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**GENERAL INFORMATION**  
**FOR COMBINED SALE AND**  
**LEASE OF PROPERTY**

<b>Ownership:</b>	Arrowbrook Centre, LLC
<b>Acreage:</b>	3.63 acres
<b>GPIN:</b>	Fairfax County - 0163 20 0006 (Herndon, Virginia)
<b>Price:</b>	\$5,000,000.00 for fee simple sale of hotel pad of less than 1 acre and ground lease of the rest of the site to support hotel parking and an interim retail use
<b>Terms:</b>	Ground lease term and rent TBD; all subject to zoning approval
<b>Density:</b>	Maximum of 250 hotel rooms and 7,645 SF of retail uses
<b>Construction:</b>	TBD
<b>Link to Dropbox:</b>	<a href="#">Link to Arrowbrook A4-A6 Data</a>

**A unique hotel development opportunity at a superior location with  
surface parking and an ancillary retail use in a separate pad building.**

**Notes:** Principals and Buyer Brokers being compensated by Buyer are solicited. Property is subject to change in price and/or removal from the market at any time and for any reason whatsoever. The information above and enclosed is deemed to come from reliable sources but is not guaranteed and is subject to errors and omissions.

SHOWN BY APPOINTMENT ONLY  
FOR FURTHER INFORMATION AND APPOINTMENT TO INSPECT  
Call: 703-591-7020

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