



# THE DISTRICT

AT KING FARM









  
**THE DISTRICT II**  
AT KING FARM

  
**THE DISTRICT I**  
AT KING FARM

  
**THE DISTRICT IV**  
AT KING FARM

  
**THE DISTRICT III**  
AT KING FARM

# BUILDING & PROJECT FEATURES



**FITNESS  
FACILITY**



**CONFERENCE  
FACILITY**



**METRO  
SHUTTLE**



**COMMUNITY  
GARDEN**



**SIGNAGE  
OPPORTUNITY**



**TENANT LOUNGE/  
GAME ROOM**



**ONSITE CAFE &  
RESTAURANT**



**OUTDOOR  
WIFI TERRACE**



**ONSITE PROPERTY  
MANAGEMENT**



**COVERED  
PARKING**



# THE DISTRICT REIMAGINED

## LOBBY RENOVATION

with internal  
staircase connecting  
tenant lounge





# THE DISTRICT REIMAGINED

## TENANT LOUNGE





# THE DISTRICT REIMAGINED

## FITNESS RENOVATION



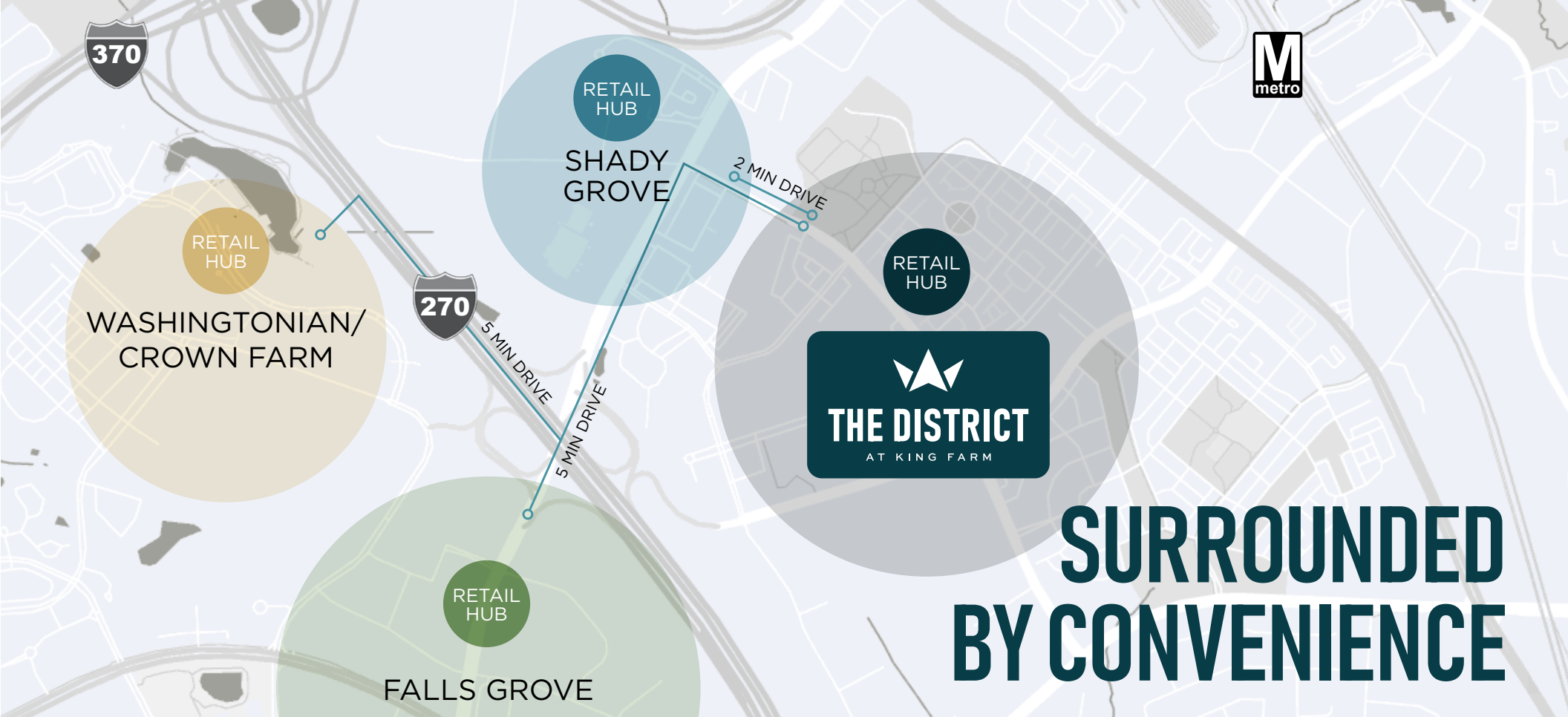


# THE DISTRICT REIMAGINED

VISIT  
THE OUTDOOR  
COLLABORATIVE  
SPACE COMING  
SOON TO THE  
DISTRICT







## WASHINGTONIAN/ CROWN FARM

Nick's Chophouse  
Thai Farm Inc  
King Farm Grill  
Subway  
Eastern Carry Out  
Fontina Grill  
Juanita's Restaurant  
Pampanguena Cafe  
Dunkin Donuts  
Carvings  
Safeway  
7-Eleven  
Starbucks

Cafe Deluxe  
Guapo's  
Chop't  
Uncle Julio's  
Corner Bakery Cafe  
Starbucks  
Copper Canyon Grill  
Target  
Barnes & Noble  
Kohl's  
White House Black Market  
JoS A. Bank  
Ann Taylor  
Harris Teeter

## SHADY GROVE

Red Lobster  
Pho Nam Restaurant  
The Melting Pot  
Nordstrom Rack  
Best Buy  
Men's Warehouse  
Office Depot  
MOM's Organic Market  
CAVA  
Firehouse Subs  
CVS Pharmacy

## FALLS GROVE

L J's Express  
That's Amore Restaurant  
Subway  
Sandwiches & Such  
Research Center Deli  
New York Deli  
Shady Grove Pharmacy



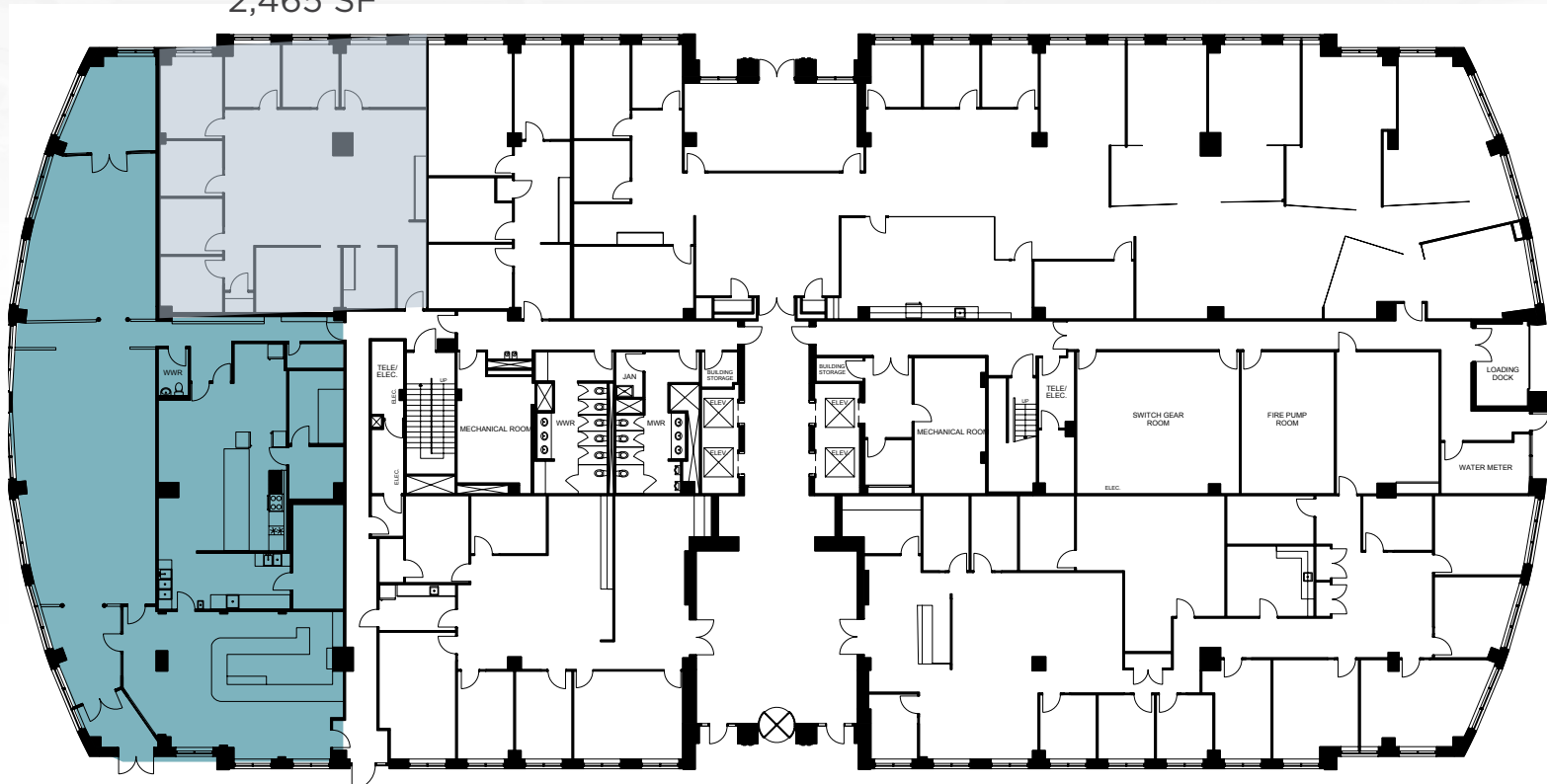
**8,156 SF**

Frontage on King Farm Blvd

**RESTAURANT SPACE WITH PRIVATE TERRACE**

2,465 SF

5,691 SF





**SUITE 100**  
6,295 SF

**1ST FLOOR**





**SUITE 200**  
15,037 SF

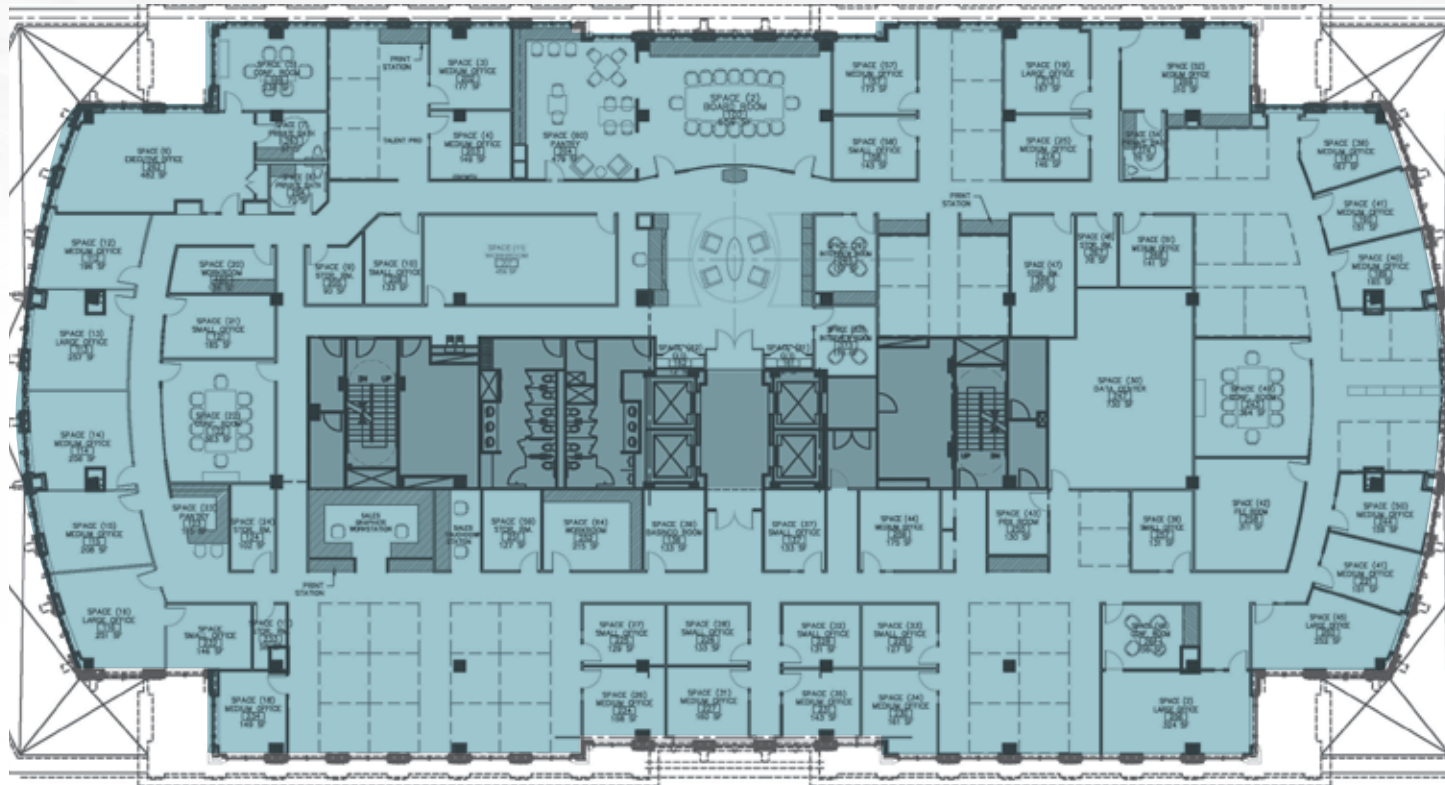
**2<sup>ND</sup> FLOOR**





**SUITE 300**  
25,979 SF

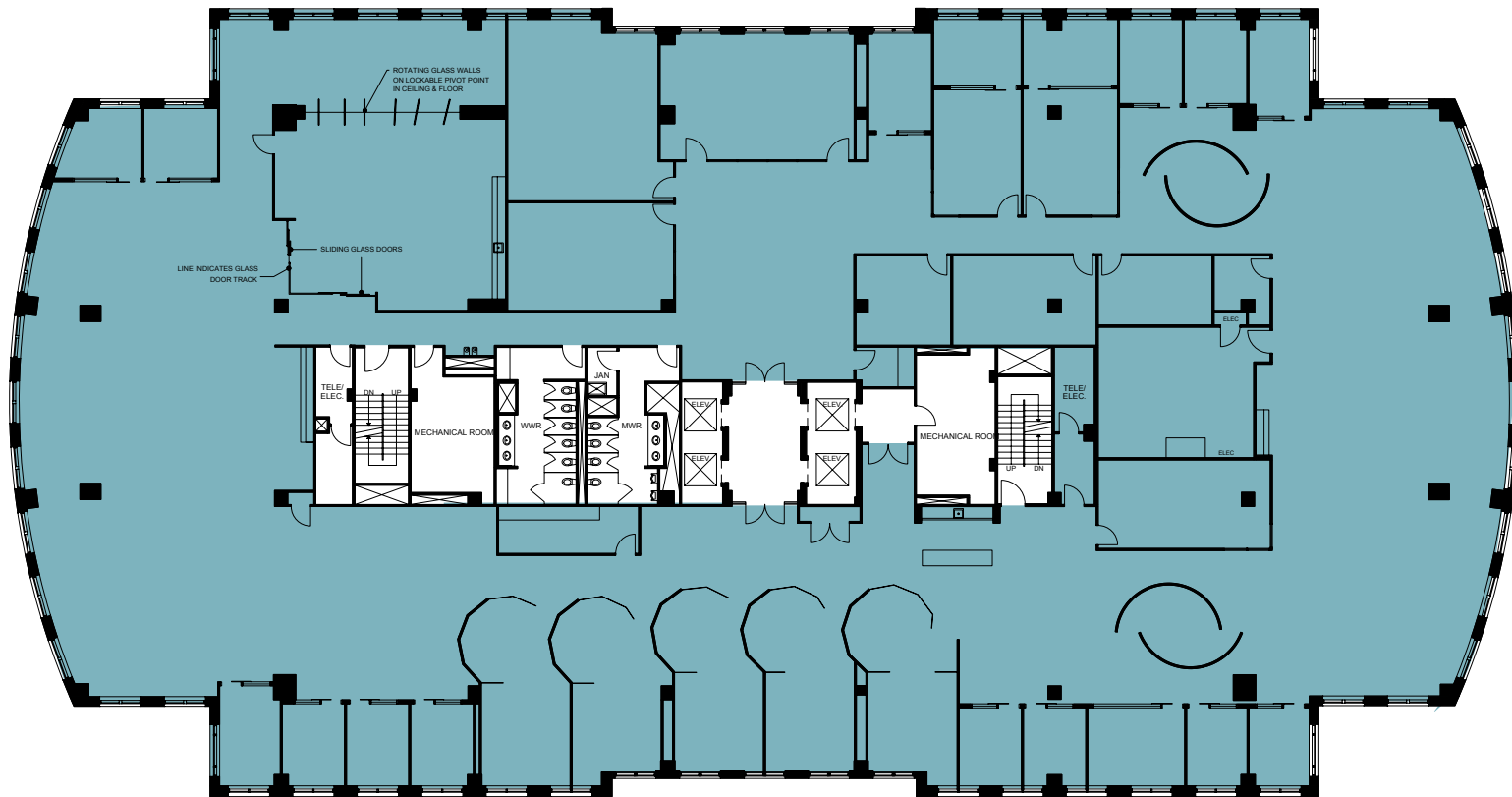
**3RD FLOOR**





**SUITE 400**  
26,428 SF

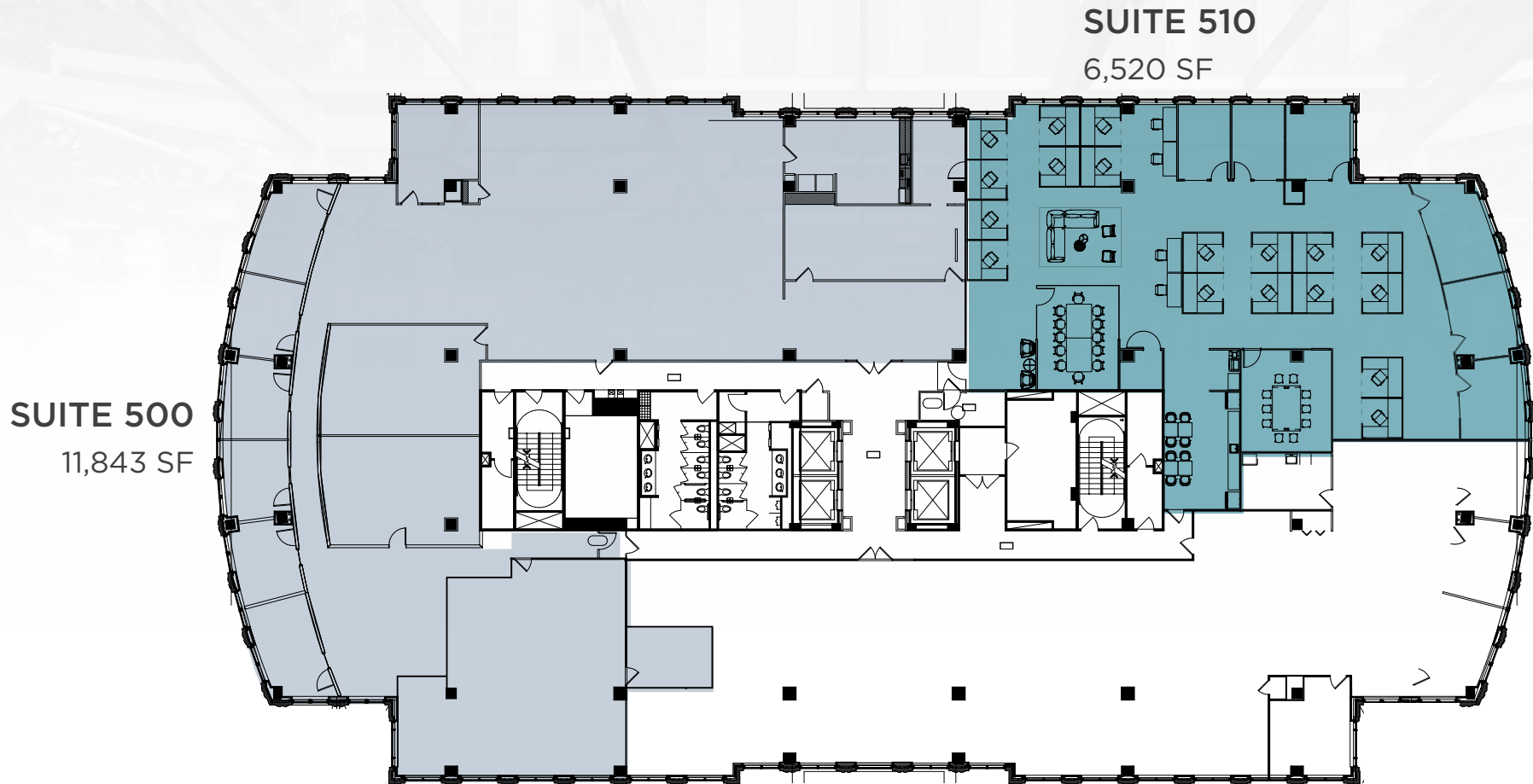
**4<sup>TH</sup> FLOOR**





6,520 - 11,843 SF

5<sup>TH</sup> FLOOR





**SUITE 510 - NEWLY DELIVERED SPEC SUITE**  
6,520 SF

**5<sup>TH</sup> FLOOR**



**NEWLY DELIVERED SPEC SUITES**

2,068 - 6,824 SF

**6<sup>TH</sup> FLOOR**

**SUITE 600 B**

2,330 SF

**SUITE 600 A**

2,426 SF

**SUITE 600 C**

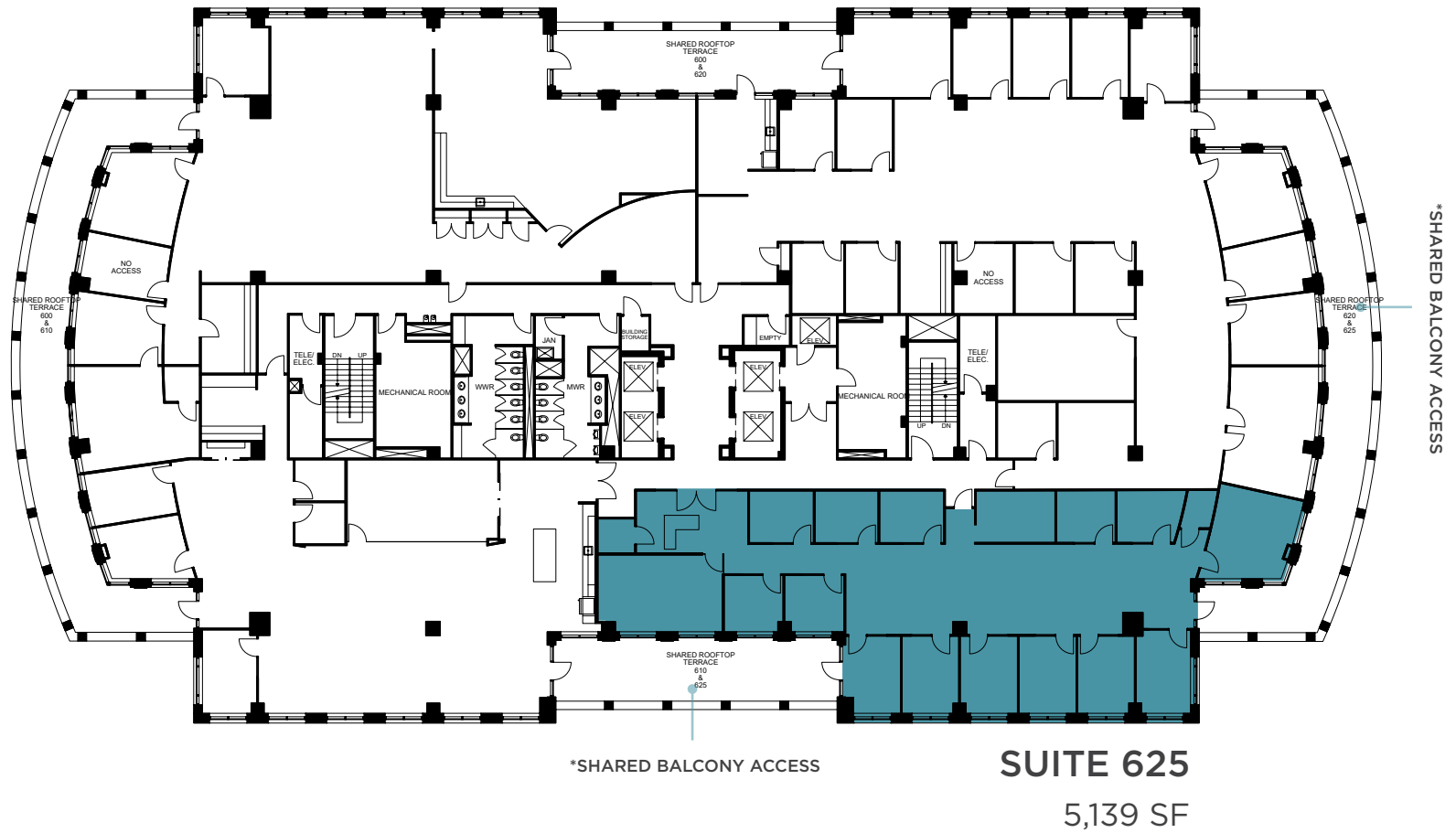
2,068 SF





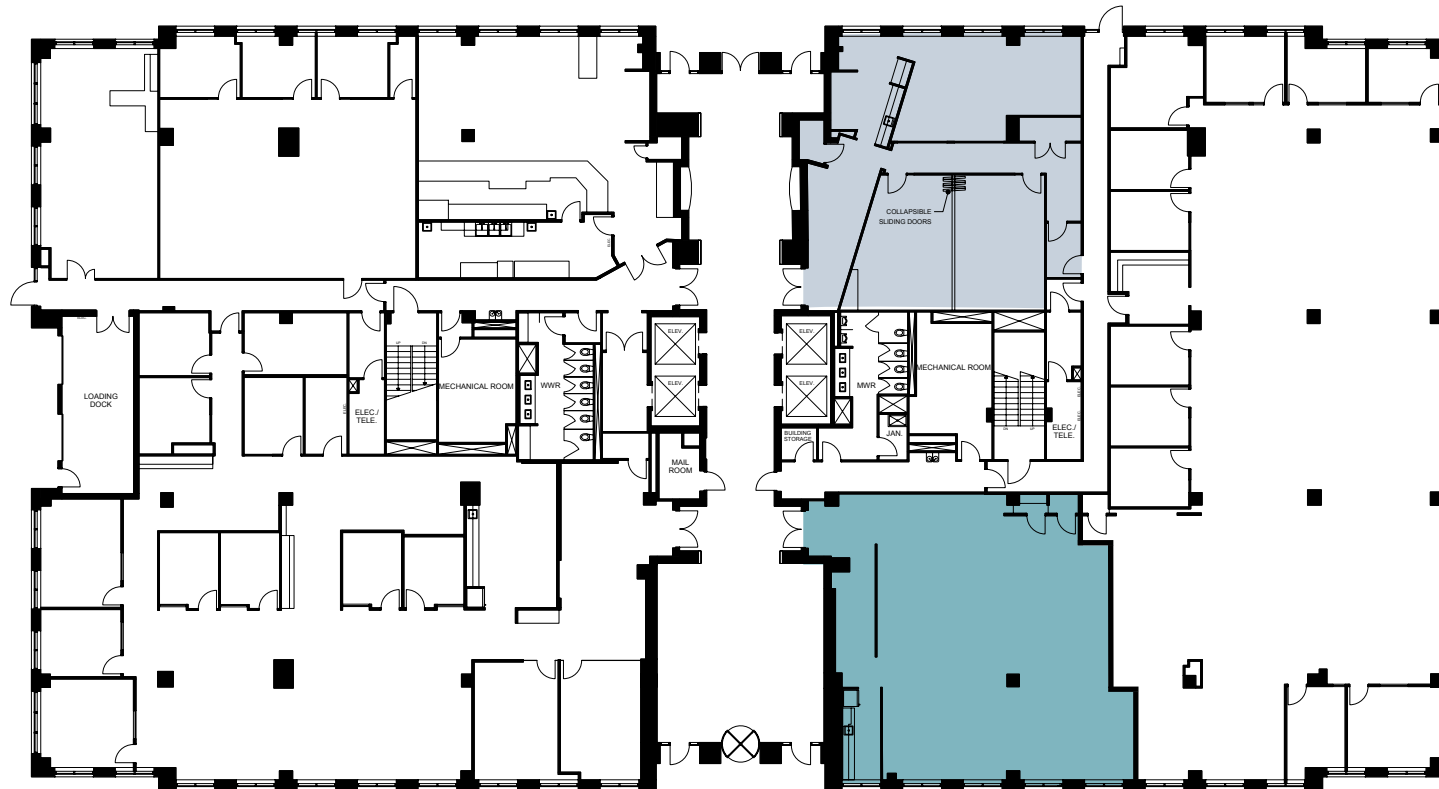
5,139 SF

6<sup>TH</sup> FLOOR



**1ST FLOOR**

**SUITE 100**  
2,492 SF

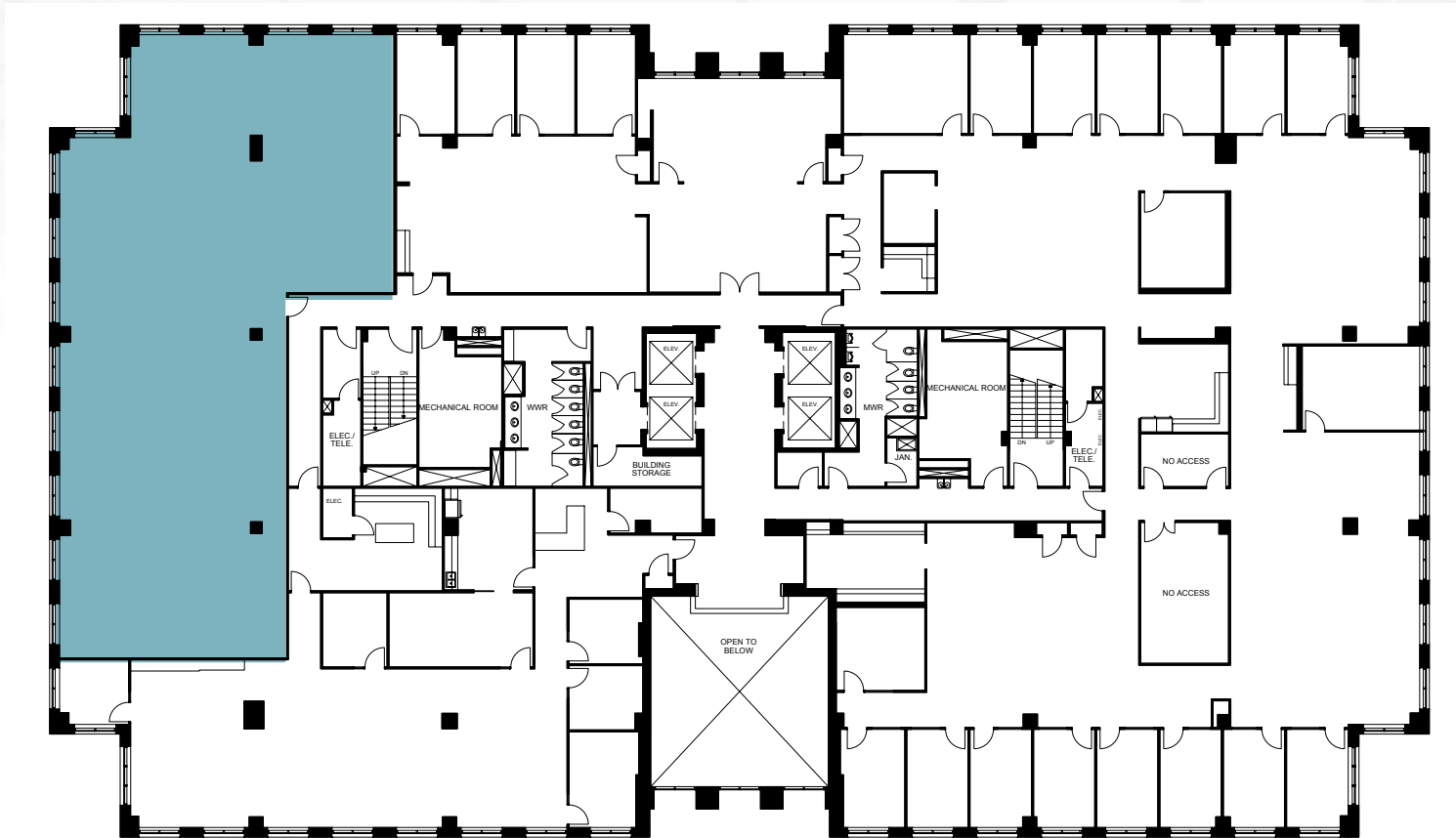


**SUITE 150-B**  
2,706 SF



**SUITE 220**  
5,358 SF

**2<sup>ND</sup> FLOOR**



**SUITE 610**  
9,411 SF

**6TH FLOOR**





**SUITE 610 - HYPOTHETICAL**

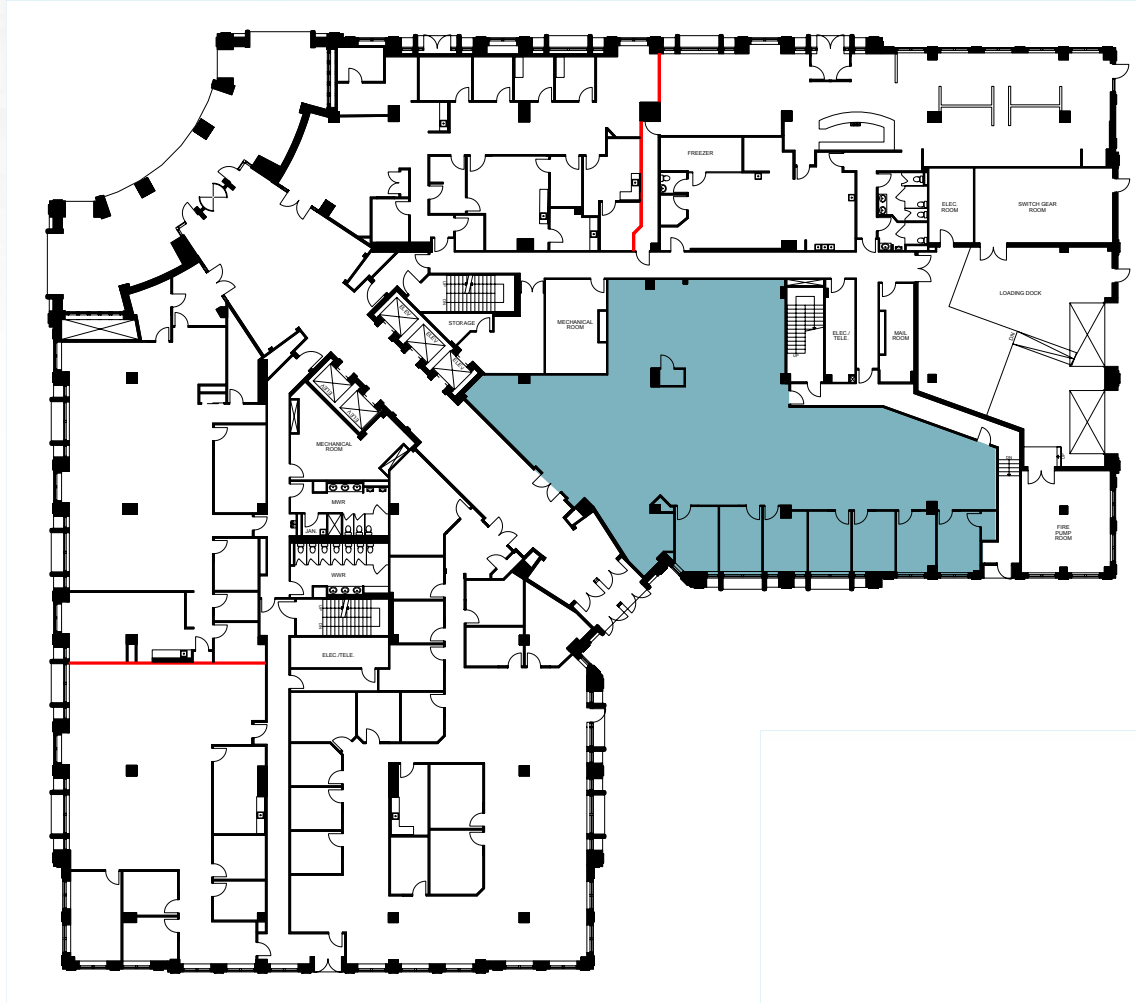
9,411 SF

**6<sup>TH</sup> FLOOR**



**SUITE 145**  
6,016 SF

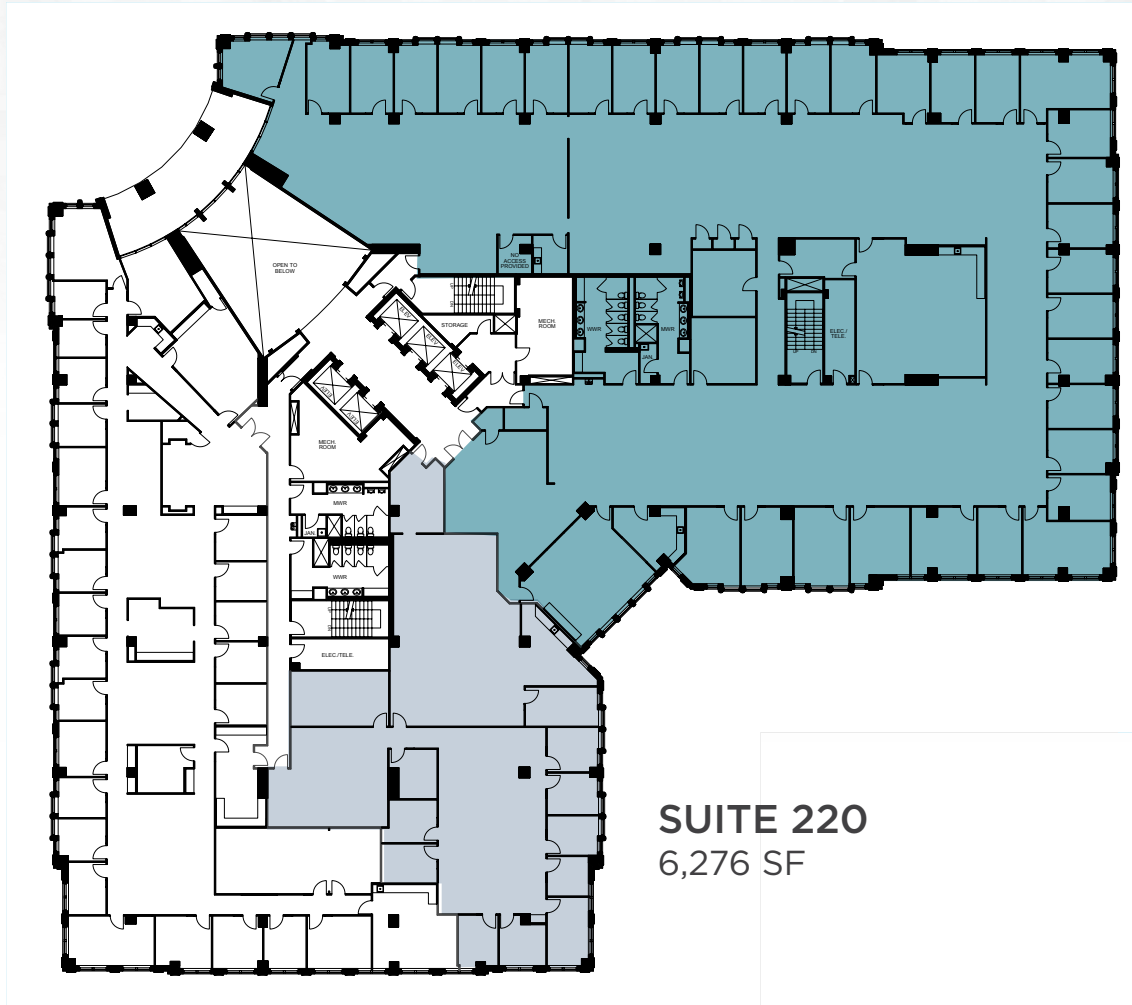
**1ST FLOOR**





6,276 - 29,850 SF

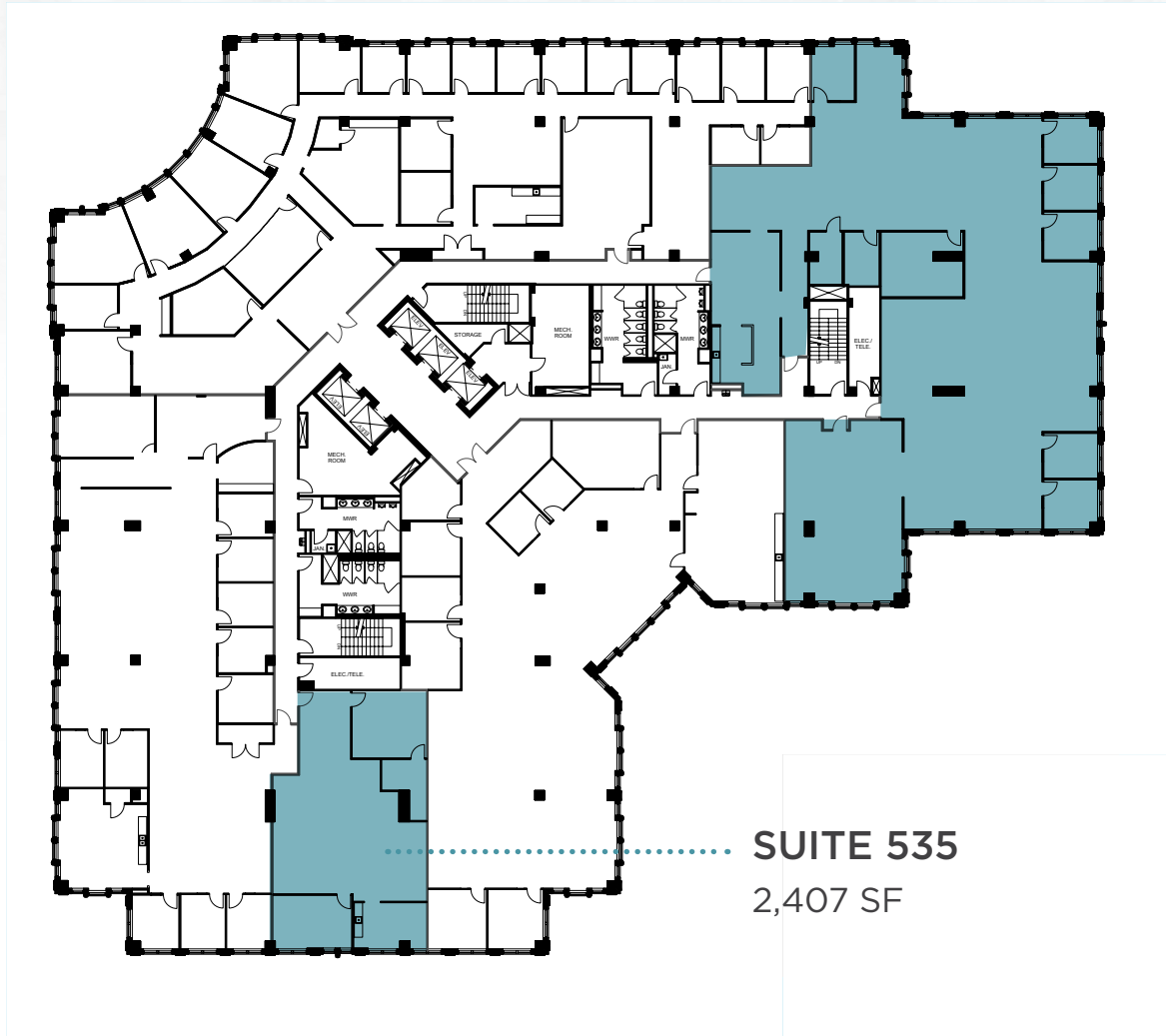
**2<sup>ND</sup> FLOOR**



**SUITE 200**  
23,574 SF

**SUITE 220**  
6,276 SF

**5<sup>TH</sup> FLOOR**



**SUITE 510**  
9,663 SF

**SUITE 535**  
2,407 SF



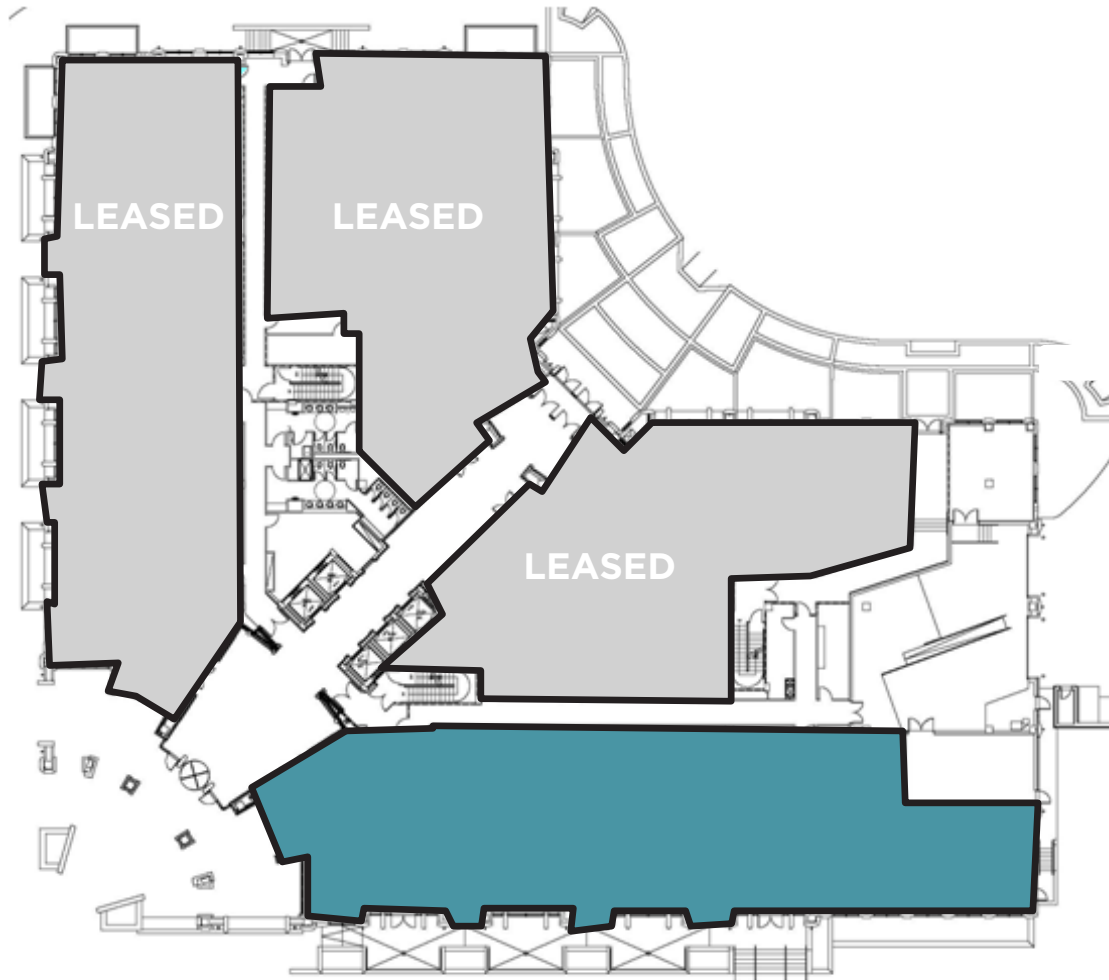
**SUITE 600**

38,223 SF

**6<sup>TH</sup> FLOOR**



**1ST FLOOR**

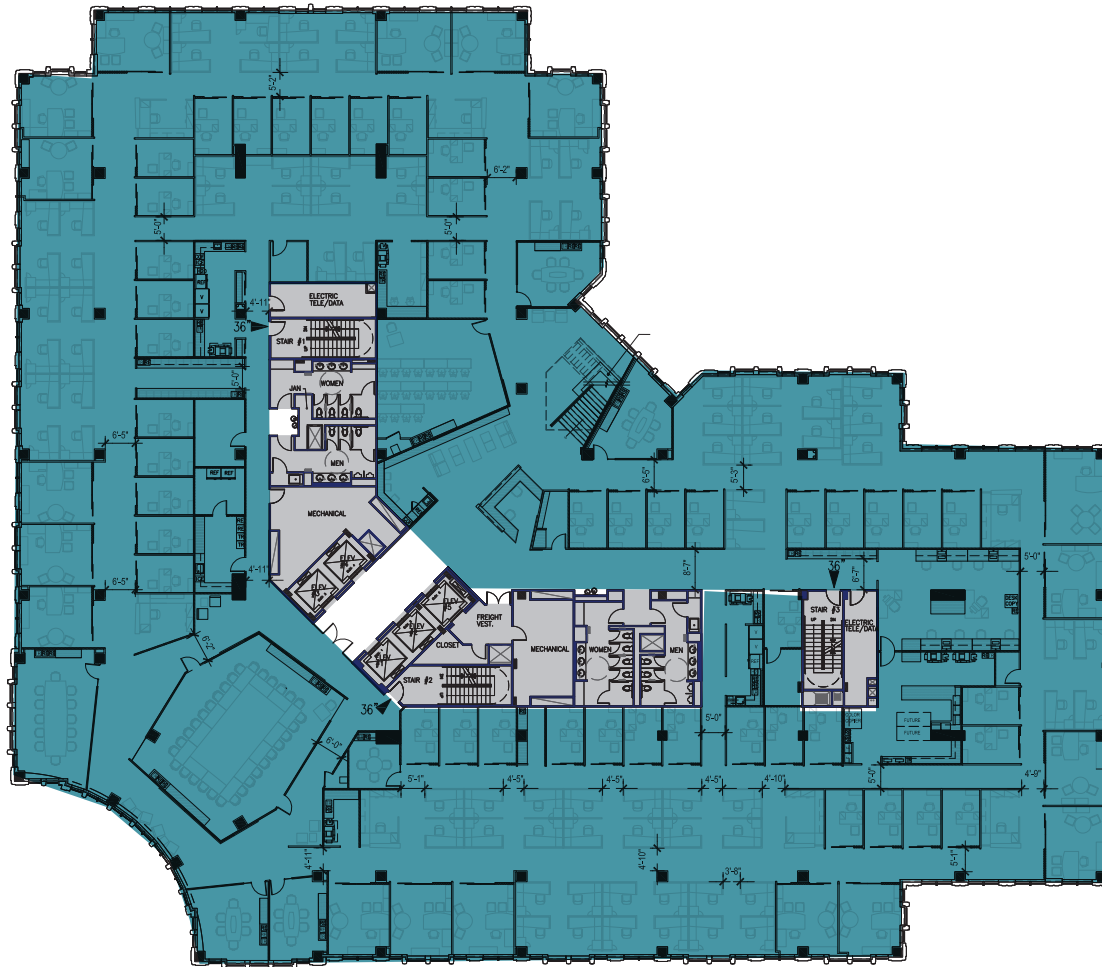


**SUITE 115**  
9,603 SF



**SUITE 300**  
37,266 SF

**3<sup>RD</sup> FLOOR**



## SUITE 400

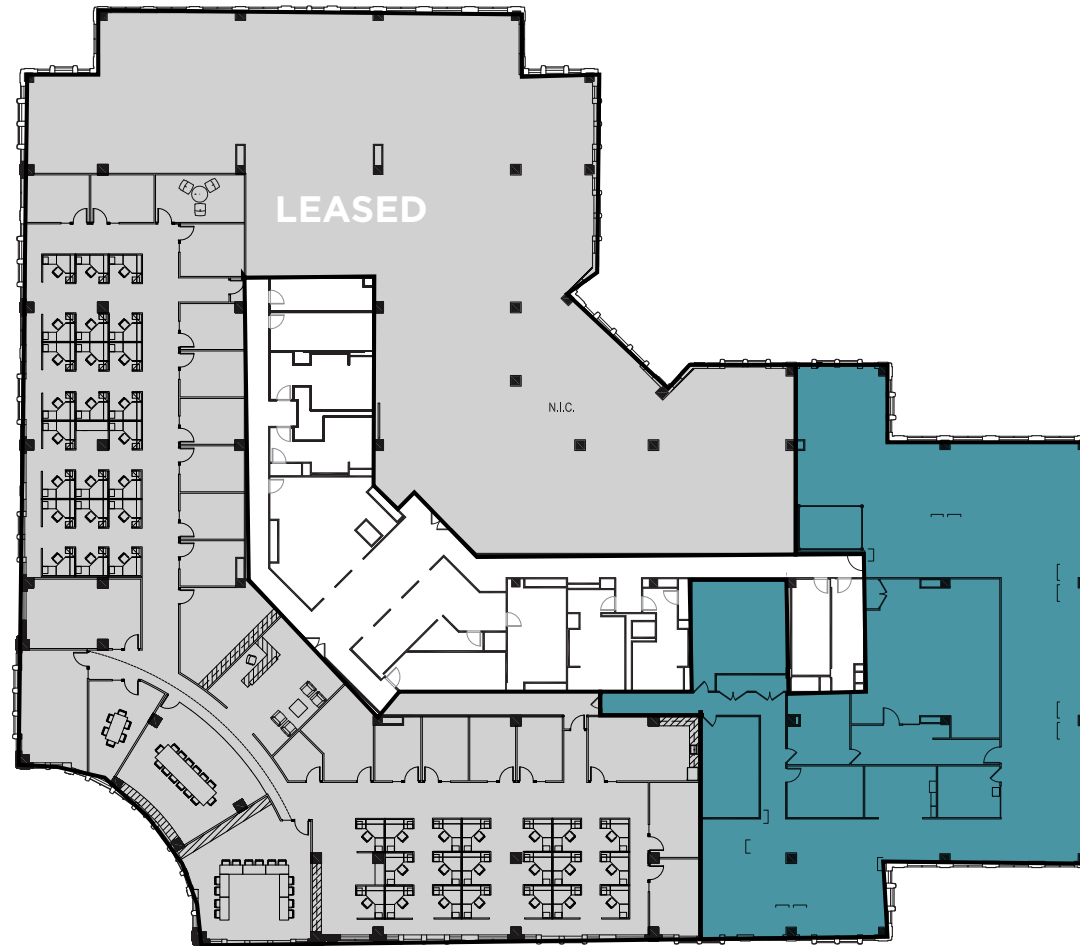
37,266 SF

## 4<sup>TH</sup> FLOOR





**5<sup>TH</sup> FLOOR**



**SUITE 500**  
9,764 SF



# THE DISTRICT

AT KING FARM

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BANYAN STREET  
CAPITAL