

WELLINGTON CENTER

GAINESVILLE, VIRGINIA



CONFIDENTIAL EXECUTIVE SUMMARY

3 BUILDINGS | 133,064 SF | 3.75 YRS. WALT | 94% OCCUPIED | DATA CENTER ADJACENT



THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to present Wellington Center, a three-building light-industrial complex totaling 133,064 square feet in Gainesville, Virginia. This offering represents a rare acquisition opportunity in the supply-constrained Dulles-Manassas submarket.

The Property is 94% leased to 13 tenants across six industries, providing stable cash flow with growth potential. With a 3.75-year Weighted Average Lease Term (WALT) and in-place rents approximately 13% below market, Wellington Center offers a quick path to mark-to-market as 76% of the space expires within five years.

Market fundamentals in Dulles-Manassas are exceptionally strong with 41% rent growth since 2021 and a tight 3.1% vacancy rate. The Property stands to benefit as over 7 million square feet of industrial space is expected to be displaced by data center development over the next three years.

Wellington Center offers both immediate stability through its diverse tenant roster and compelling value-add potential through below-market rents. The Property’s strategic location, transportation connectivity, and flexible and functional configurations position it to capitalize on the displacement trend that has driven 8% annual rent growth over the past 5 years. As data centers continue consuming industrial supply, Wellington Center represents a premier investment opportunity in Northern Virginia’s tightening market.



TRANSACTION SUMMARY

NUMBER OF BUILDINGS:	3
PORTFOLIO SIZE:	133,064 SF
ACREAGE:	11.12 ACRES
YEAR BUILT:	2008
NUMBER OF TENANTS:	13
PERCENT LEASED:	94%
LOADING:	REAR-LOADED
AVERAGE TENANT SIZE (SF):	9,618
WALT:	3.75 YEARS

Note: WALT is calculated based on a September 1, 2025 analysis start date

PORTFOLIO OVERVIEW



ADDRESS	13525 WELLINGTON CENTER CIRCLE	13555 WELLINGTON CENTER CIRCLE	13575 WELLINGTON CENTER CIRCLE	TOTAL / WEIGHTED AVERAGE VALUES
TOTAL SIZE (SF)	40,820	52,584	39,660	133,064
YEAR BUILT	2008	2008	2008	2008
CLEAR HEIGHT	18'	16'	18'	-
LOADING TYPE	Rear-Load	Rear-Load	Rear-Load	Rear-Load
DOCK DOORS / DRIVE-INS	18 / 2	0 / 9	16 / 2	34 / 13
CAR PARKING RATIO PER 1,000 SF	2.03	2.80	2.45	2.46
DOCK DOOR RATIO PER 1,000 SF	0.45	-	0.40	0.43
PERCENT LEASED	100%	85%	100%	94%
# OF TENANTS / AVG. SIZE (SF)	5 / 8,164	5 / 8,911	3 / 13,220	13 / 9,618
WALT (YRS.)	3.41	4.61	2.75	3.75
IN-PLACE RENT / MTM %	\$15.49 / 23.27%	\$18.48 / 0.56%	\$15.38 / 23%	\$16.64 / 13%

Note: WALT is calculated based on a September 1, 2025 analysis start date.

INVESTMENT HIGHLIGHTS



EXCEPTIONAL OCCUPANCY AND STABILITY

With a 94% occupancy rate across 13 tenants, the portfolio showcases strong tenant demand in the Dulles-Manassas submarket.



FUNCTIONAL AND VERSATILE FLEX ASSET

With 34 dock-high doors, 13 drive-ins, and 18'/16' clear heights, the portfolio offers versatile space appealing to a broad variety of tenants.



STRENGTHENING MARKET FUNDAMENTALS

The portfolio's short-term 3.75 WALT and 13% below market rents allow investors to take advantage of increasing rents with 41% rent growth since 2021.



STRATEGIC INFILL LOCATION

Located just 5 minutes away from the intersection of I-66 & Route 29, affording premier access to Northern Virginia and Washington D.C.'s affluent consumer base.



DATA CENTER-DRIVEN, SUPPLY CONSTRAINED REGION

Market rents expected to continue to rise with vacancy tightening as the data center redevelopment pipeline eclipses 7 MM + SF.

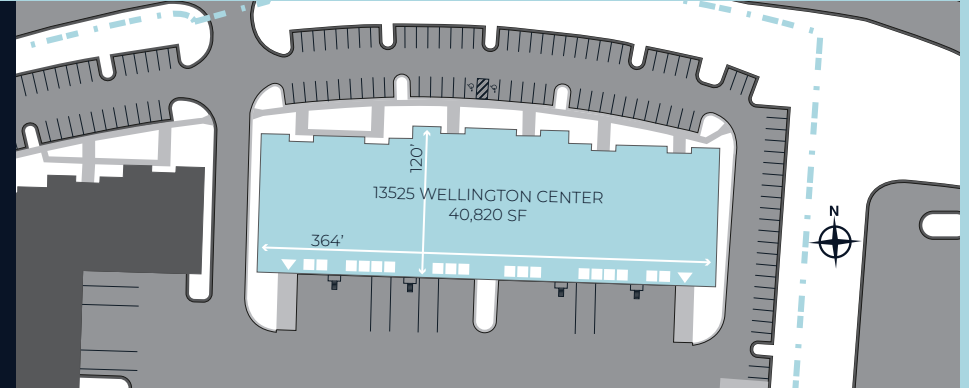
INSTITUTIONAL NEIGHBORING DATA CENTER OWNERSHIP



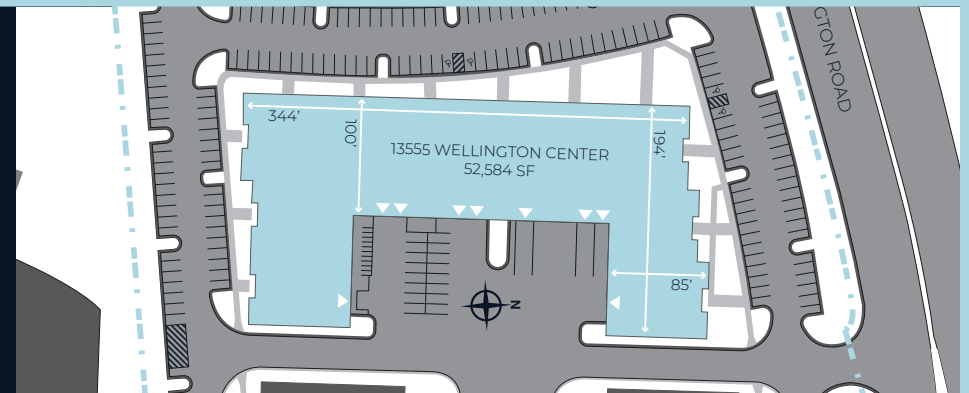
VERSATILE INDUSTRIAL FOOTPRINTS WITH HIGHLY-EFFICIENT LOADING CONFIGURATIONS

- - Dock High Door
- ▲ - Drive-In Door

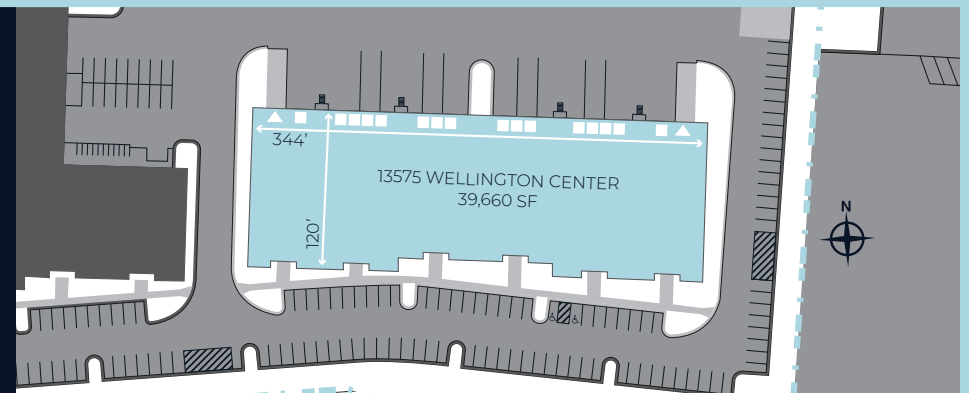
13525 WELLINGTON CENTER CIRCLE



13555 WELLINGTON CENTER CIRCLE



13575 WELLINGTON CENTER CIRCLE



PREMIER ACCESS TO THE MID-ATLANTIC CORRIDOR



DRIVING DISTANCE TO MAJOR CITIES

35
MILES TO
WASHINGTON, DC

72
MILES TO
BALTIMORE, MD

102
MILES TO
RICHMOND, VA

175
MILES TO
PHILADELPHIA, PA

185
MILES TO
HAMPTON ROADS, VA

260
MILES TO
NEW YORK, NY

350
MILES TO
CHARLOTTE, NC

385
MILES TO
COLUMBUS, OH

470
MILES TO
BOSTON, MA

590
MILES TO
ATLANTA, GA

DATA CENTER BOOM CREATES LAND SCARCITY, LIMITING INDUSTRIAL DEVELOPMENT AND INVENTORY WITH 7MM+ SF OF INDUSTRIAL DISPLACEMENT IN THE PIPELINE

Northern Virginia is the largest and most active data center market in the world with the densest intersection of fiber networks and computing capacity, making it the ideal location for facilities that store, analyze, share, and distribute data.

In Northern Virginia, pre-leasing activity continues to accelerate with built-to-suit completions accounting for 46% (278 MW) of total absorption. New inventory delivering in H2 2025 and 2026 is currently 88% leased, a number that is expected to rise before construction completion. Even with new inventory increasing exponentially over the past few quarters, net absorption continues to surpass supply by a wide margin. As the amount of data created annually continues to grow rapidly, supply will fall further behind data center demand in Northern Virginia.

OVER 7 MILLION SQUARE FEET OF INDUSTRIAL HAS BEEN OR WILL BE COMING OFFLINE FOR DATA CENTER SPACE WITHIN NORTHERN VIRGINIA OVER THE NEXT 3 YEARS

WELLINGTON CENTER REPRESENTS A COMPELLING BELOW-REPLACEMENT-COST OPPORTUNITY, DRIVEN BY THE AREA'S DATA CENTER BOOM WHICH HAS DRASTICALLY LIMITED AVAILABLE LAND AND INFLATED COSTS. WITH RECENT INDUSTRIAL LAND TRANSACTIONS REACHING \$3MM-\$4MM PER ACRE, NEW INDUSTRIAL DEVELOPMENT HAS BECOME PROHIBITIVELY EXPENSIVE.

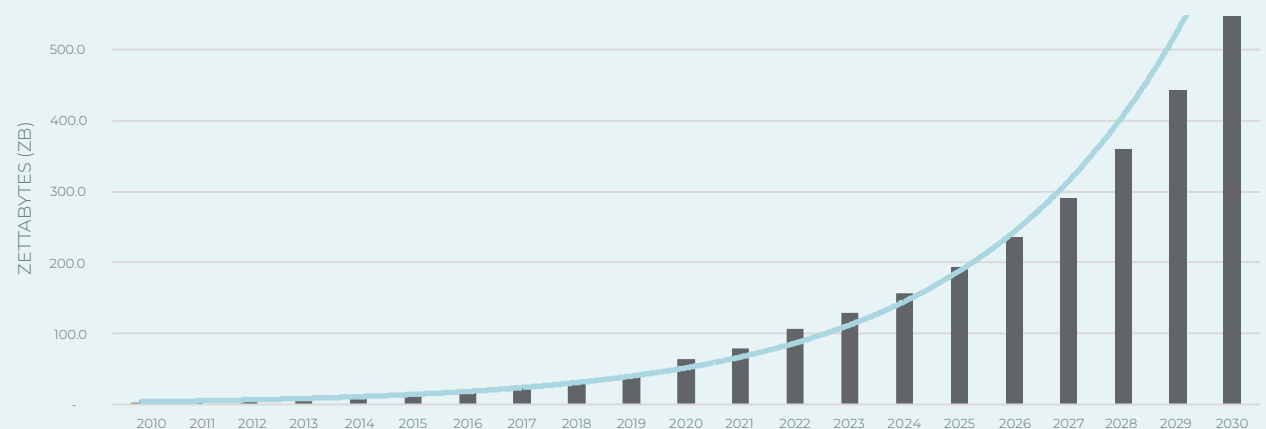
DATA CENTER DEMAND DRIVERS

Increased demand for **Generative Artificial Intelligence**

Cloud and hyperscale demand dominating primary markets

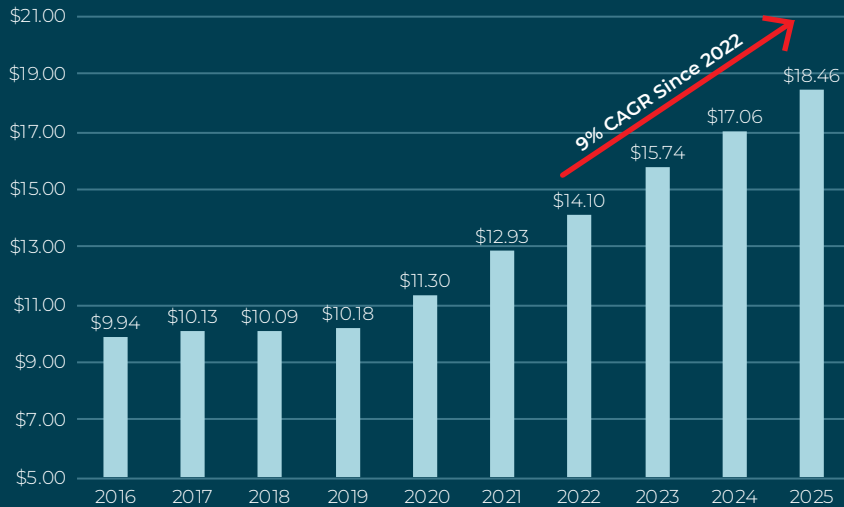
Proximity to interconnection points driving site selection for data center demand

NORTHERN VIRGINIA'S RECORD ABSORPTION WILL CONTINUE WITH EXPONENTIAL AMOUNT OF GLOBAL DATA CREATED ANNUALLY

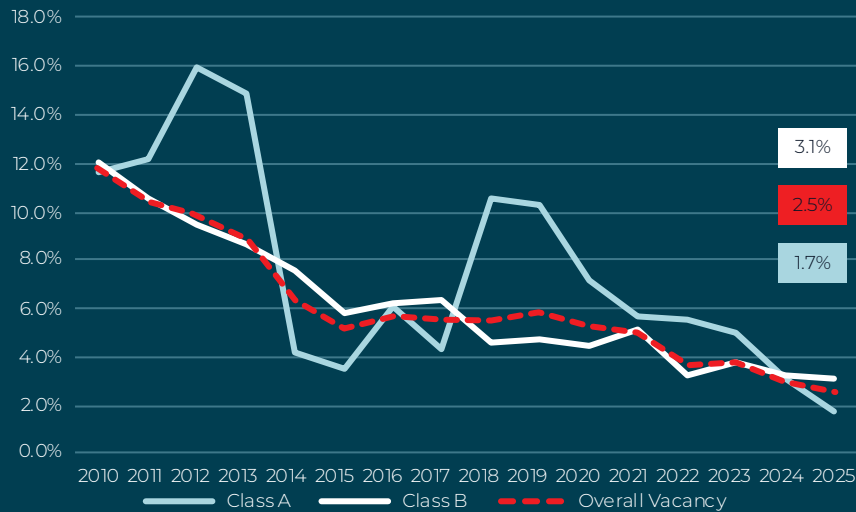


THE DULLES-MANASSAS SUBMARKET HAS EXPERIENCED EXCEPTIONAL RENT GROWTH WITH NNN RENTS GROWING 41% SINCE 2021

NNN RENT



DIRECT VACANCY BY CLASS



DATA CENTER SERVICERS NEED TO LEASE INDUSTRIAL SPACE IN NORTHERN VIRGINIA – THE DATA CENTER CAPITAL OF THE WORLD

The submarket is dominated by businesses in the information industry, specifically under data processing hosting, and related services

TAX INCENTIVES

The State of Virginia provides a sales and use tax exemption on data center property, allowing businesses to invest the savings back into operational costs.

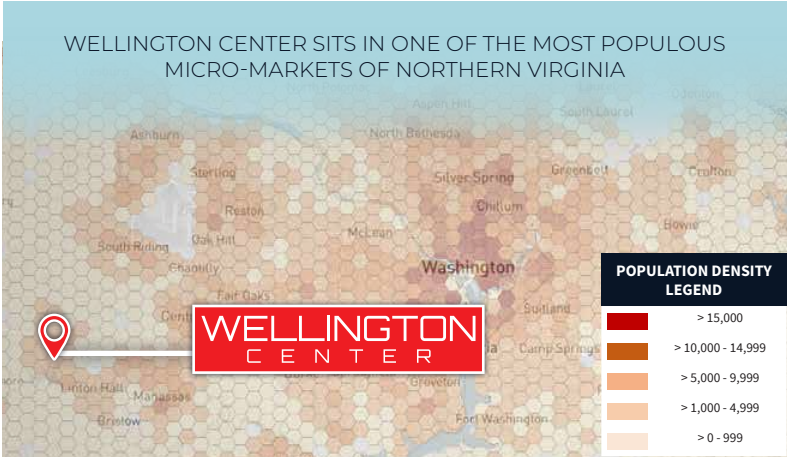
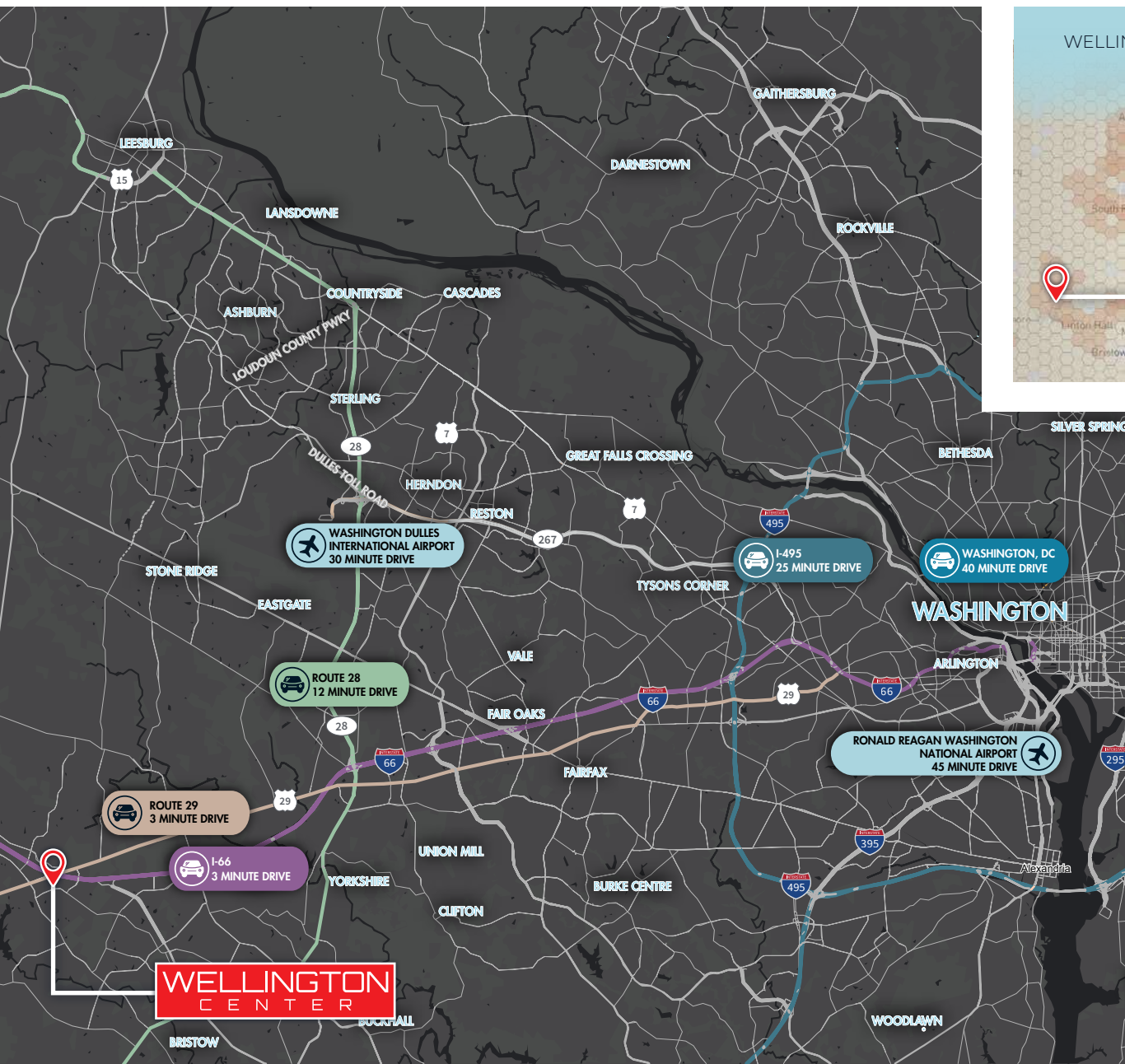
PREFERABLE LOCATION

Conveniently located less than 35 miles outside of Washington D.C., the submarket benefits from proximity to the federal government, national security infrastructure, and needed power capacity.

SKILLED TECH WORKFORCE

A well-educated, high-tech workforce makes up the vast pool of talented workers able to support data center infrastructure and applications.

PREMIUM ACCESS TO NORTHERN VIRGINIA'S AFFLUENT DEMOGRAPHICS



DRIVE-TIME ANALYSIS

	DISTANCE (MILES)	DRIVE TIME (MIN)
I-66	1	3
ROUTE 29	1.3	3
ROUTE 28	5.6	12
DULLES INTERNATIONAL AIRPORT	21.8	30
I-495	22.5	25
WASHINGTON, DC	35	40
REAGAN NATIONAL AIRPORT	37.1	45

45 MILE RADIUS DEMOGRAPHICS

POPULATION: 6,363,948

DAYTIME WORKFORCE: 3,568,086

60 MILE RADIUS DEMOGRAPHICS

POPULATION: 8,191,672

DAYTIME WORKFORCE: 4,520,336

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