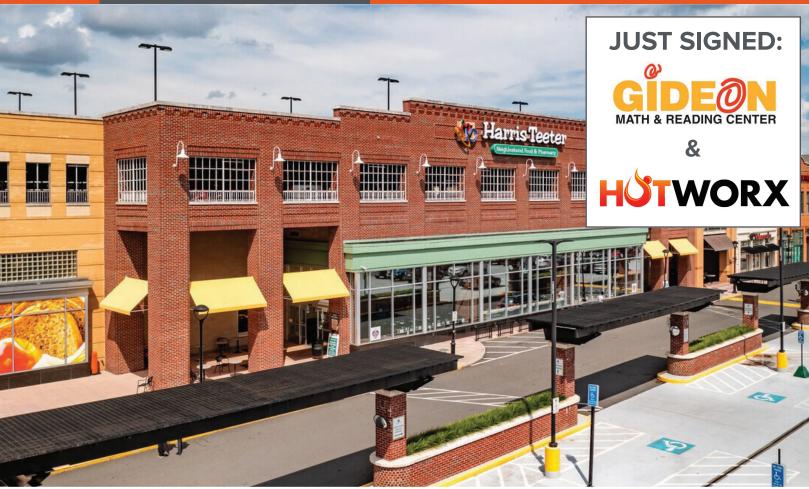


WOODLAND PARK CROSSING

2309 - 2335 Woodland Crossing Drive, Herndon, Virginia

www.rosenthalproperties.com



PROPERTY FEATURES:

- 1,245 4,817 SF RETAIL SPACES FOR LEASE
- 4,545 SF 2ND GEN RESTAURANT SPACE W/ **OUTDOOR SEATING**
- 1,302 4,939 SF 2ND FLOOR 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

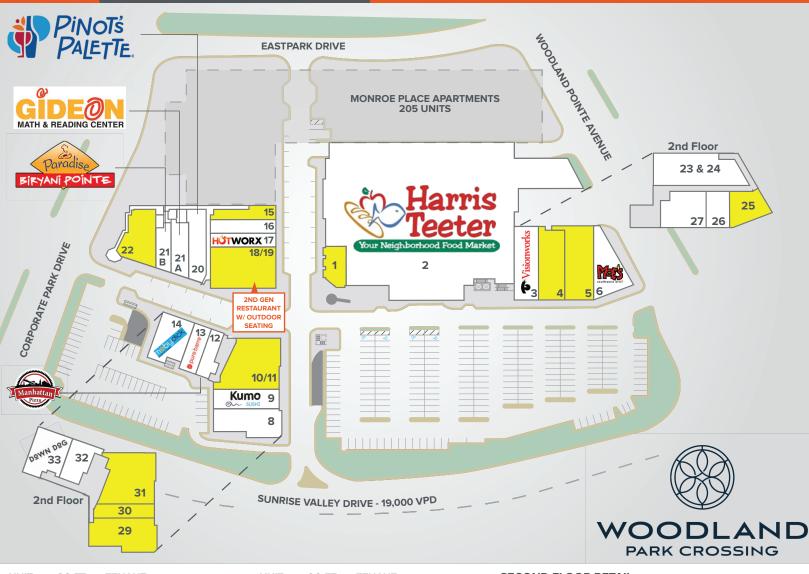




WOODLAND PARK CROSSING

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UNIT	SQ FT	TENANT
1	1,494	AVAILABLE
2	48,971	Harris Teete
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	HOTWORX		
18/19	4,545	AVAILABLE		
20	2,187	Pinot's Palette		
21A	1,135	Gideon Math & Reading		
21B	1,870	Biryani Pointe		
22	3,261	AVAILABLE		
SECOND FLOOR OFFICE:				

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:

0200112 1 20011 112 174121				
UNIT	SQ FT	TENANT		
29	4,641	AVAILABLE		
30	1,302	AVAILABLE r		
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