



RENDERING - SUBJECT TO CHANGE

PROPERTY FEATURES:

- 1,135 - 4,817 SF RETAIL SPACES FOR LEASE
- 1,950 - 4,939 SF 2ND FLR OFFICE/RETAIL SPACES FOR LEASE
- Mixed-use development anchored by Harris Teeter and other national tenants
- 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
1	1,494	AVAILABLE
2	48,971	Harris Teeter
3	3,079	VisionWorks
4	3,230	AVAILABLE
5	3,282	AVAILABLE
6	2,695	Moe's Southwest Grill
8	3,133	BBQ Chicken
9	2,128	Kumo Sushi
10/11	4,817	AVAILABLE
12	1,275	Manhattan Pizza
13	1,860	Pure Barre
14	2,353	Moby Dick's Kabob
15	1,245	AVAILABLE
16	1,538	Luxury Nail Spa

UNIT	SQ FT	TENANT
17	1,544	LEASE PENDING
18/19	4,545	AVAILABLE
20	2,187	Pinot's Palette
21A	1,135	LEASE PENDING
21B	1,870	Biryani Pointe
22	3,261	AVAILABLE

SECOND FLOOR OFFICE:		
UNIT	SQ FT	TENANT
23/24	6,021	Capital Area Pediatrics
25	1,950	AVAILABLE
26	1,666	Sunrise Valley Dental
27	2,589	Taekwondo

SECOND FLOOR RETAIL:		
UNIT	SQ FT	TENANT
29	4,641	AVAILABLE
30	1,302	Woodland Barber
31	4,939	AVAILABLE
32	2,085	Herndon Dental
33	3,925	Down Dog Yoga

	Population	Avg HH Income	Daytime Population
1 Mile	21,568	\$141,366	16,689
3 Miles	125,242	\$149,982	86,414
5 Miles	229,506	\$143,463	156,050