

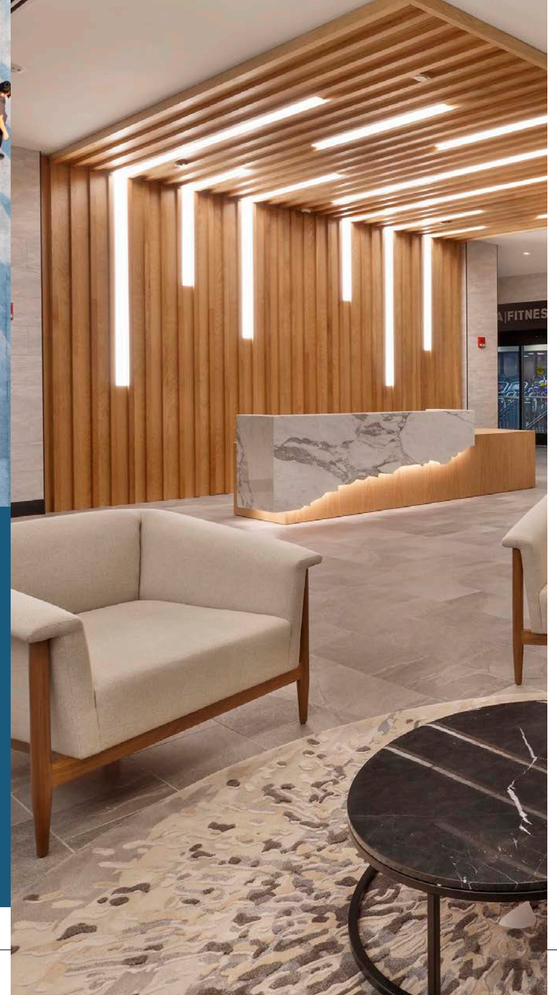
NATIONAL GATEWAY

3550 S CLARK ST

CUSHMAN & WAKEFIELD

At the Crossroads of Connectivity & Innovation

Situated between National Landing and the Virginia Tech Innovation Campus, National Gateway offers unparalleled access to local talent, thriving retail, and an evolving tech-forward community.



A Seamless Workplace Experience

- Renovated lobby with lounge area and security on-site.
- Open air Roundhouse space and outdoor plaza.
- Designated garage entrance and bicycle storage room.
- Renovated 50-person conference center with employee lounge.
- Locker room with modern showers.
- Building signage opportunities are available for large tenants. On-site property management.

In Good Company

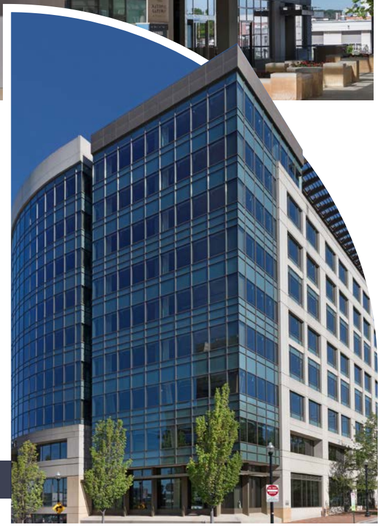
Club Studio, Bright Horizons, Lidl, and Social All Day on site. National Landing's premier retail and dining just steps away.



At the Corner of Everything

- On-site access to Bus Rapid Transit Station
- Nearby access to Potomac Yard Metro Station
- Direct access to Capital Bikeshare
- Less than I mile away from Ronald Reagan National Airport (DCA)

On-site access to the Crystal City Connection Shuttle



National Landing at your Fingertips

82 Walk Score

86 Bike Score

60 Transit Score

4 min.
A convenient 4-minute shuttle connects tenants directly to Crystal City, ensuring seamless access to Metro, retail, and major employment hubs.

41 DINING

9 FITNESS

16 HOTELS

47 RETAIL











NATIONAL GATEWAY

Building specs

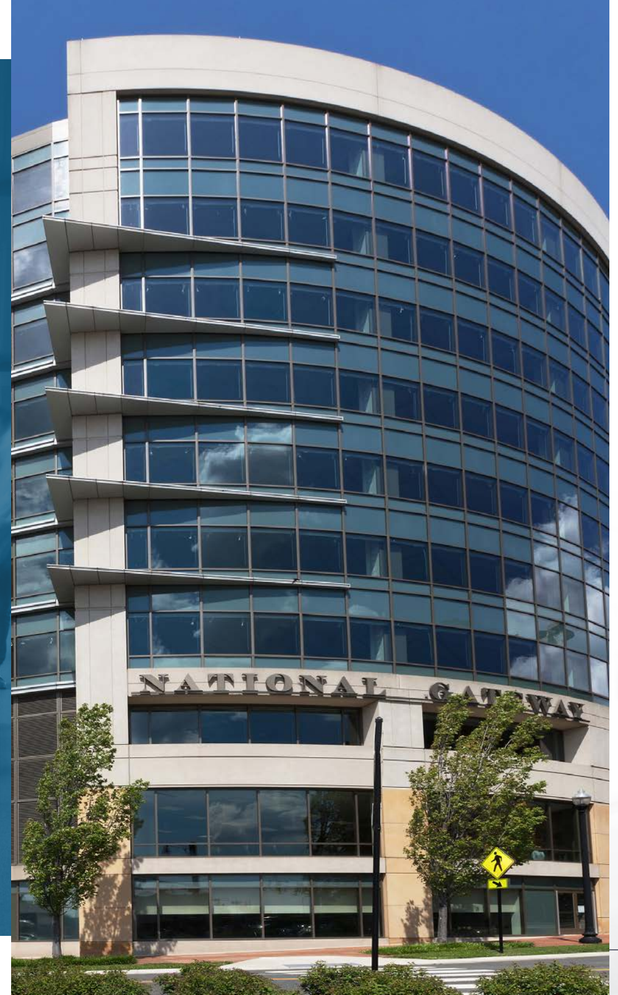
Owner: AXS Opportunity Fund, LLC
Developer: TMG (The Meridian Group)
Base building Architect: Davis Carter Scott, LTD
Current renovations: Streetsense
Leasing: Cushman & Wakefield

Total rentable square footage: 240,404 RSF
Office: 180,423 RSF
Office/Retail: 41,846 RSF
Number of floors: 9 Floors
Typical floor plate: 23,465 RSF
Column spacing: 28'0"
Ceiling height finished: 9'0"
Ceiling height slab to slab: 11'8"

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.

The property is professionally managed by Cushman & Wakefield, ensuring best-in-class service and operations.



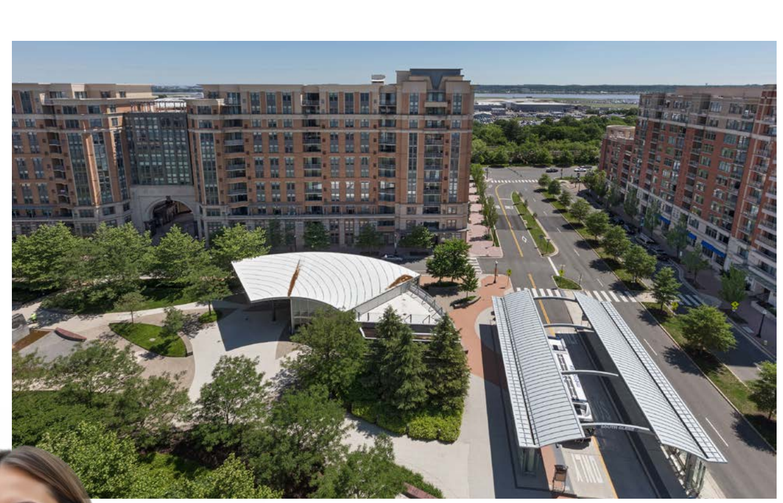
Strategically Positioned

Where Innovation Shapes The Future

National Gateway is situated in the DMV's premier tech and innovation hub. You'll work alongside industry leaders like:

amazon HQ2 · BOEING · Deloitte. · DEPARTMENT OF STATE UNITED STATES OF AMERICA · LOCKHEED MARTIN · L3HARRIS™

& more!

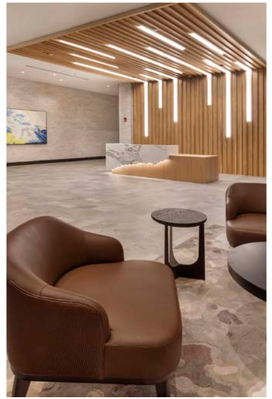






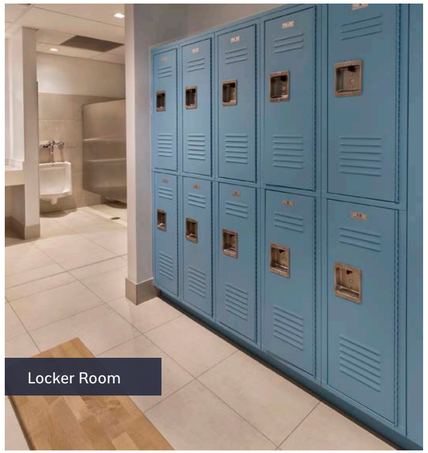
Access to Leading Talent

Perfectly placed to reach graduates from Virginia Tech, George Mason University, George Washington University, Georgetown University, American University, and University of Maryland.

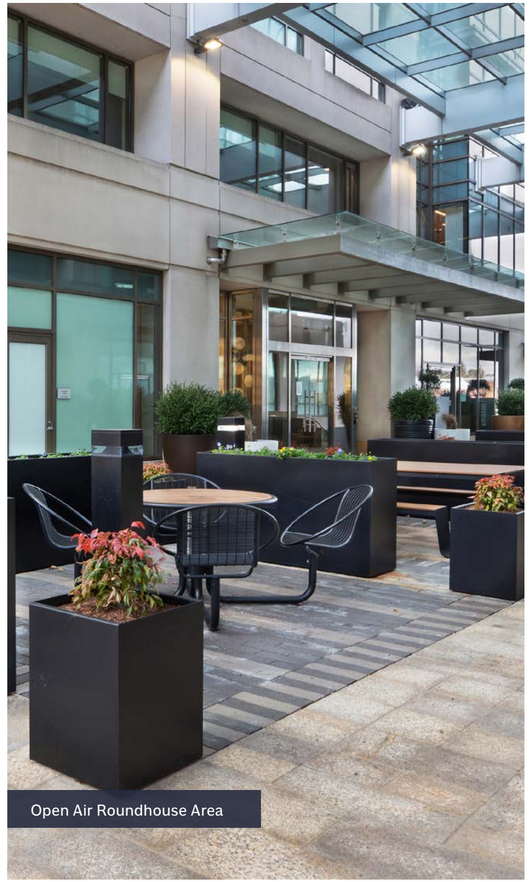


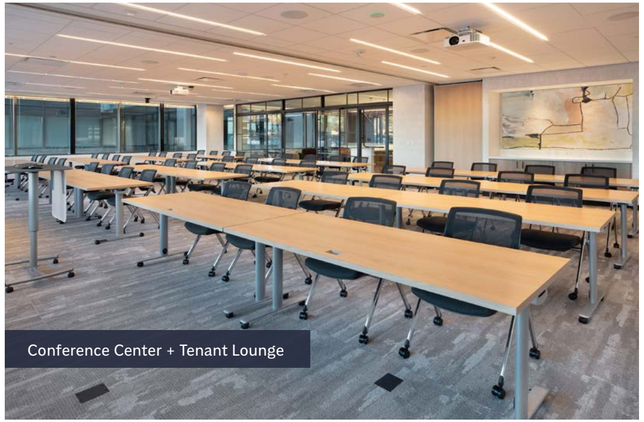
Built for Today's Tenants




Locker Room


Renovated Lobby


Open Air Roundhouse Area


Conference Center + Tenant Lounge


Social All Day

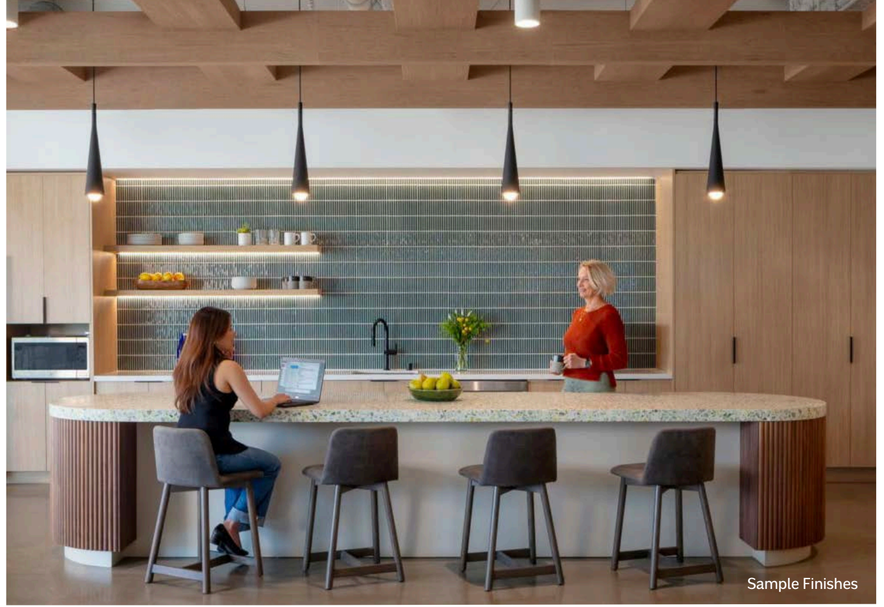


3rd Floor Spec Suites & Town Hall

Coming Soon

- 6 new spec suites ranging from 2,156 - 6,647 SF
- In-suite phone & conference rooms
- Town Hall with kitchen, lounge & conference center

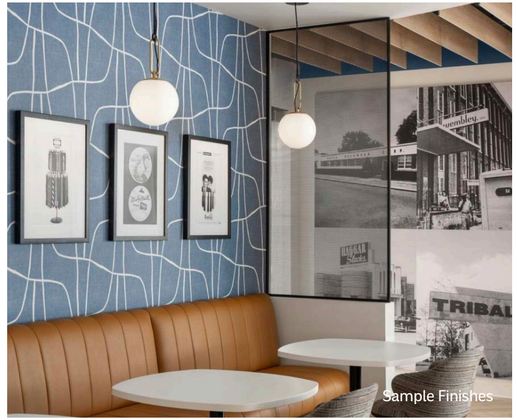
View Sample Finishes







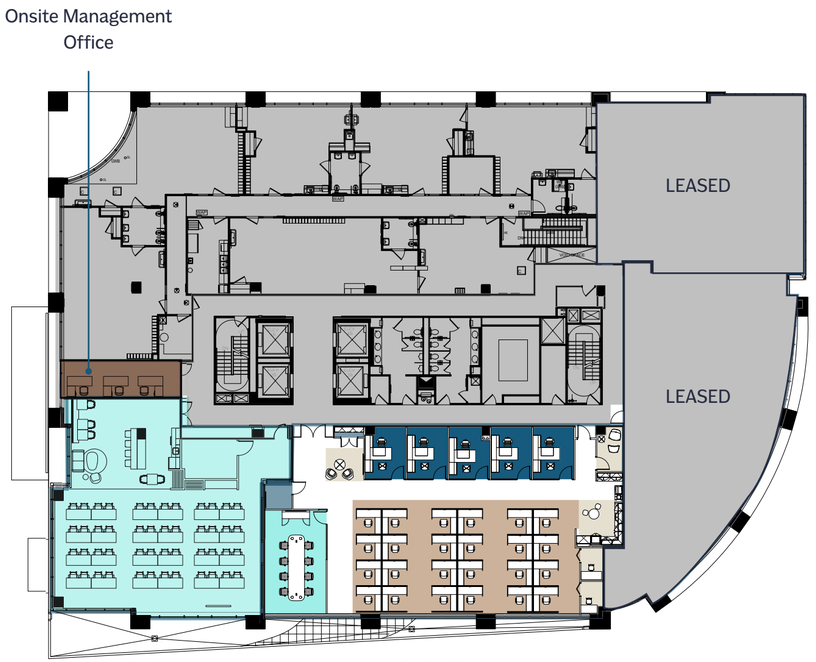




2nd floor

Spec Suites

Suite 204: 4,84I RSF



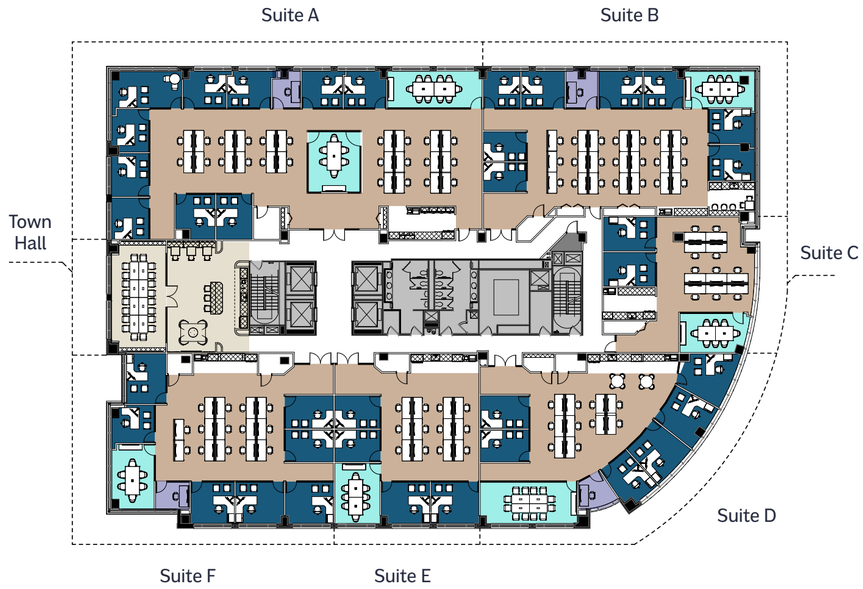
Suite 204

- 5 Offices
- I6 Open Area Seats
- I Conference Room

3rd floor

Spec Suites

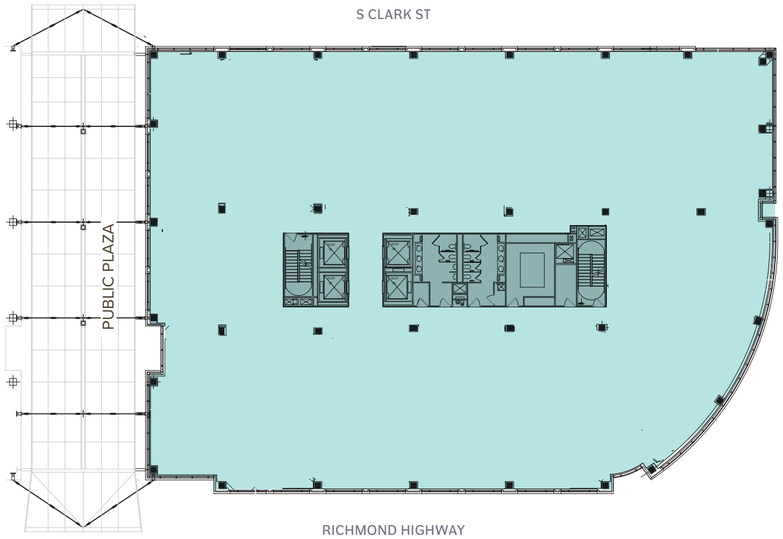
Suite A: 6,647 SF
Suite B: 4,405 SF
Suite C: 2,156 SF
Suite D: 3,758 SF
Suite E: 2,640 SF
Suite F: 3,857 SF

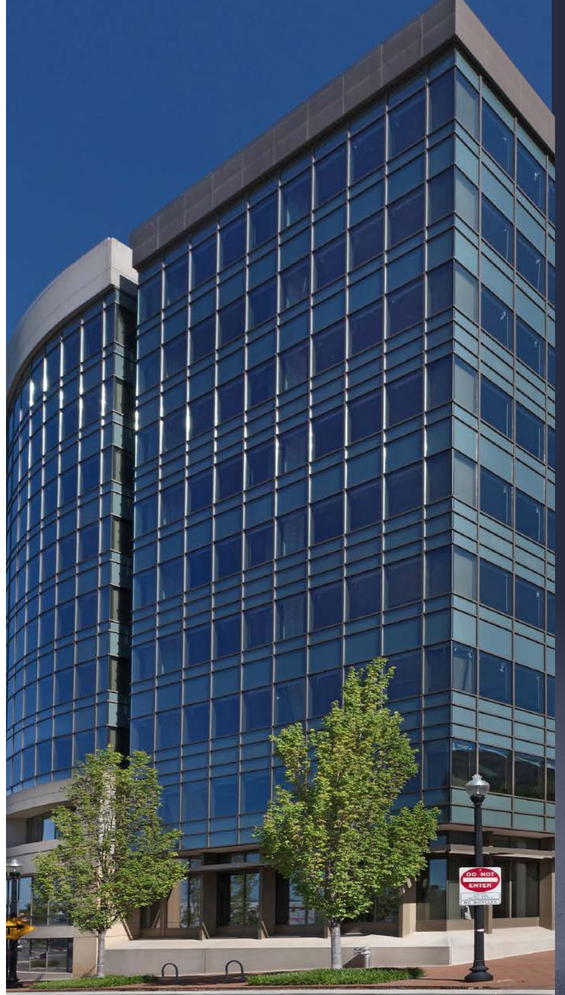


- Offices
- Open Area Seats
- Phone Room
- Conference Room

Full Floor

Floors 4 & 6-8: 23,465 SF
9th Floor: 21,922 SF





About
AXS Opportunity Fund, LLC

AXS Opportunity Fund is a family-owned real estate private equity firm, founded in 1974, that oversees more than $1 billion in assets across 15 states. The firm specializes in value-add office opportunities in major U.S. metropolitan markets, leveraging decades of operational expertise to reposition assets and deliver enduring performance. With a long-term ownership mindset, AXS is committed to creating modern, efficient, and thoughtfully managed workplaces that empower tenants to achieve their business goals.

As long-term investors and hands-on owners, we are dedicated to cultivating environments where our tenants can thrive. By enhancing building quality, service, and functionality, we aim to support our tenants' growth and success while ensuring lasting value for the communities we serve.

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