



METRO TOWER AT PENTAGON CITY

A SIMON CENTER

1200 S HAYES STREET ARLINGTON, VA

THE FULL PACKAGE

Metro Tower at Pentagon City's prime location attracts top talent as it's just minutes from DC and two blocks away from **Amazon's 4.2 MSF HQ2**. With direct access to Pentagon City Metro Station, Reagan National Airport, and an attached dynamic mixed-use development, convenience is never far away. Featuring **unique floorplates with top floor availability + 360-degree views** of the DC skyline, Metro Tower at Pentagon City is the perfect fit for any tenant.



Top 3 floors
46,000 RSF available



12 private balconies with
unobstructed **360-degree**
views of the Nation's Capital



Direct covered access to
Pentagon City Metro Station



Above market
parking ratio 5.0/1000



Attached to **Fashion Centre**
at **Pentagon City** and **The Ritz Carlton**

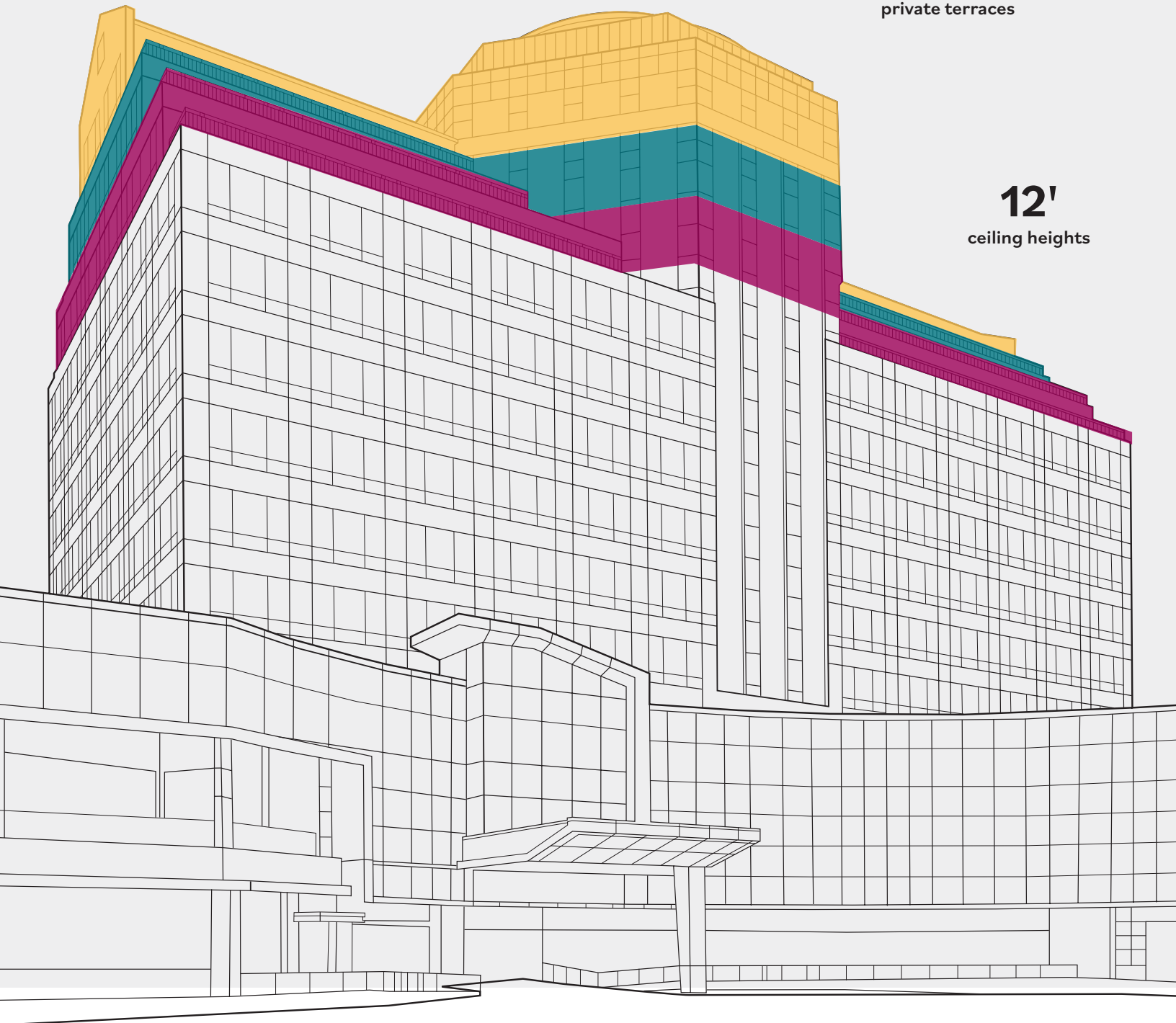
AVAILABILITY

TOP 3
floors

51,500 SF
available

12
private terraces

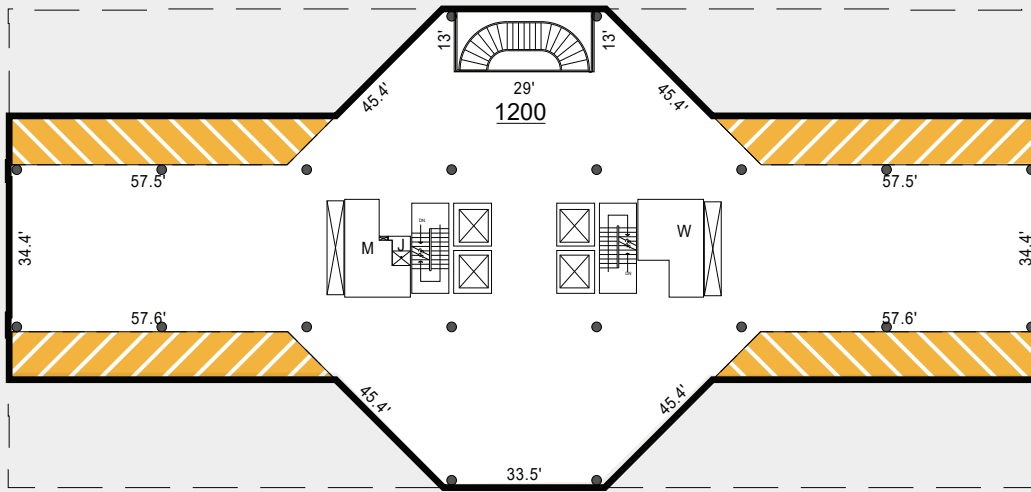
12'
ceiling heights



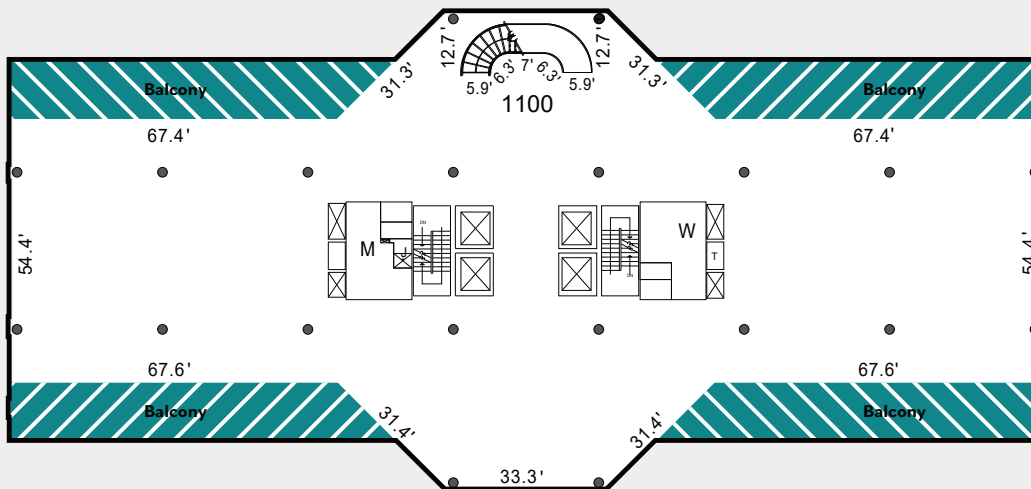


private
terrace

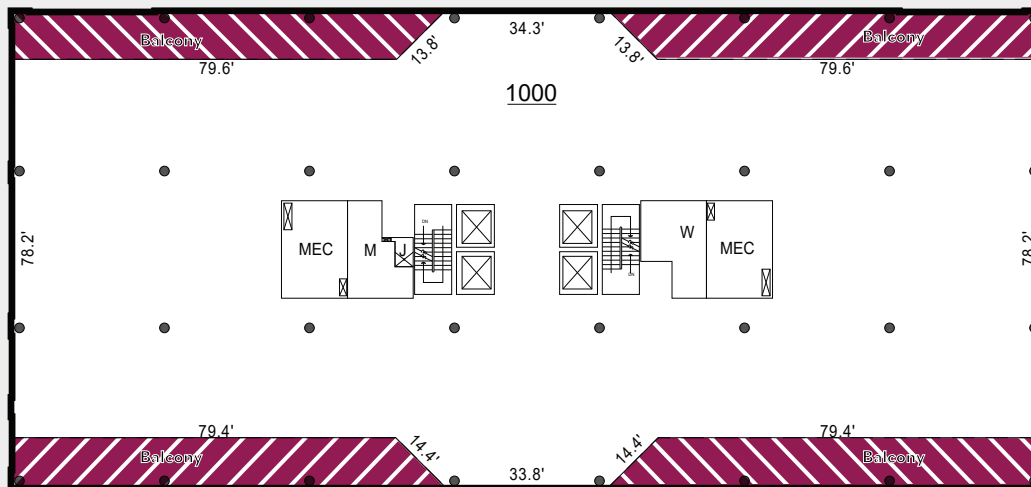
Existing
internal staircase



12th floor
13,455 SF



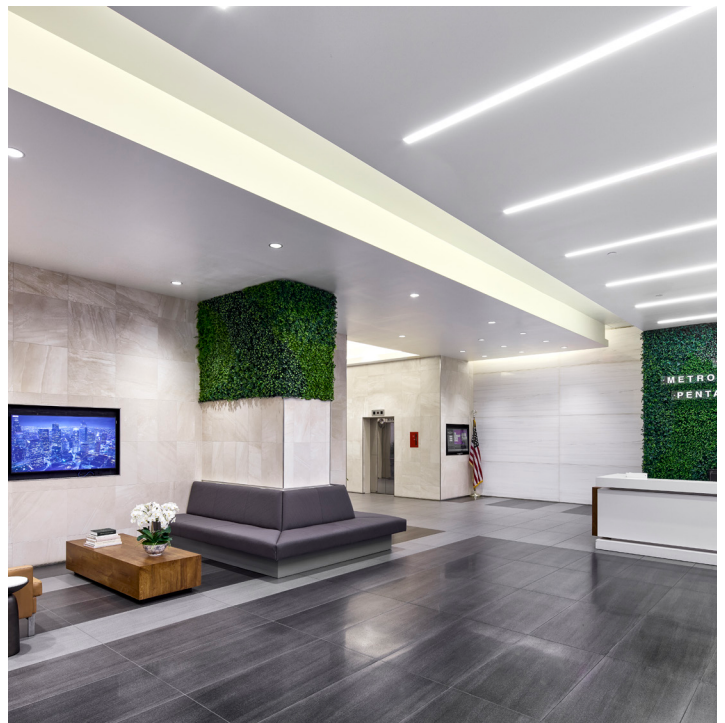
11th floor
17,357 SF



10th floor
20,616 SF



REFRESHED ARRIVAL EXPERIENCE



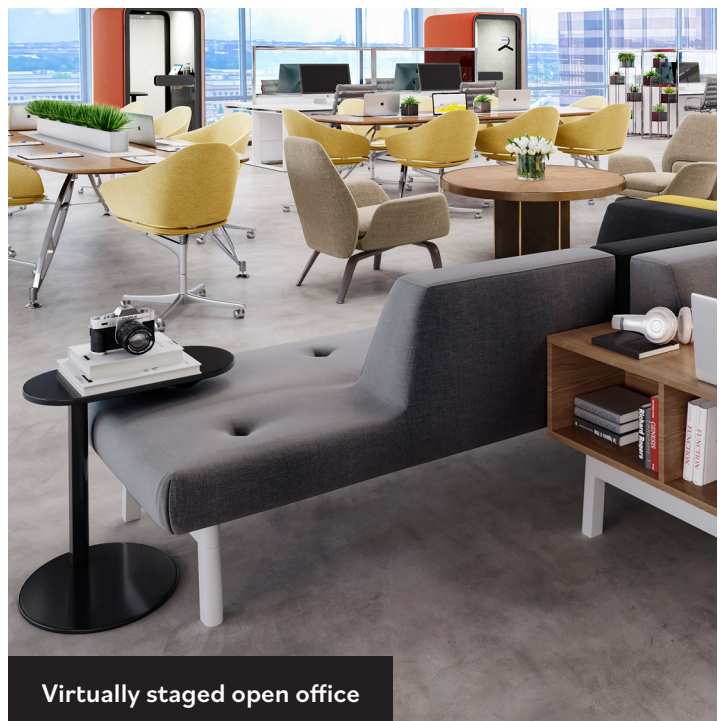


Virtually staged private terrace

MAKE YOUR PERFECT OFFICE



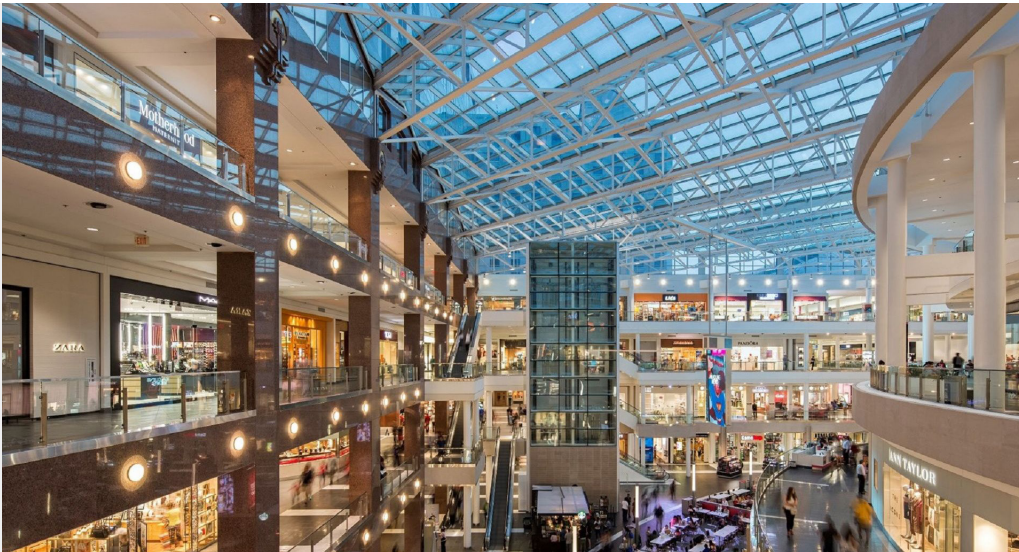
Virtually staged conservative office



Virtually staged open office



A CLOSER LOOK



CAFE
NORDSTROM



SHAKE  SHACK®



20+
affordable fast
casual dining
options



**PLENTY OF DINING OPTIONS
TO CHOOSE FROM**



**THE WORLD'S BEST BRANDS
OUTSIDE YOUR OFFICE**


Allen Edmonds
AN AMERICAN ORIGINAL

ANN TAYLOR



BOSS
HUGO BOSS

COACH

COLE HAAN
EST. 1928

BANANA REPUBLIC

SEPHORA



lululemon  athletica

WARBY PARKER

ZARA

amazon

Steps to **National Landing**, Amazon's HQ2



2-minutes from the **Pentagon**



5-minute walk to **Whole Foods**



5-minute drive to **Reagan National Airport**


**FASHION CENTRE
AT PENTAGON CITY**
A SIMON MALL

Direct access to **5 sit down restaurants** and
20+ affordable fast casual options under
one roof at **Fashion Centre at Pentagon City**
City dining café

WE'VE GOT YOU...

HOTELS

1. Embassy Suites by Hilton
2. Crystal Gateway Marriott
3. The Westin
4. The Ritz Carlton
5. Global Luxury Suites
6. Crowne Plaza
7. Hilton Garden Inn
8. Hampton Inn
9. DoubleTree by Hilton
10. Sheraton Pentagon City Hotel

RESTAURANTS

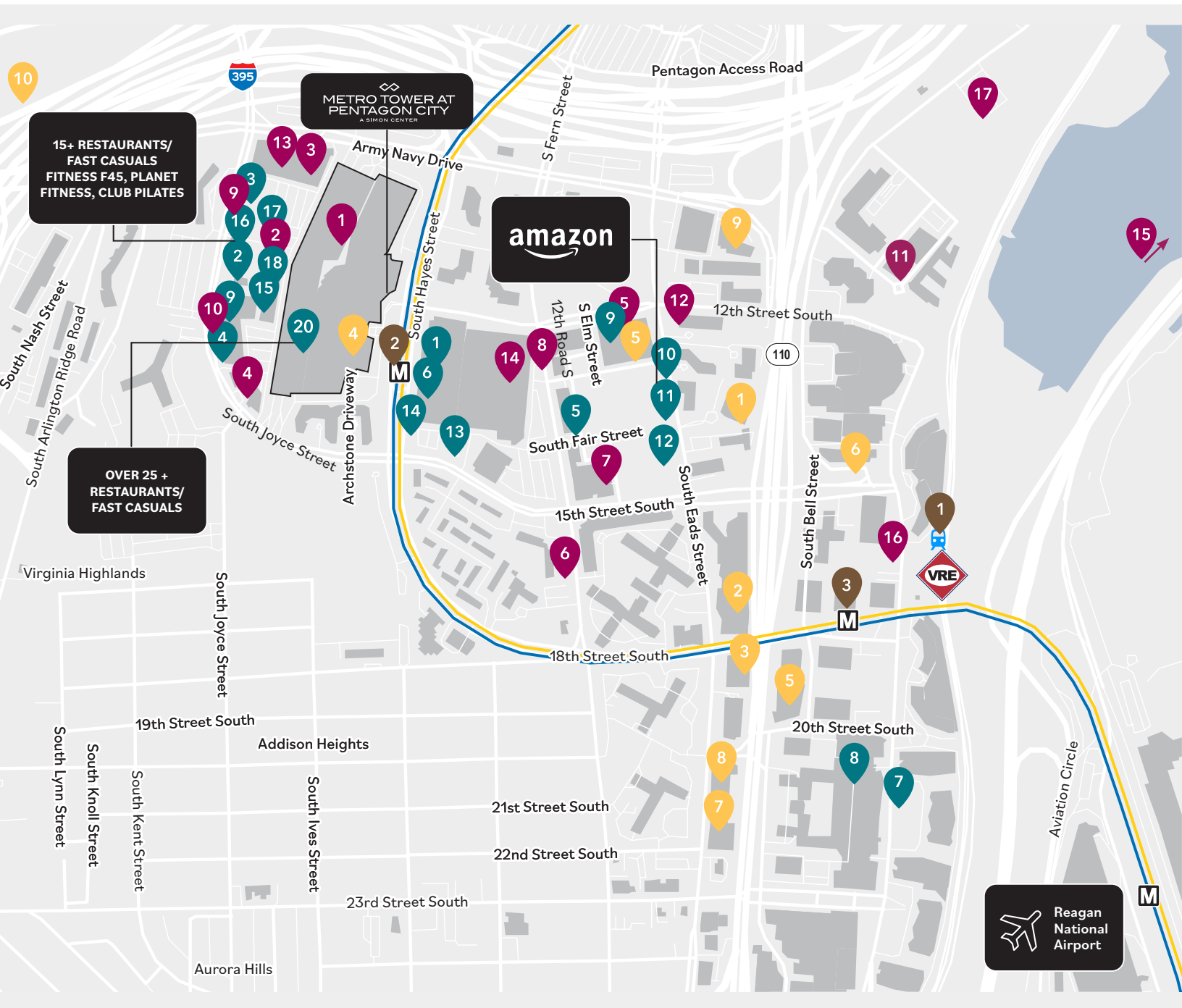
1. Chevys Fresh Mex
2. Lebanese Taverna
3. Saigon Saigon
4. Hangry Joe's Hot Chicken
5. Epic Smokehouse
6. California Pizza Kitchen
7. Good Stuff Eatery
8. We, The Pizza
9. Commonwealth Joe Coffee Roasters
10. South Block
11. Good Company Doughnuts & Cafe
12. Makers Union
13. Yunnan By Potomac
14. Crumbl
15. Nighthawk Brewery & Pizza
16. 1983 Chinese Cuisine Restaurant
17. Lucky Danger Pentagon City
18. Kusshi Arlington Westpost
19. Nando's Peri Peri
20. The Fashion Centre at Pentagon City

CONVENIENCE AND FITNESS

1. The Fashion Centre at Pentagon City
2. Pentagon Row
3. Harris Teeter
4. Walgreens
5. Whole Foods Market
6. 7-Eleven
7. The UPS Store
8. OrangeTheory Fitness
9. F45 Training Pentagon Row
10. Planet Fitness
11. Brazen Fitness
12. BEyond FITness Studio, LLC
13. Target
14. Costco Wholesale
15. Gravelly Point
16. Solidcore
17. Long Bridge Park

Transportation

1. Crystal City Train Station (VRE)
2. Pentagon City Metro Station
3. Crystal City Metro Station



SURROUNDED

LEASING INFORMATION

CONTACTS:

Yorke Allen

703 485 8722
yorke.allen@jll.com

Matt Owens

703 485 8764
matt.owens@jll.com

Lee Ann Brinkman

703 891 8373
lee.brinkman@jll.com




**METRO TOWER AT
PENTAGON CITY**
A SIMON CENTER

