



NATIONAL  
GATEWAY

3550 S CLARK ST



# A FRESH POINT OF VIEW





NATIONAL GATEWAY

ONWARD, FORWARD  
UPWARD









# A BREATH OF FRESH AIR BETWEEN TECHNOLOGY & INNOVATION

Being between a rock and a hard place doesn't have to be a bad thing. It just depends on who your rock and who your hard place are. At National Gateway you'll find yourself well situated between the bustle of National Landing and the energy of the new Virginia Tech Innovation Campus. Tucked into a quiet spot is this beautiful Class A building well connected to the local talent pool, as well as your customers or colleagues across the country with Ronald Reagan National Airport just a stone's throw away.





# LOCATION AND ACCESS

## CONVENIENCE AND CONNECTIVITY



### ON-SITE ACCESS

to Bus Rapid Transit Station/Metro



### DIRECT ACCESS

to Capital Bikeshare



### CONVENIENT AVAILABILITY

to Electric Scooters





# MEET YOUR NEIGHBORS

**Deloitte.**

Booz | Allen | Hamilton®



**GENERAL  
DYNAMICS**



CONSERVATION  
INTERNATIONAL



**Bloomberg  
BNA**



**FEMA**



Transportation  
Security  
Administration

# ABUNDANT DINING, GROCERY & HOTEL OPTIONS

**CAVA**



**FIVE GUYS®**  
BURGERS and FRIES



**HOPS GRILL  
& BREWERY**



**JALEO**  
tapas - bar



**mezeh**  
MEDITERRANEAN GRILL



**sweetgreen®**



**Residence INN®**  
BY MARRIOTT



# BUILDING SPECS



**OWNER/DEVELOPER:** Wheelock Street Capital, LLC

**BASE BUILDING ARCHITECT:** Davis Carter Scott, LTD

**CURRENT RENOVATIONS:** Streetsense

**LEASING:** Lincoln Property Company

## BUILDING SPECS

**TOTAL RENTABLE SQUARE FOOTAGE:** 221,686 SF

**OFFICE:** 180,423 RSF

**OFFICE/RETAIL:** 41,846 RSF

**NUMBER OF FLOORS:** 9 Floors

**TYPICAL FLOOR PLATE:** 22,893 RSF

**COLUMN SPACING:** 28'0"

**CEILING HEIGHT FINISHED:** 9'0"

**CEILING HEIGHT SLAB TO SLAB:** 11'8"

## AMENITIES IN BUILDING

Club Studio (Coming Soon)    Bright Horizons Daycare

## HYPER EFFICIENT CORE FACTOR

Four columns, function virtually column free

## ELEVATORS

Elevators service all floors, including parking levels.

3 passenger elevators and 1 service elevator

4,000 lb. capacity

## HVAC

The base building central refrigeration system consists of 2 centrifugal type chillers, associated chilled and condenser water pumps and 2 induced draft cooling towers. An additional single cell cooling tower will serve tail units and other 24 hour cooling requirements. The Base Building will provide on each tenant floor a chilled water AC unit, medium pressure ductwork and zone fan powered VAV boxes with electric heat.



**SYSTEM TYPE:** 24 hour chilled water system

**CONTROLS:** Direct Digital Controls (DDC) are integrated into the Building Maintenance System (BMS). It can accommodate up to 60 individual controls per floor.

**OPERATING CAPACITY:** 350 ton capacity for floors 2-9 and Retail has a 150 ton capacity.

**FRESH AIR:** Outside air capacity is 3500 CFM per floor of fresh air.

## ELECTRICAL

**TENANT DISTRIBUTION:** Power at the rate of 4.5 watts/SF at 120/208V is available on the tenant floors, and 2.0 watts/SF at 277/480 is available for lighting on the tenant floor.

## PARKING

**RATIO:** 1.7 / 1,000 SF

Parking is provided in the underground 3 level garage. All elevators serve all parking levels. Parking controls are provided by the base building 672 spaces on 3 levels.

## ACCESS CONTROL

A perimeter and elevator key card access control system (Datawatch).

## LOADING DOCK

3,000 SF and can accommodate 2-19 wheel trucks with direct access to the maintenance elevator.





OPENING FALL 2023

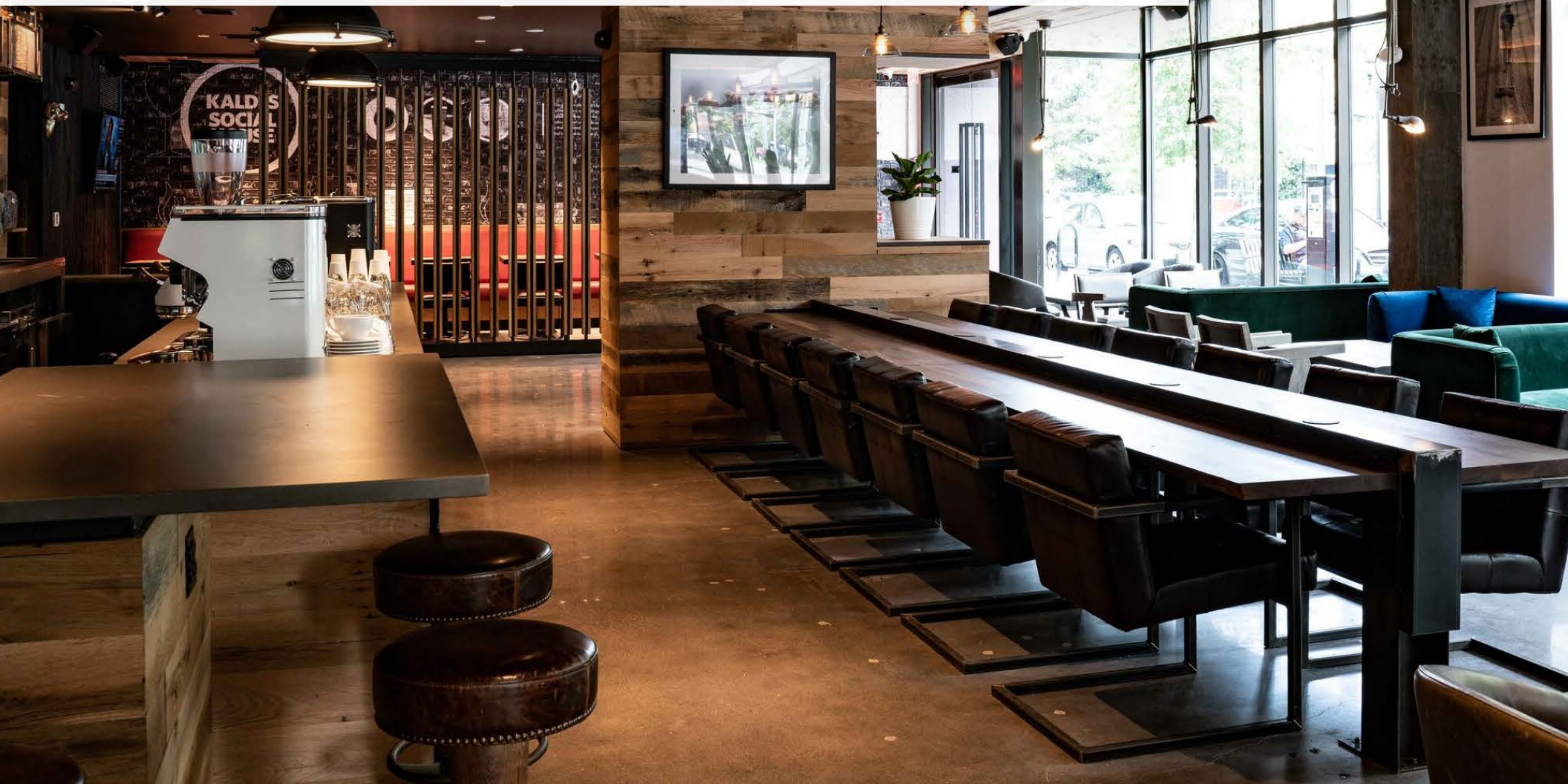
# KALDI'S SOCIAL HOUSE





## Kaldis Social House is a trendy urban style coffee shop.

Offering an industrial-chic look, great coffee, amazing food, selection of beer, wine and in-house baked goods. Kaldis Social House has a simple philosophy: “when it comes to coffee, only sourcing the best from counter culture coffee roaster. We serve food which is simple and hearty, yet incredibly tasty. All our delicious baked good are house-made. Our passion for the highest quality fare does not stop there. We look forward to adding Kaldi’s to National Gateway’s growing amenity base in Fall 2023.”





# BRAND NEW LOBBY







**This newly renovated lobby** is not only esthetically compelling but also flexible for your security needs. With a beautiful front desk, comfortable seating areas, and understated access to LA Fitness this lobby will be special for tenants and their guests.



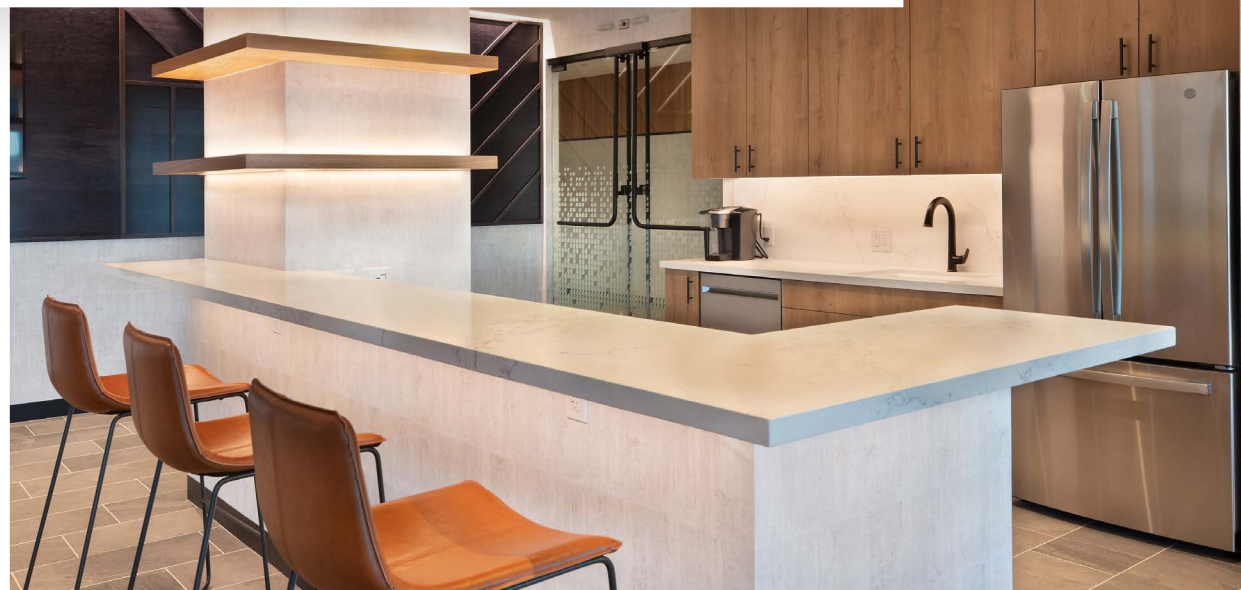
# CONFERENCE CENTER





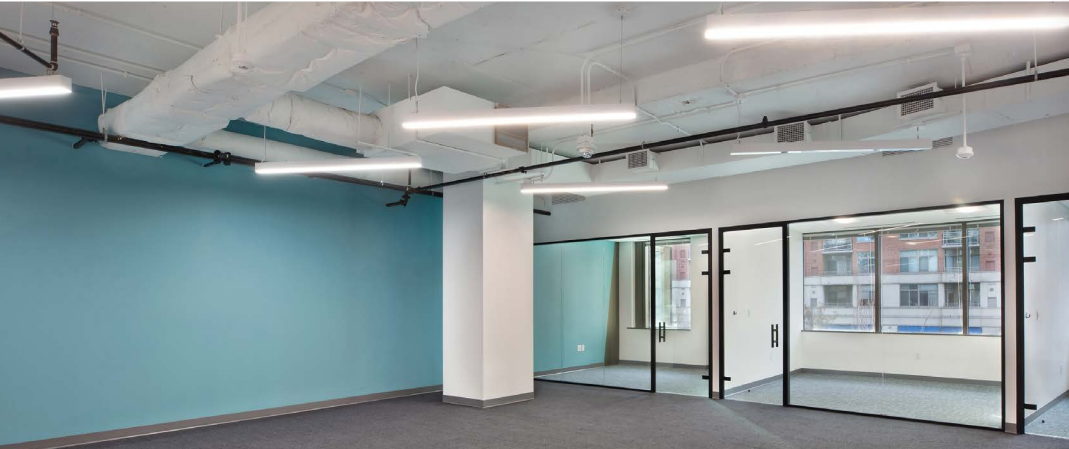


Full conference room: **48 persons**  
Partitioned (large): **32 persons**  
Partitioned (small): **16 persons**  
Employee lounge: **8-12 seated**





# SPEC SUITES









YOUR OFFICE, UNLOCKED.





## Access Control & Monitoring

Datawatch Systems remotely monitors more than 130,000 doors to ensure the safety of the people passing through them. The cornerstone of our business is a dedicated workforce composed of skilled installation and service technicians, client services and programming teams, and two UL-Listed Central Monitoring Stations staff.

### DirectConnect

In addition to using your physical credential to enter the building when remotely locked by Datawatch, you can also download our free DirectConnect app to have a “mobile” version of your credential loaded to your cellphone.

DirectConnect Mobile App is a virtual key to your Datawatch access control system built on cutting-edge mobile and cloud technologies. Cutting-edge features include:







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# TYPICAL FLOOR

## CLOSED PLAN

Floors 3-4, 6-8: 23,155 RSF | 9<sup>th</sup> Floor: 21,632 RSF



28 Offices



128 Open Area Seats



6 Conference Rooms



RICHMOND HIGHWAY  
RICHMOND HIGHWAY

NORTH







NATIONAL  
GATEWAY

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# TYPICAL FLOOR

## OPEN PLAN

Floors 3-4, 6-8: 23,155 RSF | 9<sup>th</sup> Floor: 21,632 RSF



10 Offices



217 Open Area Seats



6 Conference Rooms



RICHMOND HIGHWAY

NORTH







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# TYPICAL FLOOR

## MULTI-TENANT



Offices



Open Area Seats



Conference Rooms









# ABOUT WHEELOCK STREET CAPITAL



WHEELOCK  
STREET CAPITAL

Wheelock Street Capital, LLC is a private real estate investment firm founded in 2008 by Merrick R. Kleeman and Jonathan H. Paul, two veteran real estate private equity investors, each with over 30 years of broad real estate transaction experience across all major asset classes and a desire to get back to hands-on investing. Wheelock has assembled a premier investment and asset management team and produced an over 10-year track record of demonstrated and consistent outperformance over industry benchmarks. Wheelock's hybrid investment model has allowed us to create an enhanced strategy built around two overriding philosophies, which have differentiated our firm from mainstream opportunity funds – high selectivity and vertical integration.

The Firm was organized to accommodate a varying investment pace based on the prevailing market environment and strictly abides by our philosophy to invest only when opportunities are sufficiently attractive, without any pressure to “get investments on the board.” This structure has also allowed Wheelock to be extremely disciplined around AUM, setting and sticking to self-imposed hard caps for our funds despite consistent excess investor demand. Since inception, Wheelock has raised seven funds, representing over \$4 billion in capital commitments and deployed over \$5 billion in total value on behalf of well-known institutional investors.





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[www.thenationalgateway.com](http://www.thenationalgateway.com)

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