



METRO TOWER AT
PENTAGON CITY
A SIMON CENTER

ARLINGTON - VA



A WELL PLACED WORKPLACE

1200 SOUTH HAYES STREET
ARLINGTON, VA 22202

PRIME OFFICE SPACE GIVES BUSINESS A FORMIDABLE ADVANTAGE

With top floors that command a breathtaking and unobstructed 360-degree view of the nation's capitol, Metro Tower at Pentagon City occupies a uniquely potent position in the D.C. market. The iconic monuments and halls of government are minutes away. Premier shopping, dining, and overnight accommodation are right next-door. And opportunity is everywhere in prime office space that will, above all, give businesses a formidable advantage. **The top three full floors of this twelve-story Washington wonder offer unique floor plates with limited columns and exceptional ceiling heights - Available for lease on October 2019.**



Direct covered access to Metro
through Pentagon City Mall



Breathtaking 360-degree
view of the Nation's Capitol



Minutes away from the nation's
iconic monuments and
government halls



Tenant exclusive balconies
on top 3 floors



Two minutes from
the Pentagon



Steps away from
Amazon's HQ2



Premier shopping, dining, and
overnight accommodations
on-site



Abundant parking ratio
5.0/1000

OFFICE SPACE OF A HIGHER ORDER



TOTAL AVAILABILITY

Top 3 Floors Available
October 2019

LEVEL 12 - 11,198

LEVEL 11 - 13,775

LEVEL 10 - 17,548

42,521 SF

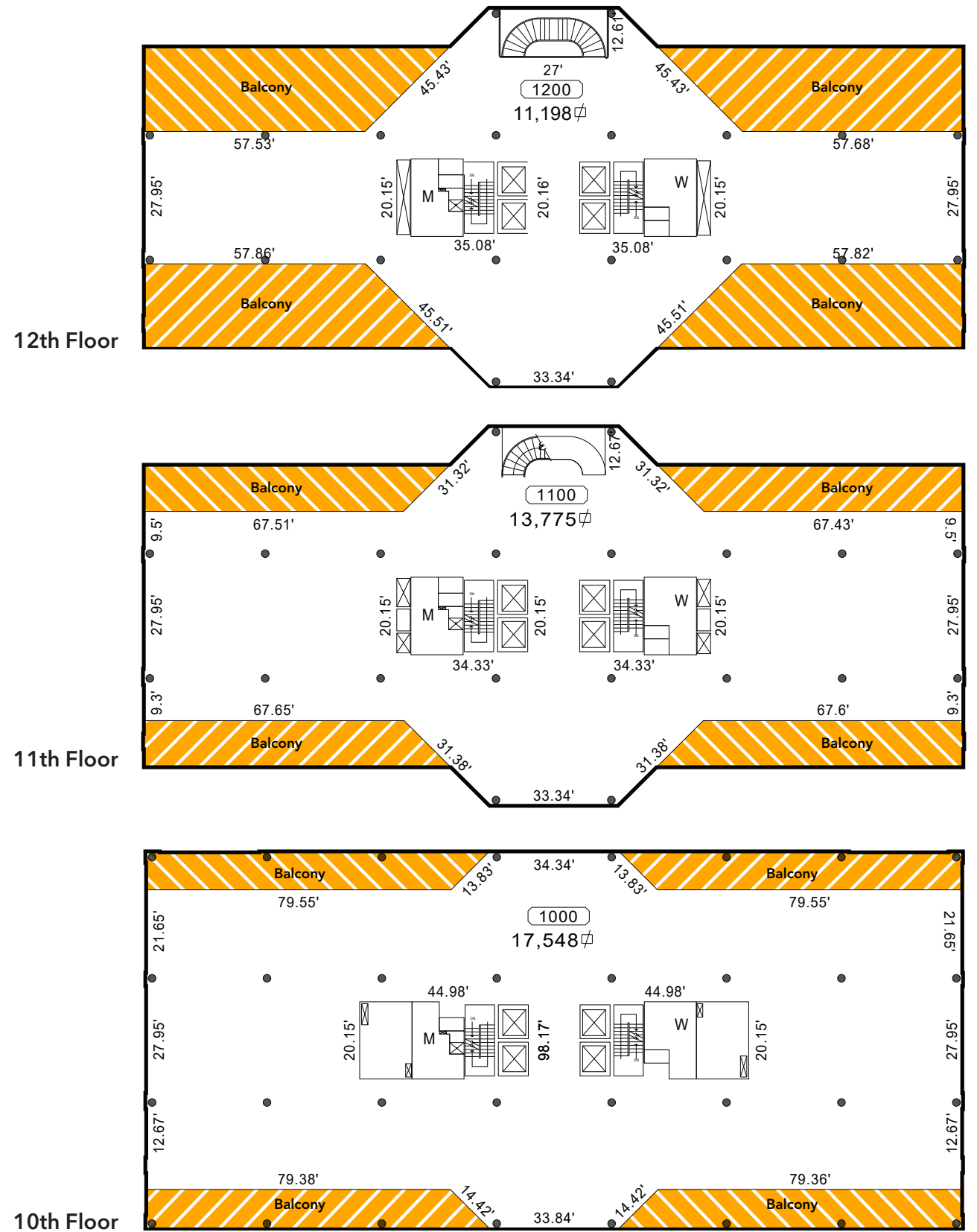
Metro Tower at Pentagon City is a boldly styled architectural statement that's all business. Expansive floor to ceiling windows deliver abundant natural light throughout. Sleek lines, lustrous surfaces, and warm tones impart a sense of quiet efficiency. And thoughtful features, like the large private tenant exclusive balconies on floors 10 through 12, enhance the entrepreneurial ambiance.

It's just five minutes from Reagan National Airport, the Pentagon, Capitol Hill, the White House, and the celebrated sites of Washington, many of which, like the National Cathedral and Arlington National Cemetery, are part of the spectacular view from its upper stories. Meanwhile, an enviable location in the heart of Pentagon City puts it within walking distance of countless shops, restaurants, and hotels. It not only affords direct covered access to Fashion Centre at Pentagon City and Ritz Carlton, but convenient proximity to Pentagon Row and Pentagon Centre.

Travel beyond the immediate locale is an easy matter too. Metro Tower at Pentagon City provides direct covered access to Pentagon City Metro Station which has Yellow and Blue Line Services, while the VRE station, I-395, Route 1, D.C. bridges, and George Washington Parkway are nearby.

FLOOR PLANS

Base Building



AMENITIES ABOUND



SHOP

FASHION CENTRE

- | | |
|------------------------|------------------------|
| 1. Macy's | Jos A Bank |
| Sunglass Hut | Cole Haan |
| J. Crew | Hugo Boss |
| Banana Republic | Johnston and Murphy |
| Baby Gap | Stuart Weitzman |
| Kate Spade NY | Allen Edmonds |
| MAC Cosmetics | Bose |
| Infocrossing | Lush |
| Vans | Swatch |
| Guess | Victoria Secret & PINK |
| Microsoft Retail Store | True Religion |
| The Art of Shaving | Sprint |
| ALDO | J. Jill |
| Ann Taylor | T-Mobile |
| Godiva | Bath & Body Works |
| Tourneau | Gap |
| Sephora | Steve Madden |
| Zara | Nordstrom |
| Altar'd State | |
| Roots Canada | |

DINE

FASHION CENTRE

- Food court
 - Au Bon Pain
 - Panera
 - Nordstrom Café
 - Young Kang Street
 - Chipotle
 - Subway
 - Garrett Popcorn
 - Panda Express
 - Starbucks
 - Chevys
 - California Pizza Kitchen
 - Matchbox
 - Shake Shack
 - Honey Grow
 - Sugar Factory

BANK

- USAA Financial Center
- PanFed Credit Union
- Justice Federal Credit Union
- Wells Fargo Bank

WORK

- US Post Office
- TSA Headquarters
- US Drug Enforcement Administration





METRO TOWER AT PENTAGON CITY

A SIMON CENTER

Metro Tower at Pentagon City presents
a unique opportunity for your brand.

Please contact the following leasing
professionals for more information:

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