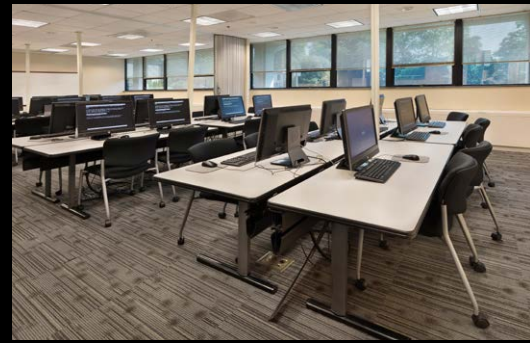


8110+2990

GATEHOUSE

TELESTAR

CONFIDENTIAL INVESTMENT OFFERING





INVESTMENT HIGHLIGHTS



VALUE-ORIENTED, CLASS B OFFICE SPACE WITH AMPLE PARKING AND APPROXIMATELY \$6.8 MILLION OF CAPITAL SPENT (\$3.2 MILLION AT 8110 GATEHOUSE AND \$3.6 MILLION AT 2990 TELESTAR COURT) IN LAST 10 YEARS



IN THE HEART OF NORTHERN VIRGINIA'S MEDICAL COMMUNITY, WHICH HAS MADE \$500 MILLION IN CAPITAL INVESTMENT SINCE 2017



CONVENIENTLY LOCATED AT THE INTERCHANGE OF ROUTE 50 & THE CAPITAL BELTWAY HOT LANE ENTRANCES, WITH ACCESS TO THE DUNN LORING METRORAIL STATION AND THE VIBRANT MOSAIC DISTRICT RETAIL CENTER



ACQUISITION PRICE WELL BELOW REPLACEMENT COST, OFFERING A COMPELLING BASIS AND COMPETITIVE ADVANTAGE



OUTSTANDING OPPORTUNITY TO CAPITALIZE ON NORTHERN VIRGINIA'S CONTINUED LEASING MOMENTUM



FREE & CLEAR OF EXISTING DEBT

8110 GATEHOUSE ROAD

PROPERTY SUMMARY

8110 GATEHOUSE ROAD

Address:	8110 Gatehouse Road Falls Church, VA 22042
Site Area:	223,478 SF (5.1 AC)
Built/Renovated:	1990 / 2019-2020
Rentable Building Area:	224,229 RSF / 225,597 BRSF (BOMA 2017)
Stories:	6 Above-Grade / 1 Below-Grade
% Leased:	95%
Typical Floor Plate:	±18,000 RSF
Parking:	5-Story Structured Garage with 776 Spaces (3.5/1,000 RSF)

Tenancy:

INOVA Health System (INOVA)

126,763 LSF (57% of RBA)
Dec-21 LXD*

Credit Rating: Aa2 (Moody's)

Revenue: \$3.3 Billion (FY 2019)

**INOVA is assumed to enter into a 12-month sale-leaseback agreement with Buyer upon closing.*

INOVA is Northern Virginia's leading nonprofit healthcare provider, recognized in 2019 by *U.S. News & World Report*, which named INOVA Fairfax Hospital the #1 hospital in the Washington, DC region. All five of INOVA's hospitals hold five-star rankings from the Centers for Medicare and Medicaid Services (CMS). The organization's mission is to provide world-class healthcare to each person in every community it serves. Presently, INOVA utilizes 8110 Gatehouse Road for corporate executives as office, rather than medical purposes/uses.

Birch, Stewart, Kolasch, & Birch LLC (BSKB)

86,049 LSF (38% of RBA)
Jul-24 LXD

Revenue: \$40 Million (FY 2019)

8110 Gatehouse Road serves as the headquarters for Birch, Stewart, Kolasch, & Birch LLC.

Since 1976, BSKB has been providing a full range of intellectual property law services to clients in the areas of patent prosecution, post-grant review, litigation, opinions and counseling, design patents, trademarks and licensing. The firm's knowledgeable attorneys and agents hold advanced degrees and are experienced in the fields of chemistry, electronics and IT, mechanical engineering and life sciences/biotechnology.

2990 TELESTAR COURT

PROPERTY SUMMARY

2990 TELESTAR COURT

Address:	2990 Telestar Court Falls Church, VA 22042
Site Area:	148,080 SF (3.4 AC)
Built/Renovated:	1969 / 1997 / 2010-2020
Rentable Building Area:	81,425 RSF
Stories:	4 Above-Grade
% Leased:	Fully Vacant
Typical Floor Plate:	±21,000 RSF
Parking:	335 Total Parking Spaces (4.1/1,000 RSF)
Tenancy:	Property is assumed to be fully vacant at closing

UNRIVALED ACCESS

DUNN LORING-MERRIFIELD 

MOSAIC DISTRICT

GALLOW'S ROAD

8110+2990
GATEHOUSE TELESTAR

COMBINED SITE
8.53 Acre Site
307,022 BRSF
1,111 Parking Spaces

8110 Gateh



FITNESS CENTER AT 8110 GATEHOUSE ROAD



776-CAR STRUCTURED GARAGE AT 8110 GATEHOUSE ROAD

\$6.8 MILLION OF CAPITAL INVESTED SINCE 2010

- Current owner, INOVA, has made \$3.6 million of capital investments in 2990 Telestar Court and \$3.2 million in 8110 Gatehouse Road in the last ten (10) years.

VALUE-ORIENTED, CLASS B OFFICE SPACE WITH AMPLE PARKING

- Value-add opportunity with existing cash flow provided from renowned, intellectual property law firm tenant in 8110 Gatehouse through July 2024.
- The Properties offer competitive rental rates at a significant discount to Fairview Park's and Tysons' supply of Class A and Class B office product.
- Ample no-cost parking with 776 spaces (ratio of 3.5/1,000 RSF) in a 5-story structured garage provided at 8110 Gatehouse, and 335 spaces (ratio of 4.1/1,000 RSF) at 2990 Telestar, make these Beltway-proximate Properties extremely driver friendly.

IN THE HEART OF NORTHERN VIRGINIA'S MEDICAL COMMUNITY, WHICH HAS MADE \$500 MILLION IN CAPITAL INVESTMENT SINCE 2017

- Unparalleled demand drivers with the presence of the Defense Health Agency (DHA) and INOVA fueling tenant migration.
- The DHA's 700,000 SF federal government headquarters, located immediately adjacent to 8110 Gatehouse and 2990 Telestar, has increased leasing demand in the neighborhood, which will continue as the agency ramps up contract awards related to the C.A.R.E.S. Act, among other programs.
- INOVA spent \$400-\$500 million converting the 117-acre campus into a world-class medical, genomics and personalized care facility and plans to add an additional 3.8 million square feet (totaling 5.0 million square feet) of additional development to include academic centers, hospitality, and residential → validating the location as a premier hub for healthcare and innovation.

MOSAIC DISTRICT

ANTHROPOLOGIE



bluemercury[®]
makeup • skincare • spa

sweetgreen

WARBY PARKER

BARNES & NOBLE



CAVA



TARGET

west elm

SUPERIOR ACCESSIBILITY WITH PROXIMITY TO DUNN LORING METRO STATION AND THE VIBRANT MOSAIC DISTRICT RETAIL SCENE

- 8110 Gatehouse & 2990 Telestar sit directly off the Capital Beltway and Route 50, allowing incredible connectivity to the entire Washington, DC area via Northern Virginia's extensive network of roadways.
- Dunn Loring Metro Station is located less than 1.5 miles from the Properties, providing access to the entire DC Metro region, including a direct route to Downtown DC via the orange line.
- The Properties enjoy convenient access to the curated mix of DC's top independent fashion boutiques, inspired culinary options, healthy grocers, and premier national retailers at the lively Mosaic District.

OUTSTANDING OPPORTUNITY TO CAPITALIZE ON NORTHERN VIRGINIA'S CONTINUED LEASING MOMENTUM

- Projected increases in federal defense spending promote leasing velocity for government contractors in Northern Virginia.
- Requirements to de-densify office space as part of post-COVID social distancing efforts are anticipated to have a positive effect on suburban office demand.

FREE & CLEAR OF EXISTING DEBT

- By acquiring the Properties free & clear, and with interest rates at historic lows, investors will realize substantial cash-on-cash returns investing in 8110 Gatehouse Road & 2990 Telestar Court.

GALLOWS ROAD

ONE JEFFERSON PARK

DOMINION ONE AT JEFFERSON PARK

INOVA

TOTAL MIXED-USE
DEVELOPMENT
5,000,000 SF



MAXIMUS

L&N
LEGUM
NORMAN
INC
An Associa Company

GENERAL DYNAMICS
Information Technology

UnitedHealthcare[®]

DUNN LORING-MERRIFIELD



MERRIFIELD PLACE II



2900 FAIRVIEW PARK

8110+2990
GATEHOUSE TELESTAR

BAE SYSTEMS

Deloitte.

NORTHROP GRUMMAN



ARLINGTON BOULEVARD

DHA
700,000 SF
HEADQUARTERS

OVER \$1
BILLION IN
C.A.R.E.S.
ACT FUNDING
ALLOCATED TO
THE DHA

cognosante

Marriott.
FAIRVIEW PARK

WRTC
WASHINGTON REGIONAL
TRANSPLANT COMMUNITY

GENERAL DYNAMICS
Information Technology

INVESTMENT ADVISORY

Bill Prutting

Senior Managing Director
bill.prutting@am.jll.com
T: 202-719-5867
M: 202-437-6707

James Molloy

Senior Director
james.molloy@am.jll.com
T: 202-719-5788
M: 202-498-5208

FINANCING

Paul Spellman

Senior Director
paul.spellman@am.jll.com
T: 202-719-6900
M: 202-340-6335

Drake Greer

Director
drake.greer@am.jll.com
T: 202-533-2534
M: 412-303-3045

LEASING

Steve Ranck

Executive Managing Director
steve.ranck@am.jll.com
T: 703-891-8389
M: 312-470-3943

Harry Klaff

Executive Managing Director
harry.klaff@am.jll.com
T: 703-485-8822
M: 703-855-0826

Yorke Allen

Managing Director
yorke.allen@am.jll.com
T: 703-485-8722
M: 703-403-9966

