PenPlace Site Tour Map



- A 12th Street Plaza
- **B** 12th & Eads
- C Eads Street Plaza / Mews
- **D** Eads & Army Navy Drive
- E Army Navy Drive
- F Army Navy Drive & Fern
- **G** Fern Street Plaza
- H 12th & Fern



PenPlace



Total Office Area ~2.8 Million SF

Helix Area ~388,000 SF

Retail Area ~100,000 SF

Community 20,000 SF

Facility Area:

Structures 3 Office Buildings

1 Helix Building

3 Retail Pavilions

Sustainability LEED Platinum

Commitments Powered by 100%

Renewable Energy

Open Space 2.5 Acres

Public Open Space

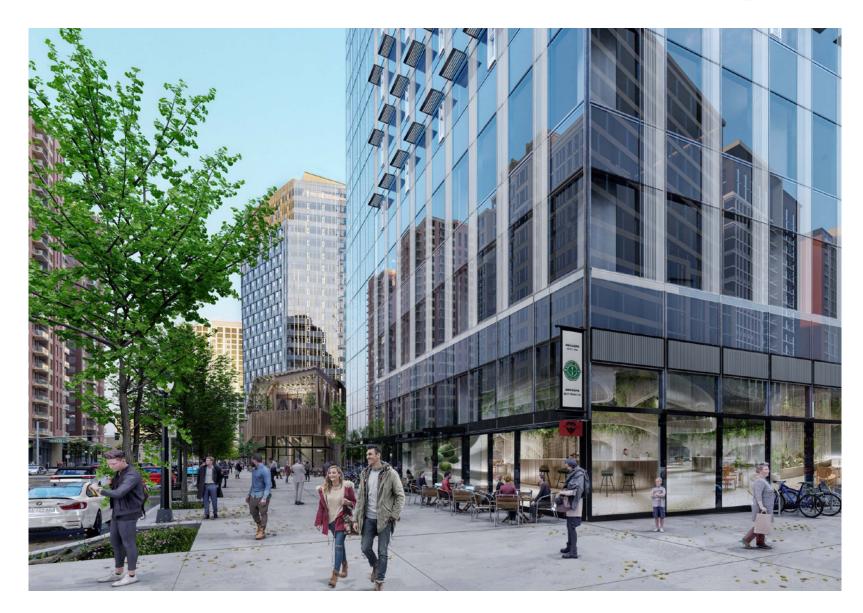
Connectivity Pedestrian & Bike

Friendly





• PenPlace opens up and connects pedestrians to and through the block with a large public plaza which includes seating, retail pavilions, and meadow ponds with native plant material.



• 12th St. will provide an interesting retail environment for the neighborhood.

C Eads Street Plaza / Mews



• The Eads Street Plaza connects the community on the East, connecting pedestrians with the East-West mobility path, retail at the Helix, and a retail pavilion / entry to below-grade garage.

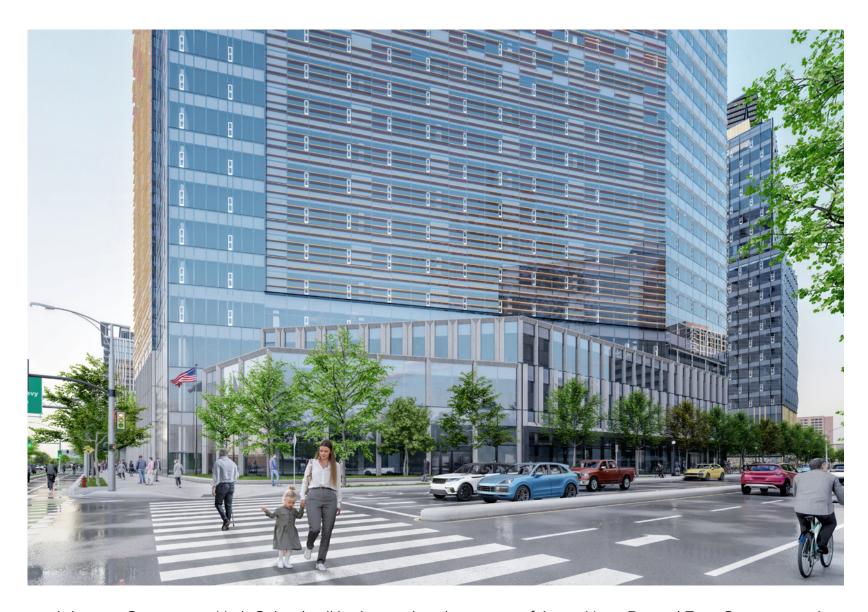
D Eads & Army Navy Drive



• Plantings sweeps from Army-Navy Dr. to the Forest Plaza and on up the Helix providing a dynamic pedestrian experience and skyline.



- An accessible path and stairway connect pedestrians to Army-Navy Drive.
- All deliveries and loading are accessed via the Army-Navy Drive garage entrance providing a fully pedestrian experience at grade.



 Arlington Community High School will be located at the corner of Army-Navy Dr. and Fern Street providing a highly visible and active community use.



• Fern St. Plaza provides an active entry to PenPlace from the western edge -- the East-West Mobility Path connects pedestrians, bikes and scooters through the project.





• The office tower street wall pushes back from 12th to welcome the public into the center of PenPlace.