



ARGENT AT WOODLAND

Argent at Woodland

- Argent is a 560,000 SF office and retail development with two distinct and inspiring office buildings that sit above two unique creative loft style office buildings with 20,000 SF of street fronting retail. Argent has been designed to meet and maximize every conceivable need for the office tenant of today and tomorrow.
- Argent offers tremendous visibility along the Dulles Toll Road and is adjacent to the Herndon Metro Station. The Project has been designed to feature an abundance of inspiring outdoor spaces strategically located with easy access to featured sky gardens that will adjoin modern flexible amenities that include spa quality fitness & locker-rooms and conference and training center with smaller breakout and meeting areas.
- Argent was designed to preserve optimal flexibility and can be built in two phases if needed. Phase I consists of a 1,500-car parking garage, 20,000 SF of retail, two three-story, 35,000 sf creative loft style buildings and one 10-story, 250,000 SF office tower that will sit atop 5 levels of a structured parking podium.
- Phase II is an 8- story, 210,000 SF office building that sits prominently above the parking podium and can be constructed with minimal site disruption.





Phase 1





.25 mile elevated sky path

250,000 SF
10 stories
25,000 SF
typical floor

3 story
35,000 sf
creative loft office
style buildings

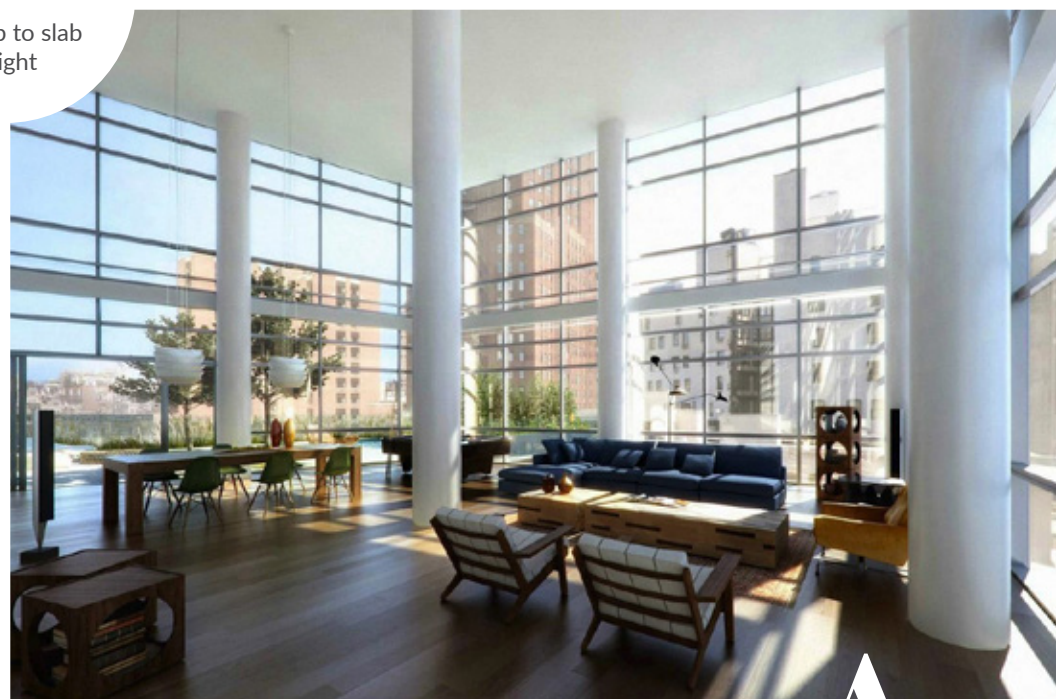
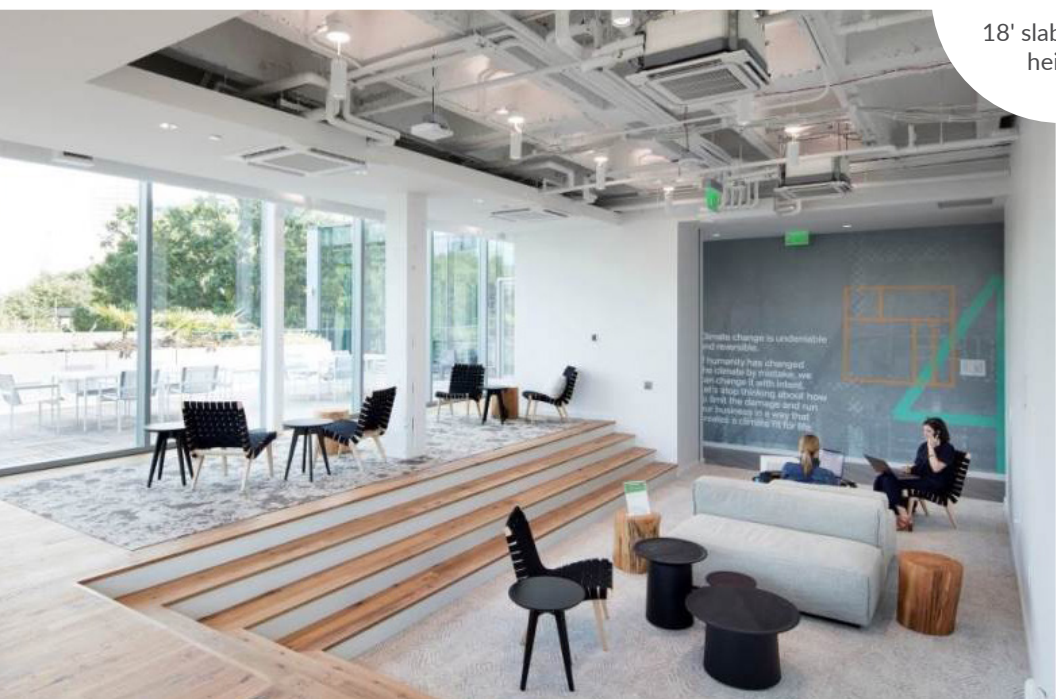
Phase I
is 192 feet tall
and will be the
tallest building in
Herndon

Phase 1





18' slab to slab
height



Loft Offices





Phase II

144 feet tall
210,000 SF
8 stories
25,000 SF
typical floor

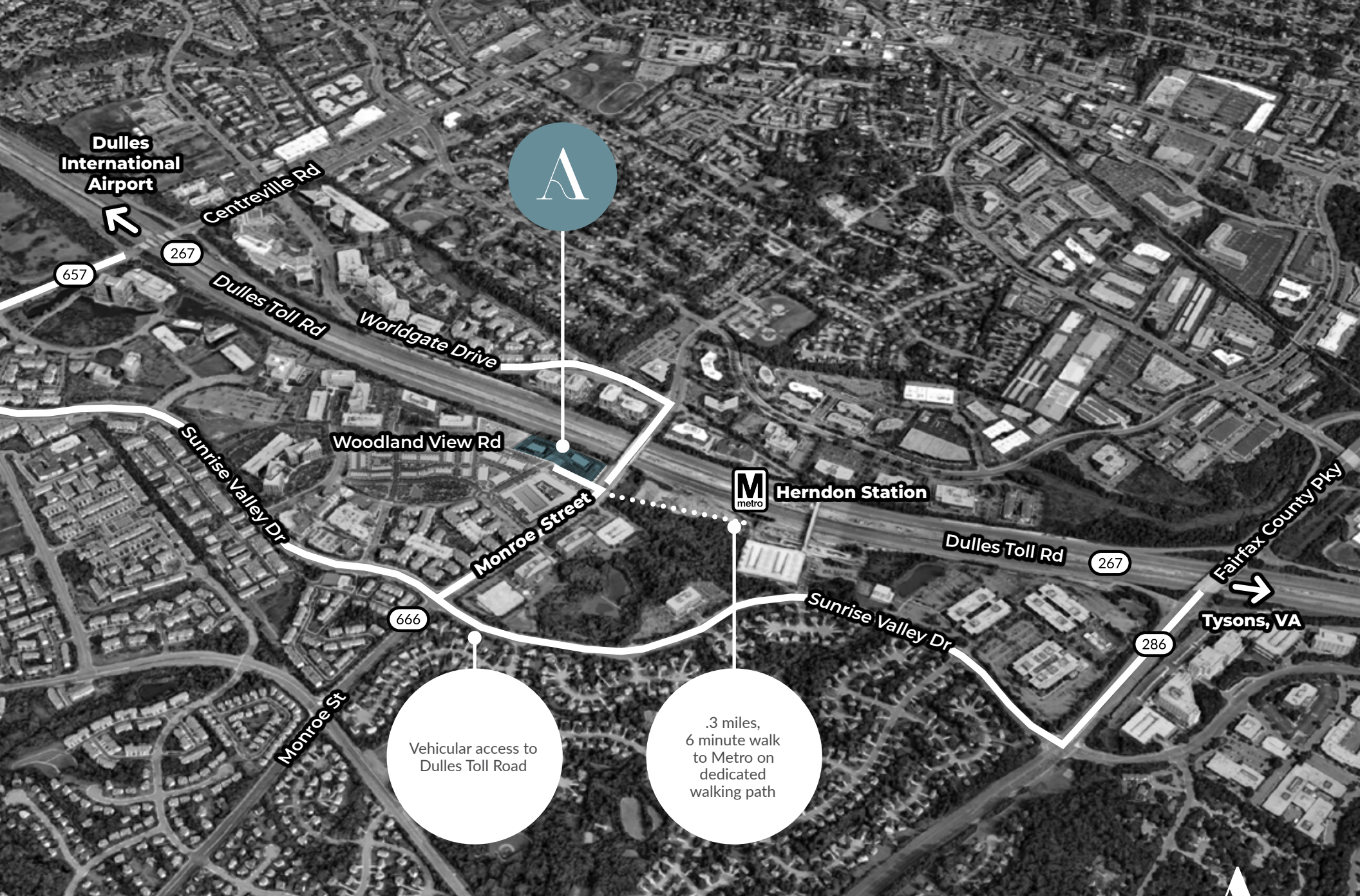
Phase 2





Highly Visible Signage Opportunity





Accessibility





Worldgate Centre



Woodland Park Crossing

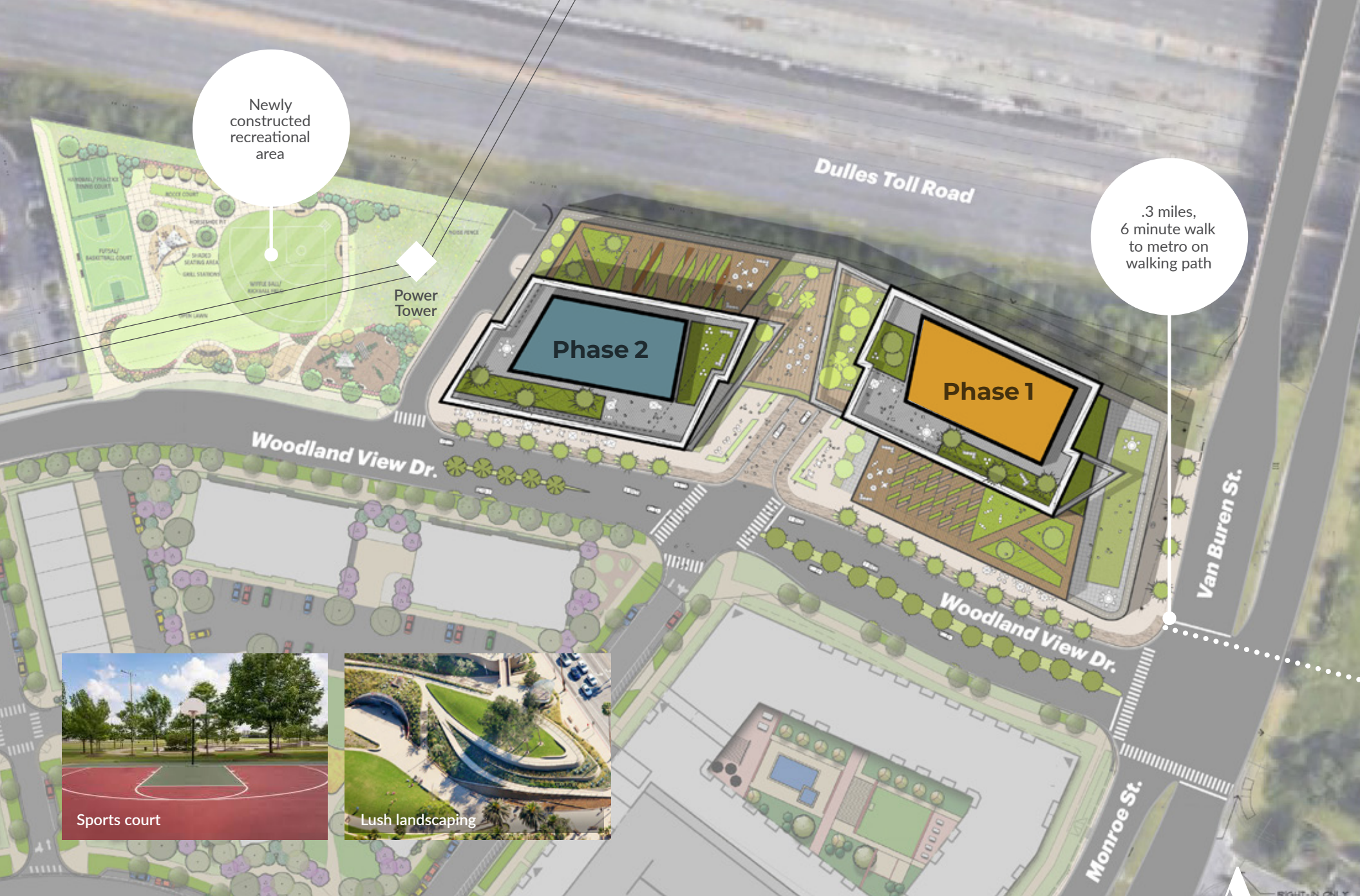


Reston Town Center



Amenities





Site Plan



Building Specifications



Typical Floor Plate

- Phase 1 & 2 – 25,000 RSF
- Creative Loft Office Floorplate – 12,000 -15,000 SF



Sustainability

- LEED Gold



Parking

- 1,500 Spaces 2.7/1000 RSF Leased OR 4.0/ 1,000 RSF Leased (If Phase 2 office is not built initially)



Elevators

- 2 parking shuttle elevators service the eight levels of structured parking.
- 5 Destination Dispatch, traction high speed elevators will service both office towers.
- 1 dedicated freight elevator.
- Flexibility in tower design for either one or two elevator banks.



HVAC

- Dedicated Outside Air System (DOAS) Air handling units condition outside air and chilled water is distributed to interior Fan Powered Terminal Units (FPTU's).



Column Spacing

- 30' X 45' wide, column free space with six (6) interior columns off the center core.



Restrooms

- Finishes will include stone countertops, ceramic tile floors, tile base and tile wet walls. Ceilings are painted drywall with recessed down lighting. Flexible fixture count in restrooms.



Slab to Slab Heights

- Loft office 18' to 21'
- Office towers 15' 10" first floor & penthouse level 13' 10" typical floor



Glass Heights

- Loft office 18' to 21'
- Office towers 9'6" from finished floor.



Amenities

- Prime visibility from the Dulles Toll road provides a tremendous opportunity for multiple corporate branding/signage locations.
- Walking distance to Herndon METRO Station.
- Extensively programed and landscaped outdoor spaces that include a sky garden, public plaza and private terraces.
- Elevated walking path designed to move safely and seamlessly throughout the perimeter of the project. One lap is 670 steps, four laps is 2000 steps or 1 Mile!
- Amenity Level for the office towers has been strategically located 75' above the retail spaces and loft office so that office tenants to can enjoy direct access to the outdoor sky garden and public plaza. Additional project amenities will include private fitness and locker facilities, flexible conference and training space than can also serve as presentation and entertainment venues.
- Rooftop deck 144' high will offer unobstructed views of the surrounding skyline and the ability for companies to provide their employees a private and distinguishing amenity feature.



The Argent Experience



560,000 SF of phased office development



Toll road frontage and visibility.
Tallest building in Herndon



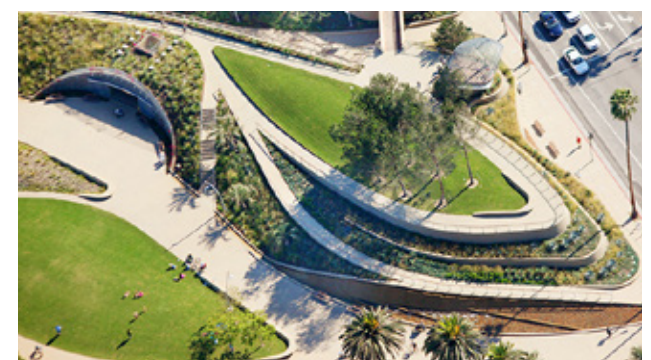
Premier Dulles Toll Road signage with
visibility to over 200,000 cars per day



Elevated private green space



Two 35,000 SF loft office buildings with 18
ft clear height



Newly constructed recreational area



Wellness at Argent



LEED Gold



Elevated .25 mile sky path



Dedicated walking path to metro



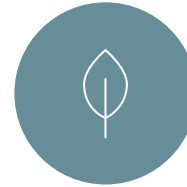
Newly constructed recreational area



HVAC DOAS



Private outdoor terraces



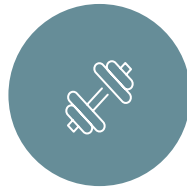
Sky Garden



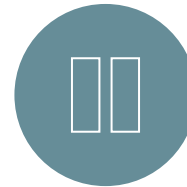
On site retail



On site restaurants



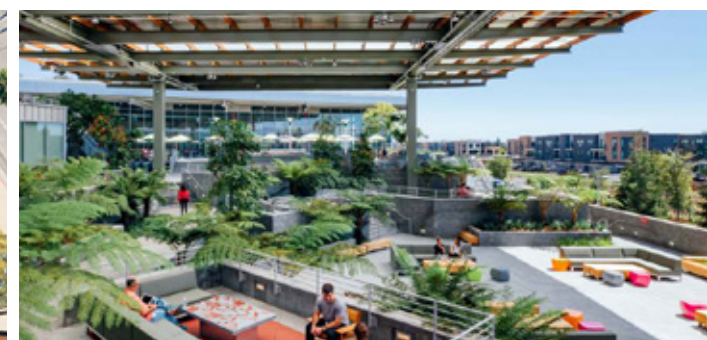
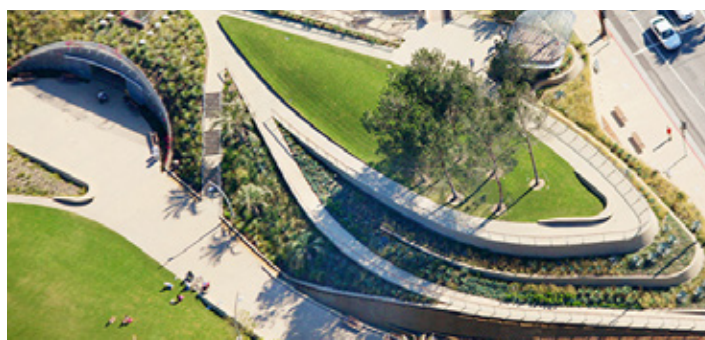
Fitness center



Spa inspired locker rooms



Bike storage

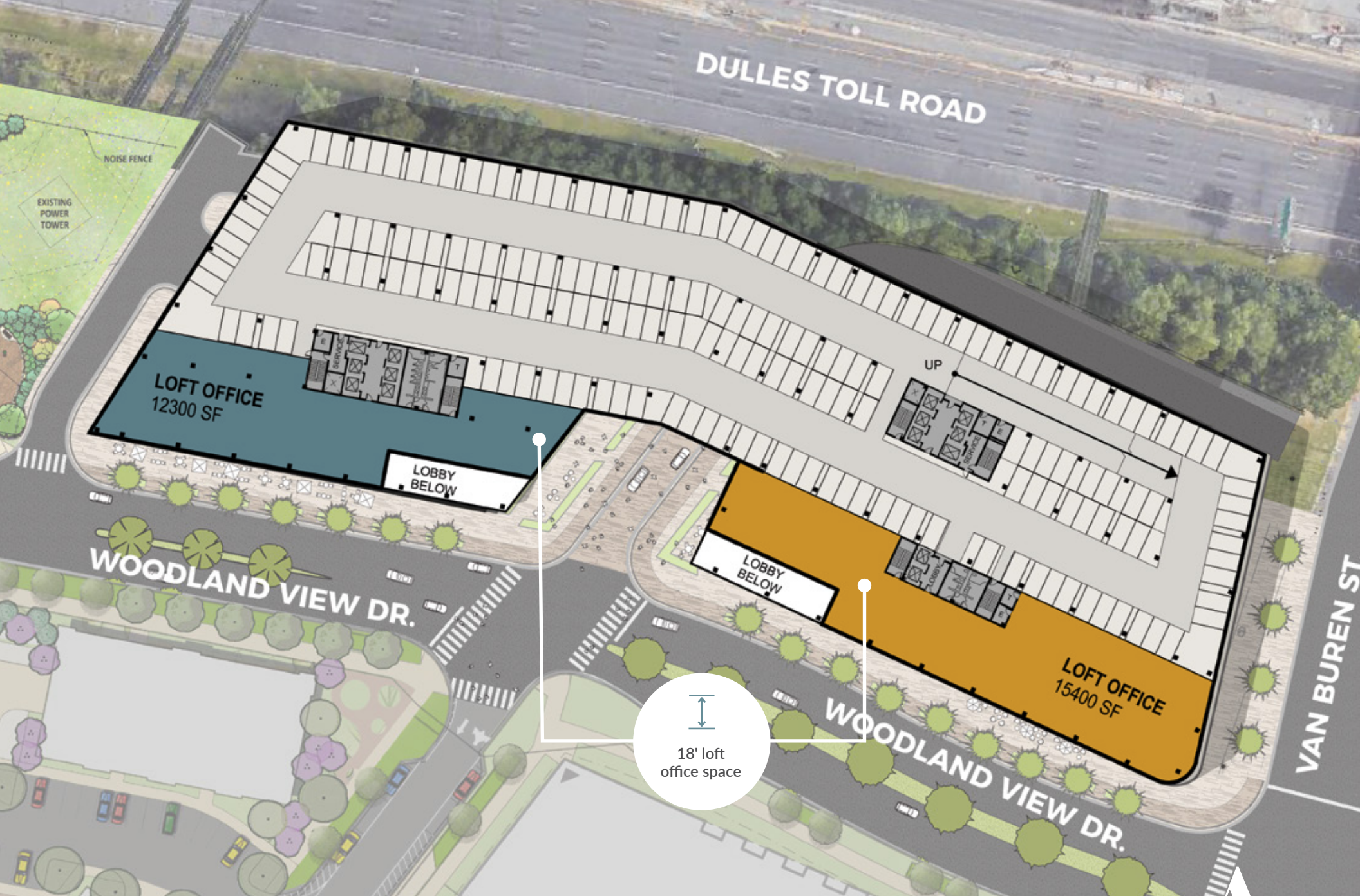


Main Lobby/Retail Level



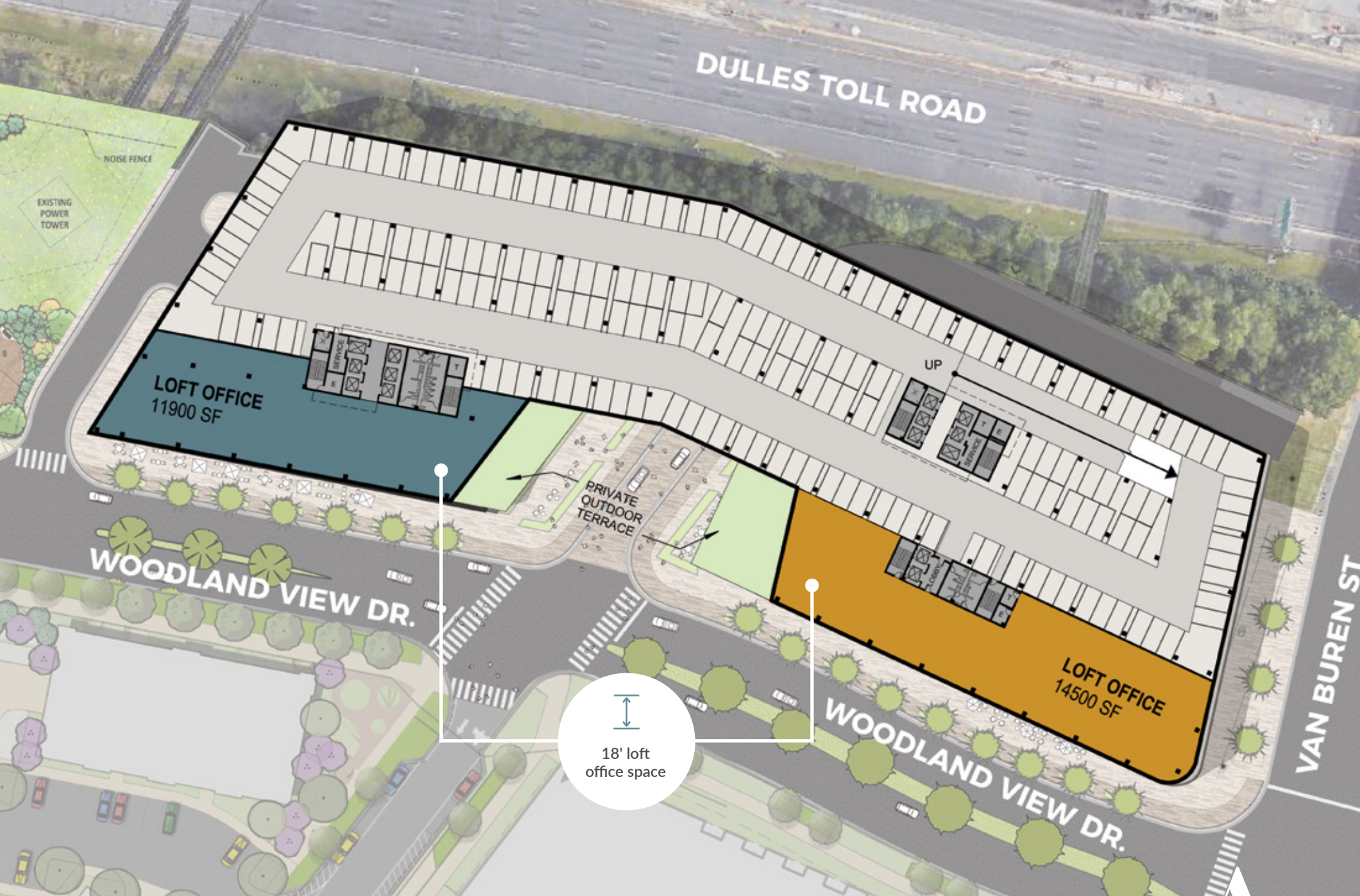
18' loft
office space





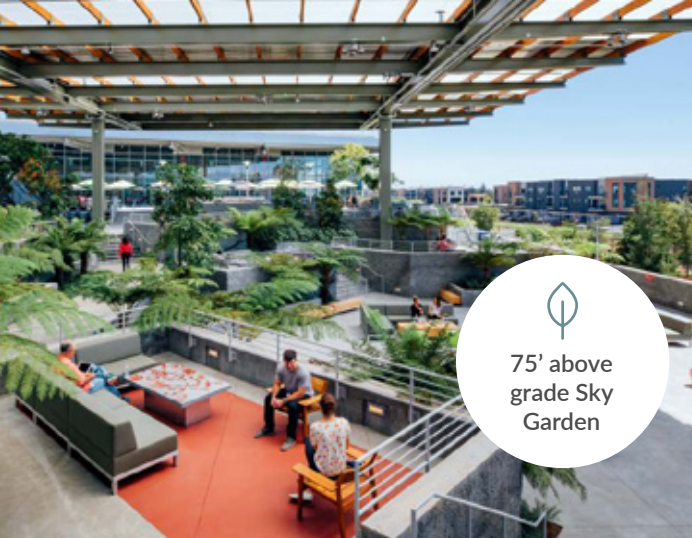
Loft Office/Second Floor






Loft Office/Third Floor





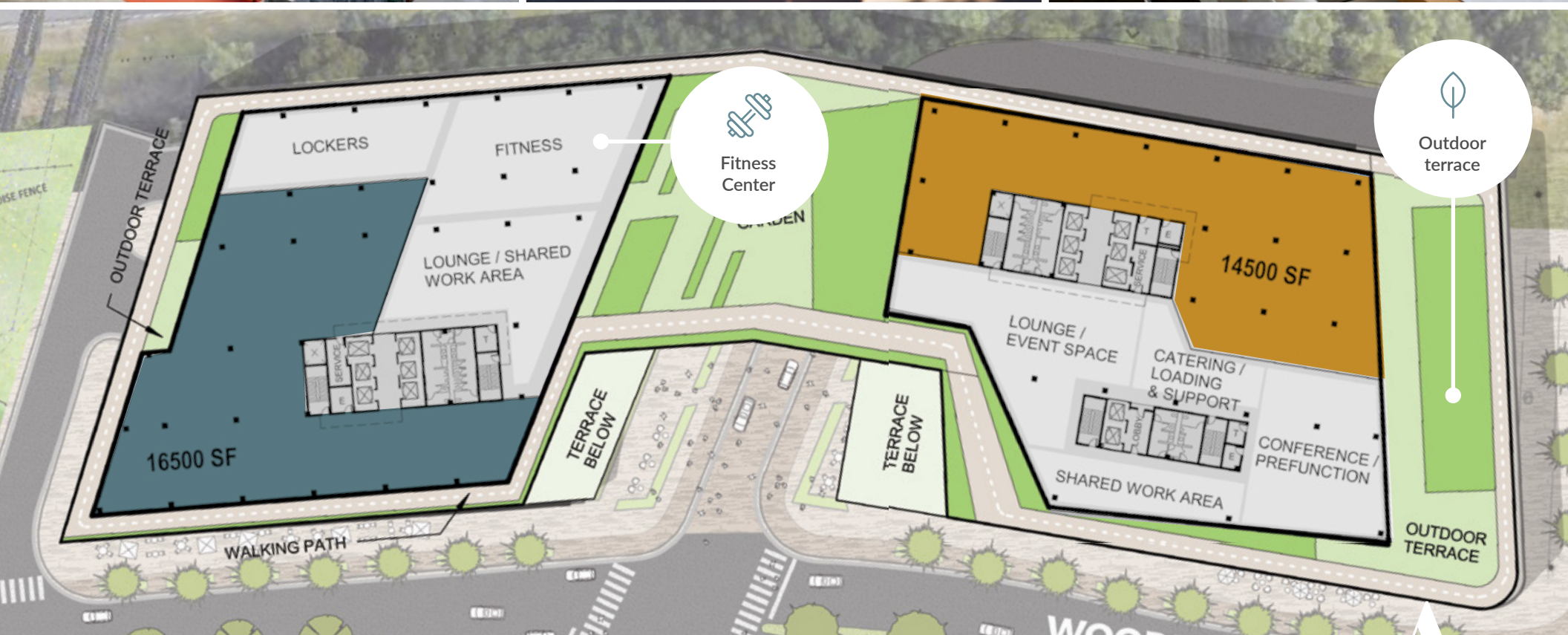

 75' above
 grade Sky
 Garden




 Fitness
 Center

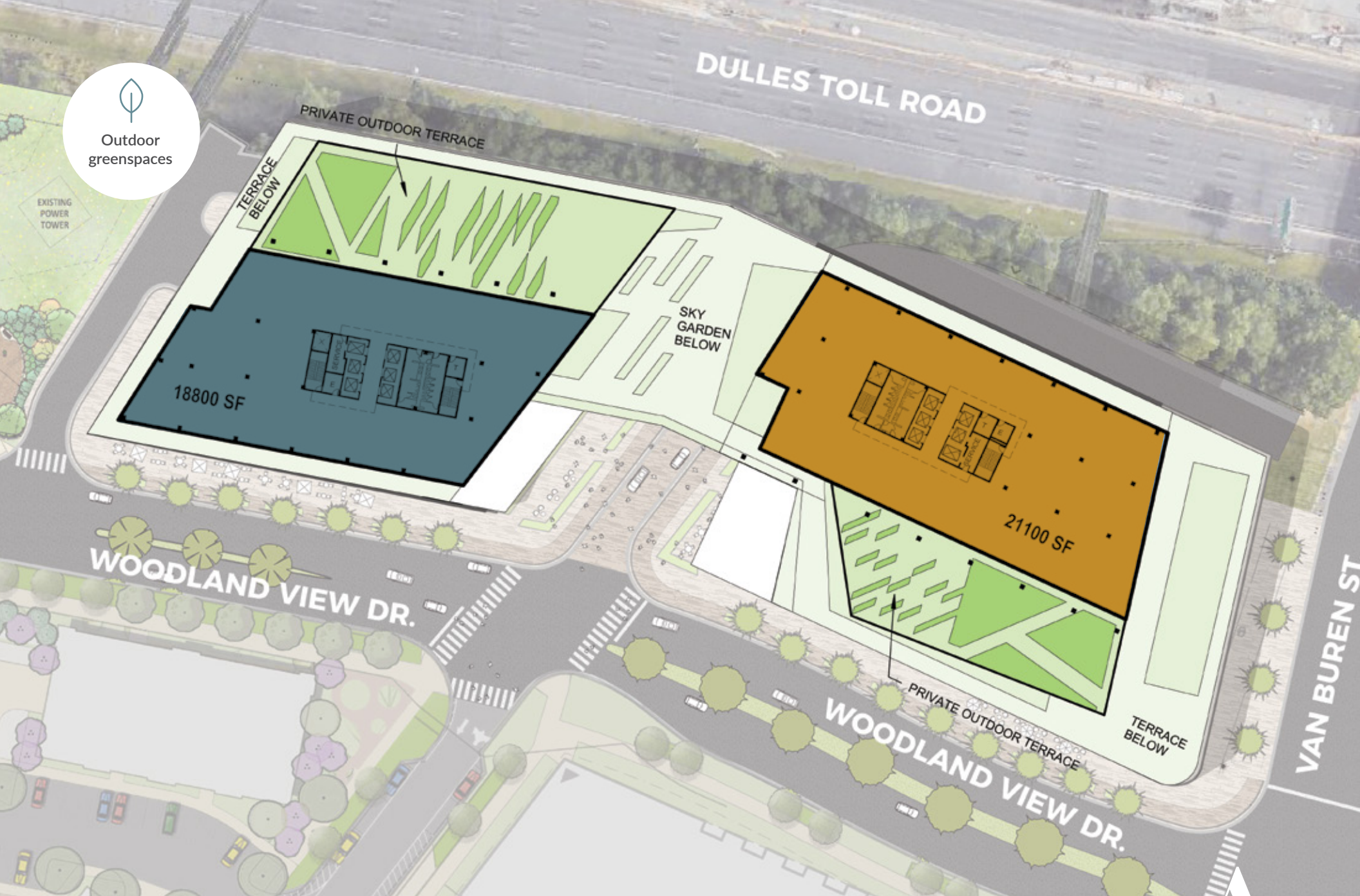



 Conference
 Center



Sky Garden/Amenity Level





Second Floor Office





Typical Office Floorplan

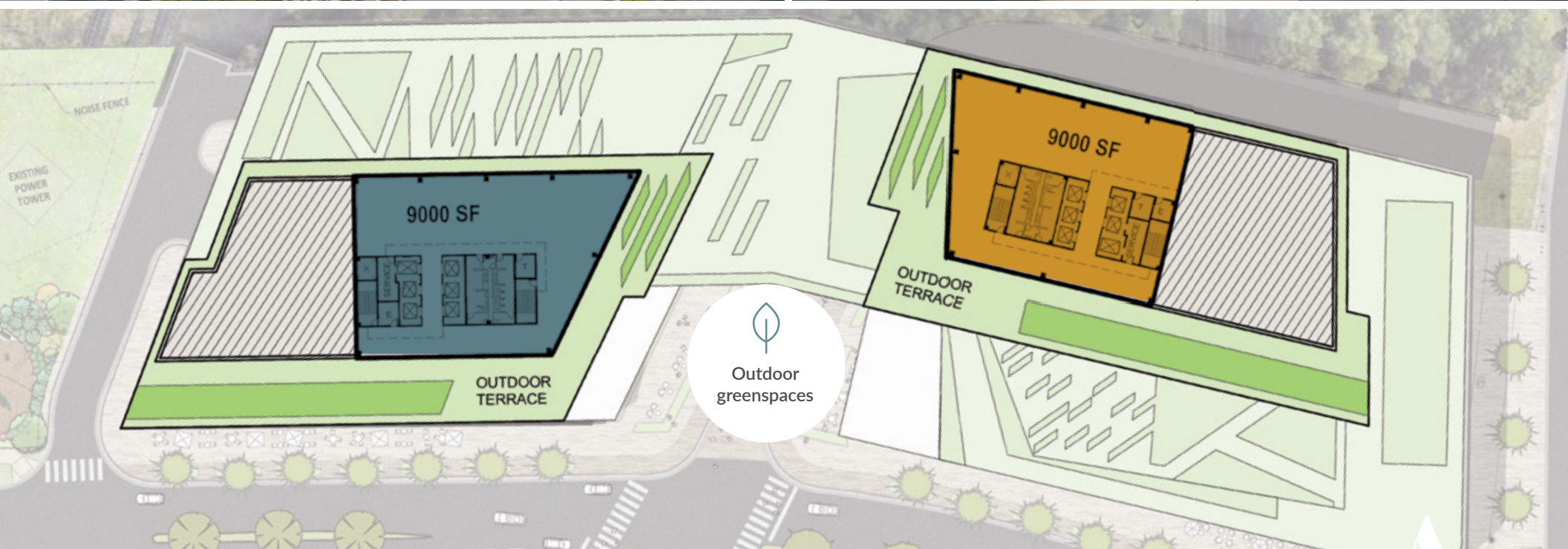




114" high rooftop deck



Outdoor terrace

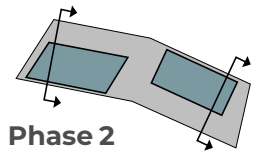


Outdoor greenspaces

Penthouse Level/Rooftop Amenities

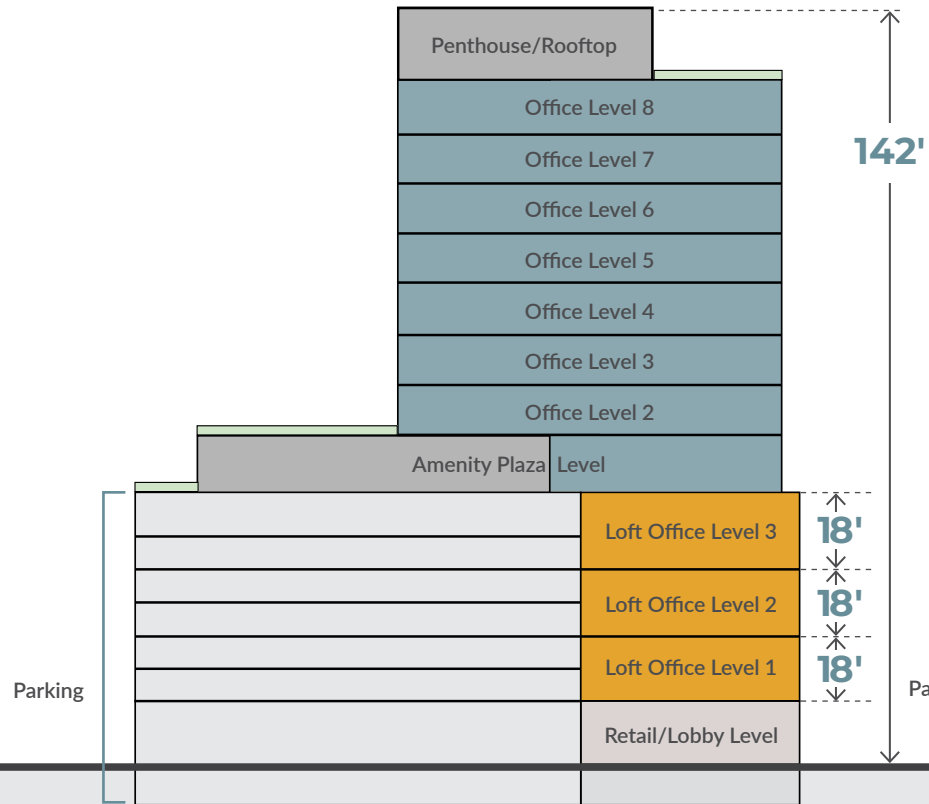


Building sections

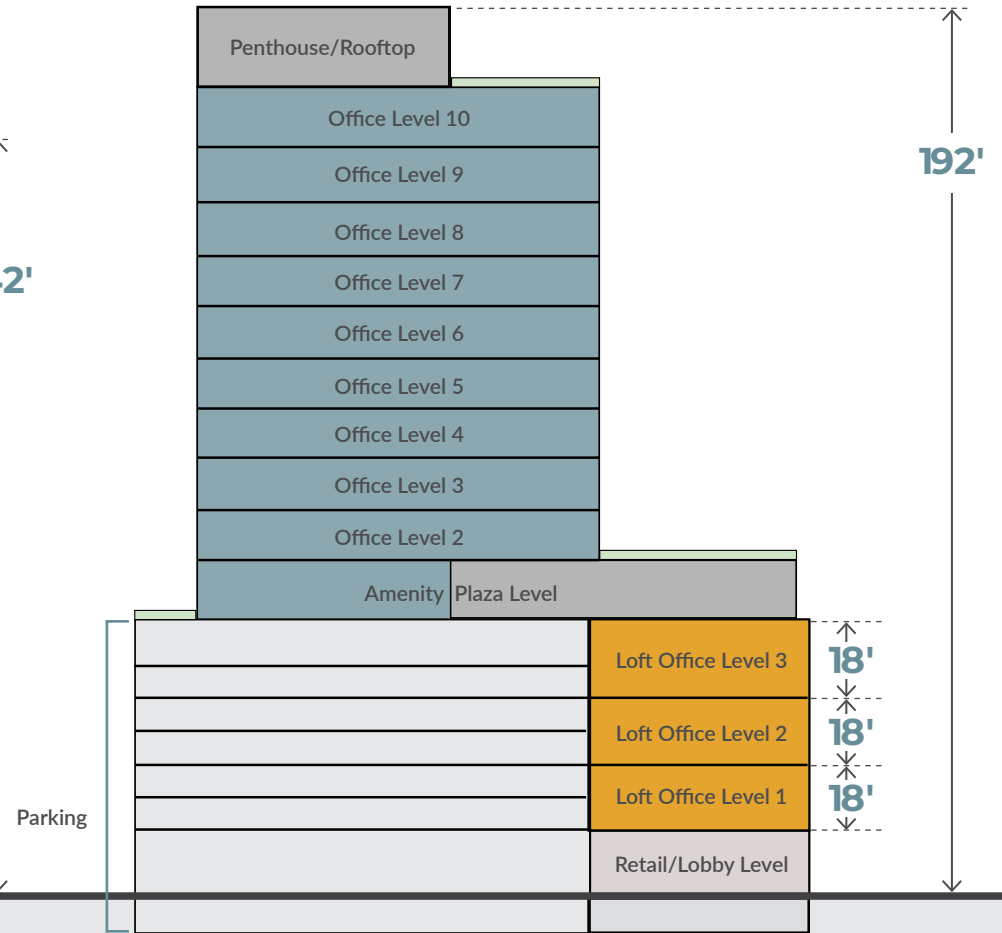


Phase 2

Phase 1



Phase 2



Phase 1



ARGENT AT WOODLAND

Ownership

The
PINKARD
Group



Beckham Gumbin Ventures & The Pinkard Group
bg-ventures.com
pinkardgroup.com

Architect

HKS

HKS Architects
hksinc.com

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