

# 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 15,294 SF 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
- Additional first-class amenities include use of conference center, fitness and yoga studio with locker rooms, and access to waterfront trails and activities
- 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
- Enjoy access to an expansive conference center, fitness and yoga studio and a modern employee recreation area
- 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 Hotel & Casino



**WOODROW WILSON BRIDGE**

177,363 CPD

**MGM NATIONAL HARBOR**

**TANGER NATIONAL HARBOR**

**GAYLORD NATIONAL RESORT**

**6710 OXON HILL RD.**

**120 WATERFRONT ST.**

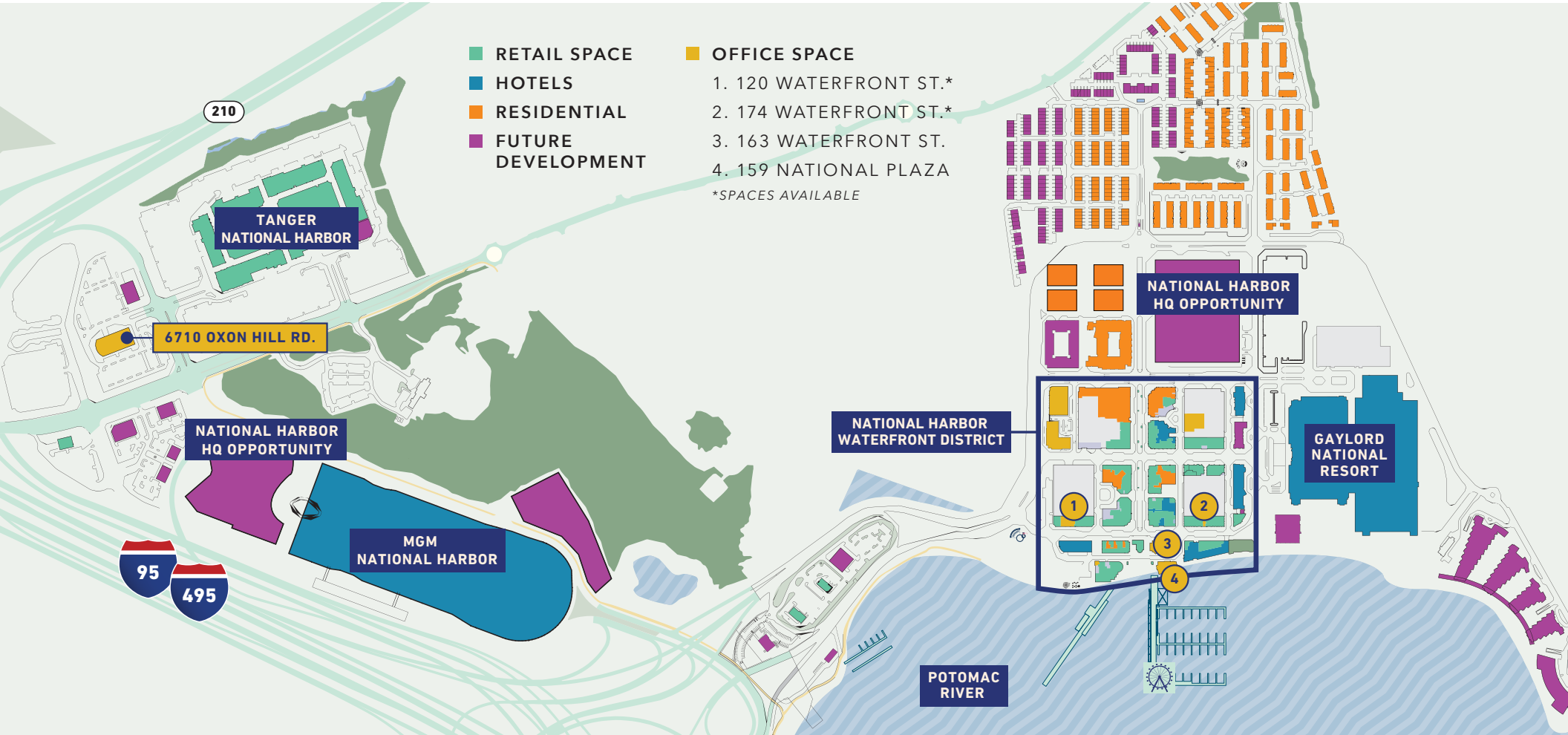
**174 WATERFRONT ST.**

**159 NATIONAL PLAZA**

**163 WATERFRONT ST.**

**NATIONAL HARBOR WATERFRONT DISTRICT**

# SITE PLAN







## KRAGER SANDERS

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