

1101 WILSON BOULEVARD

CLASS A OFFICE OPPORTUNITIES

BRAND NEW
FITNESS CENTER

NEW
GENSLER-DESIGNED
TENANT LOUNGE


MONDAY
PROPERTIES
mondayre.com

THE HIGHLIGHTS

Unobstructed views of DC



Bike Paths/
Bike Room



24/7 Security



Unrivaled Transit Access



Adjacent to Metro



Scooter Friendly



with
State-of-the-Art
Infrastructure



Brand New
Fitness



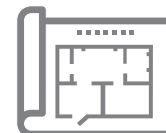
Surrounded by
Retail & Dining
Options



Wide Variety of Food
Trucks at your
Doorstep



Adjacent to
Freedom Park



Highly Efficient to
Maximize
Workspace
Utilization



Brand New Lounge
for
Collaboration



High Walk
Score



Wired Scored
Gold



THE NEIGHBORHOOD

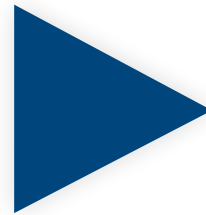


CAVA
Mezze Grill

salt



COMPASS
COFFEE



VIEW VIDEO



ASSEMBLY



HAPPY
EATERY




Nando's
Peri-Peri

Est. 2016
Sfoglina
Pasta House



COLLABORATE



> Enjoy our brand new lounge
with free coffee, wifi and seating



GET FIT



> Bookend your workday with quality fitness time:

Pelotons | Virtual Trainers
Private Studio | Spa Quality Locker Rooms

THE PARKING ADVANTAGE



- > Largest parking garage in the RB Corridor with 1,100 spots
- > Convenient online validation process
- > License plate scanner for monthly employees (smart technology)
- > Proximity card readers for regular visitors

CYCLE



- > Biking to work is easy when your office is adjacent to the Mount Vernon trail and features a secure bike room
- > Rosslyn is directly connected to 25 miles of bike trails on 2 major paths

CONVENIENT DAYCARE



- > Child care made easy at award-winning Rosslyn Children's Center on site
- > Experiences that foster growth, curiosity and development



THE GREAT OUTDOORS



> Direct access to award-winning Freedom Park:

Games | Seating | Frequent Events

SPACE AVAILABILITY

21st Floor - 20,000 SF

20th Floor - 18,500 SF

19th Floor - 18,500 SF

18th Floor - 18,500 SF

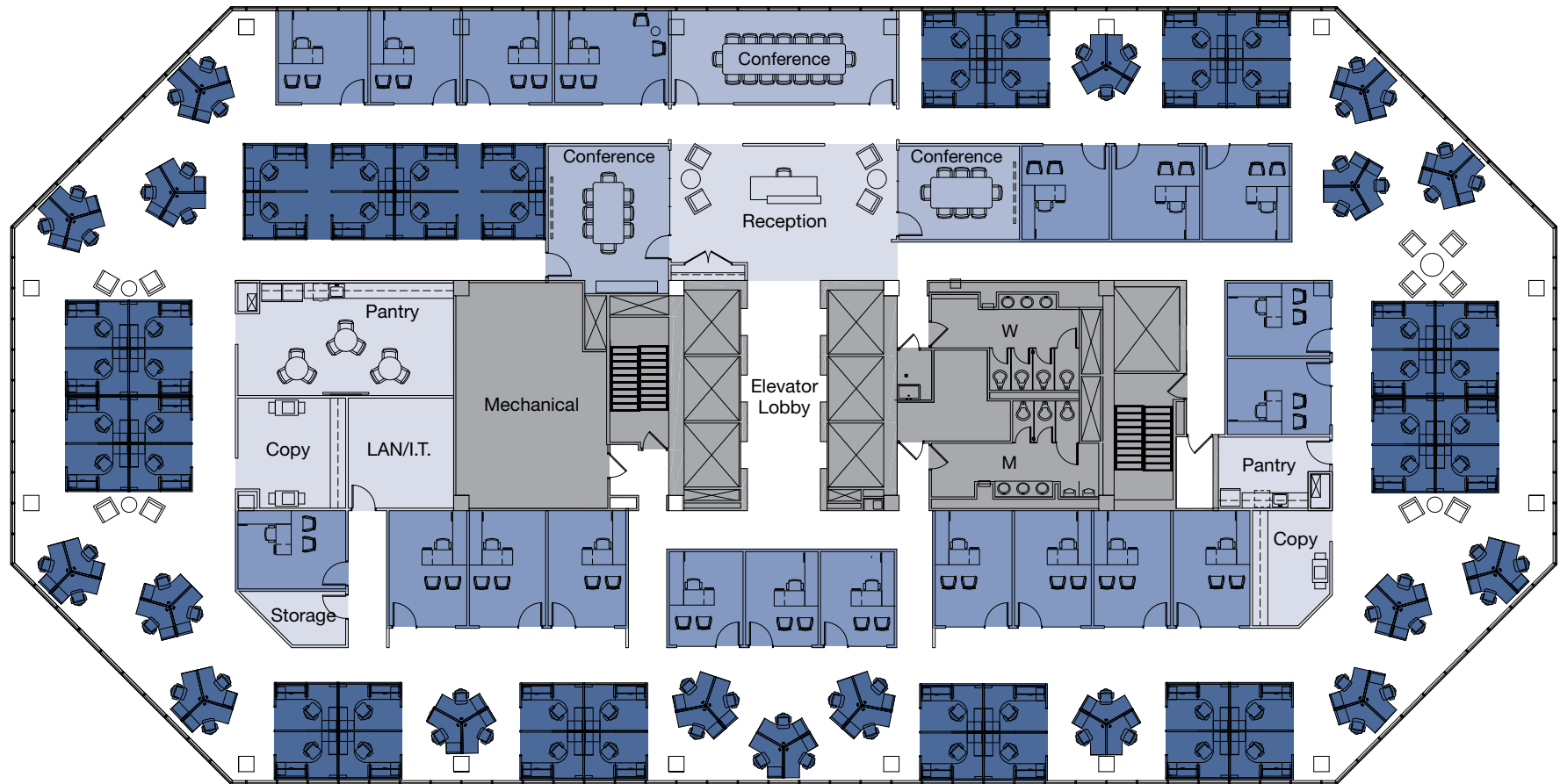
17th Floor - 18,500 SF

12th Floor - 18,500 SF

Currently Available:
Floors 12, 17-21

OPEN PLAN

Typical Floor | Hypothetical Layout

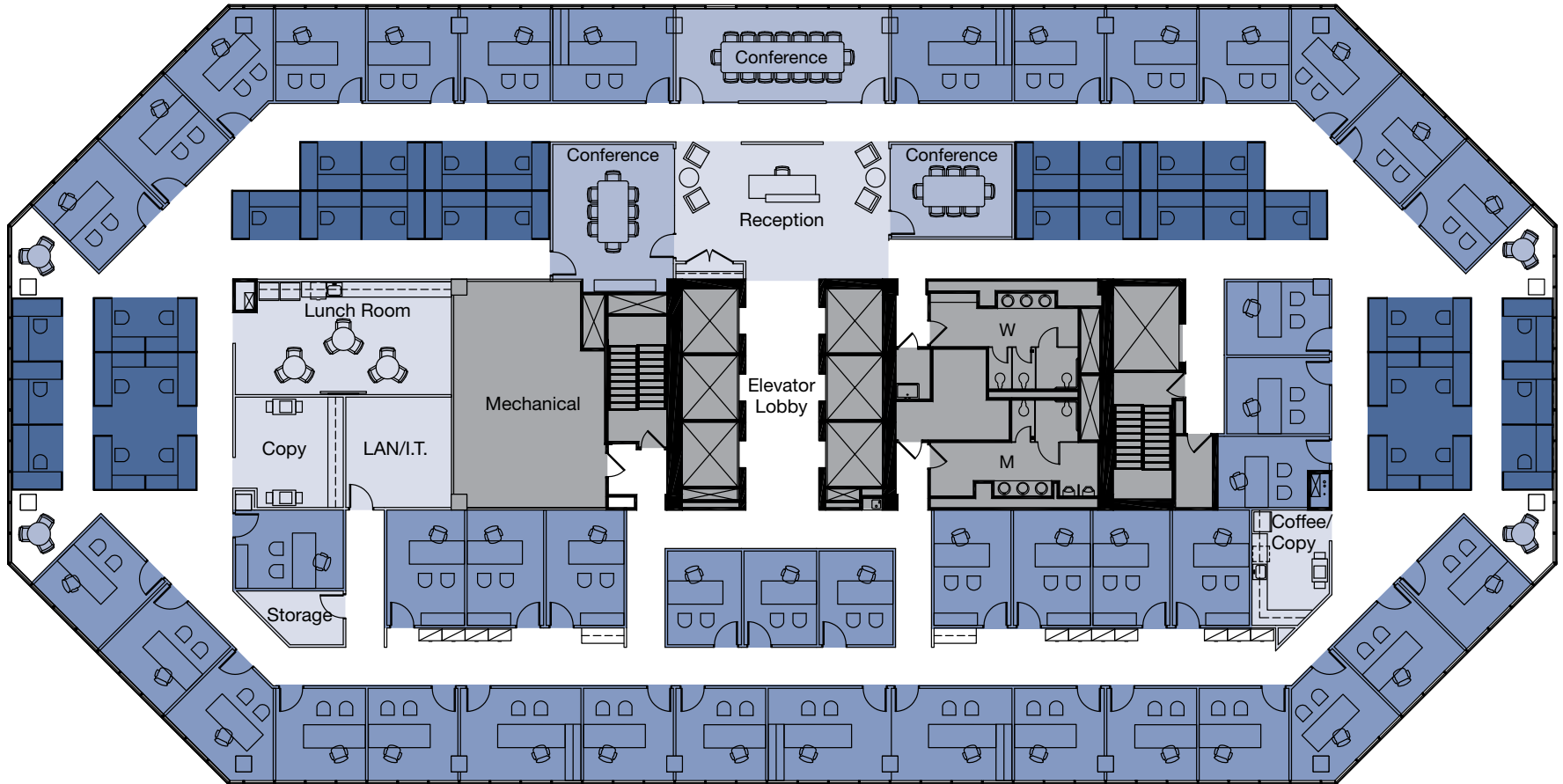


**Expansive DC and Monument Views
from Most Floors**

Private Offices	20
Workstations	102
Conference Rooms	3
Total Headcount	123
RSF/Employee	146

OFFICE PLAN

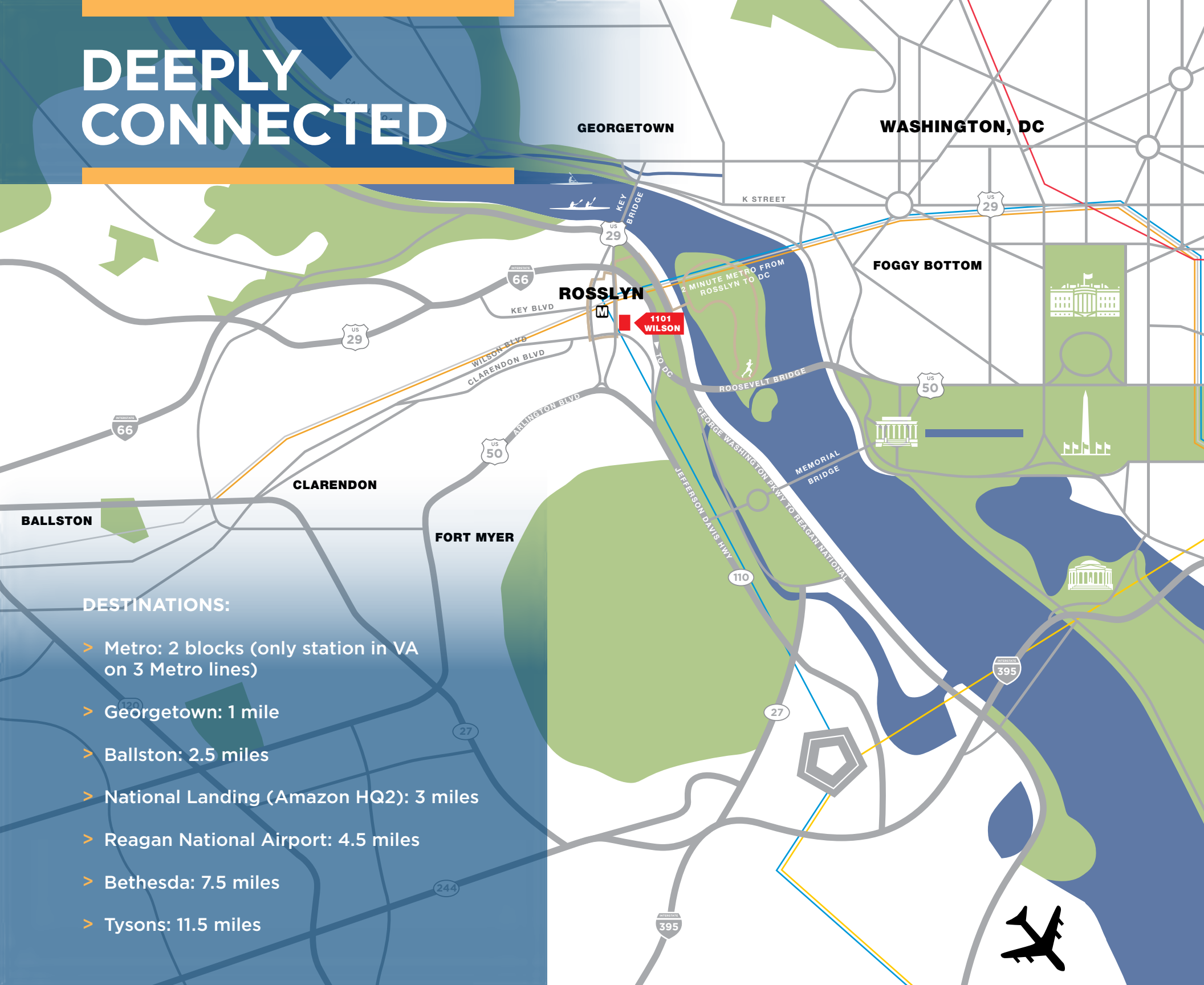
Typical Floor | Hypothetical Layout



**Expansive DC and Monument Views
from Most Floors**

Private Offices	44
Workstations	36
Conference Rooms	3
Total Headcount	81
RSF/Employee	222

DEEPLY CONNECTED



DESTINATIONS:

- > Metro: 2 blocks (only station in VA on 3 Metro lines)
- > Georgetown: 1 mile
- > Ballston: 2.5 miles
- > National Landing (Amazon HQ2): 3 miles
- > Reagan National Airport: 4.5 miles
- > Bethesda: 7.5 miles
- > Tysons: 11.5 miles

ROSSLYN DEMOGRAPHICS

WORK POPULATION:

25,000



OVER 100



RETAILERS &
RESTAURANTS

40,000



TRANSIT TRIPS
PER DAY

ROSSLYN WALK SCORE OF
94



2,000 PEDESTRIANS
PER PEAK HOUR



MORE THAN
2,600
HOTEL ROOMS



20



PARKS &
PUBLIC
SPACES

400,000 SF
OF RETAIL
BUILT
& PLANNED



COVID-19

AWARENESS



Monday Properties has been closely monitoring the events related to COVID-19, and we remain firmly committed to the health, safety and well-being of our employees, tenants and community. Our leadership team is closely following guidance from the **Center for Disease Control and Prevention (CDC)**, **World Health Organization (WHO)**, public health departments and local government authorities. Based upon this guidance, we are regularly assessing and updating our protocols and plans. Below are some procedures already in place across our portfolio.


OPERATIONS



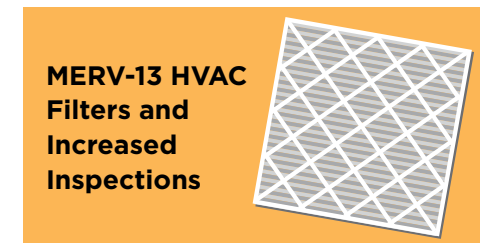
Disinfecting High Touch Point Areas

An illustration of a hand in a green glove holding a pink spray bottle, with blue virus-like particles being dispersed from the nozzle.

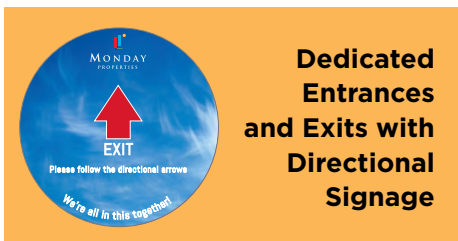
Hands Free Technology

An illustration of several hands in different colors (pink, purple, green, blue) with a red prohibition sign (a circle with a diagonal slash) over them.

Increased Cleaning Protocols with Electrostatic Devices

An illustration of a white electrostatic sprayer nozzle emitting a blue mist. Below it are the Clorox logo and a circular badge that says 'TOTAL 360'.

MERV-13 HVAC Filters and Increased Inspections

An illustration of a white, square HVAC filter with a grid pattern.

Dedicated Entrances and Exits with Directional Signage

A circular sign with a blue background and white text. It features a red arrow pointing up and the word 'EXIT'. Text on the sign includes 'MONDAY PROPERTIES', 'Please follow the directional arrows', and 'We're all in this together!'.

Engineers Following OSHA Procedures

The OSHA logo, which consists of the letters 'OSHA' in a bold, sans-serif font, with 'Occupational Safety and Health Administration' written in smaller text below it.

PPE for all management staff

An illustration of a light blue surgical face mask.

Hand Sanitizing Dispensers

An illustration of a black and silver hand sanitizer dispenser with a digital display on top.

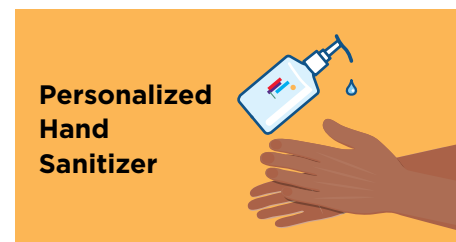
LEASING



Virtual Tours

An illustration of a hand holding a smartphone displaying a 3D virtual tour interface with the text '3D CLICK TO VIEW'.

Managed Occupancy for Tours

An illustration of a person standing in a doorway with a 'COVID' sign on the door.

Personalized Hand Sanitizer

An illustration of a hand being sprayed with sanitizer from a bottle.

Virtual Document Signing

An illustration of a hand using a stylus to sign a document on a laptop screen.



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