



3800 & 3810

CONCORDE PARKWAY

CHANTILLY, VIRGINIA



CB FLOORING

EXECUTIVE SUMMARY





THE OFFERING

Jones Lang LaSalle, Inc. (“JLL”), as exclusive representative for Owner, is pleased to present this opportunity to purchase 3800 and 3810 Concorde Parkway (the “Properties”), two flex buildings totaling 130,242 square feet in the Avion Business Park just minutes from Westfields in Chantilly, Virginia. The Properties are strategically located adjacent to Route 50, with direct access to all other major arteries in the Washington, DC Metro including the Dulles Toll Road (Route 267), the Capital Beltway (Interstate 495) and Interstate 66 (D.C. to Front Royal).

3800 and 3810 provide investors a diversified rent roll of defense contractor, federal government and consumer and business services companies that benefit from the unmatched branding and operating efficiency (12% more efficient than multi-story office) of these single-story assets. These “drive-up” properties provide abundant parking, clear height suitable for regional distribution use and rear loading with the opportunity to increase the number of roll-up doors for loading.

Economic drivers of this investment include neighboring federal government installations such as National Reconnaissance Office (“NRO”), FBI’s Mission Ridge, the CIA’s multi-million square foot Park Center and Dulles Discovery Two projects. 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 forefront of cyber technology, innovation that leverages the region well-educated pool.

Additionally, the location boasts a robust amenity base which cultivates a “live-work-play” environment. Within four 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 demand, the submarket features two proposed multi-family developments and 3 million square feet of amenities along Route 28.

Located in a professional business park setting, this investment offering represents a coveted opportunity to acquire two institutional quality flex properties below replacement cost in an efficient Washington, DC Metro distribution location. Additionally, investors can create immediate value through lease-up of the existing vacancy. The Properties consisting of 130,242 square feet of modern flex product offer investors the unique ability to acquire an immediate and impactful position in the Washington, DC market.



PROPERTY SUMMARY

Address	3800 & 3810 Concorde Parkway Chantilly, Virginia 20151
Rentable Area	130,242 SF
% Leased	79%
Number of Tenants	10
Average Tenant Size	10,300 S.F.
WALT	3.9 Years
Stories	1
Year Built	1988
Column Spacing	30' x 55'
Ceiling Height	16' Clear Height 9' Finished
Parking	3.1 Spaces/1,000 Square Feet. 405 spaces in total.



INVESTMENT HIGHLIGHTS



Situated in a Growing Hub for Cybersecurity, Information Technology and Defense Industries With the Majority of Neighboring Tenants Working Under 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



Immediate Value Creation Through Lease Up of Existing Vacancy



Convenient Accessibility via Major Roadways Route 66, Route 28 and Route 50; 12-Minute Drive From Dulles International Airport



The Properties Are Situated in a Professional Business Park Providing a Scenic Setting with Ample Access to Amenities



Prime Location to Benefit From Affluent Washington, DC Economy



Proximity to Northern Virginia's Major Demand Drivers: NRO, CIA, etc.

THE NEXUS OF THE INTELLIGENCE COMMUNITY



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 and growing retail infrastructure



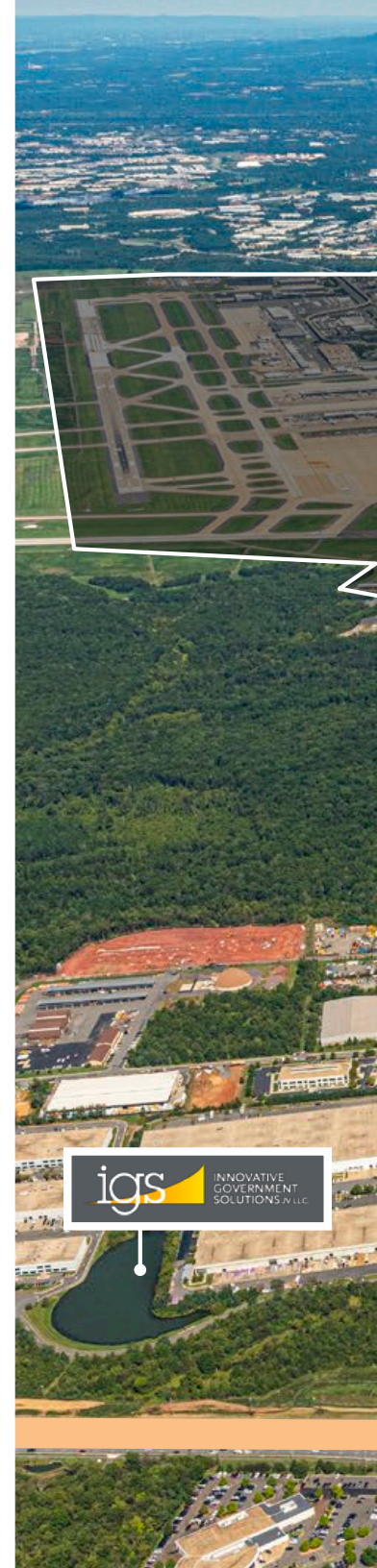
Connectivity to Government Contracting Demand Drivers

- » 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



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)
- » 3 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





PLANNED DATA CENTER REDEVELOPMENT



AMAZON WEB SERVICES



28

3800 & 3810
CONCORDE PARKWAY



50

LEE JACKSON HIGHWAY

HIGHLY COVETED ACCESSIBILITY AND CONNECTIVITY FOR TENANTS

OUTSTANDING ACCESS & AMENITIES

The Properties are strategically located within 3 miles of Dulles International Airport (IAD), just off of Route 50, with direct access to all of the major arteries in the Washington, DC metropolitan area including the Capital Beltway (Interstate 495), Interstate 66, the Dulles Toll Road (Route 267) and Leesburg Pike (Route 7). The Properties are 3 miles from Dulles International Airport (IAD), which provides approximately 304 daily flights to 48 international destinations. The Capital Beltway provides immediate access around the Washington, DC metropolitan area throughout suburban Maryland and Northern Virginia. Route 50 is the major east-west artery that connects the Properties to Annapolis, Maryland and the Eastern Shore. The airport directly and indirectly creates around 230,000 jobs for the surrounding area with companies such as United Airlines, Federal Express, Swissport USA and JK Moving. Fairfax businesses also benefit from the presence of the Dulles area Foreign Trade Zone (FTZ). Designated by the U.S. Federal Government, the FTZ encourages businesses to participate in international trade by effectively eliminating or reducing customs duties and in the process opening foreign markets for local businesses.

DULLES INTERNATIONAL AIRPORT



THE FIELD AT COMMONWEALTH





CIA

INTERSTATE I-66 -
4.3 MILES →



50

LEE JACKSON HIGHWAY

28

STEVEN F.
UDVAR-HAZY CENTER
AIR AND SPACE MUSEUM

3800 & 3810
CONCORDE PARKWAY



DULLES INTERNATIONAL
AIRPORT - 1.6 MILES ←



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Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has prepared this confidential loan submission ("Confidential Loan Submission"), which contains brief, selected information pertaining to the business and affairs of the Property. This Confidential Loan Submission does not purport to be all-inclusive, nor does it purport to contain all the information which a prospective lender may desire. None of the Borrower/Owner, JLL, or any of their respective equity holders, officers, directors, employees or agents makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this Confidential Loan Submission or any of its contents. JLL, together with its equity holders, officers, directors, employees and agents, disclaim any liability that may arise from, be based upon or related to the use of the Confidential Loan Submission. The information contained in the Confidential Loan Submission is subject to change without notice. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.