

WYNWOOD

I & II

5180 & 5160 PARKSTONE DRIVE | CHANTILLY, VIRGINIA

5180

EXECUTIVE SUMMARY



Wynwood I (5180)



Wynwood II (5160)



THE OFFERING

Jones Lang LaSalle, Inc. ("JLL"), as exclusive representative for Owner, is pleased to present this opportunity to purchase Wynwood I & II (the "Properties"), a two-building, 89,636 SF office portfolio located at 5180 & 5160 Parkstone Drive in Chantilly, Virginia. Renovated in 2015-2016, the Properties are 88% occupied to 12 tenants with 4.7 years of weighted average lease term ("WALT"). Approximately 41% of the portfolio is SCIF accredited, providing certainty of both cash flow and tenant retention long-term.

Strategically located in the cyber-intelligence hub of Westfields, the Properties benefit from immediate proximity to federal demand drivers including the National Reconnaissance Office ("NRO"), FBI's Mission Ridge, and the CIA's Park Center. Fueled by increasing federal investment in the cybersecurity space, this submarket lends itself to government contractors that require direct fiber-optic connectivity and accessibility to the nation's epicenter of cyber technology and innovation.

Additionally, this location boasts a robust amenity base that cultivates a true "live-work-play" environment. Within two miles of the Properties is the Preserve at Westfields, an 805-unit, luxury townhome development set on 51-acres that delivered in 2020 and the Field at Commonwealth, a 127,270 square foot Wegman's anchored shopping center. Further contributing to this evolving mixed-use narrative, the submarket features two proposed multi-housing developments and 3 million square feet of additional amenities along Route 28.

The combination of high-quality office space, advantageous mission-critical locational attributes, and comprehensive amenity offerings facilitate tight fundamentals within the micromarket. As a result, Westfields (West of Rt. 28) boasts 96% occupancy with 3% annual rent growth for assets located west of Route 28 and directly proximate to the NRO.

Accordingly, Wynwood I & II is a compelling investment opportunity that offers highly secured real estate at a discount to today's replacement costs. The portfolio's entrenched, mission-critical rent roll and location in one of Northern Virginia's tightest micromarkets provides investors durability of cash flow and compelling mark-to-market rental rate upside.

PROPERTY OVERVIEW

Address	5180 & 5160 Parkstone Drive Chantilly, Virginia 20151
Rentable Area	89,636 SF
% Leased	88%
WALT	4.7 Years
WALT - SCIF SPACES	6.1 Years
Stories	2 Stories
Year Build (Renovated)	1991 (2015-2016)
Typical Floor Plate	21,282 SF
Column Spacing	28'X28' (Wynwood I) 24'X24' (Wynwood II) Typically column-free from core to window lines
Ceiling Height	8'6" - Floor 1 9'0" - Floor 2
Total Portfolio Parking	366 spaces of surface parking (4.31/1,000 SF)

INVESTMENT HIGHLIGHTS



Two-Building, 89,636 SF Office Portfolio



88% leased to 12 tenants with 4.7 years of WALT



Anchored by Blue Ridge Envisioneering (24.4% of RBA) -
A Boutique Engineering Firm with Multiple Government
Contracts - Through August 2029



41% of the Portfolio is SCIF Accredited with 6.1 Years
of WALT for SCIF Office Space



Situated in a Growing Hub for Cybersecurity, Information
Technology and Defense Industries with the Majority of
Neighboring Tenants Working Awarded Government Contracts



Strong Live-Work-Play Environment Cultivated Through New
Mixed-Use Developments, Including a Wegman's Anchored
Shopping Center and The Preserve at Westfields



Unfettered Access to Key Federal Demand Drivers – National
Reconnaissance Office ("NRO"), FBI and CIA



Convenient Vehicular Accessibility to Route 28, Route 66,
Route 50, and the Dulles Toll Road (Route 267); 14-Minute
Drive from Dulles International Airport ("IAD") and More Than
125 Destinations – Global & Domestic



Significant Discount to Replacement Cost Offering a
Compelling Cost Basis with Attractive Yields



Free and Clear of Existing Debt

MISSION CRITICAL OFFICE PORTFOLIO



41% of the Portfolio is SCIF
Accredited with 6.1 Years of
WALT for SCIF Office Space



Secured Space Installed in
Accordance with ICD 705 V1.5
Guidelines



Uninterrupted Power Access to
Control Devices for those Spaces
When Required



Fiber Connectivity: Verizon, Cox,
Zayo (lit and unlit)



366 Parking Spaces
Parking Ratio: 4.31 per 1,000 SF



Quick-Serve Market On-Site,
Complete with Self-Serve Food
Items and Cold-Brew on Tap

WYNWOOD I & II

WYNWOOD I
5180 PARKSTONE DRIVE

WYNWOOD II
5160 PARKSTONE DRIVE

5155 PARKSTONE DRIVE

PARKSTONE DRIVE

**FUTURE
GSA SECURE
FACILITY
2021**

ENTRENCHED, MISSION-CRITICAL TENANCY



Blue Ridge Envisioneering is a team of agile and experienced engineers, signals analysts and programmers specializing in developing innovative solutions to the tough technical challenges facing the defense and intelligence community. Specializing in tackling hard problems through cutting edge technology, BRE provides a wide range of services including Systems Engineering, Architecture Development, Software Development, Signals Analysis, Data Collection, Rapid Prototyping and End-to-End Demonstrations.

THE HEADQUARTERS LOCATION FOR BLUE RIDGE ENVISIONEERING, INC
24% of RBA, Aug-29 LXD

RECENT GOVERNMENT CONTRACTS



\$5,478,984



\$389,237



\$5,374,524

Jacobs

Jacobs, an American international technical professional services firm, acquired The Buffalo Group in 2020 to further strengthen Jacobs' leading portfolio

of national priority mission-focused, government solutions in the cyber domain and the Intelligence Community. The Dallas-based engineering company offers design, construction, consulting, and maintenance services for clients in a diverse range of industries, including energy, infrastructure, mobility, and cybersecurity. Founded in 1947, Jacobs currently ranks #206 on the Fortune 500 list, and employs over 55,000 across the globe. Additionally, in 2021 Jacobs was listed in Fortune's World's Most Admired Companies.

In August 2017, the Pentagon awarded a \$4.6 billion Integrated Research & Development for Enterprise Solutions (IRES) follow-on contract to Jacobs to provide products and services for the Missile Defense Agency and its Missile Defense Integration and Operations Center. This contract, along with other federal contracts that Jacobs has been awarded, places Jacobs as the 14th ranked government contractor in the federal market in 2020.

6.5% OF RBA; SEP-26 LXD

#206
FORTUNE 500
RANKING

55,000
EMPLOYEES
WORLDWIDE

\$13 BILLION
ANNUAL REVENUE

\$25,239,798
IN GOVERNMENT
AWARD CONTRACTS
DURING Q1 2021

RECENT GOVERNMENT CONTRACTS



THE NEXUS OF THE INTELLIGENCE COMMUNITY



CONNECTIVITY TO GOVERNMENT CONTRACTING DEMAND DRIVERS

- Located in the heart of Northern Virginia's strategic intelligence hub – less than one mile from the National Reconnaissance Office, CIA and FBI
- Proximity to key government installations and direct Fiber-Optic connectivity to three government agencies make the Property an irreplaceable location for government contractors



THE ROUTE 28 SUBMARKET IS WELL-POSITIONED FOR GROWTH

- Anticipated outsized government contractor demand – cybersecurity spending is estimated to grow from \$173B today to \$270B by 2026
- Hotspot for townhome development by the nation's most active homebuilders – Toll Brothers, Stanley Martin and NVR are all actively building luxury townhomes within a mile of the Property, recognizing the submarket's affluent demographics



OUTSTANDING ACCESSIBILITY BOTH REGIONALLY & INTERNATIONALLY

- Efficient ingress and egress to the surrounding region via Northern Virginia's most traveled thoroughfares – Route 28, I-66, Route 50 and the Dulles Toll Road (Route 267)
- 9 miles from the Dulles International Airport – convenient access for out-of-town staff and customers – offering direct flights to 87 domestic and 58 international destinations




The US Intelligence 2021 Budget is \$61.9 Billion

Mission Ridge
 (Approximately 175,000 SF)
 The FBI recently occupied and invested over \$60 million (\$340/SF) in improvements within its premises in this impressive facility, bringing yet another key and sizable government demand driver to the Westfields market.

Park Center
 (Approximately 1.1 million SF proposed)
 The CIA occupies the two existing buildings and has plans for an additional 5 buildings.




National Reconnaissance Office (NRO)
 (Approximately 175,000 SF)
 One of the nation's largest intelligence agencies, the NRO is a critical security organization. Coupled with the additions of the CIA and FBI, the immediate area is among the largest enclaves of security and intelligence-related functions.

The Field at Commonwealth
 Delivered in 2018



CAVA **Dokeworks** **mellow MUSHROOM**
myeyeDR **Peets Coffee & Tea**
The UPS Store **Wegmans**



Preserve at Westfields
 Luxury Townhomes on 51-acres completed in 2020

PROPOSED
 372-Unit Apartment Building
 86 Townhomes

CONFERENCE CENTER DR

WESTFIELDS BLVD

PARKSTONE DR



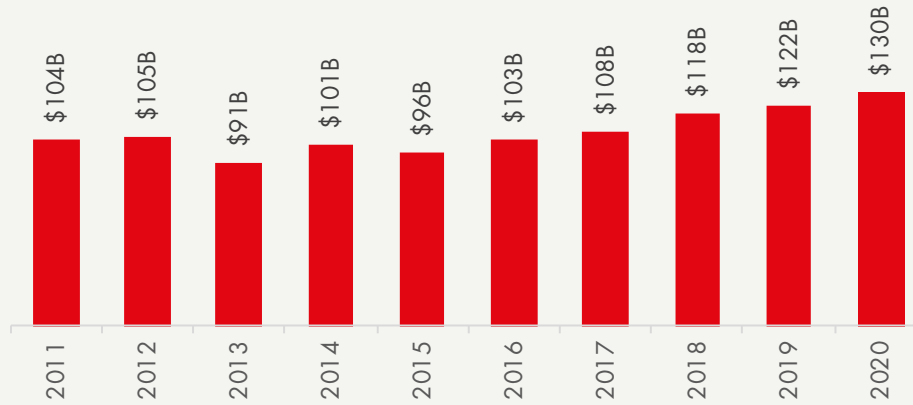
Future GSA Secure Facility 2021



ACCELERATING NORTHERN VIRGINIA DEMAND DRIVERS

NORTHERN VIRGINIA WILL BENEFIT FROM ITS DISPORPORTIANATE SHARE OF INCREASING CONTRACT AWARDS

DC METRO YTD 2020 FUNDING EXPERIENCED A RECORD YEAR



Source: JLL Research, Data as of Q1 2021



DC Metro received over \$130B in government contract awards in 2020, an all-time high



Government contract awards have increased over 25% in the last 10 years



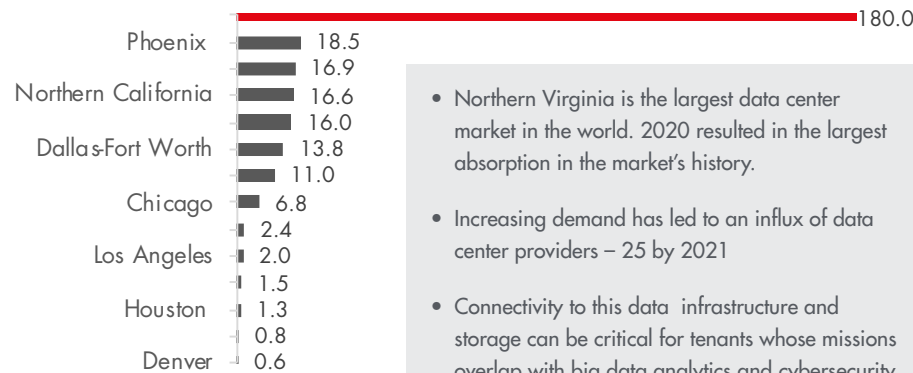
Northern Virginia has captured over 60% of DC Metro Contracting Awards since 2010



Nine of the top twenty leases signed since March 2020 were government contractors

NORTHERN VIRGINIA IS EXPERIENCING A DATA CENTER & CYBERSECURITY REVOLUTION

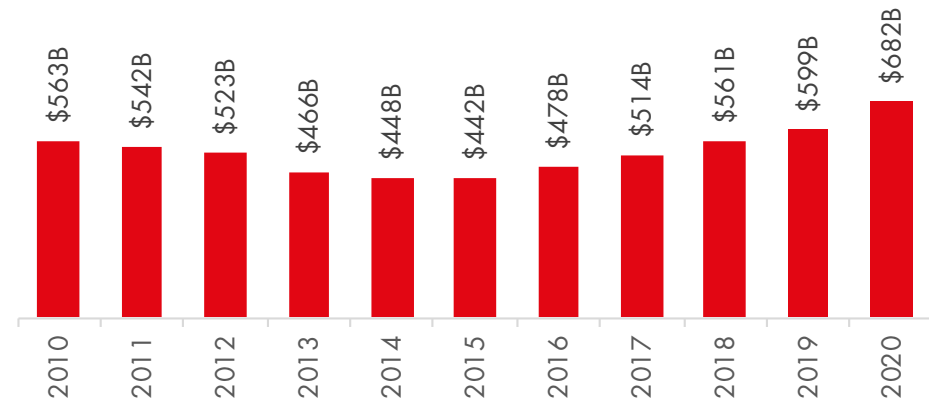
NORTHERN VIRGINIA ABSORPTION IN 1H 2020 WAS 10X THAT OF THE NEXT LARGEST MARKET



- Northern Virginia is the largest data center market in the world. 2020 resulted in the largest absorption in the market's history.
- Increasing demand has led to an influx of data center providers – 25 by 2021
- Connectivity to this data infrastructure and storage can be critical for tenants whose missions overlap with big data analytics and cybersecurity

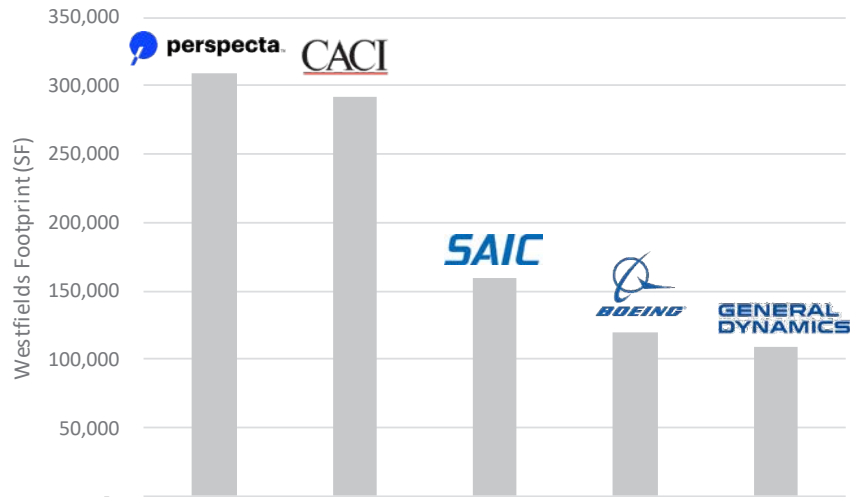
Source: JLL Research, 2021

ROBUST GROWTH IN CYBERSECURITY SPENDING WILL FUEL LEASING ACTIVITY



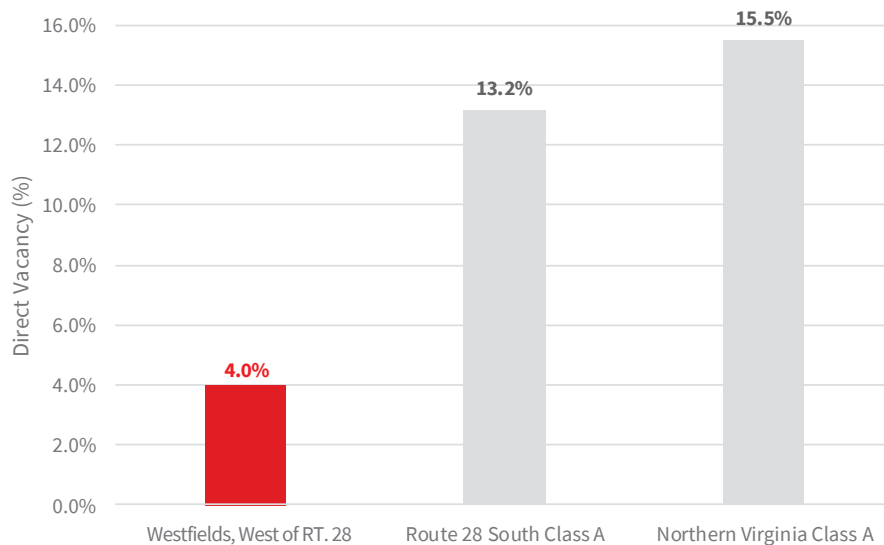
Source: JLL Research, 2021

TOP CONTRACTORS CHOOSE THIS MICROMARKET



Source: JLL Research, Q3 2020

WESTFIELDS, WEST OF RT. 28 CONTINUES TO OUTPERFORM



Source: JLL Research, Q1 2021

WESTFIELD ADVANTAGES

Proximity to NRO's 68-Acre Westfields facility, considered one of the nation's most important intelligence gathering agencies – creates a "must be there" aspect

Ideal connectivity to other federal agencies for ongoing assignments and physical proximity for security reasons

Increased defense and cybersecurity spending results in competition for new assignments and contract awards – physical address matters

WHY THIS SUBSET OUTPERFORMS

State-of-the-art and secure buildouts that new assets in this micromarket possess is an important factor for tenants to best execute their missions

Great amenity packages and offerings tenants look for as they prioritize employee satisfaction at the workplace

This subset of assets is among the tightest in the DC region and is projected to remain strong as a result of accelerating industry fundamentals and government spending

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.

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