

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 Facility Area:	20,000 SF
Structures	3 Office Buildings 1 Helix Building 3 Retail Pavilions
Sustainability Commitments	LEED Platinum Powered by 100% Renewable Energy
Open Space	2.5 Acres Public Open Space
Connectivity	Pedestrian & Bike Friendly



A 12th Street Plaza



- 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.



- 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.



- 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.