



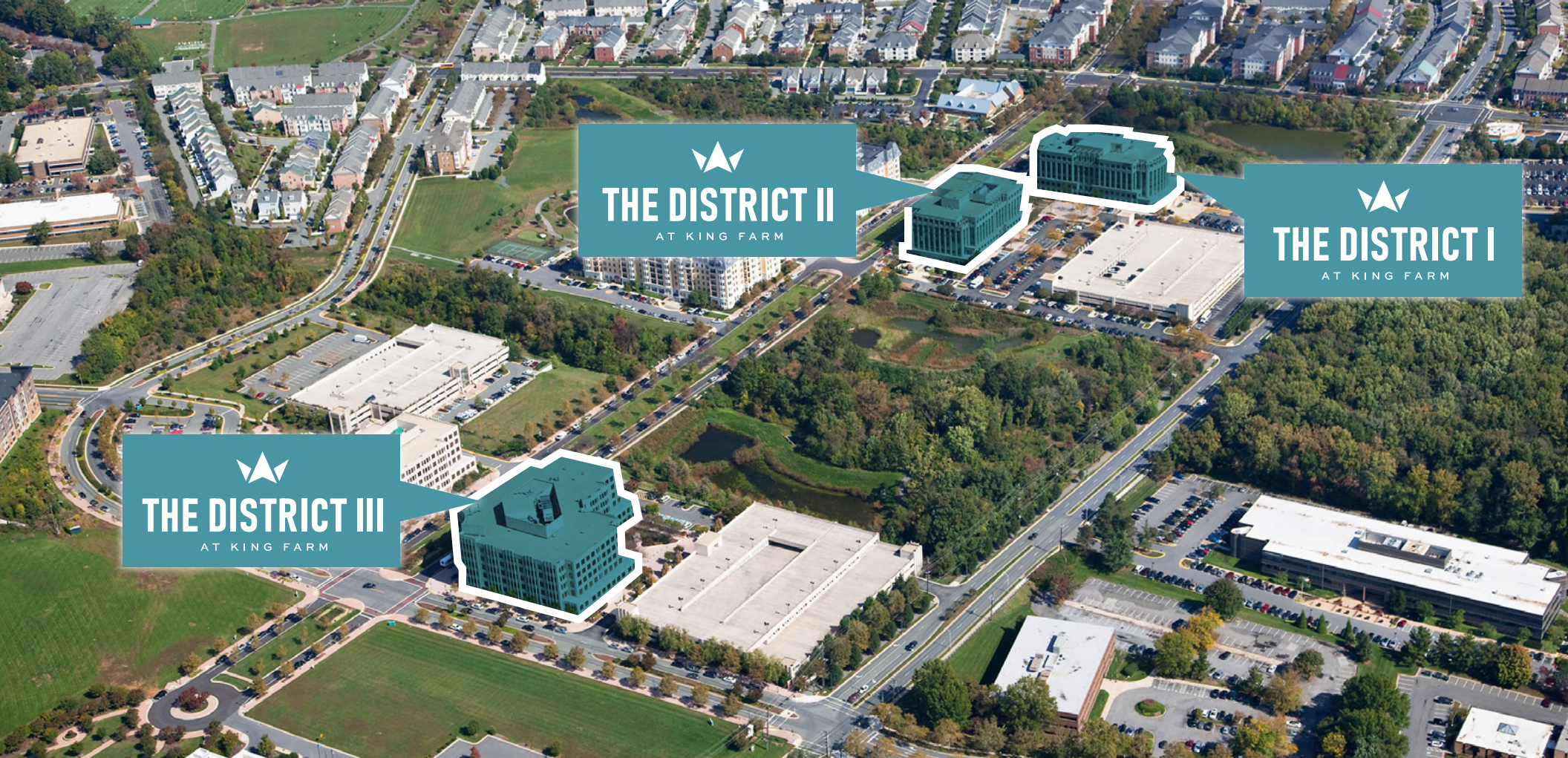
# THE DISTRICT

AT KING FARM









  
**THE DISTRICT II**  
AT KING FARM

  
**THE DISTRICT I**  
AT KING FARM

  
**THE DISTRICT III**  
AT KING FARM

# BUILDING 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



LOBBY

TENANT  
LOUNGE



# THE DISTRICT REIMAGINED

## TENANT LOUNGE



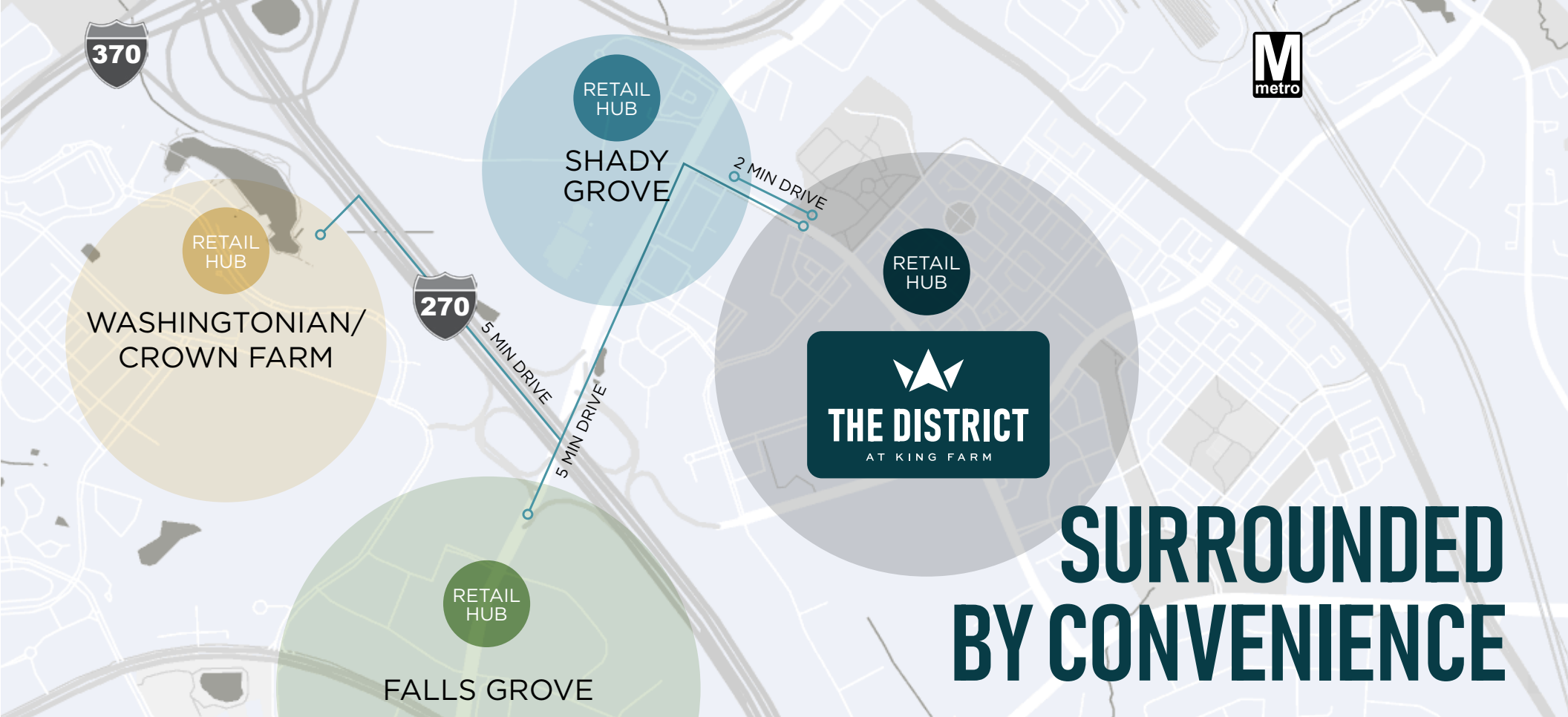


# THE DISTRICT REIMAGINED


## FITNESS RENOVATION







# SURROUNDED BY CONVENIENCE

 <b>THE DISTRICT</b> AT KING FARM	WASHINGTONIAN/ CROWN FARM	SHADY GROVE	FALLS GROVE
<p>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</p>	<p>Cafe Deluxe Guapo's Chop't Uncle Julio's Corner Bakery Cafe Starbucks Copper Canyon Grill Target Barnes &amp; Noble Kohl's White House Black Market JoS A. Bank Ann Taylor Harris Teeter</p>	<p>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</p>	<p>L J's Express That's Amore Restaurant Subway Sandwiches &amp; Such Research Center Deli New York Deli Shady Grove Pharmacy</p>



**SUITE 100**  
6,295 SF

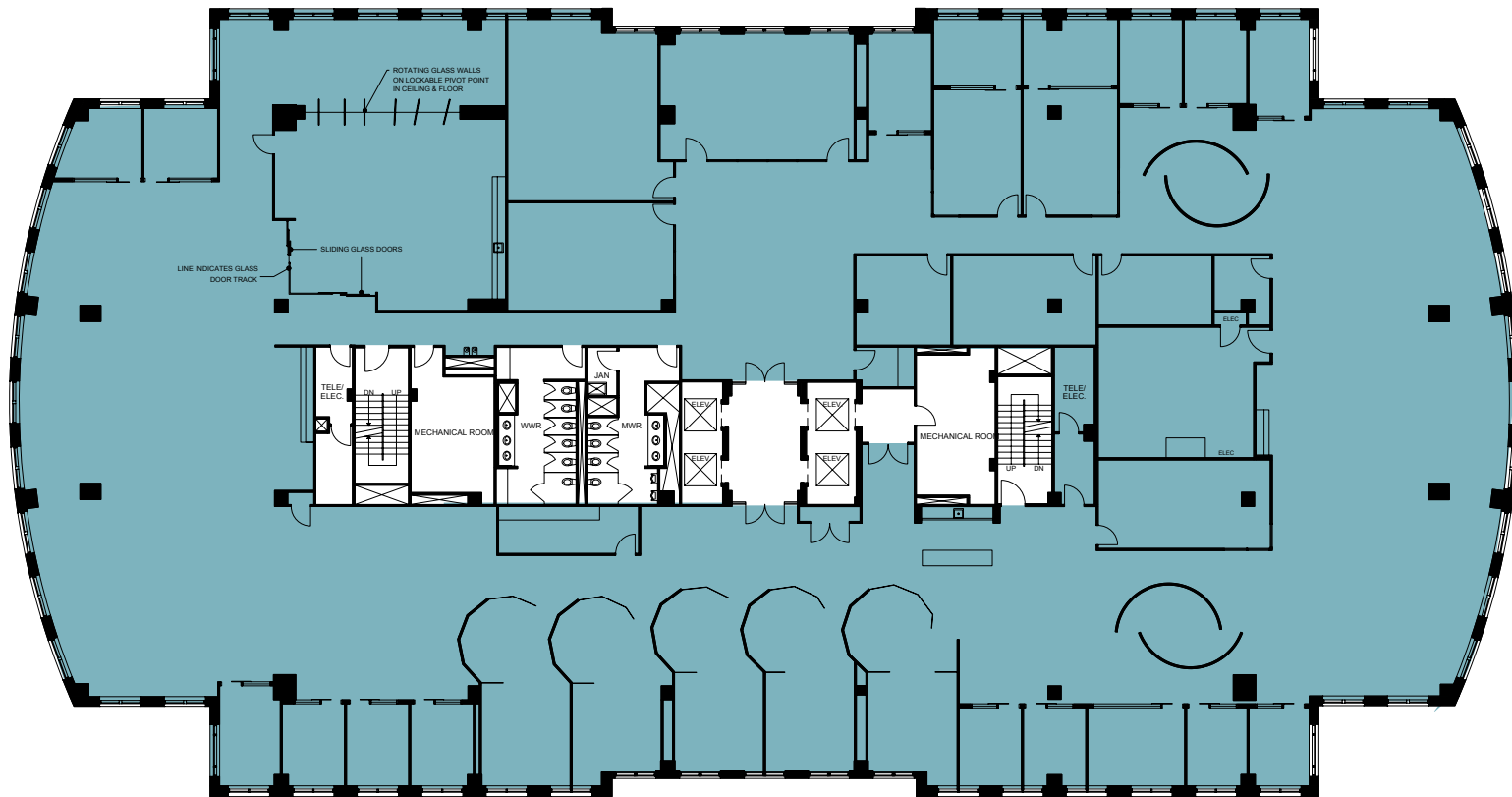
**1ST FLOOR**





**SUITE 400**  
26,428 SF

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





**SUITE 510**  
6,520 SF

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





**SUITE 510 - HYPOTHETICAL**  
6,520 SF

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





2,068 - 6,824 SF

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

**SUITE 600 B**  
2,330 SF

**SUITE 600 A**  
2,426 SF

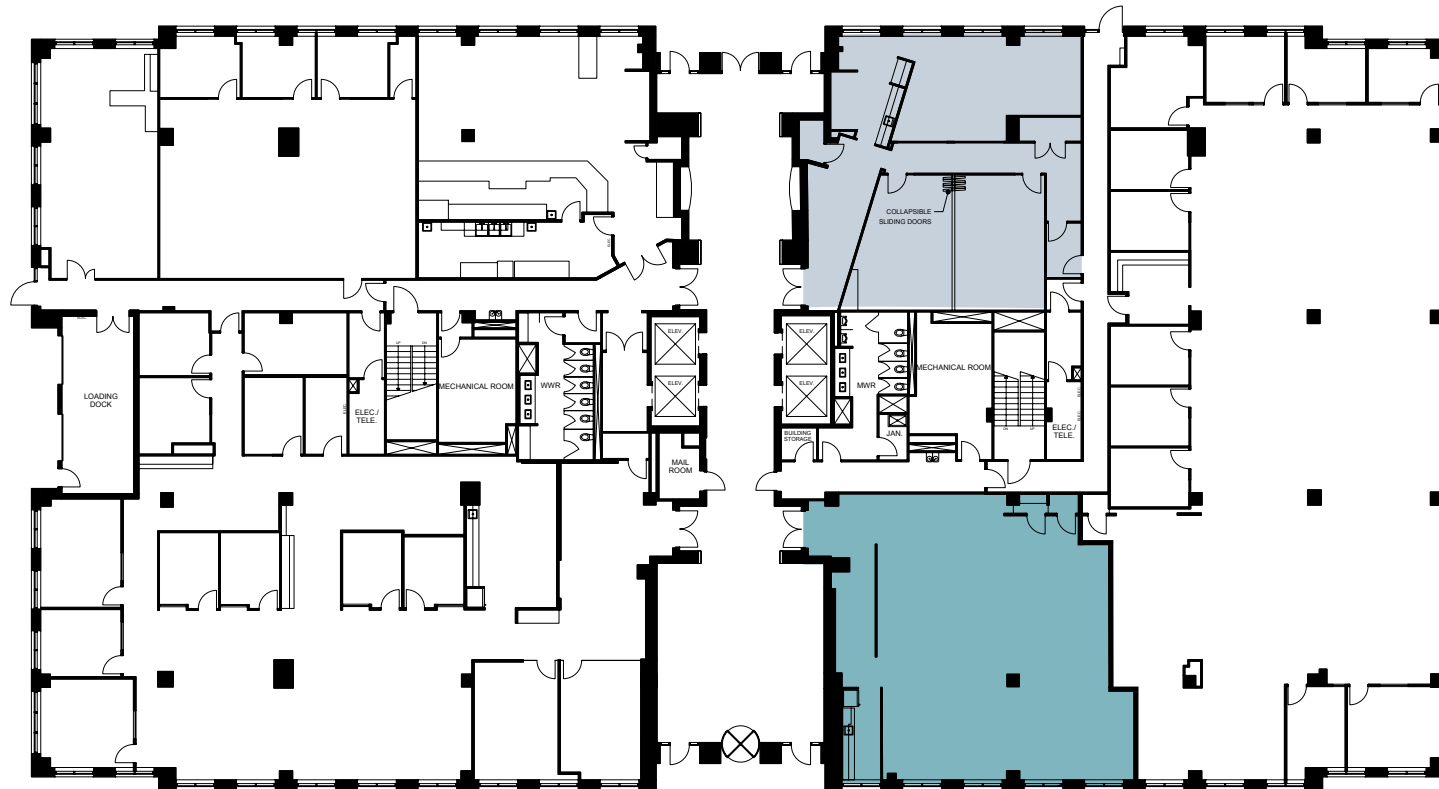
**SUITE 600 C**  
2,068 SF





**1ST FLOOR**

**SUITE 100**  
2,492 SF

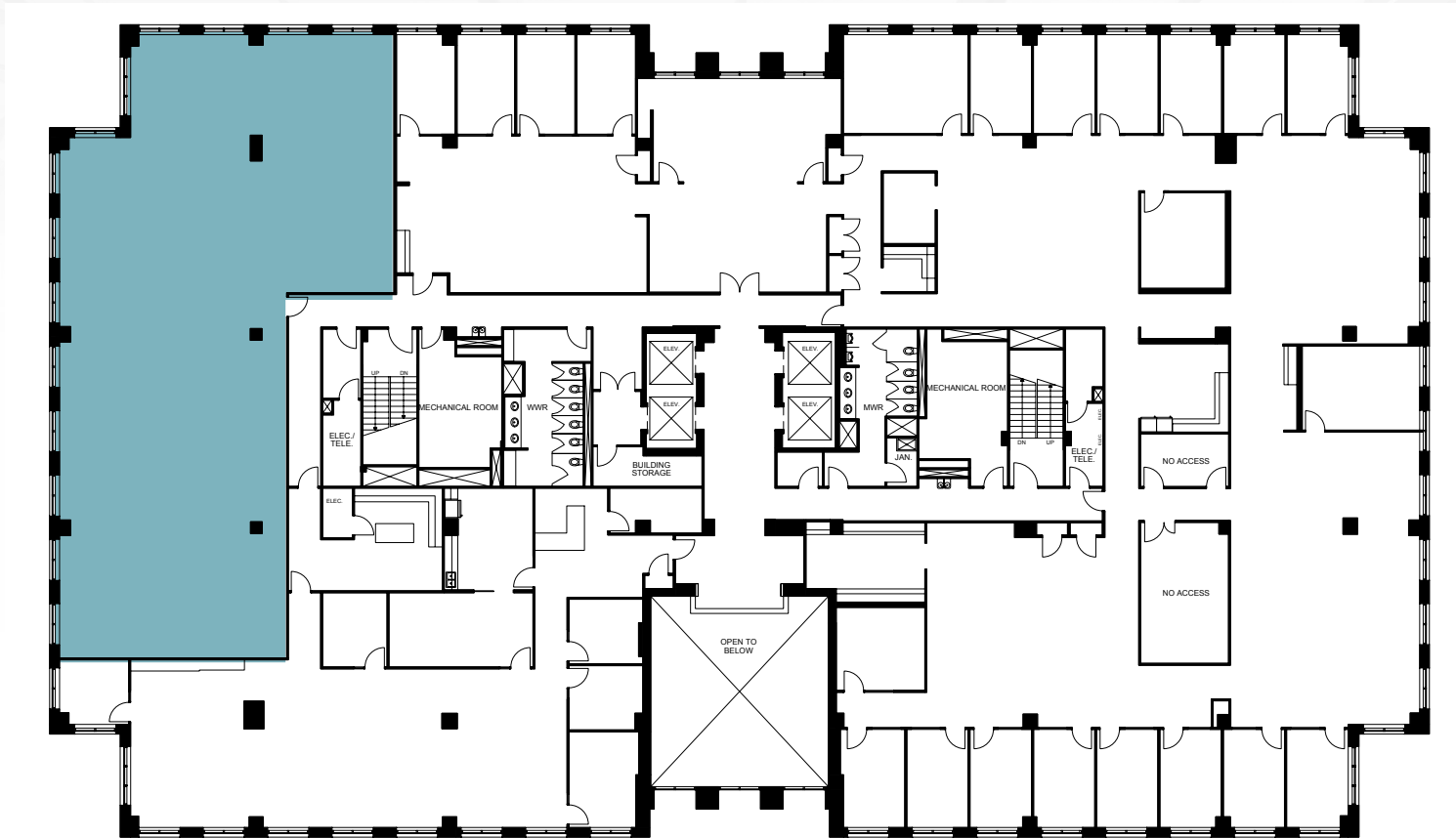


**SUITE 150-B**  
2,706 SF



**SUITE 220**  
5,358 SF

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



**SUITE 610**

9,411 SF

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





**SUITE 610 - HYPOTHETICAL**

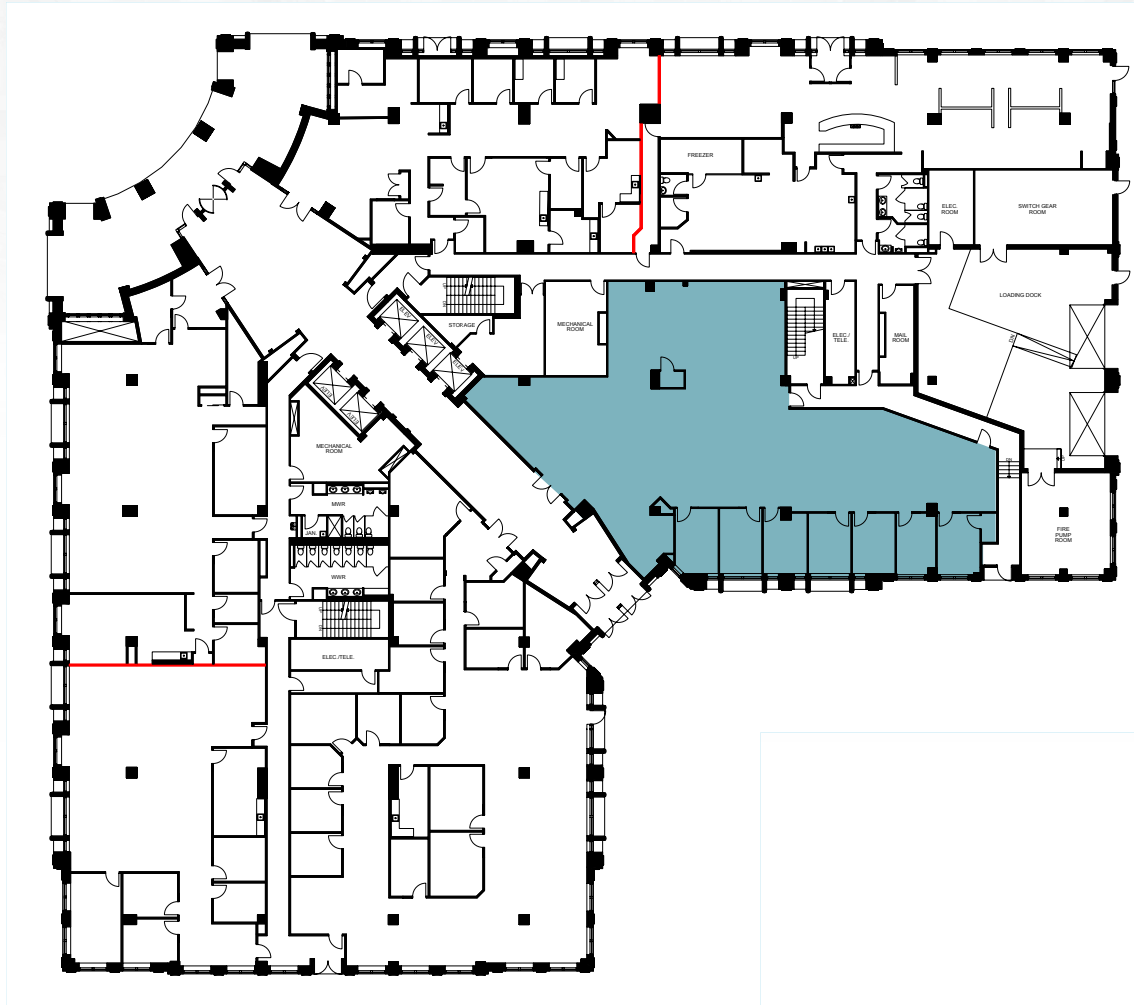
9,411 SF

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



**SUITE 145**  
6,016 SF

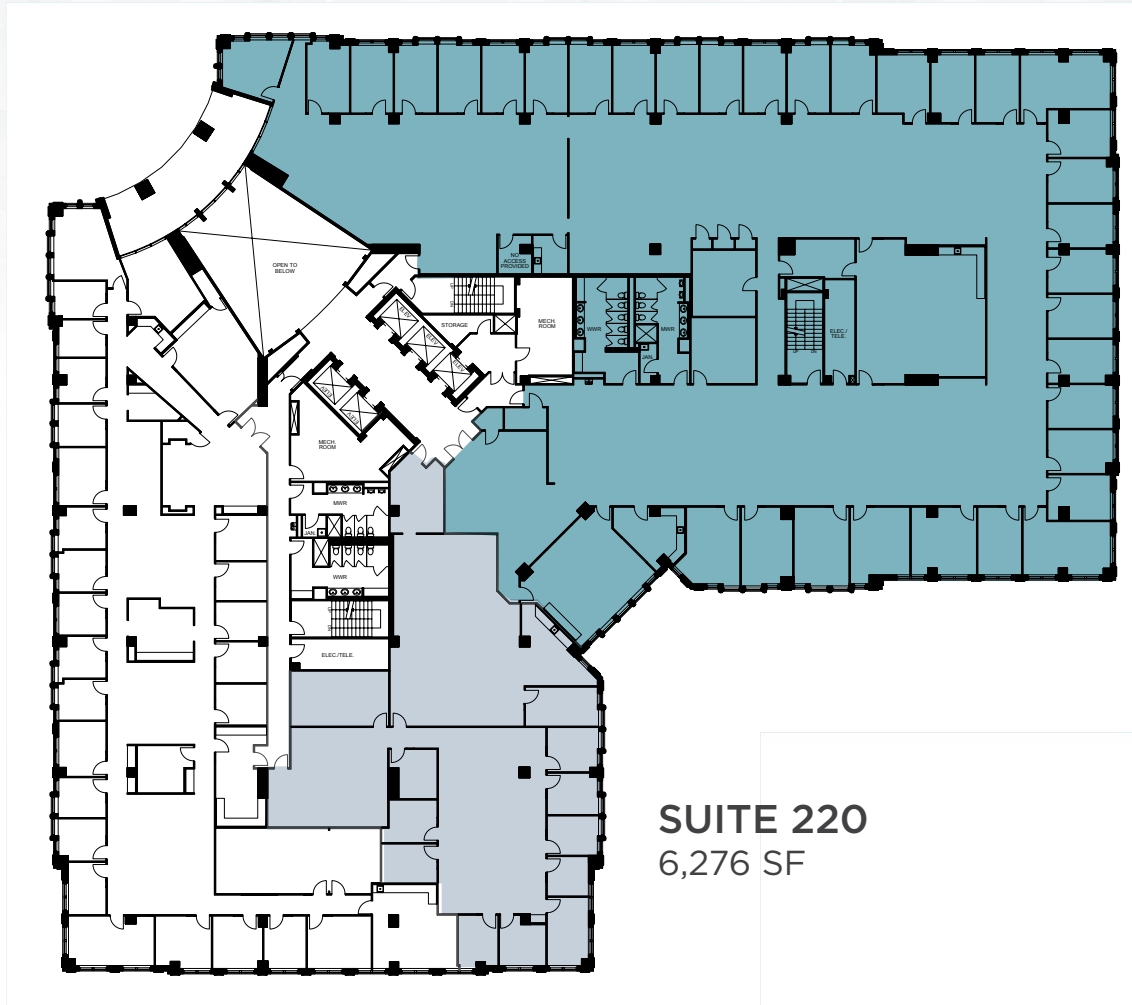
**1ST FLOOR**





6,276 - 29,850 SF

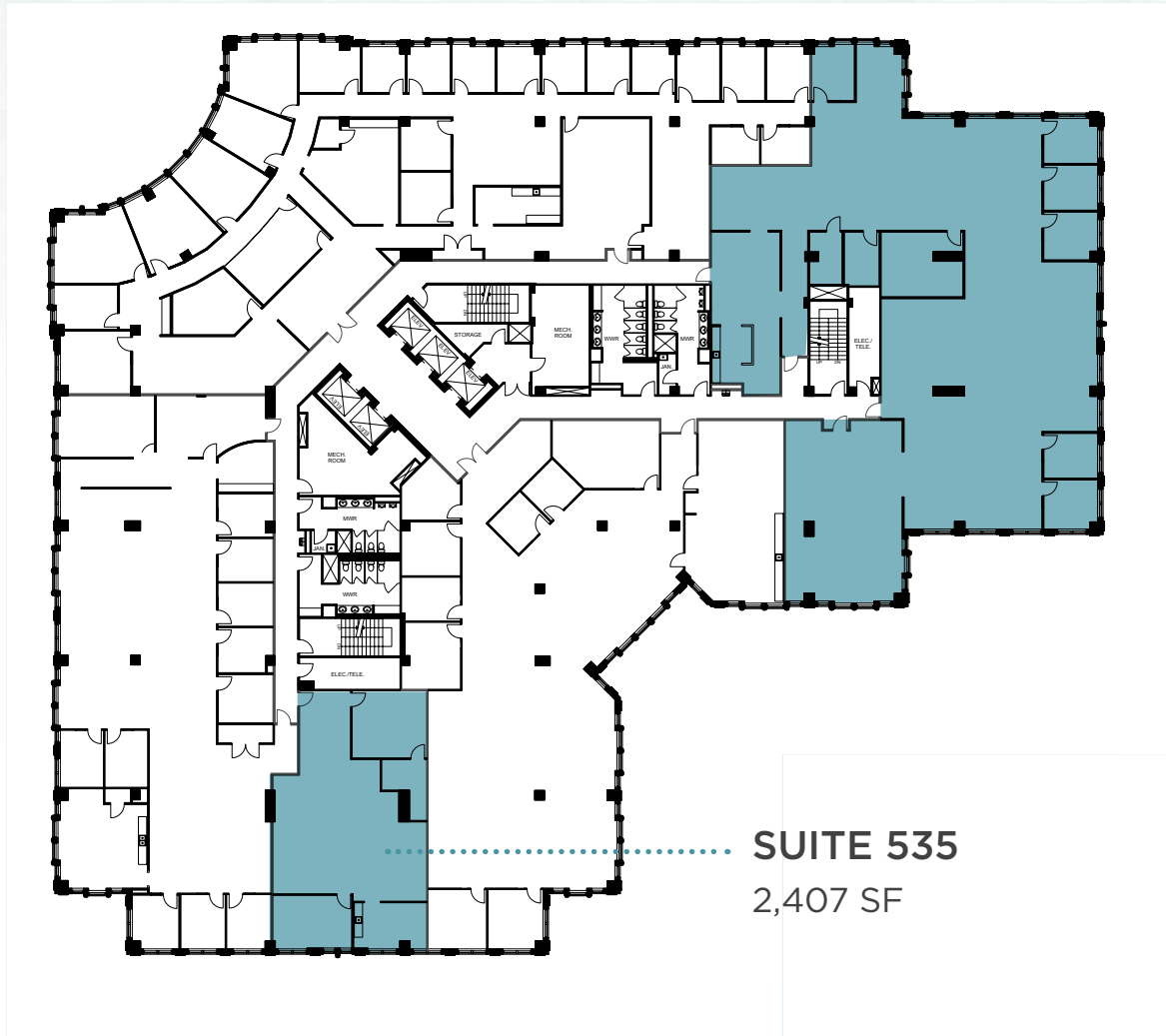
**2<sup>ND</sup> FLOOR**



**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





**800**  
**KING FARM**  
**BLVD**

## SUITE 600

38,223 SF

## 6<sup>TH</sup> FLOOR





# THE DISTRICT

## AT KING FARM

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**BANYAN STREET**  
CAPITAL