



# THE DISTRICT

AT KING FARM









  
**THE DISTRICT II**  
AT KING FARM

  
**THE DISTRICT I**  
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





# THE DISTRICT REIMAGINED

## FITNESS UPGRADES





# THE DISTRICT REIMAGINED

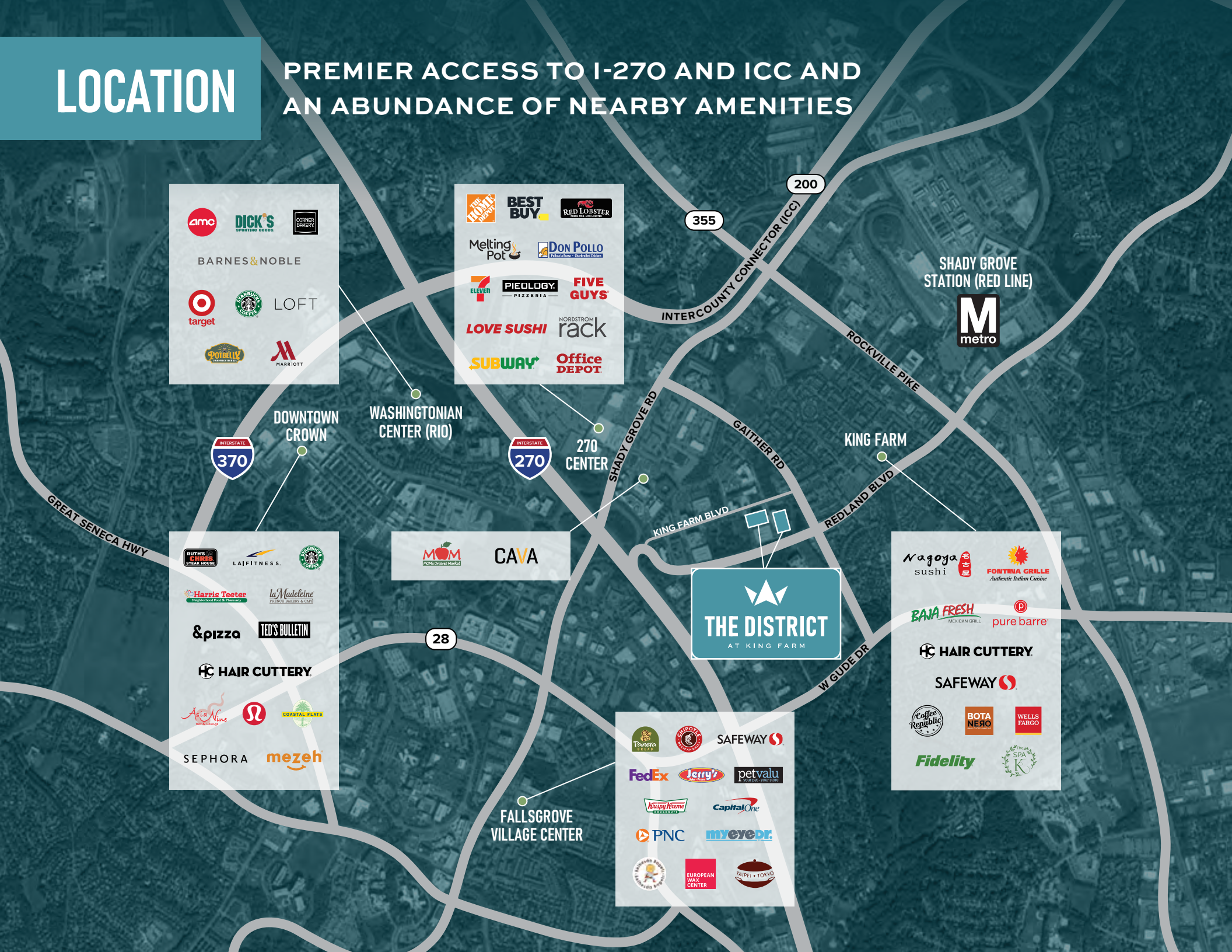
VISIT THE  
OUTDOOR  
COLLABORATIVE  
SPACE





# LOCATION

PREMIER ACCESS TO I-270 AND ICC AND  
AN ABUNDANCE OF NEARBY AMENITIES



amo DICK'S SPORTS & OUTDOORS CORNER BAKERY

BARNES & NOBLE

target Starbucks LOFT

POTBELLY MARRIOTT

THE HOME DEPOT BEST BUY RED LOBSTER

Melting Pot DON POLLO

7 ELEVEN PIEDLOGY FIVE GUYS

LOVE SUSHI NORDSTROM rack

SUBWAY Office DEPOT

SHADY GROVE STATION (RED LINE)

M metro

RUTH'S CHRIS STEAK HOUSE LAIFITNESS. STARBUCKS

Harris Teeter La Madeleine

&pizza TED'S BULLETIN

HC HAIR CUTTERY

Asia Nine R COASTAL PLATE

SEPHORA mezeh

MOM'S ORGANIC MARKET CAVA

THE DISTRICT  
AT KING FARM

Nagoya sushi PONTINA GRILLE Authentic Italian Cuisine

BAJA FRESH MEXICAN GRILL pure barre

HC HAIR CUTTERY

SAFeway

Coffee Republic BOTA NERO WELLS FARGO

Fidelity SPA K

Panera Bread Safeway

FedEx Jerry's petvalu

Krispy Kreme Capital One

PNC myerepr.

EUROPEAN WAX CENTER TRAPEZIUM

FALLSGROVE VILLAGE CENTER



# AT YOUR FINGERTIPS



**Don Pollo**  
Pollo a la Brasa • Charbroiled Chicken

**Melting Pot**

**7 ELEVEN**

**FIVE GUYS**

**PIEDLOGY PIZZERIA**

**NORDSTROM Rack**

**BEST BUY**

**THE HOME DEPOT**

**Bowlero**

**RED LOBSTER**  
FRESH FISH • LIVE LOBSTER

**CVS**

**MOM's Organic Market**

**CAVA**

**FIREHOUSE SUBS**

**KING FARM BLVD**

**FarmSook**  
Happiness Thai Kitchen

**GAITHER ROAD**

**PICCARD DRIVE**

**THE DISTRICT**

**REDLAND BLVD**

**INTERSTATE 270**

**BAJA FRESH**  
MEXICAN GRILL

**Coffee Republic**

**FONTINA GRILLE**  
Authentic Italian Cuisine

**Nagoya**  
sushi

**pure barre**

**Fidelity**

**HAIR CUTTERY**

**WELLS FARGO**

**SAFeway**

**BOTA NERO**  
SMALL PLATES • WINE BAR

**The SPA K**



1,345 SF - 12,357 SF

**1ST FLOOR**

**SUITE 135**  
2,465 SF

**SUITE 130**  
1,345 SF

**SUITE 125**  
8,547 SF



**SUITE 100**  
6,295 SF



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

**SUITE 250**  
11,563 SF



**SUITE 210**  
4,751 SF



2,692 - 12,913 SF

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

**SUITE A**  
2,896 SF

**SUITE B**  
2,830 SF

**SUITE C**  
2,692 SF

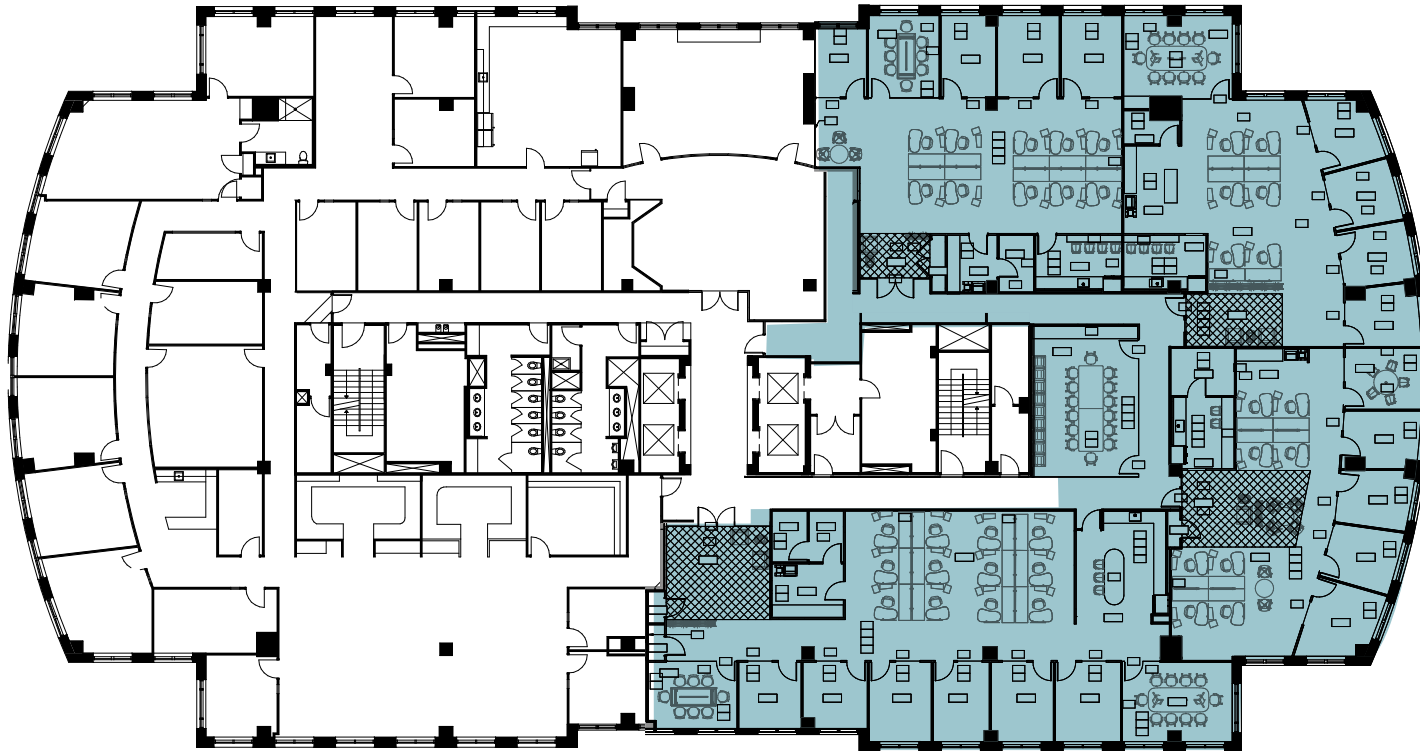
**SUITE D**  
4,495 SF





13,059 SF

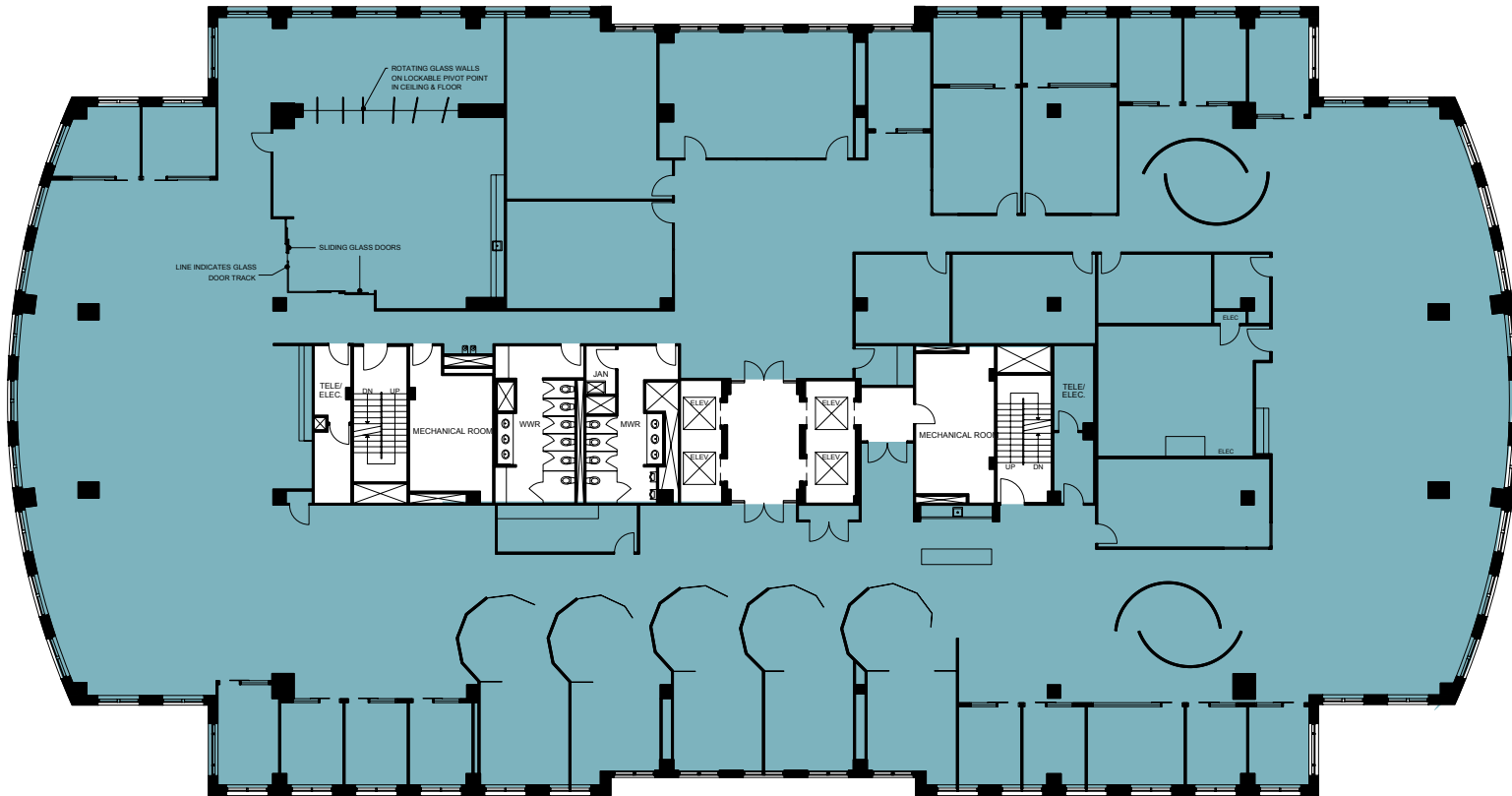
**3RD FLOOR**  
**TOWNHALL**





**SUITE 400**  
26,428 SF

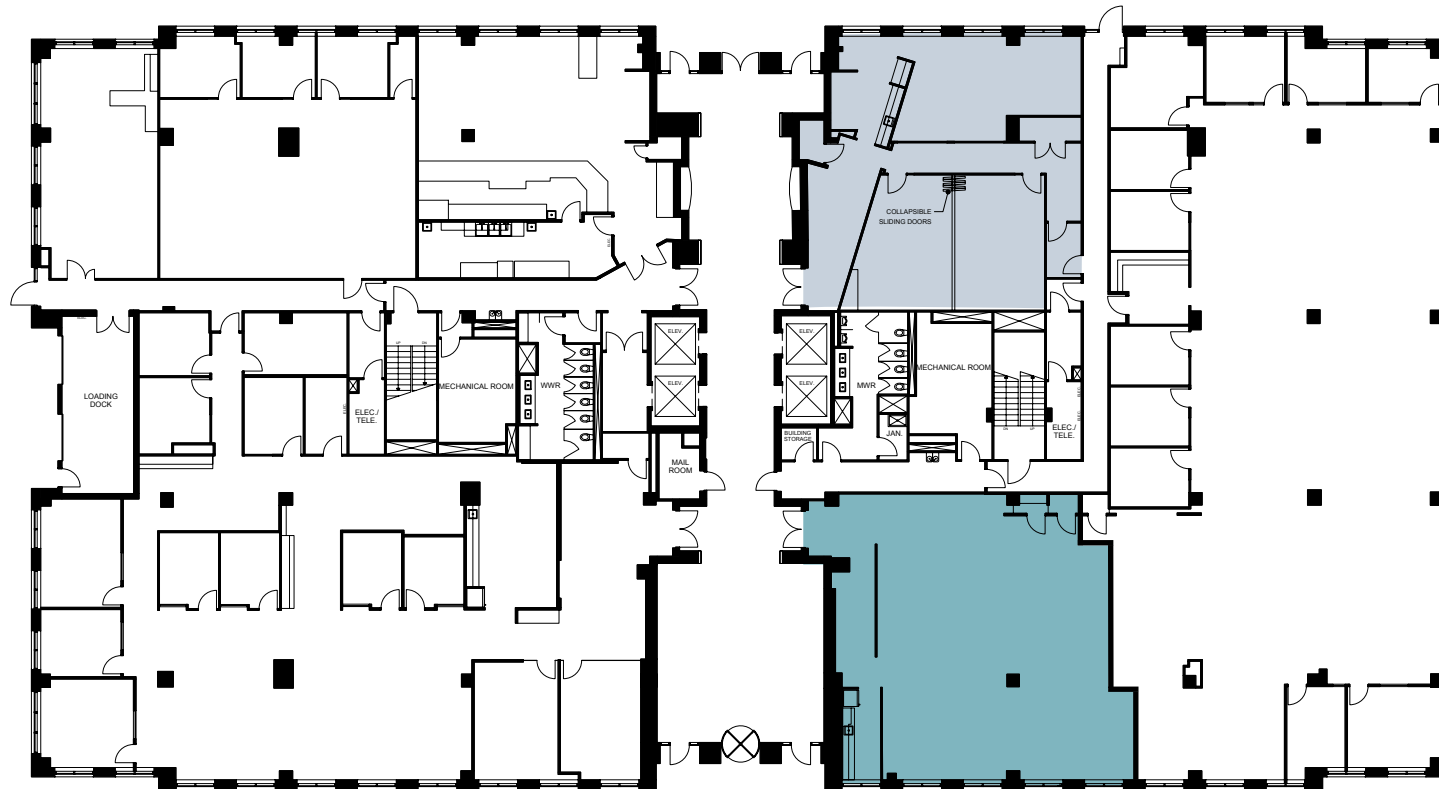
**4<sup>TH</sup> FLOOR**





**1ST FLOOR**

**SUITE 100**  
2,492 SF



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



**SUITE A**  
3,182 SF

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

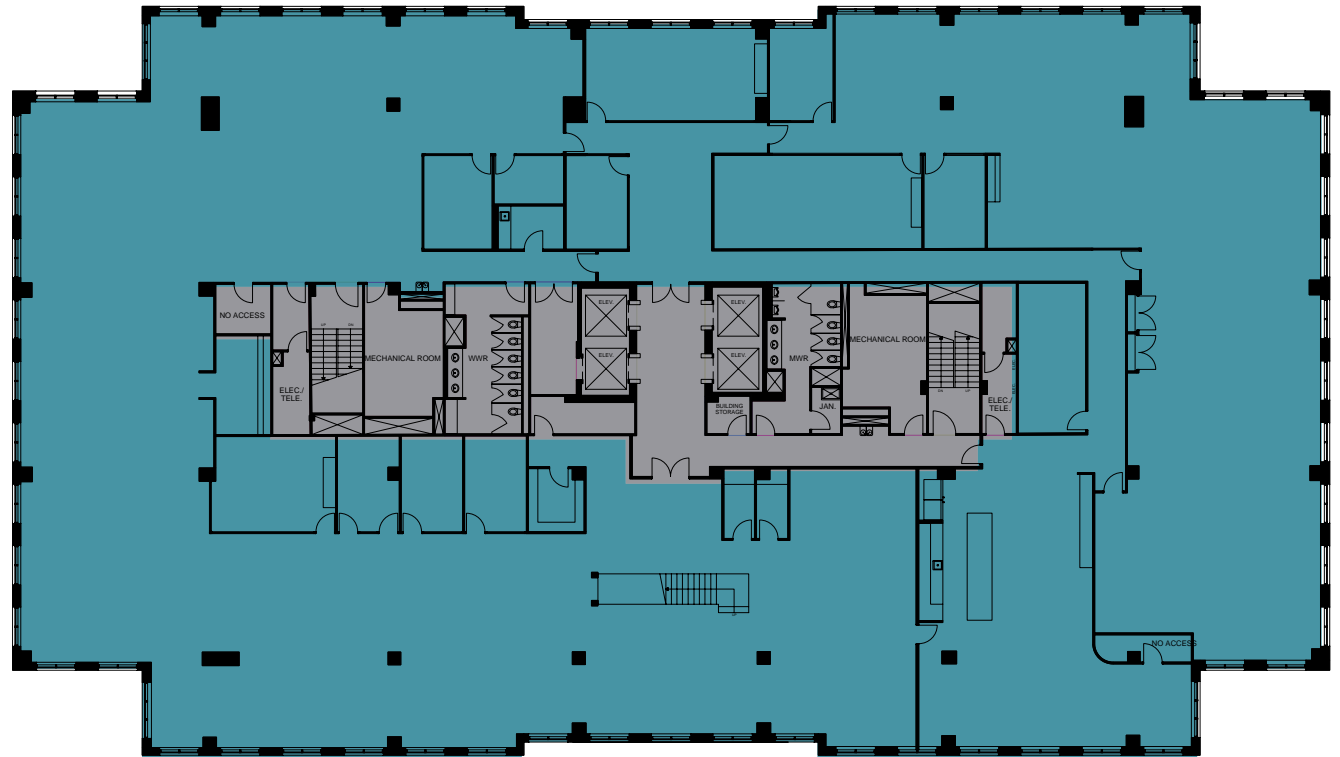
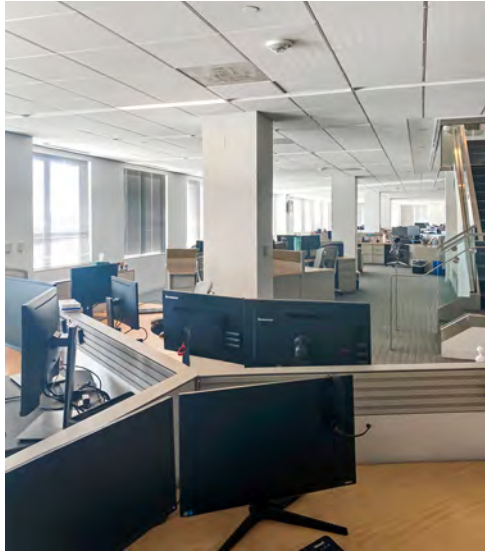


**SUITE B**  
2,803 SF



26,467 SF

**3<sup>RD</sup> FLOOR**  
AS-BUILT





26,478 SF

**4<sup>TH</sup> FLOOR**  
AS-BUILT





**SUITE 510**  
5,148 SF

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







# THE DISTRICT

AT KING FARM

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**BANYAN STREET**  
CAPITAL