

Frame a new view of your future.

OFFICES AT NATIONAL HARBOR

Two exceptional sites at National Harbor—fully
entitled—offer an **unparalleled opportunity for 1MSF**
of top-tier headquarters space.





Step outside, where residents, visitors and workforce walk vibrant streets in search of retail gems, food, lunch hour diversions or a moment of creative inspiration. They've arrived by foot, car, bus, Uber and bicycle to enjoy a scenic waterfront enclave unlike anything else in the DMV.

Broaden your talent search, provide your people with useful and fun amenities, lay claim to the clean and historic Potomac River setting. This is how you frame a new view to your future... from your headquarters at National Harbor.



From your window, enjoy views of spectacular Potomac River sunsets and planes coming in to land at the airport just minutes away.

Two sites at National Harbor—fully entitled— offer **an unparalleled opportunity for 1MSF of top-tier headquarters space.**

At the heart of the Washington, DC region:

Immediate I-95/495/295 highway access

Extensive bus and water taxi services; future Metro rail station

Three National airports within 15-45 minutes

Amtrak station within a 10-minute drive

Most-educated metropolitan region in the US:

Rich with talent across biotech, cybersecurity, and aerospace

Home to University of Maryland, George Mason University, and other leading educational institutions

#4 tech talent market nationally
CBRE 2019 Tech Talent Analyzer

Amazon HQ2 and Virginia Tech Innovation Campus nearby





WASHINGTON, D.C.

CAPITOL HILL

★ 8 MILES

ARLINGTON

PENTAGON

★ 10 MILES

AMAZON HQ2

RONALD REGAN
WASHINGTON
NATIONAL AIRPORT

★ 8 MILES

ALEXANDRIA

★ 3 MILES

BOLLING AIR
FORCE BASE

BELTWAY DISTRICT

WATERFRONT
DISTRICT



★ ANDREWS
AIR FORCE BASE

↑ BWI
★ 38 MILES

★ NATIONAL SECURITY
ADMINISTRATION

20 MILES

15 MILES

5 MILES

MARYLAND

250,000

DAILY DRIVERS
PASS THE SITE

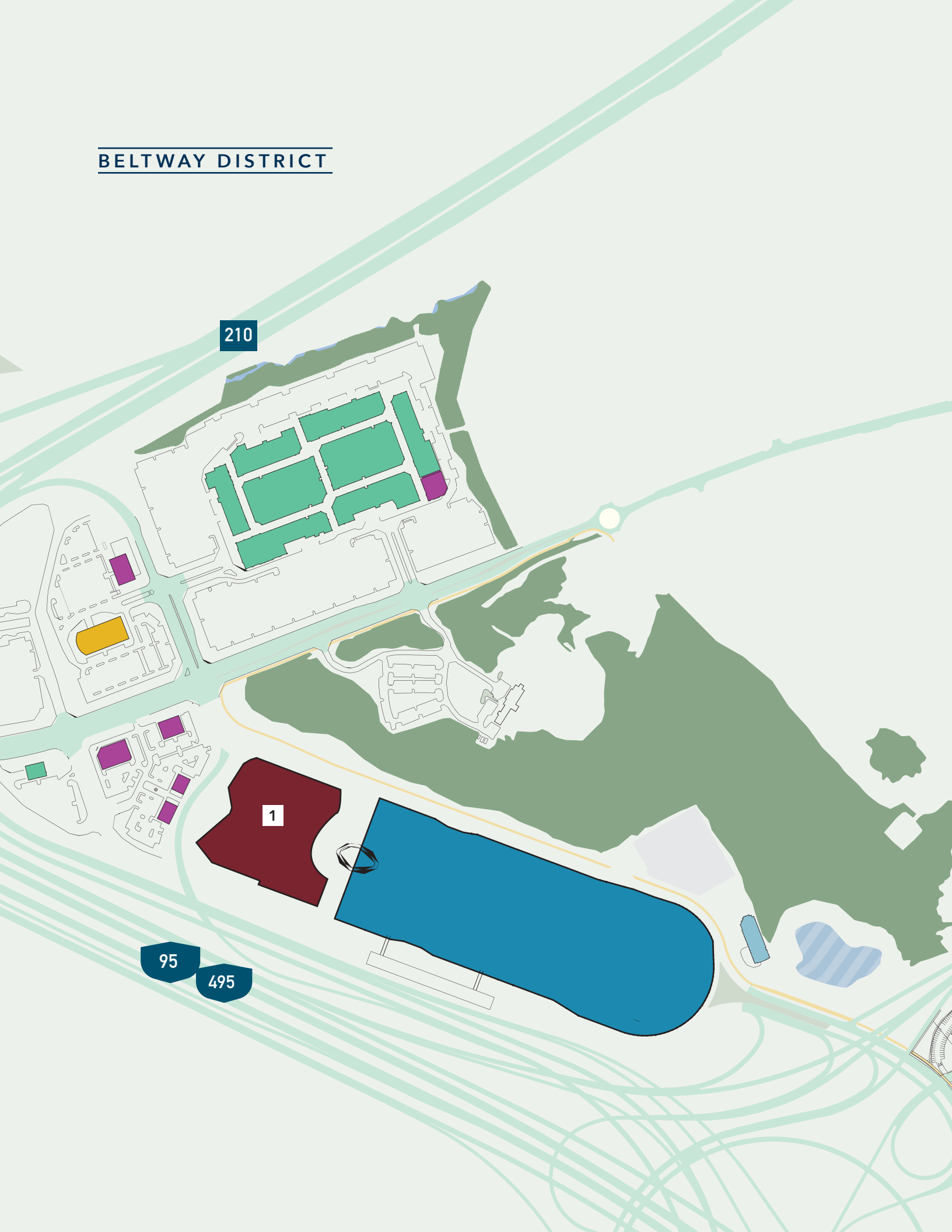
3,600

HOTEL ROOMS ACROSS
BOTH SITES

28M

2019 VISITORS TO
NATIONAL HARBOR

BELTWAY DISTRICT



WATERFRONT DISTRICT

- SITES
 - 1. BELTWAY DISTRICT
 - 2. WATERFRONT DISTRICT
- RESIDENTIAL
- OFFICE SPACE
- RETAIL SPACE
- HOTELS
- FUTURE DEVELOPMENT



WATERFRONT DISTRICT

In the midst of a
bustling urban district

Hotel 150,000 SQFT

Residential 580,000 SQFT

Office 1,245,000 SQFT

Retail 70,000 SQFT

Parking
Spaces 3,370

Features:

Pedestrian friendly
environment

First-class amenities

Environmentally responsible





75+

SHOPS AND SERVICES

40+

RESTAURANTS FROM
CASUAL TO DATE
NIGHT DRESS-UP



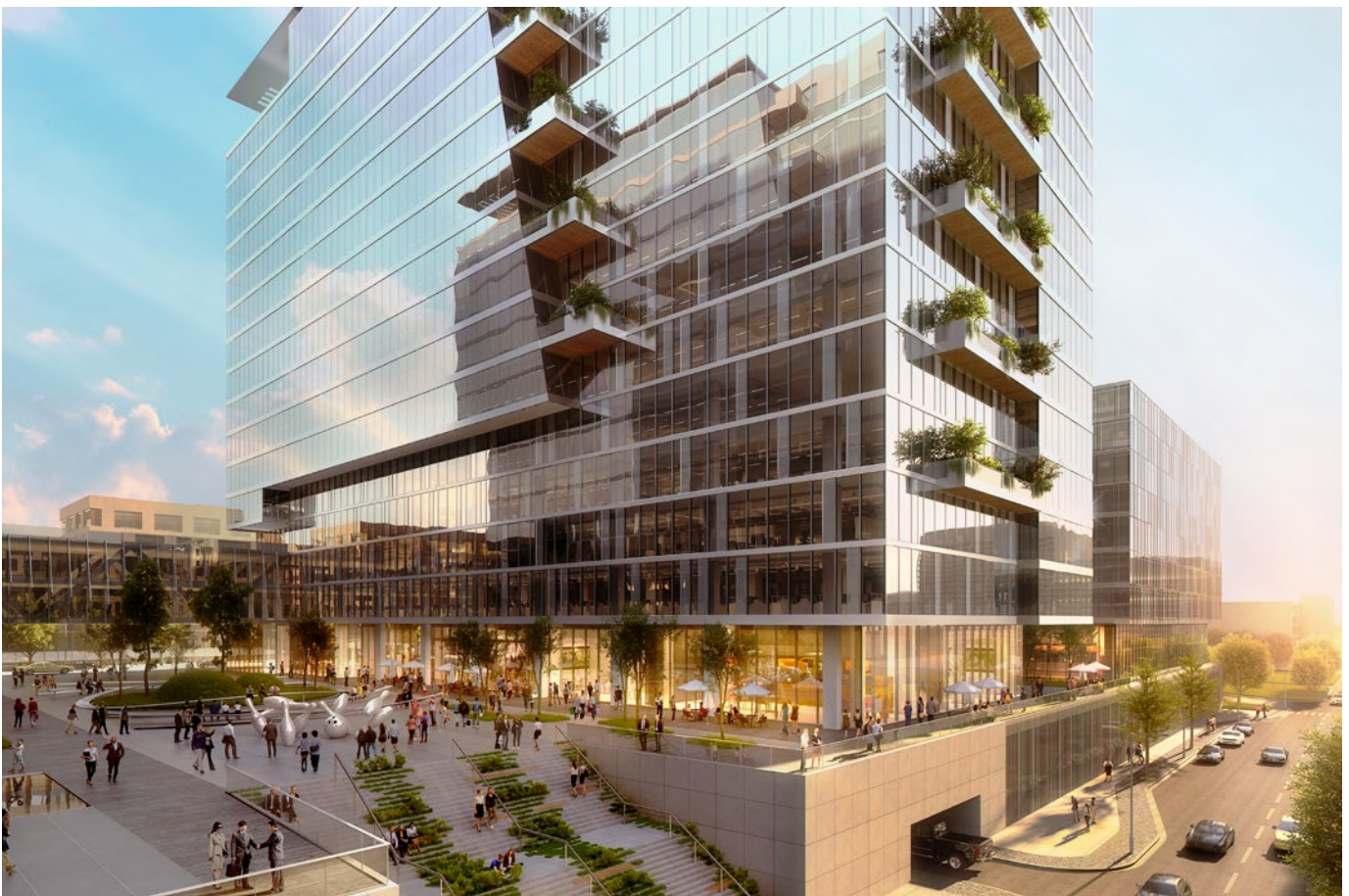
DIRECT ACCESS TO
WALK/BIKE TRAILS
AND WATERFRONT
ACTIVITIES



MUSIC AND
ENTERTAINMENT
AT FLEET STREET

WATERFRONT DISTRICT





BELTWAY DISTRICT

A unique site with high visibility
+ sense of privacy adjacent to
MGM Resort & Casino with:

Hotel 210,000 SQFT

Residential 190,000 SQFT

Office 720,000 SQFT (2 towers)

Parking
Spaces 2,360

Features:

First-class amenities

Environmentally responsible

Visibility/Signage opportunity





8

SIT-DOWN
RESTAURANTS

15

CASUAL
RESTAURANTS

11

SHOPS AND
SERVICES



SPA & FITNESS
CENTER



MUSIC &
PERFORMANCE
EVENTS ALL
YEAR LONG



TANGER OUTLETS
AND TOPGOLF
NEARBY

BELTWAY DISTRICT





A National Harbor headquarters means **great employee experiences** aren't just a possibility, they're a sure thing, with a **multitude of choices** for convenience and enjoyment at either site.







As one of the largest privately-owned real estate development companies in the DC region, Peterson Companies consistently delivers some of the area's most exciting mixed-use retail, residential and commercial destinations. For over 60 years, Peterson has created such exceptional landmarks as National Harbor, Downtown Silver Spring, Fair Lakes, and Fairfax Corner. With a proven ability to move quickly on opportunities to reshape and enhance local communities, the company creates vibrant residential and business districts that benefit all who live and work in our region.

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