



RENDERING - SUBJECT TO CHANGE

PROPERTY FEATURES:

- 1,135 - 6,512 SF RETAIL SPACES FOR LEASE
- 2,589 & 4,641 SF 2ND FLR OFFICE/RETAIL 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
1	1,494	Starbucks	17	1,544	Bubbles Salon
2	48,971	Harris Teeter	18/19	4,545	PJ Mulligans
3	3,079	VisionWorks	20	2,187	Pinot's Palette
4	3,230	AVAILABLE	21A	1,135	AVAILABLE
5	3,282	AVAILABLE	21B	1,870	Biryani Pointe
6	2,695	Moe's Southwest Grill	22	3,261	AVAILABLE
7	5,060	Vacant Outparcel	23/24	6,021	Capital Area Pediatrics
8	3,133	Pei Wei	25	1,950	Geetika Tahim, DDS
9	2,128	Kumo Sushi	26	1,666	Sunrise Valley Dental
10/11	4,817	AVAILABLE	27	2,589	AVAILABLE
12	1,275	Manhattan Pizza	29	4,641	AVAILABLE
13	1,860	Pure Barre	30	1,302	Woodland Barber
14	2,353	Moby Dick's Kabob	31	4,939	UFC Gym
15	1,245	AVAILABLE	32	2,085	Herndon Dental
16	1,538	Luxury Nail Spa	33	3,925	Down Dog Yoga



	Population	Avg HH Income	Daytime Population
1 Mile	21,066	\$140,213	21,390
3 Miles	121,293	\$141,941	94,627
5 Miles	225,356	\$145,932	173,352