

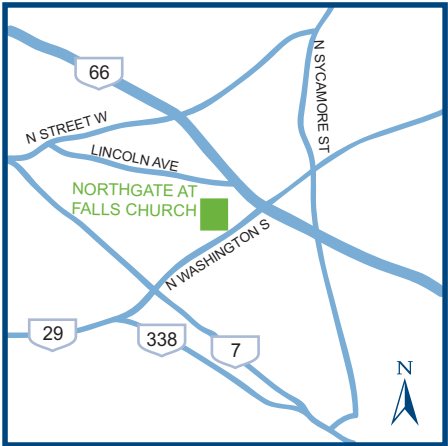


NORTHGATE AT FALLS CHURCH

FALLS CHURCH, VIRGINIA

Northgate is a mixed use asset consisting of 104 multifamily units, 20,561 square feet of retail and 12,538 square feet of office located at Metro in Falls Church, Virginia. The property's location along Washington Street provides residents and tenants alike a convenient and desirable locale that is walking distance from two Metro lines (Orange and Silver) and just minutes away from I-66, Dulles Toll Road, Route 7, and Route 50 providing immediate connectivity to the Washington DC region.

CENTER PROFILE		MARKET DEMOGRAPHICS	
Total Square Feet	156,994	1 Mile	
Total Office Square Feet	12,538	Population	23,292
Total Retail Square Feet	20,561	Number of Households	9,197
Number of Office Levels	3	Average Household Income	\$178,981
Number of Retail Levels	1	3 Mile	
Number of Parking Spaces	298	Population	166,180
		Number of Households	63,732
		Average Household Income	\$165,495
		5 Mile	
		Population	497,189
		Number of Households	207,641
		Average Household Income	\$149,696
		Daily Vehicle Count	
		N Washington Street	22,620



NORTHGATE AT FALLS CHURCH
450 N Washington Street
Falls Church, VA 22046
Phone 703-237-0600

LEASING INQUIRIES

Morguard Management Company Inc.
551 S. Powerline Road, Pompano Beach, FL 33069
Phone 561-404-7036
Joshua Nolan JNolan@morguard.com
morguard.com



NORTHGATE AT FALLS CHURCH TENANT LIST

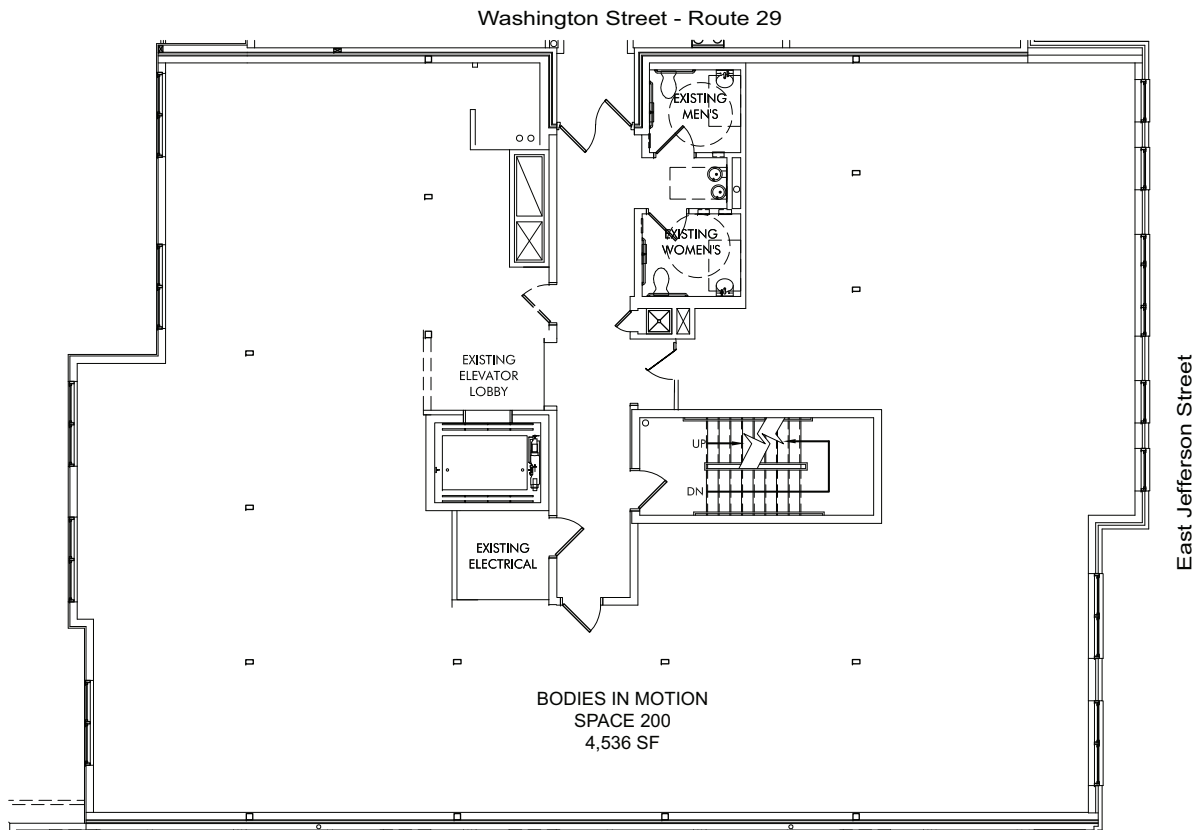
OFFICE TENANTS	
Bodies In Motion	200
Dr. Farzad Davoudian	3A
Langford Industries, LLC	400A
Little Smiles	4B
Mina's MedSpa & Wellness	300D
Olmsted Foundation	300 B&C

RETAIL TENANTS	
Better Homes & Gardens	L
Cafe Kindred	F
Hertz	K
Make My Day CPA	G
Miata C. Jones, DDS	D
Rooted Mane	J
Title Boxing	A

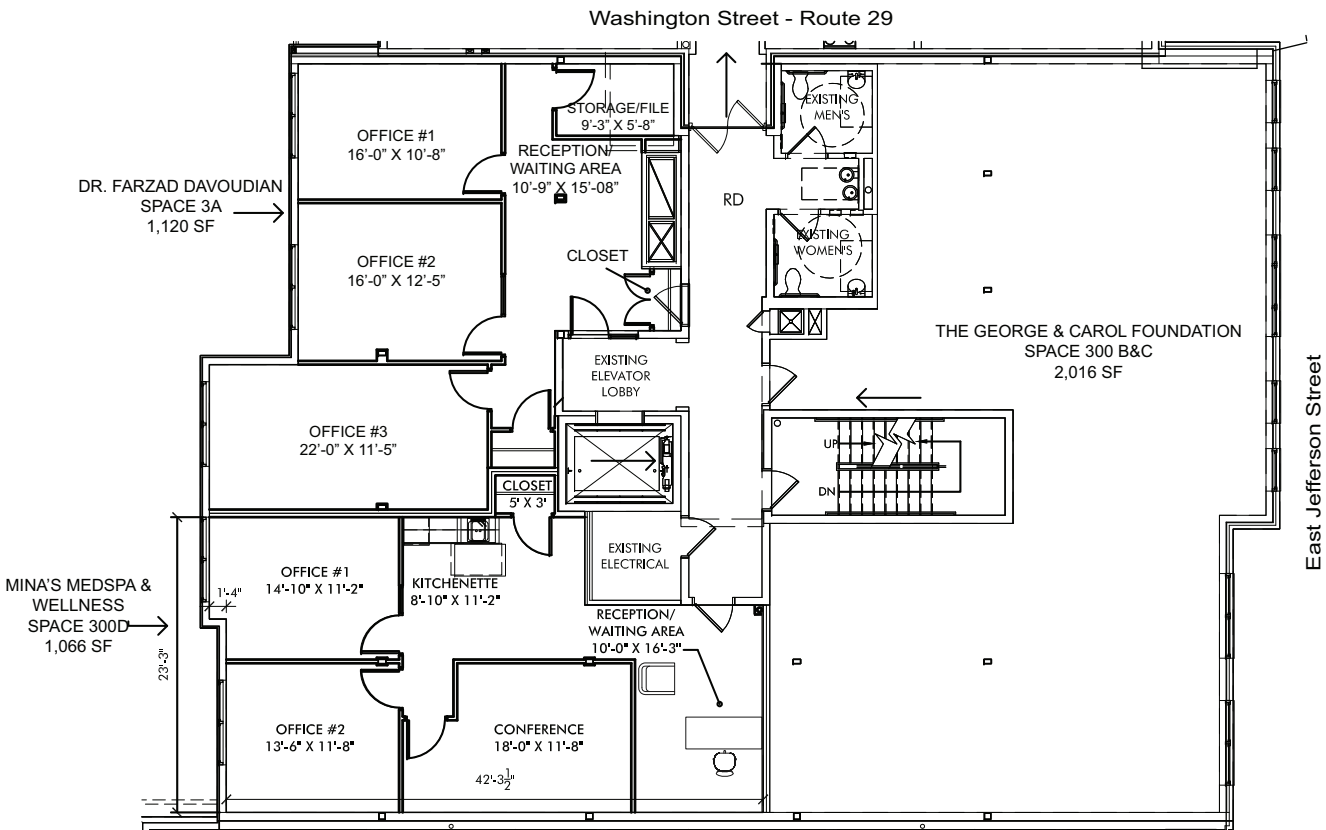


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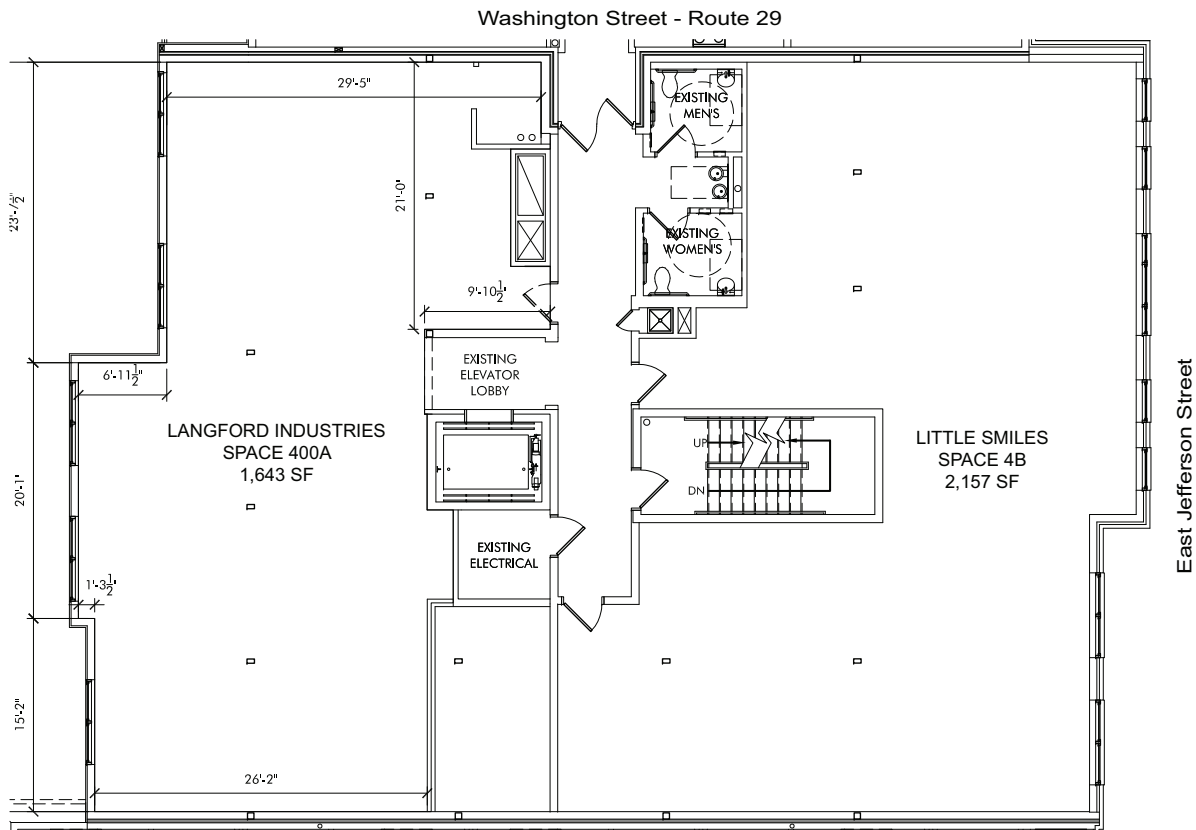
OFFICE - SECOND FLOOR



OFFICE - THIRD FLOOR



OFFICE - FOURTH FLOOR



NORTHGATE AT FALLS CHURCH

RETAIL - GROUND FLOOR

