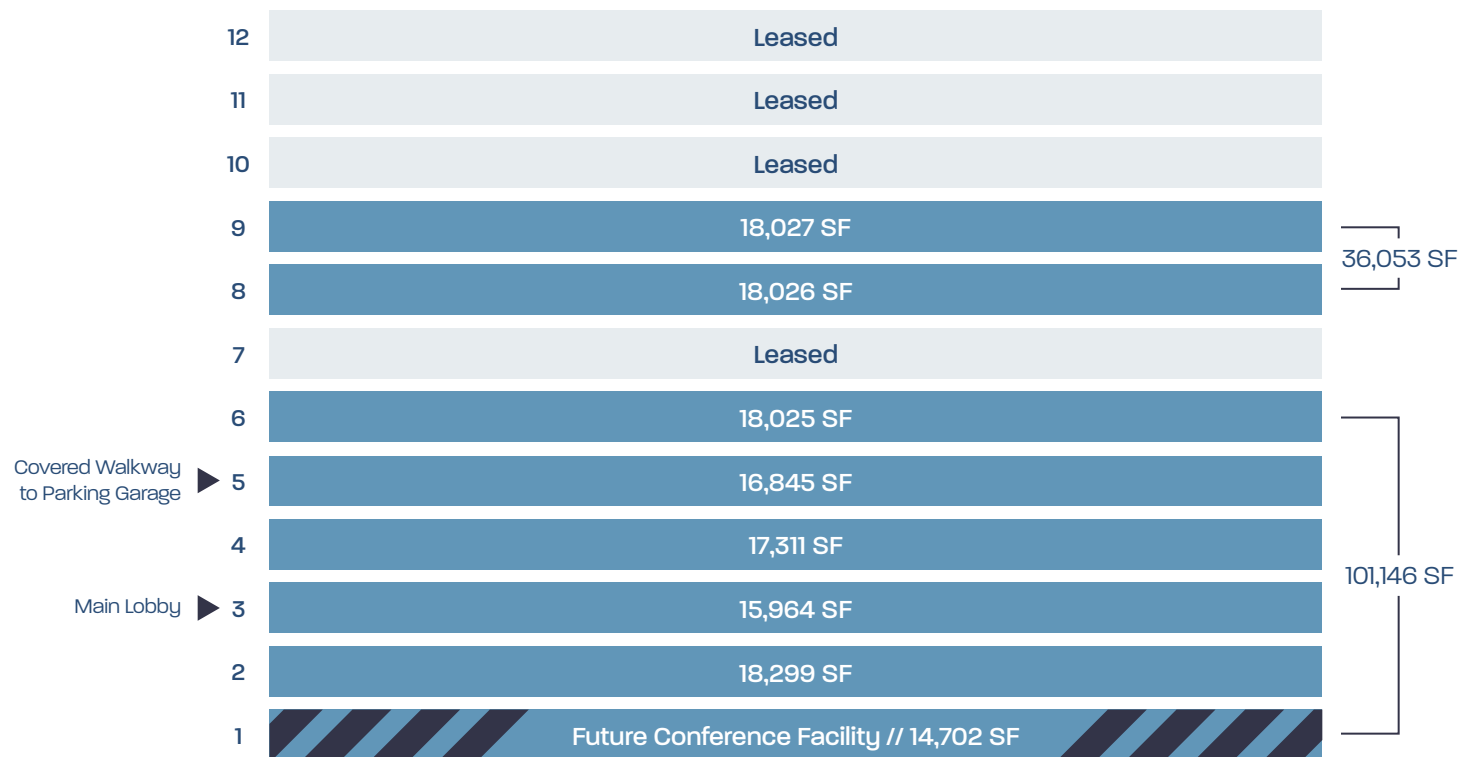
Available Space



336,443 SF Available January 2023

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

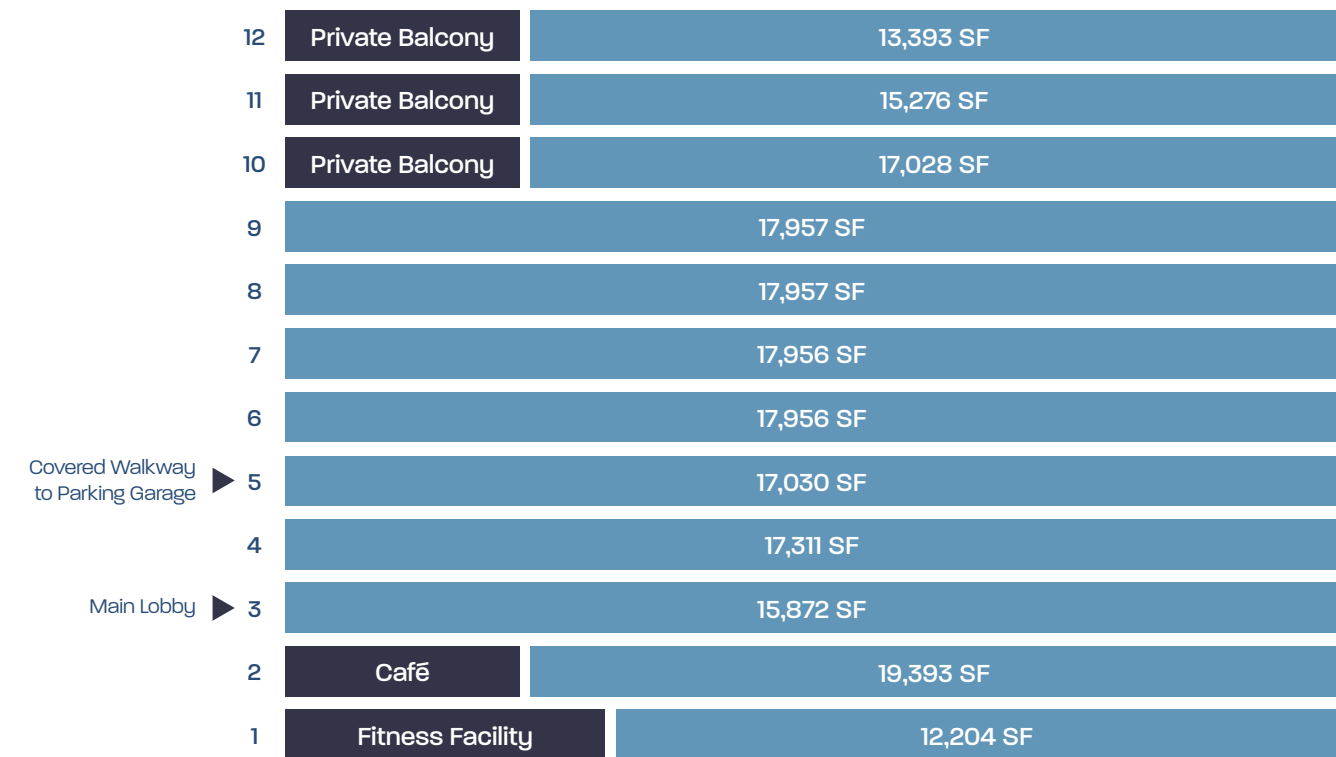
9302 LEE HIGHWAY, FAIRFAX



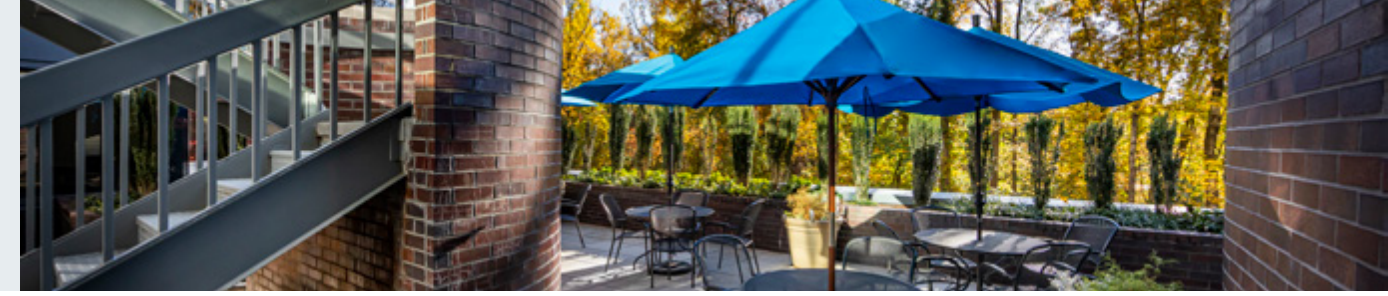
Available January 2023 Amenities

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

9300 LEE HIGHWAY, FAIRFAX



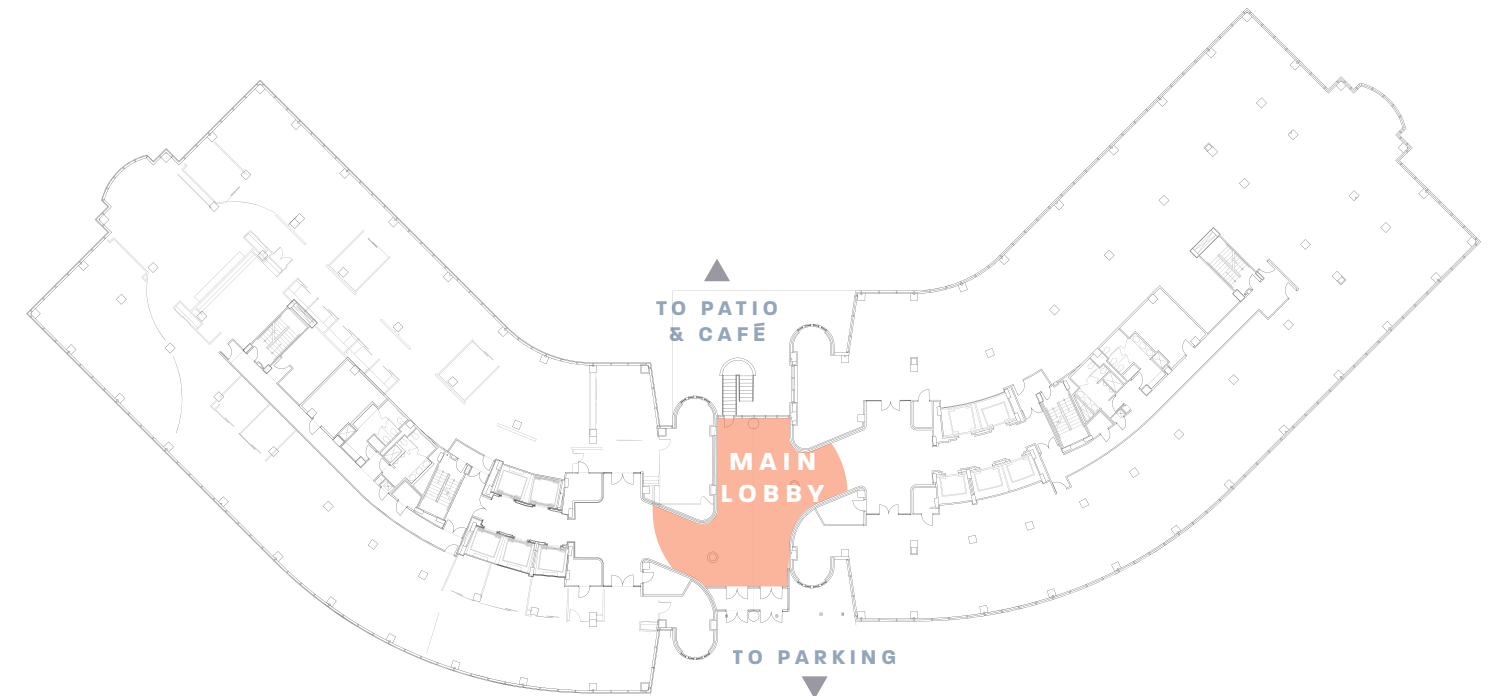
Available January 2023 Amenities



9302 14,702 SF — 1ST FLOOR — 9300 12,204 SF



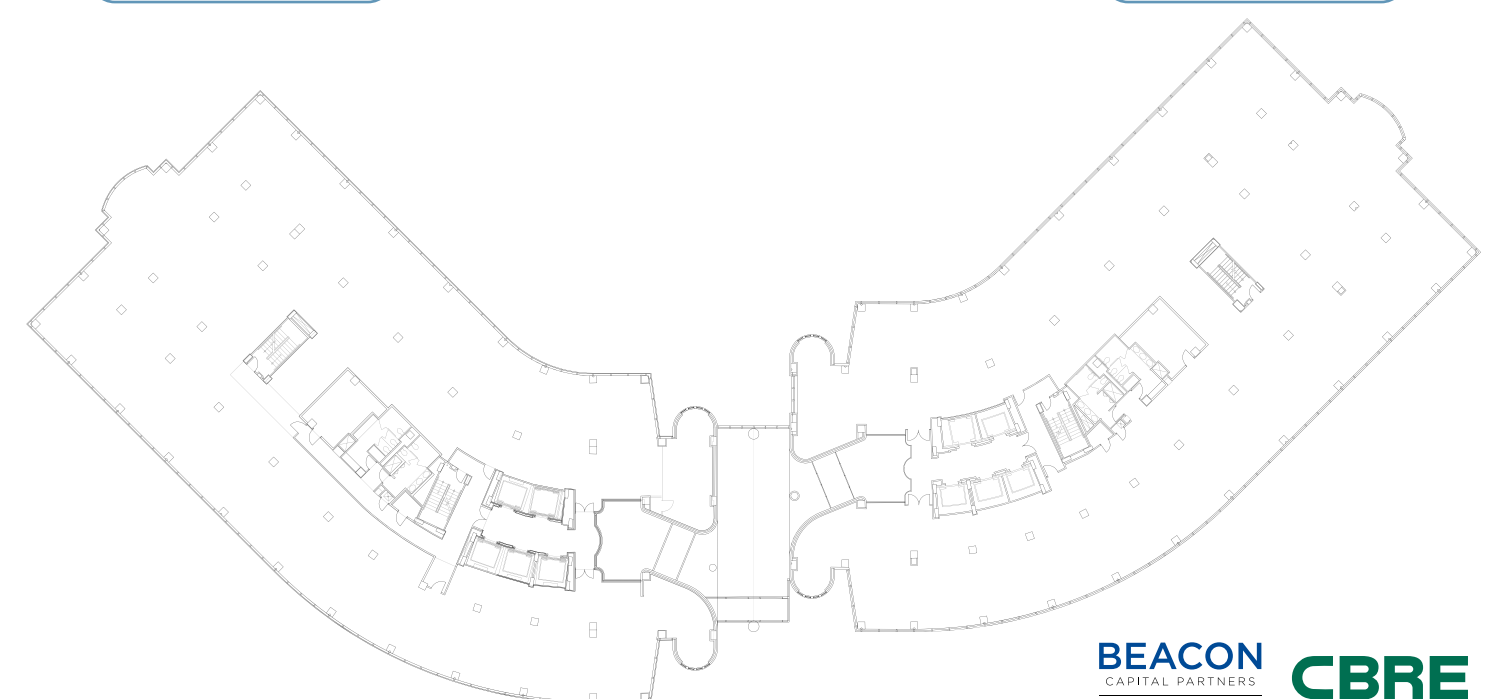
9302 15,964 SF — 3RD FLOOR — 9300 15,872 SF

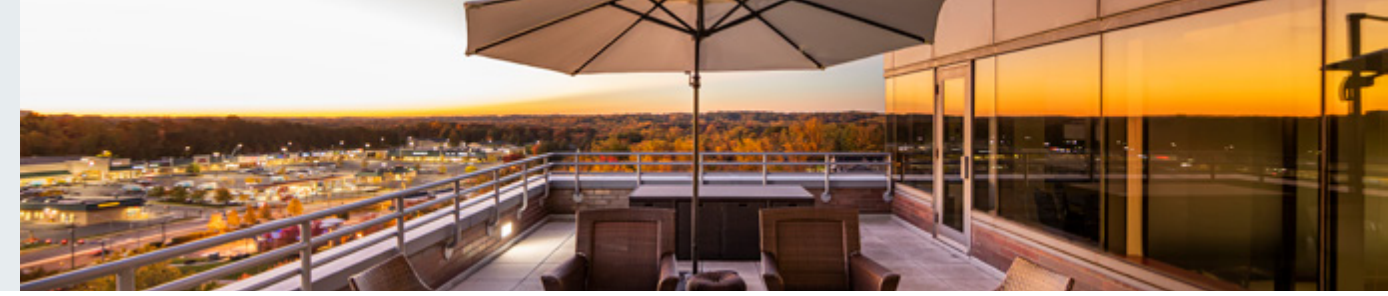


9302 18,299 SF — 2ND FLOOR — 9300 19,393 SF



9302 17,311 SF — 4TH FLOOR — 9300 17,311 SF

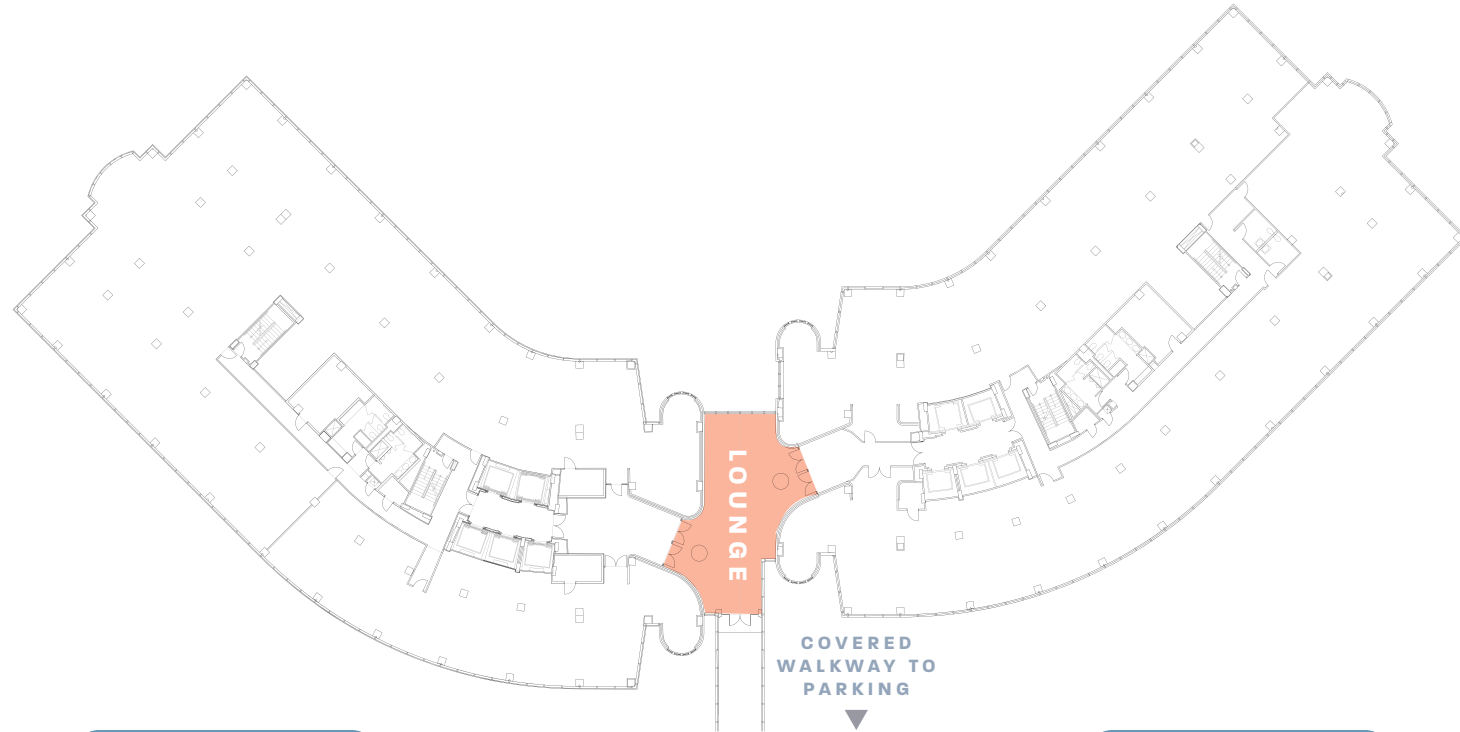




9302
16,845 SF

5TH FLOOR

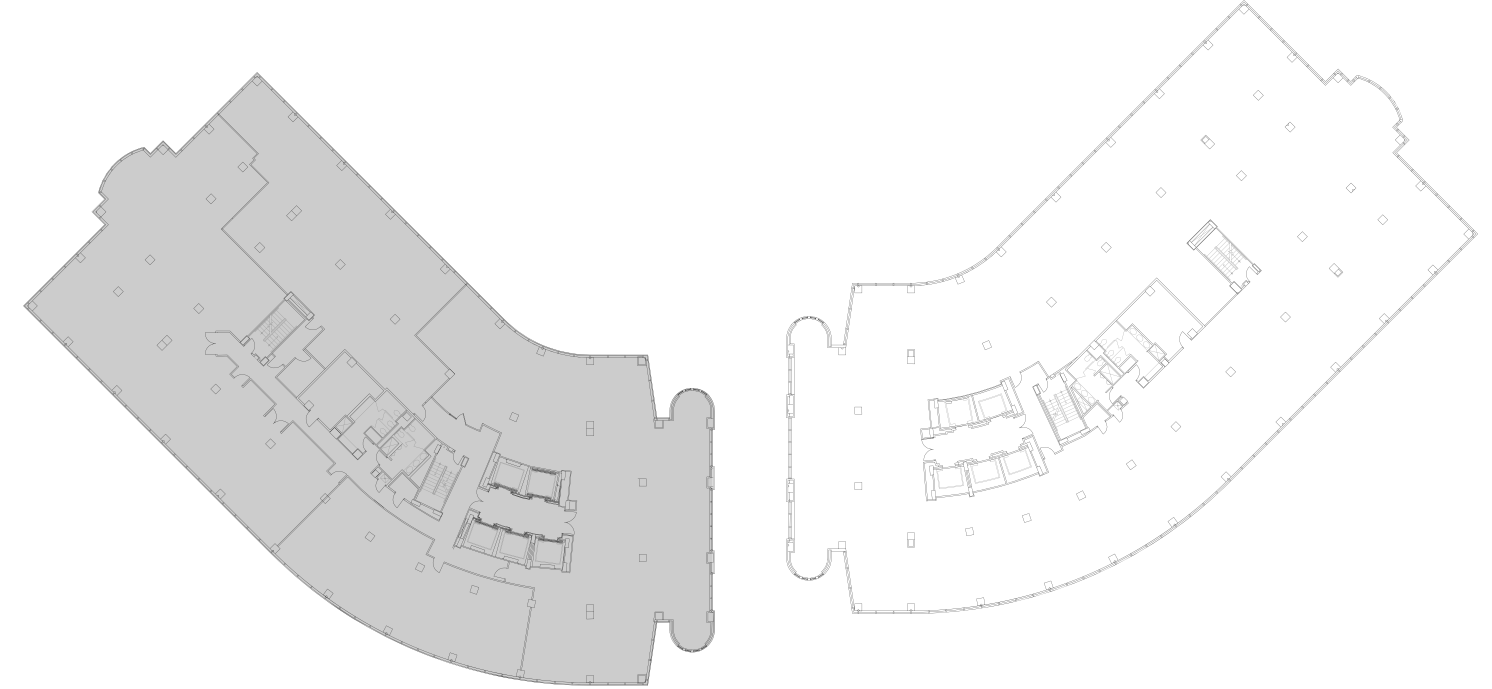
9300
17,030 SF



9302
LEASED

7TH FLOOR

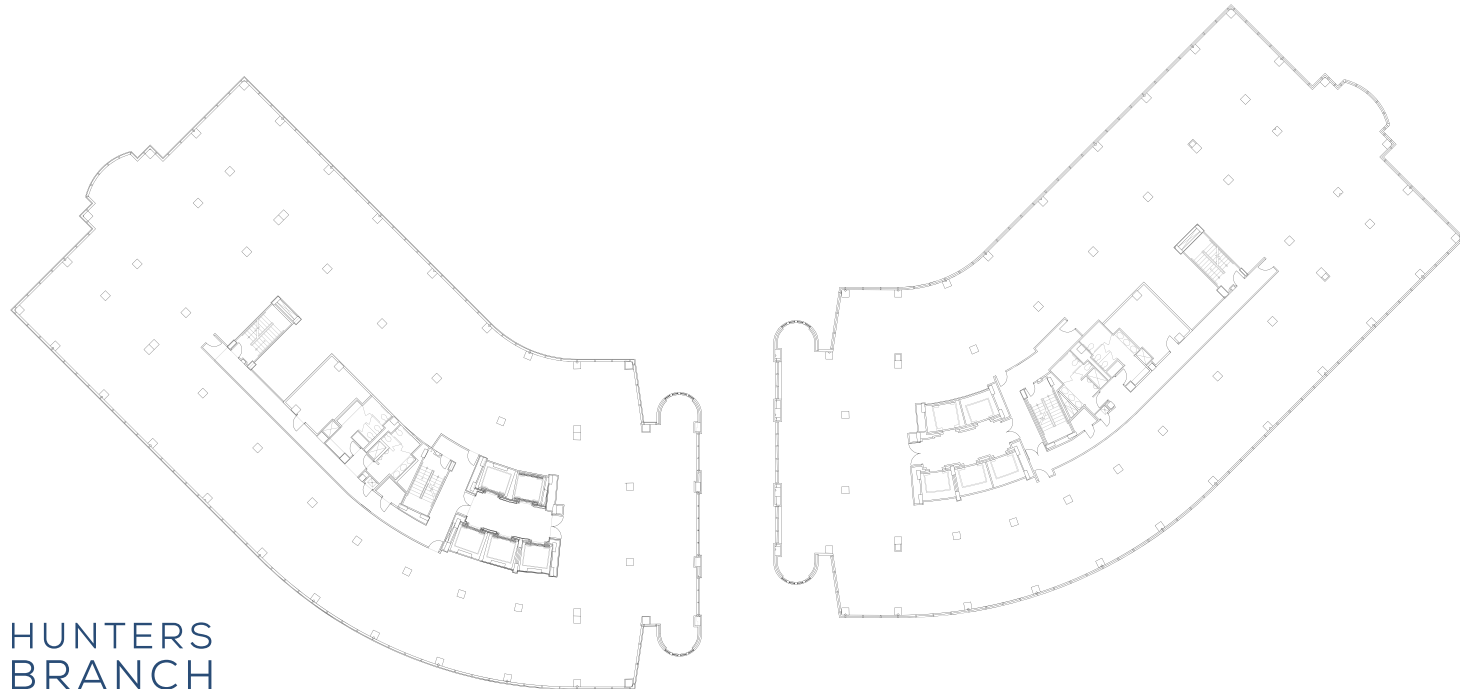
9300
17,956 SF



9302
18,025 SF

6TH FLOOR

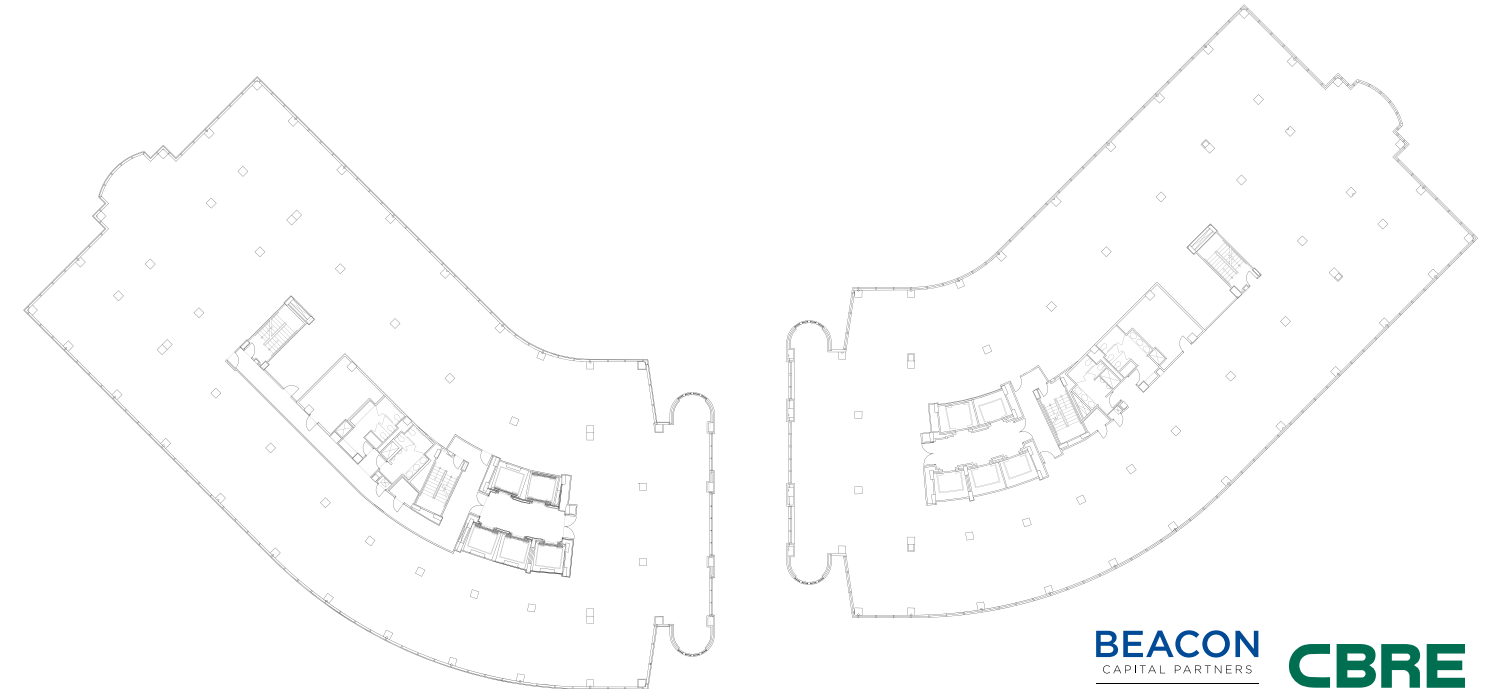
9300
19,393 SF



9302
18,026 SF

8TH FLOOR

9300
17,957 SF

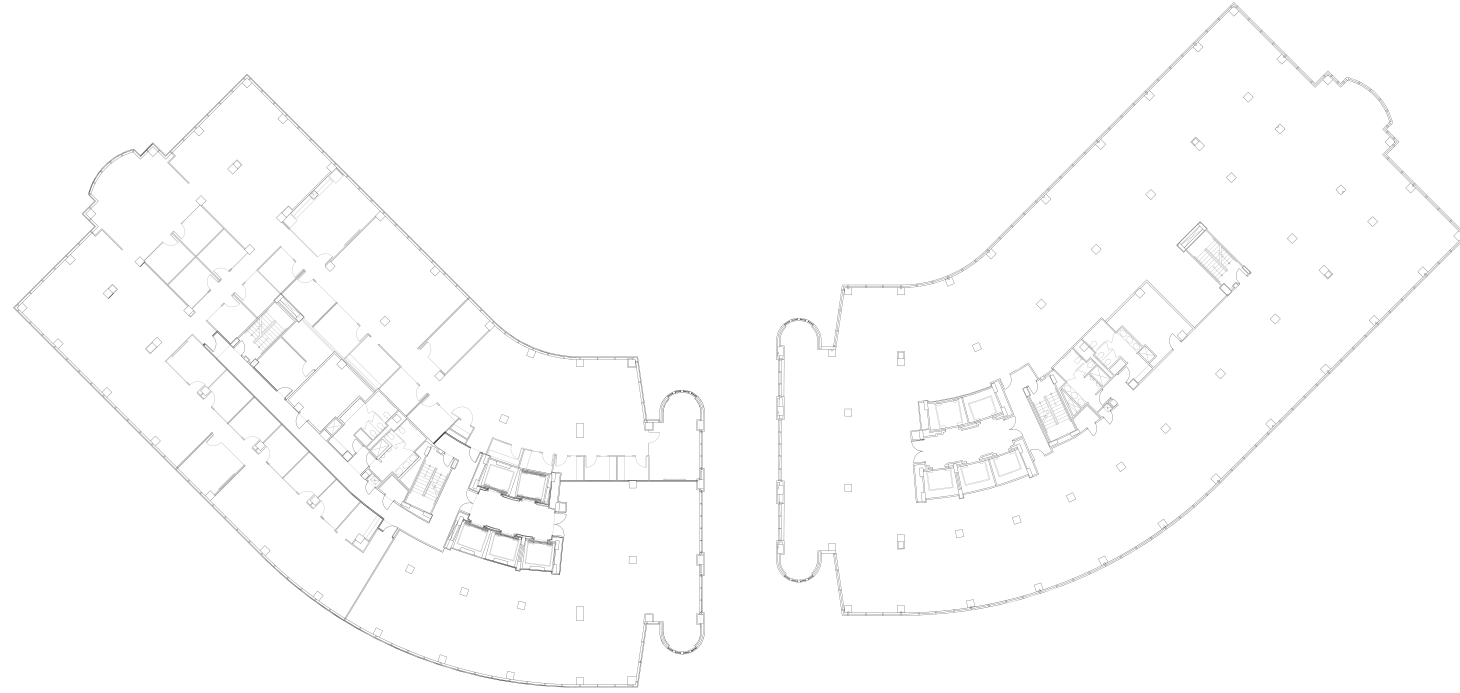




9302
18,027 SF

9TH FLOOR

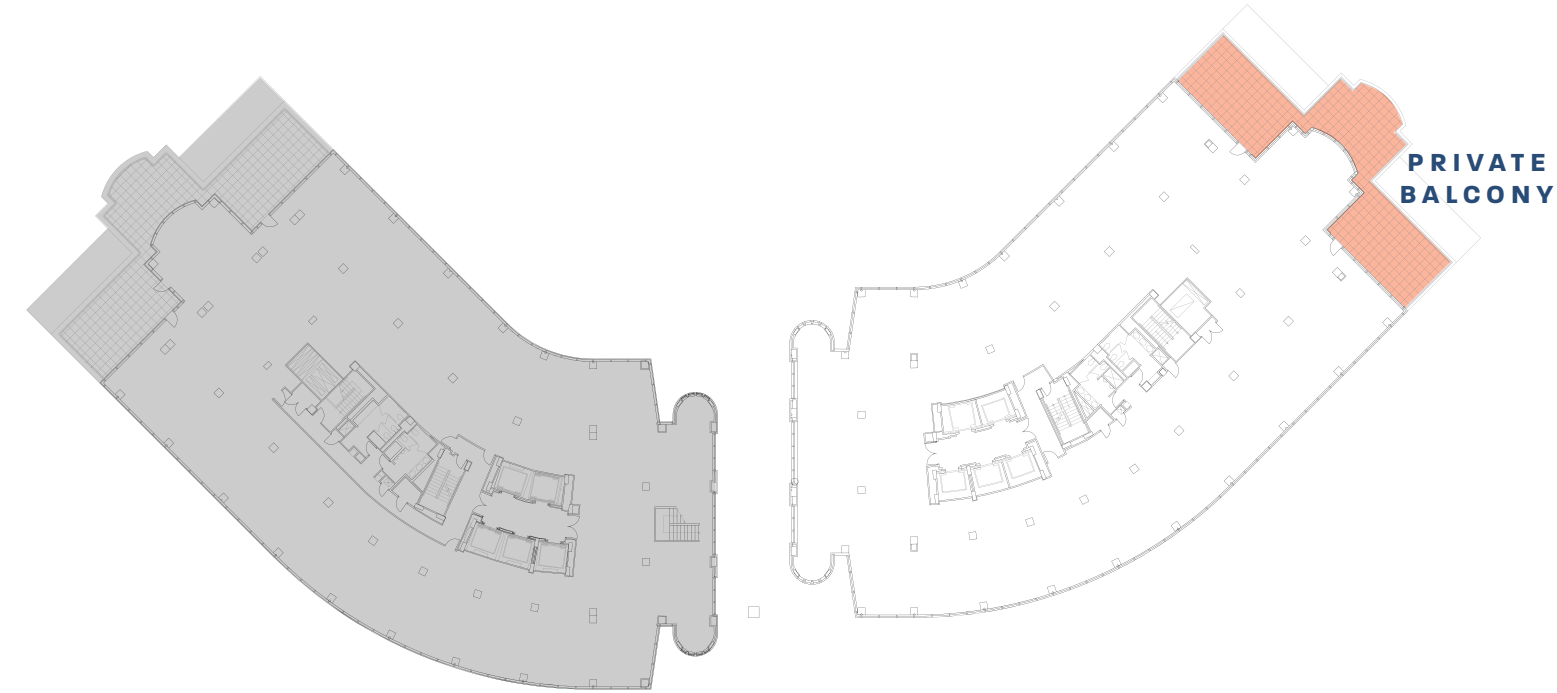
9300
17,957 SF



9302
LEASED

11TH FLOOR

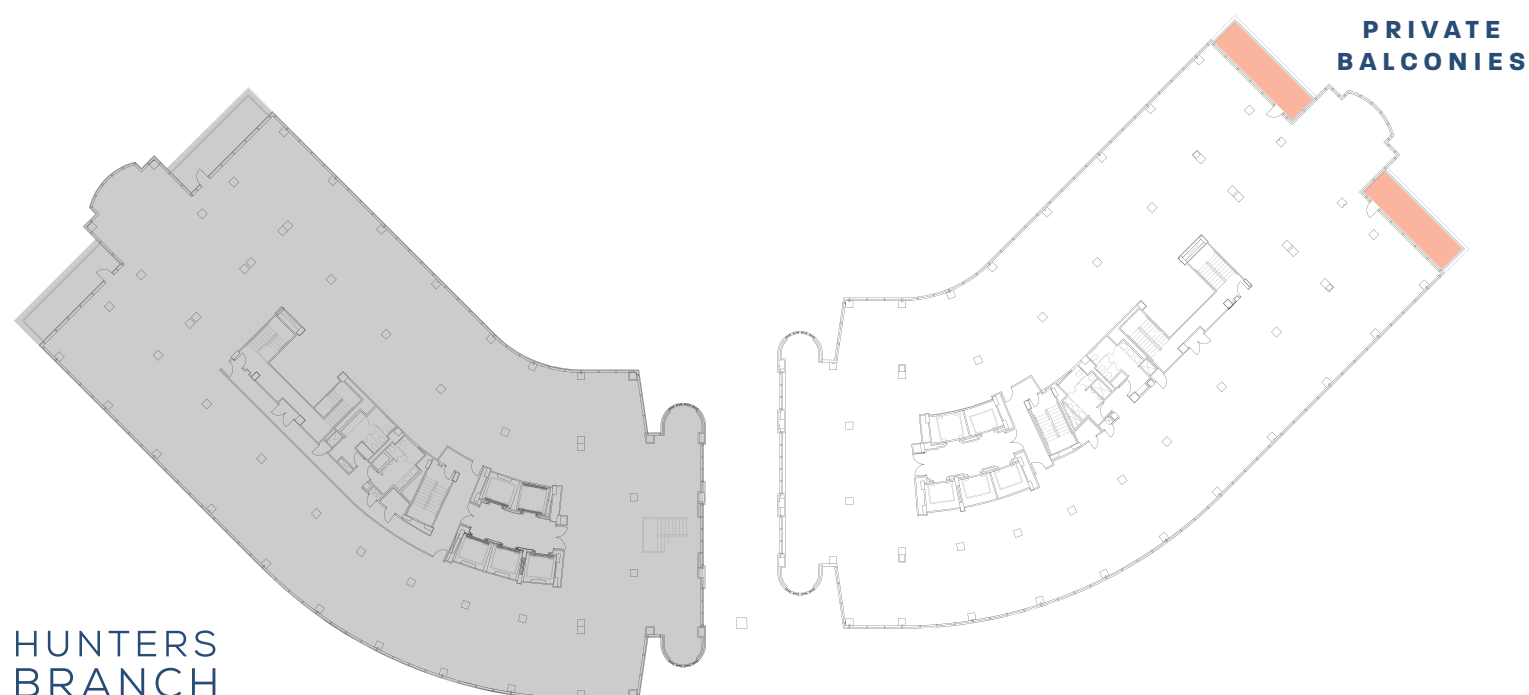
9300
15,276 SF



9302
LEASED

10TH FLOOR

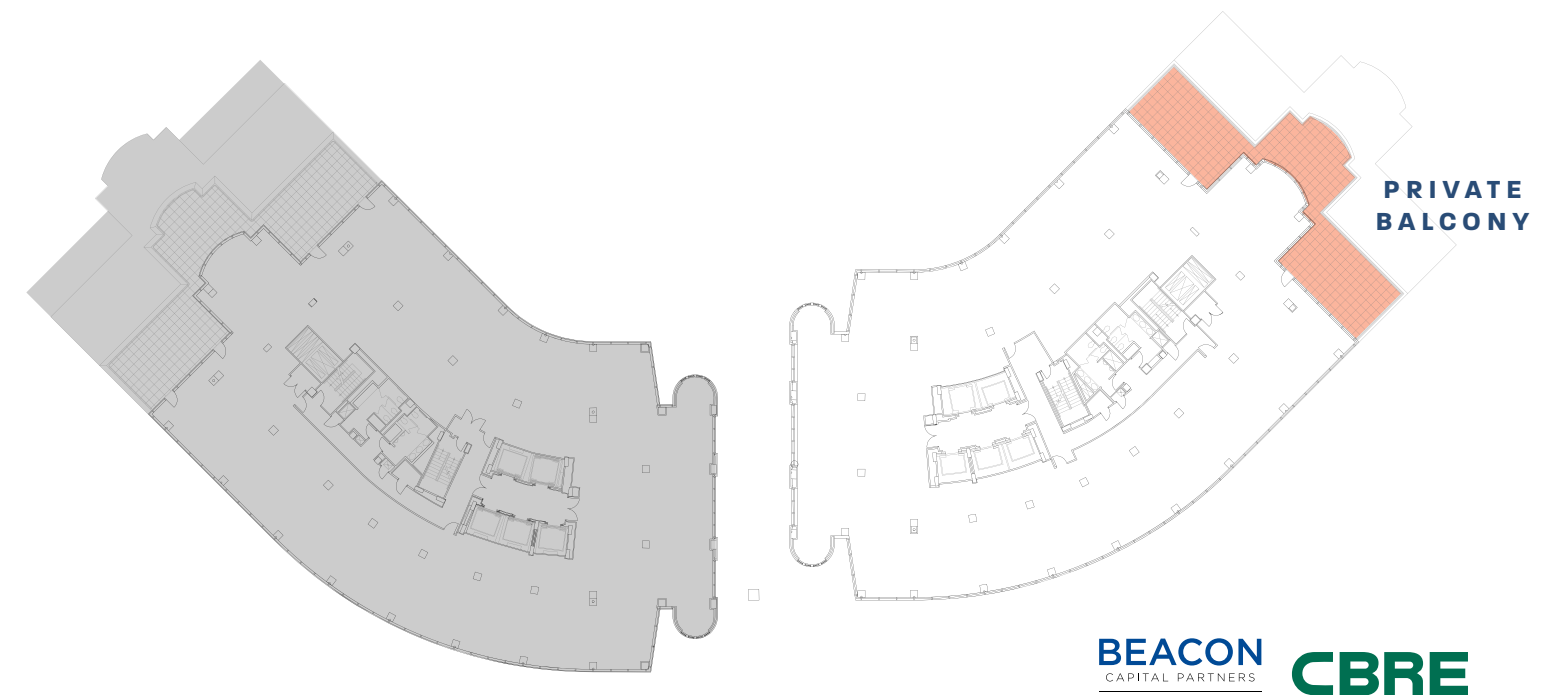
9300
17,028 SF



9302
LEASED

12TH FLOOR

9300
13,393 SF



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