Headquarters Quality Office Building Available For Lease At National Landing

3030 Potomac Avenue
Alexandria, Virginia

PROPERTY HIGHLIGHTS

- **Directly adjacent to the Virginia Tech's Innovation Campus**
- **Across the street from the entrance to the Potomac Yard Metro Station**
- **Just minutes from Amazon's HQ 2 Campus**
- **Fabulous views of Washington, DC, Old Town Alexandria and the Potomac River**
- **Rooftop conference center**
- **Up to 42,394 square feet available for lease**
- **104,490 square foot headquarters quality office building**
- **Dramatic building entrance with full height atrium & glass enclosed stairwell**
- **On-site bike storage, locker rooms and tenant café**
- **Winner of both NAIOP's 2021 Build-to-Suit Award of Excellence and Fitwel Best in Building Health Award 2021**

For Leasing Information Please Contact:

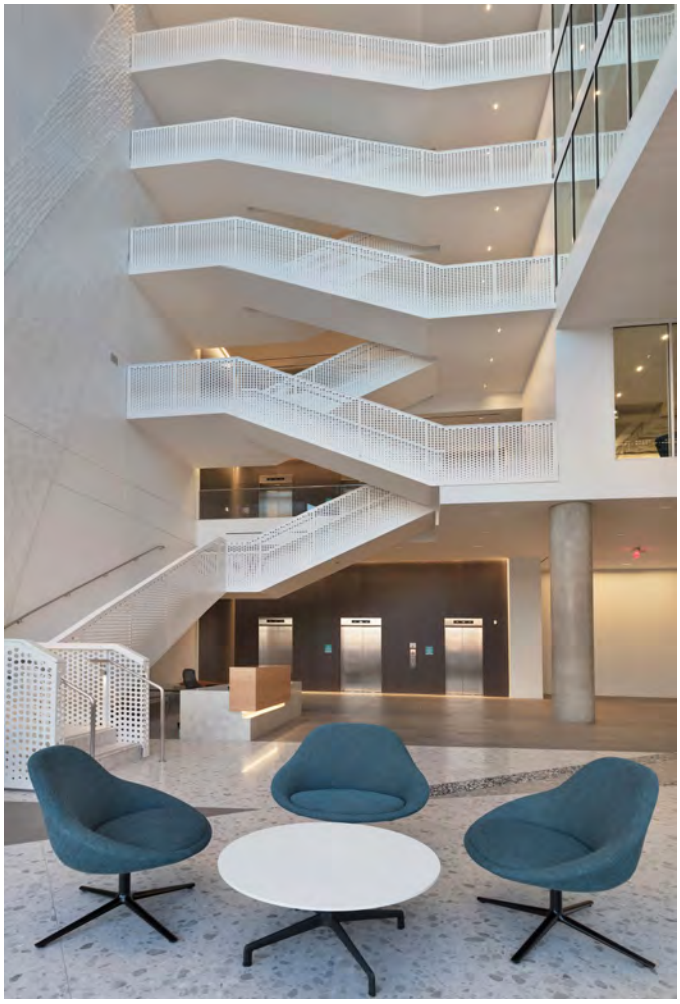
MEANY&OLIVER

Phone: 703.448.9400
Email: 3030PotomacAve@MeanyOliver.com

Headquarters Quality Building

Building Specifications

Floor Sizes:	1st Floor – approximately 5,724 sq. ft. Typical Floors – approximately 17,744 sq. ft. 7th Floor – approximately 12,412 sq. ft.
Finished Ceiling Heights	9 foot finished ceilings
Column Spacing	North/South - 30 feet with variation. East/West – 43'-9, 36'-0, 43'-9" with variation.
Windows	Vision glazing: 9 foot, sill at slab. Window wall and punched windows.
HVAC	Variable air volume (VAV) system. Perimeter boxes with reheat, interior boxes with shutoff. 1 perimeter box per 500 sq. ft.; 1 interior box per 1000 sq. ft.
Electrical System	480/277V, 208/120V. Three 42 circuit panelboards. 5 watts per sq. ft.
Elevators	3 conventional elevators. 2 dedicated for serving office and garage levels, 1 dedicated for serving office levels.
Roof Deck	Conference center located on the 7th floor opening onto a green roof with an event/ reception area.
Parking	3 levels of below grade parking Ratio – 1.7 per 1,000 rentable sq. ft.
Loading Dock	Loading access from rear of building



Sample Office Layout

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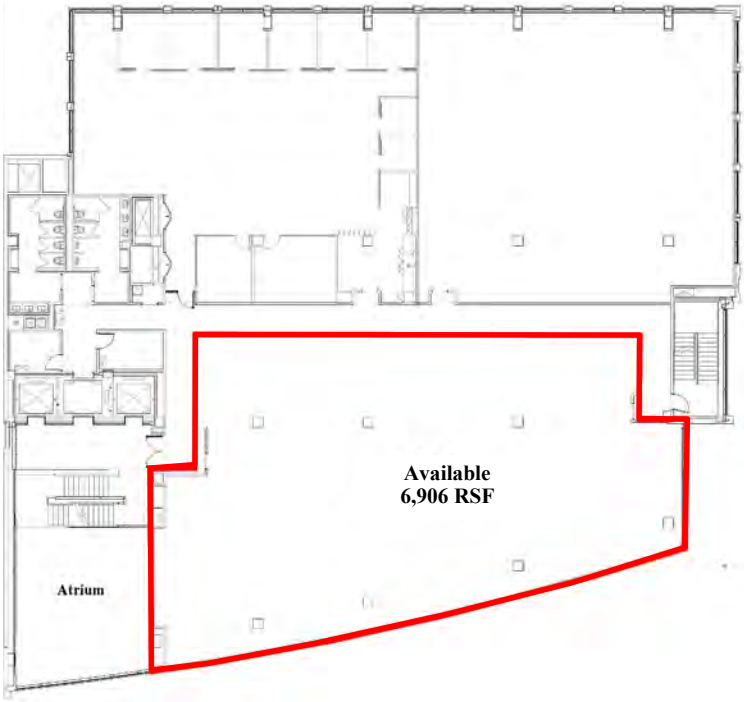
Building Amenities & Floor Plans

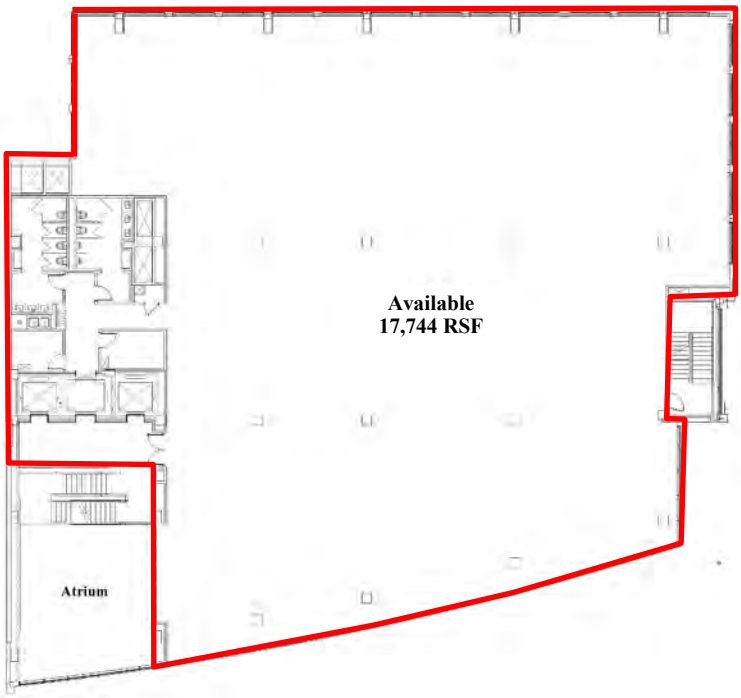
Honor Café

Conference Center Lobby

Fitness Center



4th Floor



Typical Floor Plan

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Prime Location & Access

Transportation & Commuting Access

Potomac Yard Metro Station
Across the Street

Virginia Tech Innovation Campus
Across the Street

Amazon HQ 2
7 minute ride - 1.9 miles

Crystal City Metro Station
7 minute ride - 1.9 miles

Ronald Reagan National Airport
6 minute ride - 1.8 miles

I-395
7 minute ride - 2.6 miles

Capitol Hill, DC
20-30 minute ride - 6.5 miles

Mount Vernon, VA
20-30 minute ride - 10.1 miles

McLean, VA
20-30 minute ride - 16.1 miles

Reston, VA
30-40 minute ride - 16.1 miles

Bethesda, MD
30—40 minute ride - 12.3 miles

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