

NATIONAL HARBOR OFFICE OPPORTUNITIES

NATIONAL HARBOR, MD

As one of the area's most sought-after business addresses, National Harbor, a 350-acre walkable, waterfront mixed-use destination just minutes away from Washington, D.C. and Northern Virginia is the perfect place to take your business to the next level. National Harbor offers a distinct advantage - an inspired work environment that capitalizes on the waterfront views of the Potomac River and convenient access to unique amenities.

HIGHLIGHTS

- 539,000 SF of Class A office space, with suites ranging from 2,798 SF to 7,334 SF, including a 14,125 SF full-building opportunity offering flexible options for businesses of all sizes
- Positioned just south of Washington, D.C. with easy access to I-495, I-295, I-95, and Route 210 for hassle-free commuting
- Walkable access to 60+ restaurants, shops, entertainment venues, hotels and services
- Unparalleled opportunity for 1M SF of top-tier headquarters space

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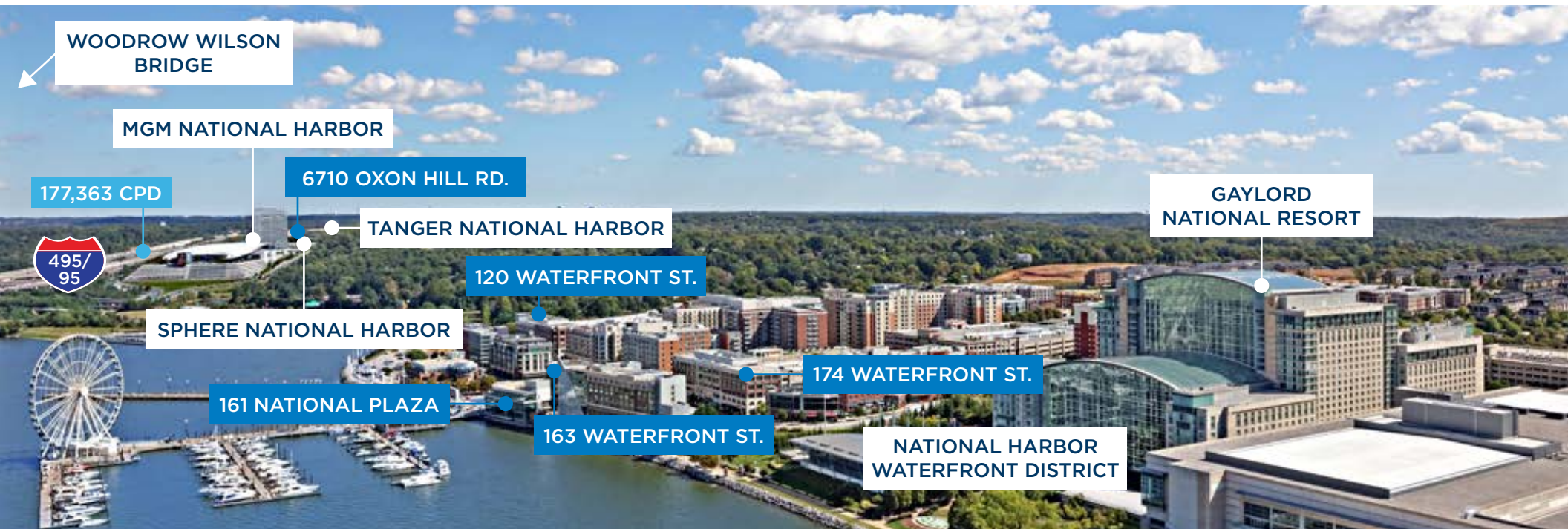
MARKET LOCATION



OVERVIEW

Positioned just south of Washington, D.C., National Harbor offers access to the region's key business centers, with significantly reduced commute times thanks to transportation improvements. The 495 Express Lanes, the ten-lane Woodrow Wilson Bridge, and the multi-lane flyover ramps streamline the commute, bringing Northern Virginia and Downtown Washington within a convenient 30-minute drive. National Harbor's breathtaking views of the Potomac River, conference facilities, and an array of upscale and casual dining options make it the region's premier business address.

- Convenient access to major transportation hubs:
 - 8 miles to Capitol Hill and Downtown Washington, D.C.
 - 8 miles to Reagan National Airport
 - 36 miles to Dulles International Airport
 - 38 miles to Baltimore Washington International Airport
- Walkable to fast casual favorites like Starbucks, Potbelly, Mezeh Mediterranean Grill, as well as sit-down dining options like Silver Diner, Fogo de Chao, Rosa Mexicana, The Walrus Oyster & Ale House, and McCormick & Schmick's
- Minutes from Tanger National Harbor and MGM National Harbor Hotel & Casino



SITE PLAN



EXCLUSIVE BUILDING OPPORTUNITY

Positioned at the center of National Harbor's vibrant waterfront, 161 National Plaza offers a rare opportunity to occupy an entire office building surrounded by the destination's most iconic experiences, restaurants and shops.

- 14,125 SF of Class A office space across two floors
- Prominent exterior building signage opportunity
- Floor-to-ceiling windows with views of the Potomac River, Capital Wheel and National Plaza
- Ground-floor dining at Redstone American Grill and walkable to Starbucks, Mezeh Mediterranean Grill and Potbelly
- Efficient layouts to support a range of workplace needs





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