



A SPACE FOR  
EVERYONE,  
WITH ROOM  
TO BREATHE

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6363 WALKER LANE  
ALEXANDRIA, VIRGINIA









# METROPARK

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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.**





**M** metro  
Franconia-Springfield  
Metro Station

6348

6350

6354

6359

6361

**INOVA HealthPlex**  
Emergency Room

6363

6909

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

495

95

395

S Van Dorn Street

**BEST WESTERN  
SPRINGFIELD**



**SPRINGFIELD  
SHOPPING CENTER**






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

Shop  
Silver Diner  
Starbucks  
Subway  
TGI Fridays

**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

**HAMPTON INN,  
HILTON SPRINGFIELD**



**COMFORT INN**



**METROPARK**






Osteria Marzano  
Sophia's Deli

**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

**THE RESIDENCE AT  
SPRINGFIELD STATION**



**EXTENDED STAY  
AMERICA**



Franconia-Springfield Metro



Walker Lane  
Franconia-Springfield Parkway

Kingstowne Village Parkway

Franconia Road

Beulah Street





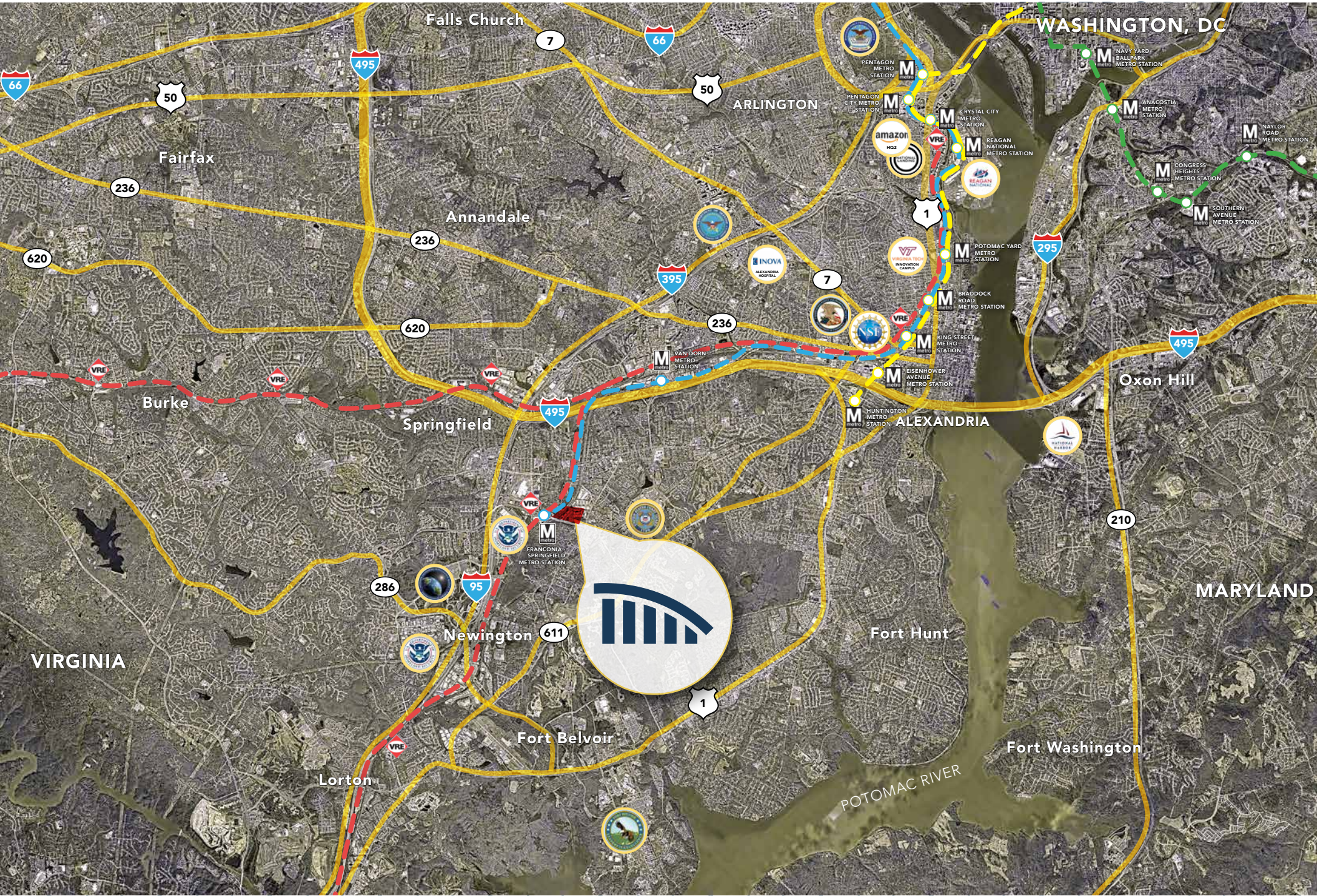
# LOCATION & ACCESS

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.







VIRGINIA

MARYLAND

WASHINGTON, DC

POTOMAC RIVER







# METROPARK

METRO PARK 3

## AVAILABLE SPACE

### 6354 WALKER LANE

1st Floor	Suite 102 - 10,148 SF
2nd Floor	Full Floor - 24,957 SF
3rd Floor	Full Floor - 26,840 SF
4th Floor	Full Floor - 26,840 SF
5th Floor	Full Floor - 26,840 SF





6354 WALKER LANE

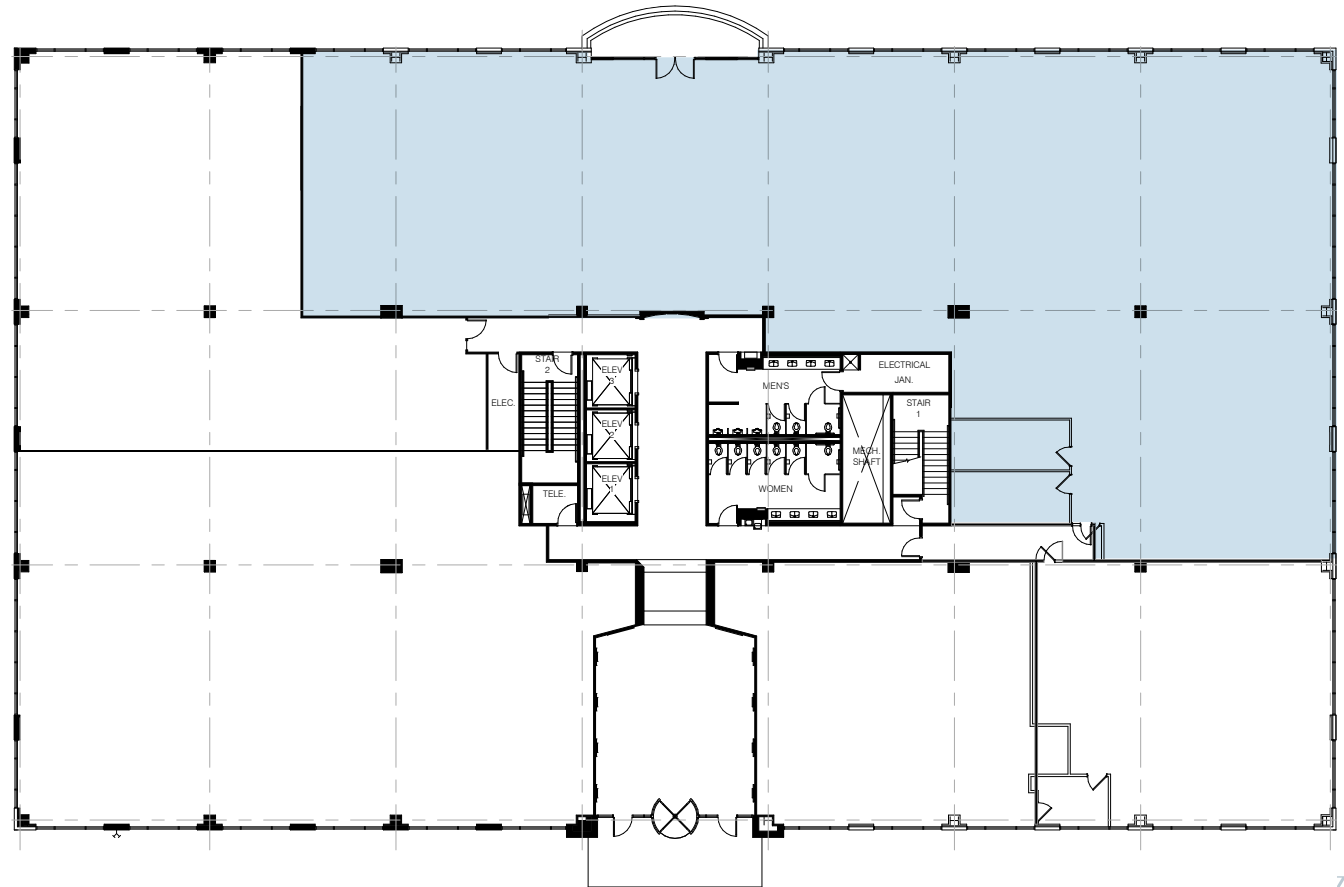
METROPARK



1<sup>ST</sup> FLOOR

SUITE 102 | 10,148 SF

AVAILABLE MAY 2021





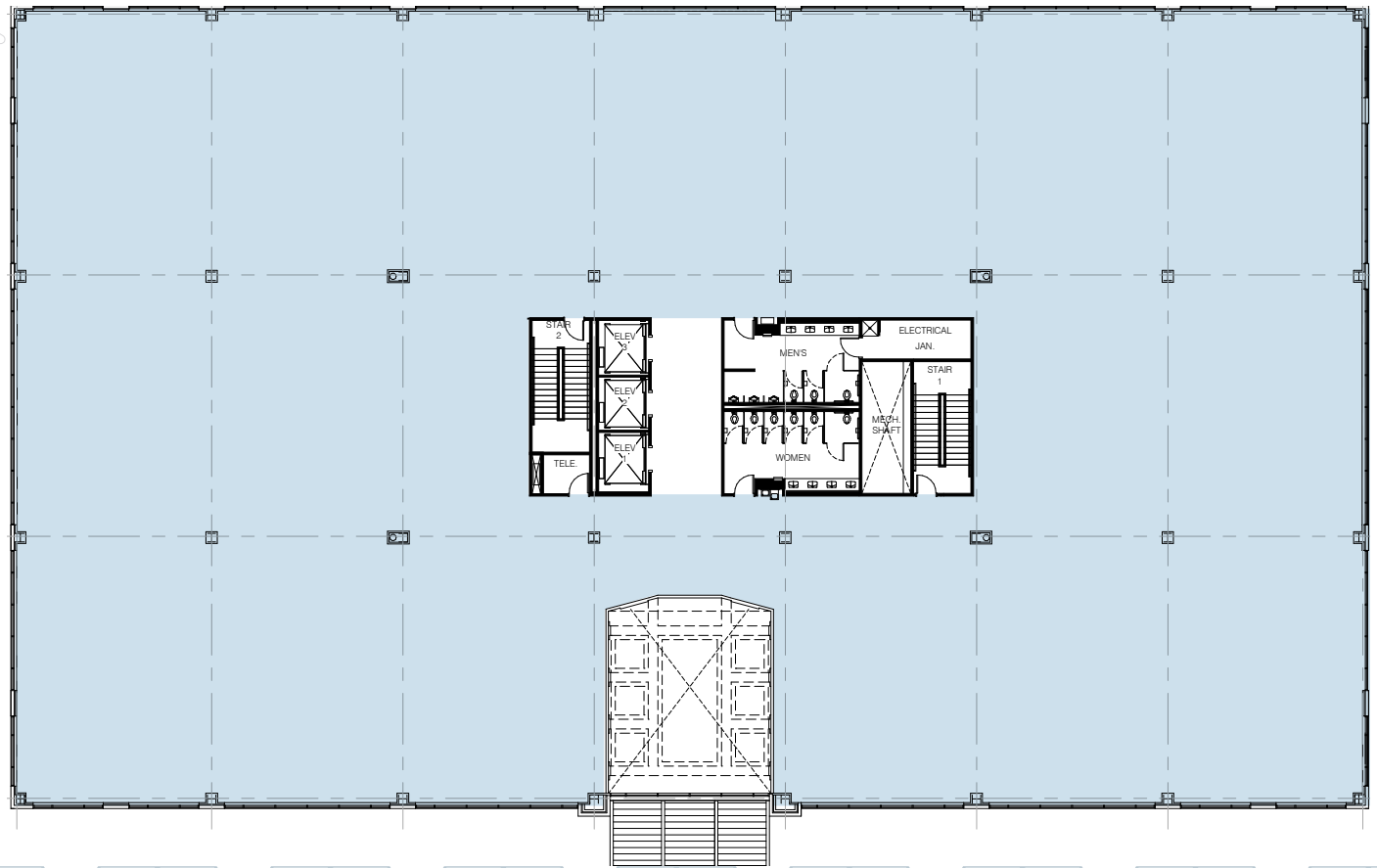
6354 WALKER LANE



2<sup>ND</sup> FLOOR

FULL FLOOR | 24,957 SF

AVAILABLE MAY 2021



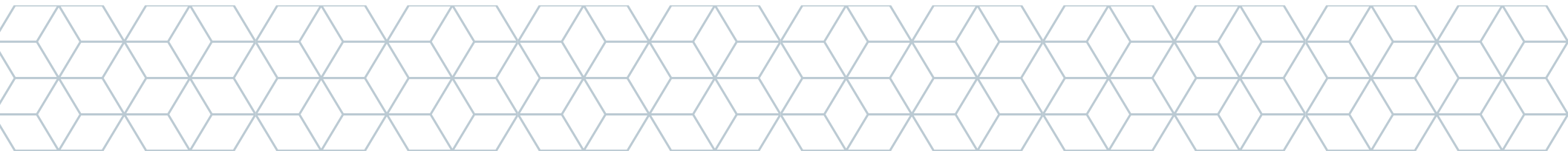
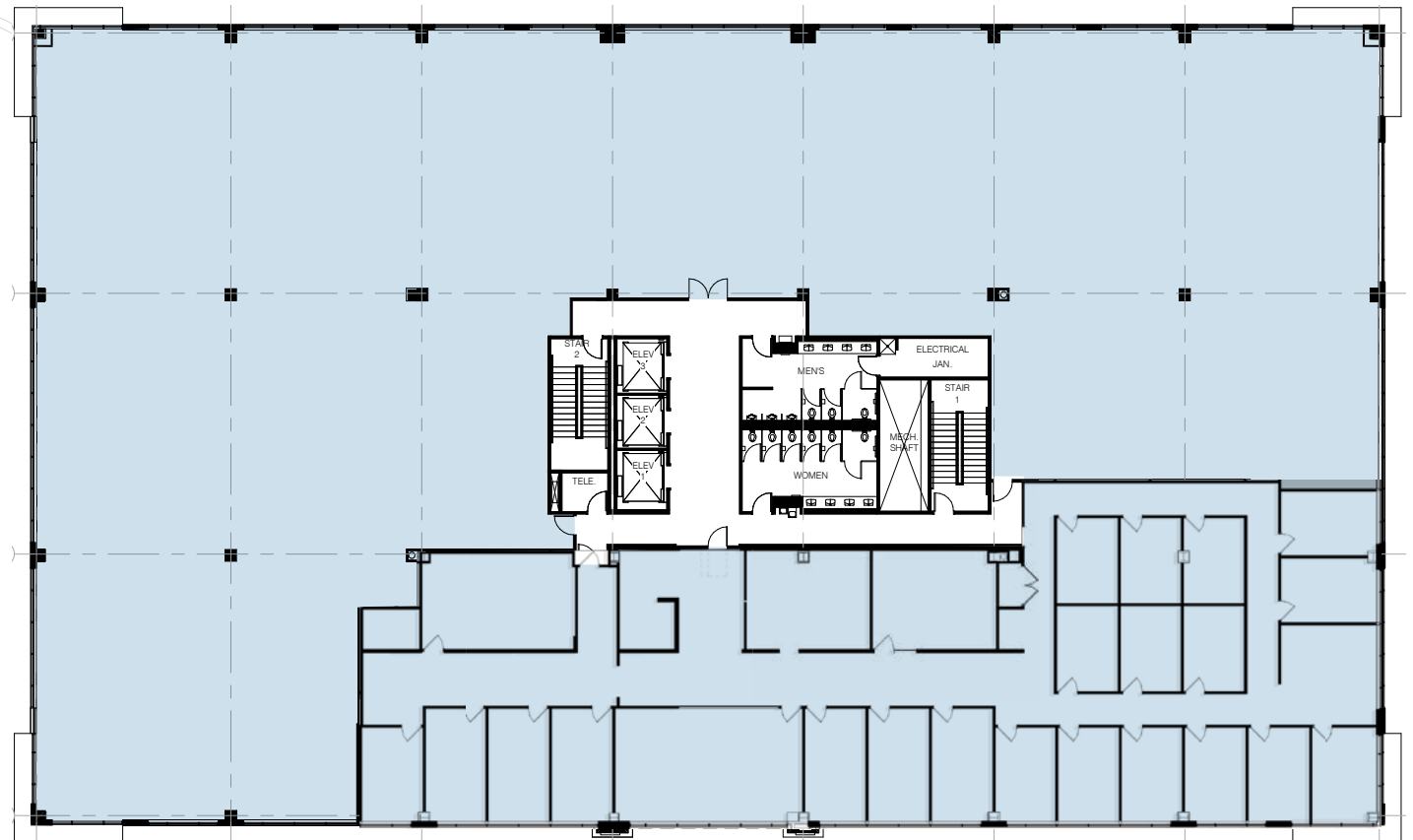


6354 WALKER LANE



# 3<sup>RD</sup> FLOOR

FULL FLOOR | 26,840 SF



6354 WALKER LANE



4<sup>TH</sup> FLOOR  
FULL FLOOR | 26,840 SF





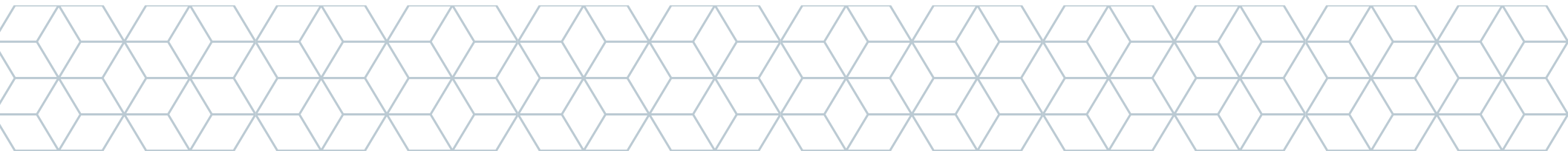
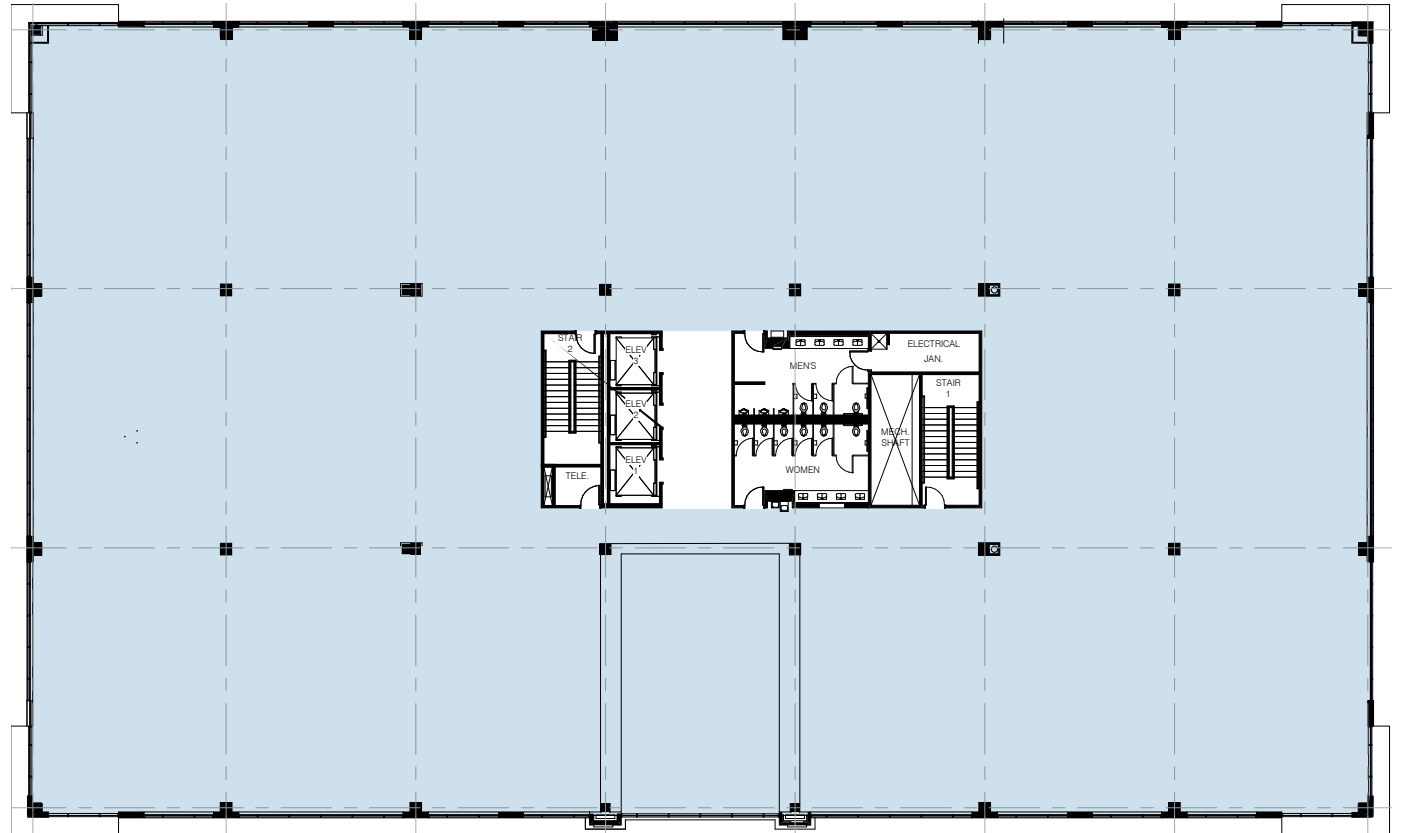
6354 WALKER LANE

METROPARK



# 5<sup>TH</sup> FLOOR

FULL FLOOR | 26,840 SF





## ASSET MANAGEMENT:

### BEACON

CAPITAL PARTNERS

DISTINCTIVE WORKPLACES

## OFFICE LEASING:

### AVISON YOUNG

[avisonyoung.com](http://avisonyoung.com)

8300 Greensboro Drive, Suite 275  
Tysons, VA 22102  
703.288.2700

#### DAVE MILLARD

Principal  
[dave.millard@avisonyoung.com](mailto:dave.millard@avisonyoung.com)  
703.725.4498

#### PETER BERK

Principal  
[peter.berk@avisonyoung.com](mailto:peter.berk@avisonyoung.com)  
703.795.6869

#### NICK GREGORIOS

Principal  
[nicholas.gregorios@avisonyoung.com](mailto:nicholas.gregorios@avisonyoung.com)  
703.317.7507

#### WESLEY PREUSS

Senior Vice President  
[wesley.preuss@avisonyoung.com](mailto:wesley.preuss@avisonyoung.com)  
202.997.1248