



Your Capital Waterfront



# Unwind Right Outside **YOUR OFFICE**

National Harbor is one of the area's most sought-after business addresses. Surrounded by the glistening waters of the Potomac, it not only provides an inspired work environment, and easy access to just about everywhere, but it also offers a host of all-season activities (kayaking, paddleboarding, billiards, ping-pong, etc.) There are few better things a company can do for its employees than relocate to National Harbor.



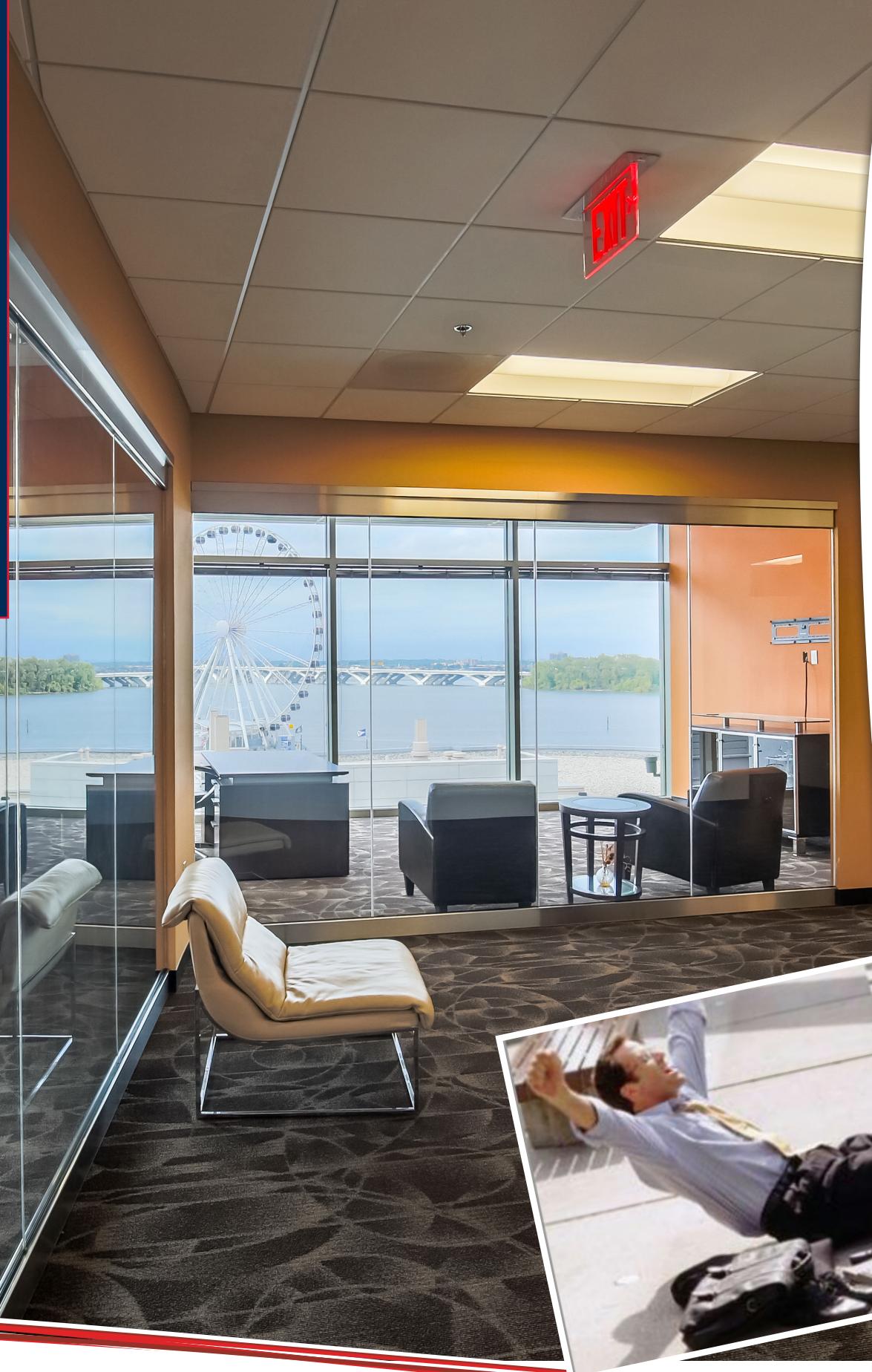
Just some of  
the amenities  
to enjoy  
**#WYWH**

- Residential units (420 plus)
- Hotel rooms (3,300 plus)
- Meeting space (470,000 SF – state-of-the-art)
- World-class entertainment
- Rejuvenating ways to spend lunch breaks (50 plus)
- Outdoor water recreation
- A genuinely cool work environment
- Spectacular waterfront views
- Easy access (to just about everywhere)
- Dining (40 plus options)
- Shops & services (160 plus)



## EMPLOYEE/EMPLOYER BENEFITS

- Affordable Class A office space
- Flexible floor plates (for small and large tenants)
- Build to Suit
- Creative meeting spaces
- Covered employee parking (conveniently located)
- Easy access to D.C., Virginia and Maryland
- Metro connection (from Old Town Alexandria to National Harbor)
- Employee diversions (indoor/outdoor; from ping-pong to paddle-boats)



# Ahhh-Inspiring CLASS A OFFICE

National Harbor clearly leaves ordinary work spaces behind. When you relocate your business to National Harbor, you bring the ability to attract and retain the kind of young new talent that helps invigorate your organization. Why? Because these in-demand employees with fresh ideas are looking for cool places to work that afford them the opportunity to enjoy amenities like ours (kayaking, paddleboarding, dining, shopping, etc.) and “live” a little, yet still have access to nearby areas. Our mixed-use space gives them exactly what they’re looking for. And that’s good for you.

# Employee **BENEFITS**

With its awe-inspiring office space, easy access to key transportation corridors, complimentary daily shuttle service and 1 million square feet of office space, National Harbor is an inspiring work environment. Surrounded by shimmering water and immersed in possibility — there's simply nothing better a company can do for its employees.



**120 Waterfront Street**



**125 Waterfront Street**



**163 Waterfront Street**



**174 Waterfront Street**



**159 National Plaza**



**100 Fleet Street**



**6710 Oxon Hill Road**

Making business  
**A PLEASURE**

**1,000,000 SF Class-A commercial office space at completion**

**FLEXIBLE** floor plates for small and large tenants

**BUILD TO SUIT** space for sale or lease

**CONVENIENT** covered employee parking area

**CABLE**, fiber optic, DSL and Wi-Fi ready suites

**EASY ACCESS** to D.C., Virginia and Maryland

**DAILY SHUTTLE** service to key area destinations



Occupying 350 acres of prime waterfront real estate, National Harbor is an integral part of the fabric of the thriving Washington, DC region.



# Powerful POSITION

WASHINGTON MONUMENT

WOODROW WILSON BRIDGE

JEFFERSON MEMORIAL

REAGAN NATIONAL AIRPORT

## "Gross Regional Product \$425B "

Since 2006, the regional economy has grown by nearly 7.5 percent on an inflation-adjusted basis. No other major metropolitan area in the United States enjoyed a greater level of economic growth during this period. In fact, Greater Washington's economy outperformed most other major metropolitan regions by more than two percentage points.

- Bureau of Economic Analysis

## "10% of the INC. 500 come from greater Washington, D.C."

Greater Washington has more Inc. 500 fastest-growing private businesses than any other region in the country—a title the region has held for the past fifteen consecutive years. In 2011, 56 Greater Washington firms were recognized on the Inc. 500 list—more than 10 percent of the nation's total.

- INC Magazine

National Harbor is directly accessible from the **Capital Beltway, I-95, I-495, I-295** and the **Woodrow Wilson Bridge**, and is **minutes away from all three area airports**. There are interchange and multi-lane fly-off ramps exiting exclusively into the community from Maryland, Virginia and D.C.

"Residents of Greater Washington expressed the greatest confidence in the US economy among the largest metro areas."

- Gallup Economic Confidence Index 2012

"Greater Washington has the world's seventh most productive workforce."

- Brookings Institution 2011

# Vibrant VISION



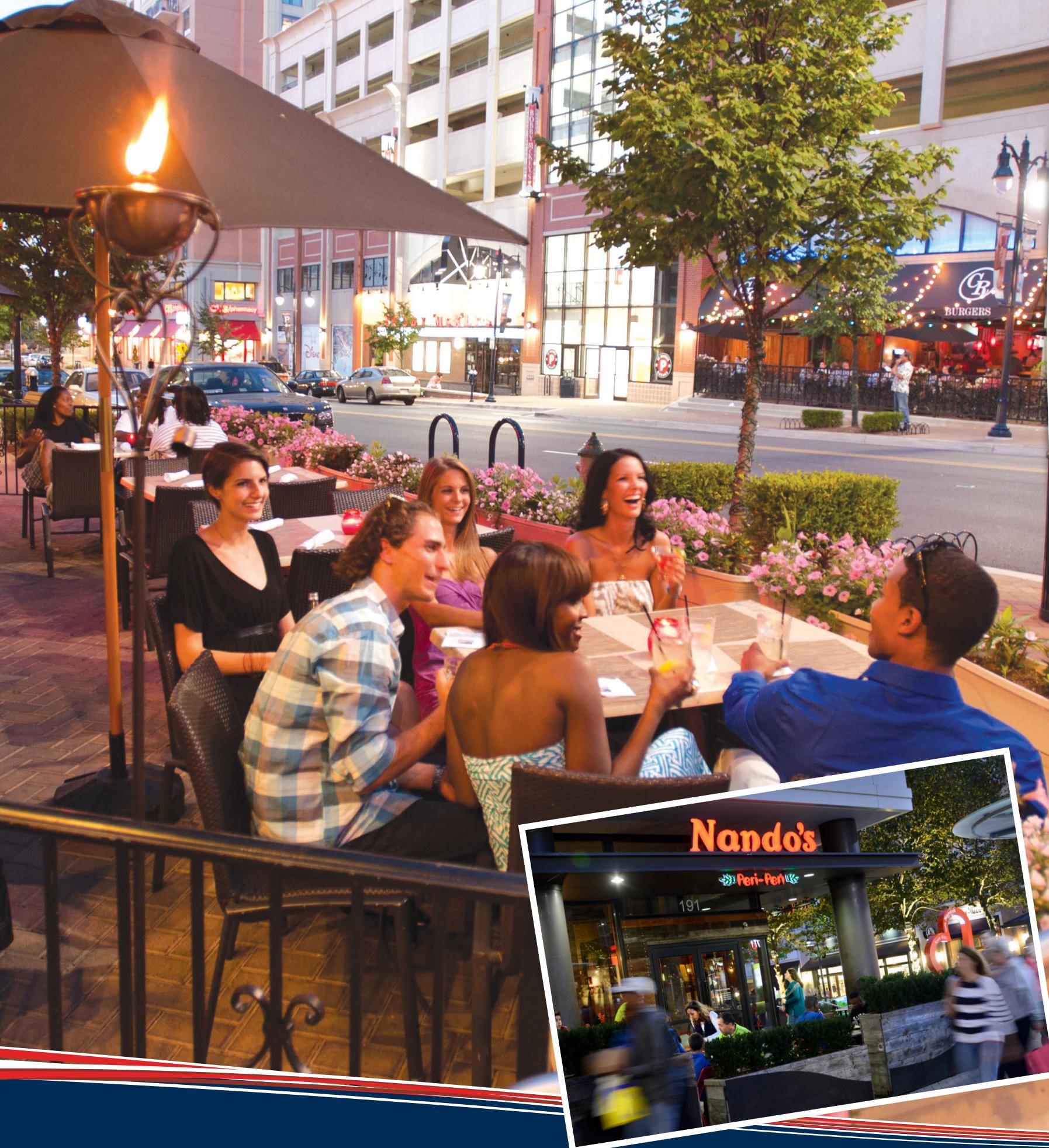


# Your **NATIONAL HARBOR**



# Delicious DISTRACTIONS

Serving up an unprecedented combination of ingredients for restaurant success, National Harbor offers restaurants prime waterfront locations surrounded by retail, office, residential, hotels, parking, beautiful tree-lined sidewalks and over a mile of waterfront. From acclaimed national restaurateurs to popular local and regional eateries, National Harbor boasts more than **40 dining destinations.**



"Granite City Food & Brewery is so happy with its National Harbor location that we have just doubled down; we are finalizing a lease that will bring a new flagship Granite City Food & Brewery location to the Harbor in early 2015, several blocks from our Cadillac Ranch location. We feel that this new restaurant will fill a niche at the Harbor, and will enable us to add to our portfolio with a great new restaurant in a very dynamic market."

- Dean Oakey, Chief Concept and Development Officer of Granite City Food & Brewery

# High-end HOSPITALITY

Four major hotels and three resorts — AC Hotels by Marriott, Gaylord, Marriott Residence Inn, Westin and Wyndham — are conveniently located on-site at National Harbor, offering an impressive range of accommodations within easy walking distance of our signature waterfront experience. For retailers and businesses alike, each and every visitor represents the untapped possibilities of a potential customer.



**THE WESTIN**  
WASHINGTON  
NATIONAL HARBOR



**GAYLORD NATIONAL®**  
RESORT & CONVENTION CENTER  
*on the Potomac*

2,000 total guest rooms  
8,000,000+ total annual visitors  
500,000 SF convention center

Gaylord National is the largest non-gaming hotel and convention center on the East Coast





# World-class RESORT & CASINO

MGM National Harbor opened in 2016 as a world-class resort and casino featuring a luxury brand hotel and spa, widely known upscale retailers, global entertainment and three higher-end restaurants from celebrity chefs: Fish from D.C.'s José Andrés, Marcus from New York chef Marcus Samuelsson, and Voltaggio Brothers Steak House from brothers and "Top Chef" alums Bryan and Michael Voltaggio. These and other attractive resort offerings will combine to create the complete MGM Resorts experience – increasing the allure of National Harbor as a "must see" destination for locals and travelers alike.



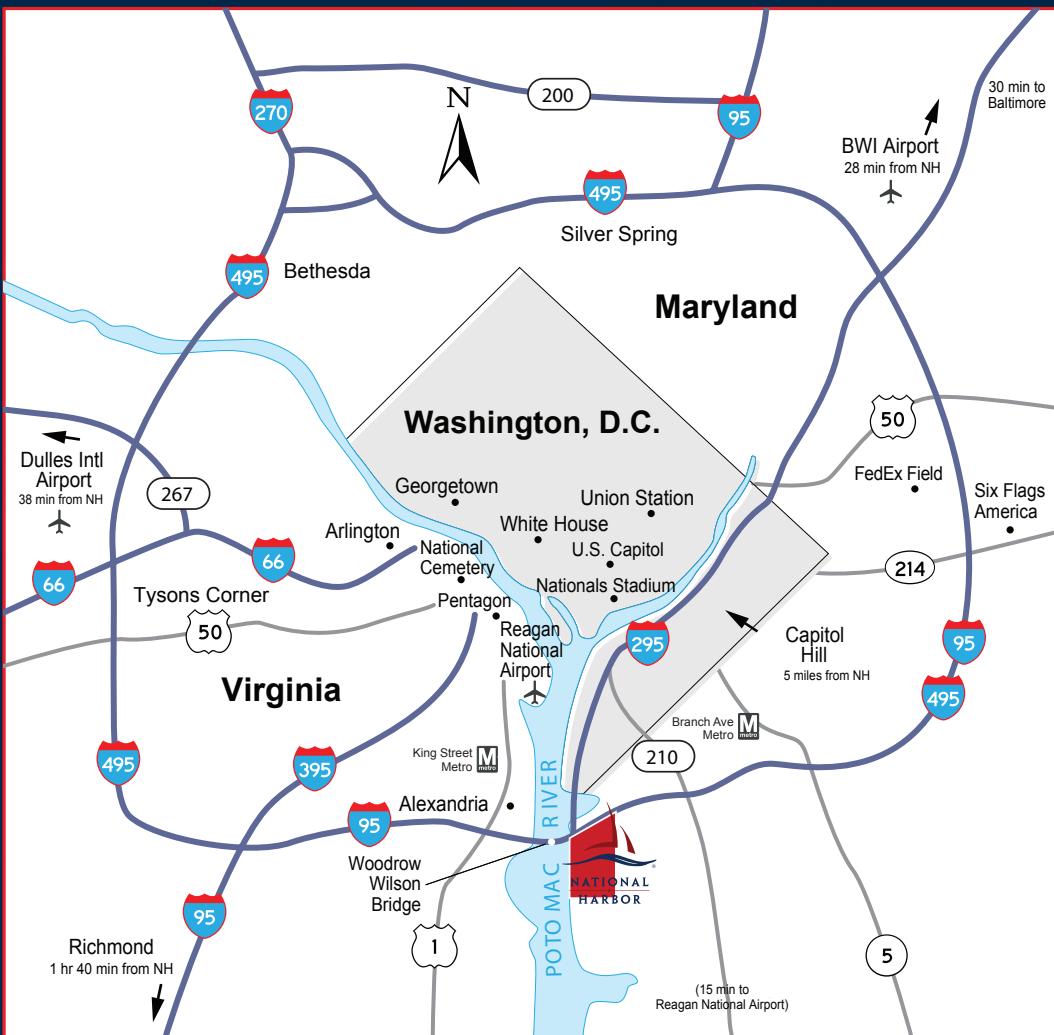
## Luxurious ATTRACTIOnS

# NOW OPEN

\$1.4B Development  
9.6M Estimated visitors  
1M Square Feet

MGM National Harbor features:

- A luxury hotel
- Fine dining from local and celebrity chefs
- World-class entertainment
- Shops from among the finest retailers in the world
- A luxurious spa



You can get there  
**FROM HERE**

- 8 MILES to Downtown Washington, D.C.
- 3 MILES to Old Town Alexandria, VA
- 8 MILES to Reagan National Airport
- 36 MILES to Dulles International Airport
- 38 MILES to Baltimore Washington International Airport

**FOR OFFICE LEASING INQUIRIES, CONTACT HOWARD JENSEN**

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Connect with National Harbor to stay up-to-date on everything from  
new store openings to event announcements



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**DEVELOPED, MANAGED & LEASED BY THE PETERSON COMPANIES**

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