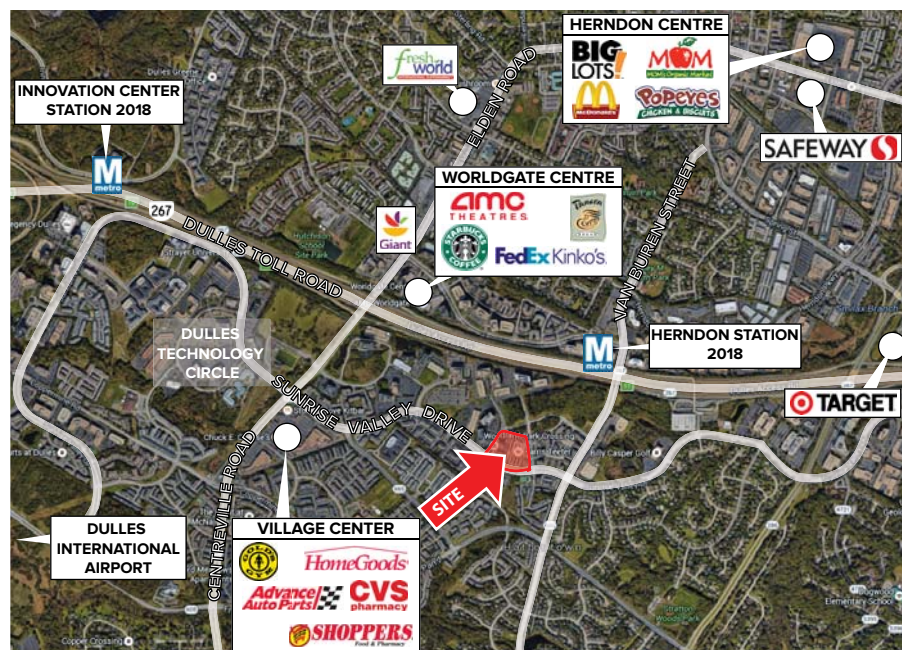




PROPERTY FEATURES:

- 1,135 - 4,817 SF RETAIL SPACES FOR LEASE
- 2,589 - 7,218 SF 2ND FLOOR OFFICE/RETAIL SPACES FOR LEASE
- Mixed-use development anchored by Harris Teeter and national tenants such as Starbucks, Visionworks and Next Day Blinds
- Located less than a mile from the future Herndon metro station (Silver Line)
- 530,940 SF of residential is proposed for the adjacent 12 acres of vacant land
- Short drive from the Dulles Technology Corridor
- Center has a mix of national and regional tenants offering dining, shopping, fitness and more
- Lifestyle Center atmosphere, a convenient amenity to adjacent 205 apartment units at Monroe Place





UNIT	SQ FT	TENANT	UNIT	SQ FT	TENANT	UNIT	SQ FT	TENANT
1	1,494	Starbucks	14	2,353	Moby Dick's Kabob	27	2,589	AVAILABLE
2	48,971	Harris Teeter	15	1,245	AVAILABLE	28	7,218	AVAILABLE
3	3,079	VisionWorks	16	1,538	Luxury Nail Spa	29	4,641	AVAILABLE
4	3,230	Virginia ABC	17	1,544	Bubbles Salon	30	1,302	Woodland Barber
5	3,282	AVAILABLE	18/19	4,545	PJ Mulligans	31	4,939	UFC Gym
6	2,695	Moe's Southwest Grill	20	2,187	Pinot's Palette	32	2,085	Herndon Dental
7	5,060	Capital One Bank	21A	1,135	AVAILABLE	33	3,925	Down Dog Yoga
8	3,133	Pei Wei	21B	1,870	Biryani Pointe			
9	2,128	Kumo Sushi	22	3,261	AVAILABLE			
10/11	4,817	AVAILABLE	23/24	6,021	Capital Area Pediatrics			
12	1,275	Manhattan Pizza	25	1,950	Geetika Tahim, DDS			
13	1,860	Pure Barre	26	1,666	Sunrise Valley Dental			

	Population	Avg HH Income
One Mile	23,149	\$126,002
Three Miles	116,103	\$136,408
Five Miles	220,226	\$147,726