

FUSE

at Mason Square



Linked by Purpose

Fuse at Mason Square delivers a peerless innovation experience by providing unparalleled access to a pipeline of talent and research to spark new ideas and solve important challenges.

Located at the center of the Rosslyn-Ballston corridor and in conjunction with Mason, Fuse is a state-of-the-art tech hub of research and a beacon in the market for digital innovators, researchers, and entrepreneurs to interact and thrive.

By integrating collaborative workspaces and programming, Fuse promotes the exchange of new ideas and the flexible transfer of intellectual property between Mason, partners, and the tech industry to accelerate the pace of change.



A Peerless Innovation Experience

Mason Square will create opportunities, promote the exchange of new ideas, provide access to talent, and drive us to solve the world's biggest challenges

- Ideally located near federal, agency, funding, and research partners
- Curated interaction between industry, research, and talent
- Built with collaborative spaces with research labs and office spaces
- Community programming space in a double-height atrium
- Designed with specialized labs for robotics, VR, simulation, security data visualization



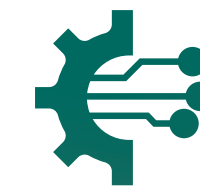
A Collaborative Alliance

As the #1 most innovative university in Virginia, Mason brings its entrepreneurial spirit to Fuse with shared space dedicated to robotics, digital arts / multi-media, data collaboration, simulation, and more.

Tenants will have direct access to:



World-class faculty and ~500 masters and doctorate degree candidates in computer science



One of the largest producers of tech talent in the region



Government funded research programs



World-class convening spaces



Technology lab facilities



Customizable, secure facilities



Collaborative research and federal funding opportunities



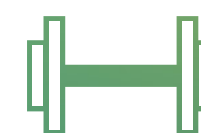
Integrated smart & green building technologies



Multiple amenity spaces



Supportive tech concierge



Health and wellness facilities



IP development and monetization



Bespoke Labs and Infrastructure





Expansive Ground-Floor Lobby

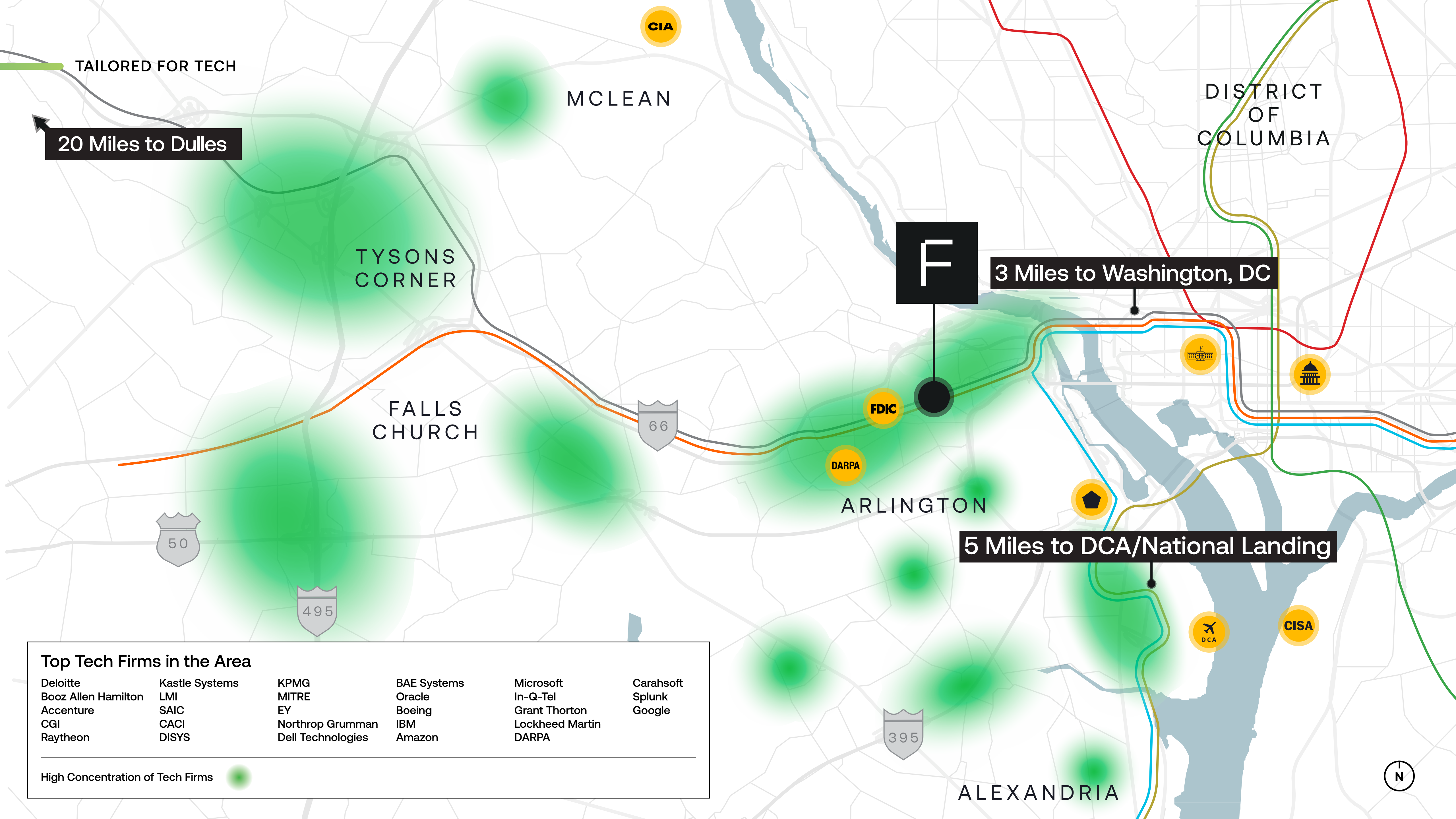


FUSE
at Mason Square

Centralized Ground-Floor Atrium



Elevated Terrace Cafe



TAILORED FOR TECH

20 Miles to Dulles

MCLEAN

DISTRICT OF COLUMBIA

TYSONS CORNER

3 Miles to Washington, DC

FALLS CHURCH

66

FDIC

DARPA

ARLINGTON

5 Miles to DCA/National Landing

50

495

DCA

CISA

395

ALEXANDRIA

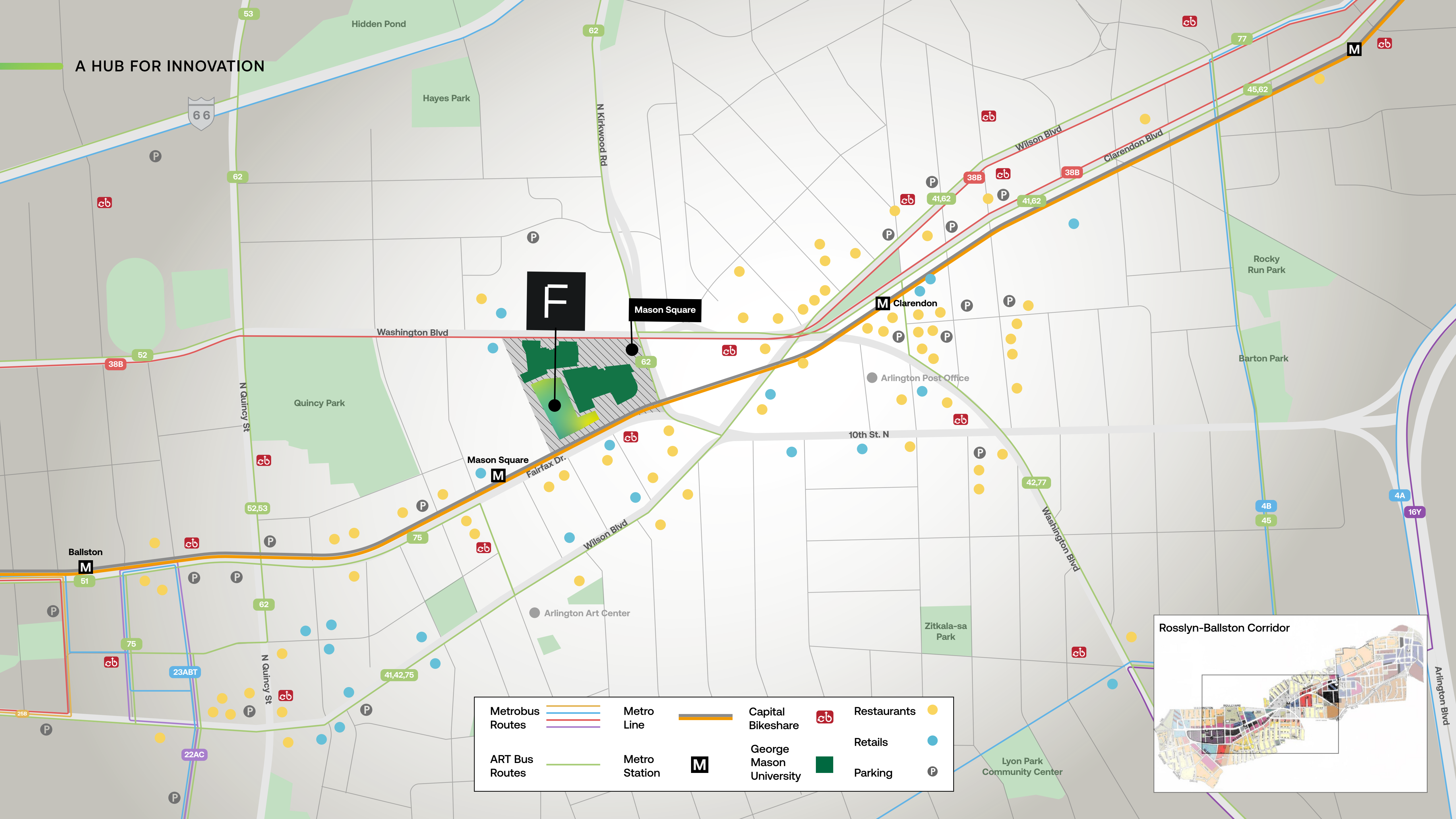
Top Tech Firms in the Area

- | | | | | | |
|---------------------|----------------|-------------------|-------------|-----------------|-----------|
| Deloitte | Kastle Systems | KPMG | BAE Systems | Microsoft | Carahsoft |
| Booz Allen Hamilton | LMI | MITRE | Oracle | In-Q-Tel | Splunk |
| Accenture | SAIC | EY | Boeing | Grant Thornton | Google |
| CGI | CACI | Northrop Grumman | IBM | Lockheed Martin | |
| Raytheon | DISYS | Dell Technologies | Amazon | DARPA | |

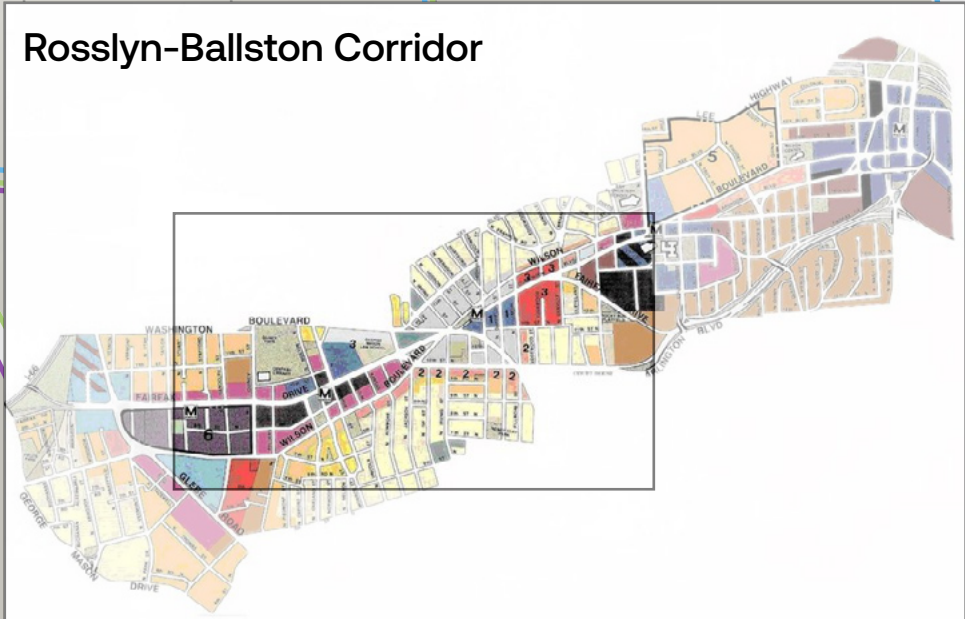
High Concentration of Tech Firms



A HUB FOR INNOVATION



Metrobus Routes		Metro Line		Capital Bikeshare		Restaurants	
ART Bus Routes		Metro Station		George Mason University		Retails	
						Parking	



AVAILABLE

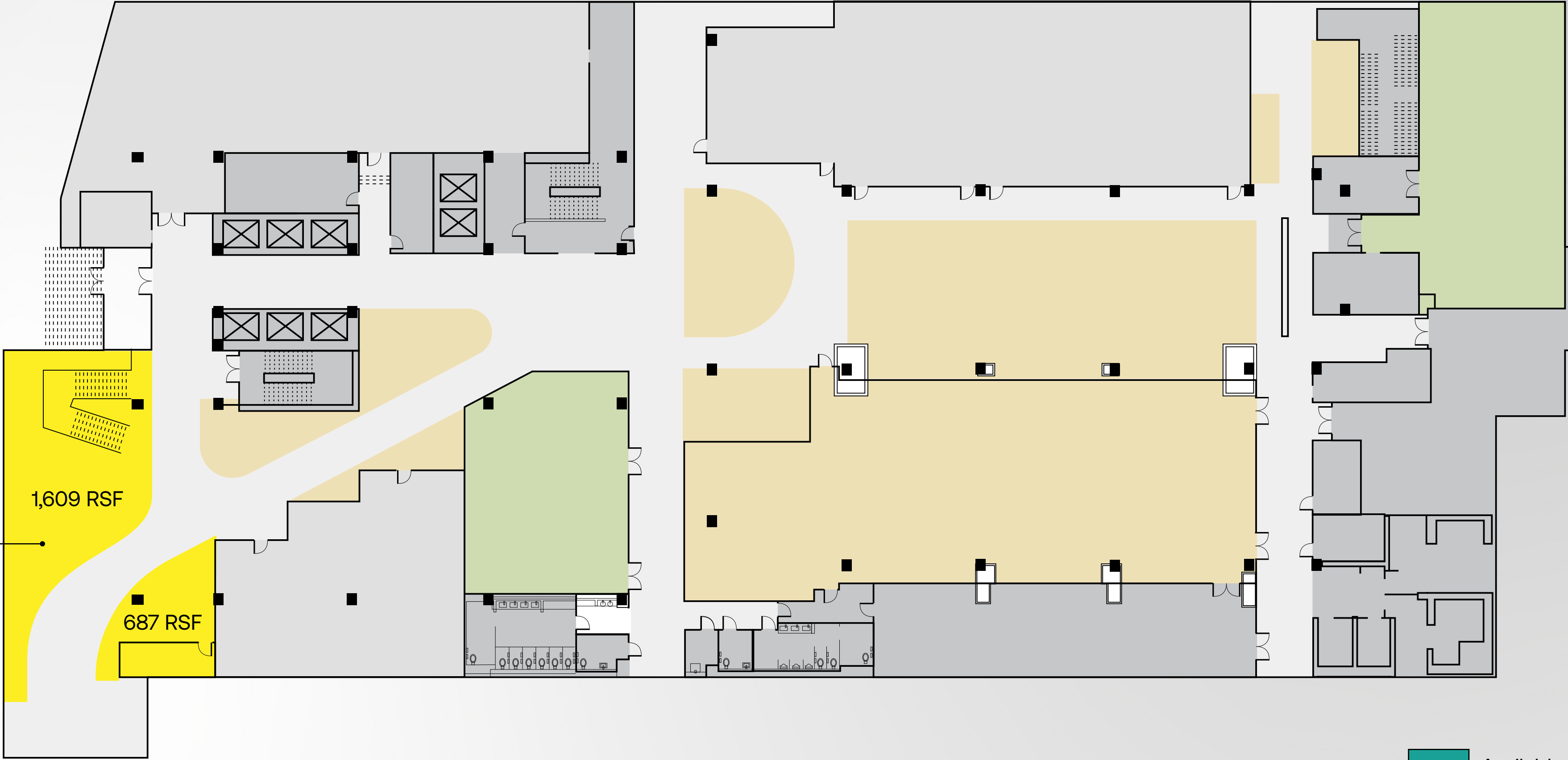


- Available Commercial Space
- Available Retail Space
- Tech Lab
- Amenities
- Leased Space



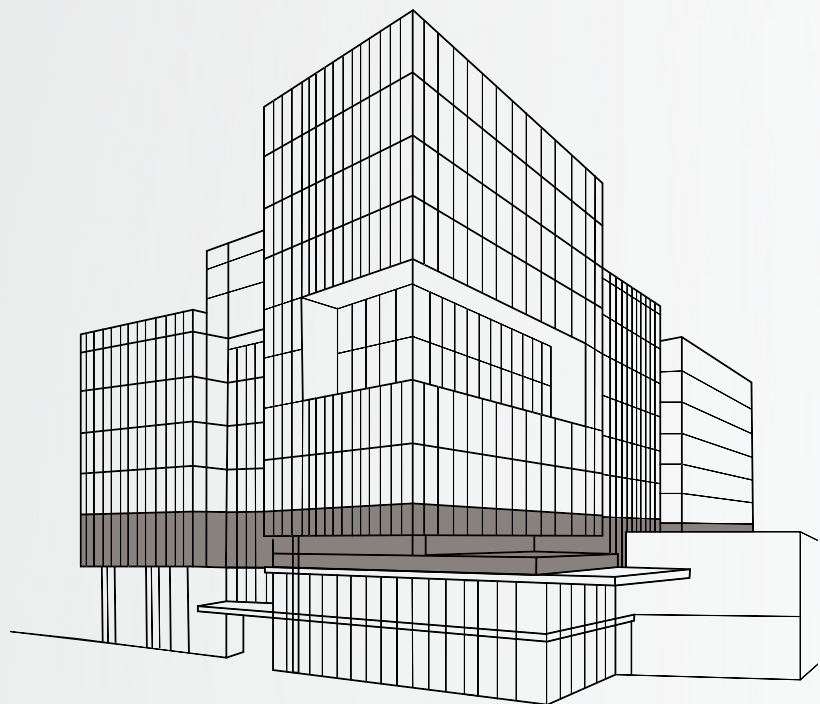
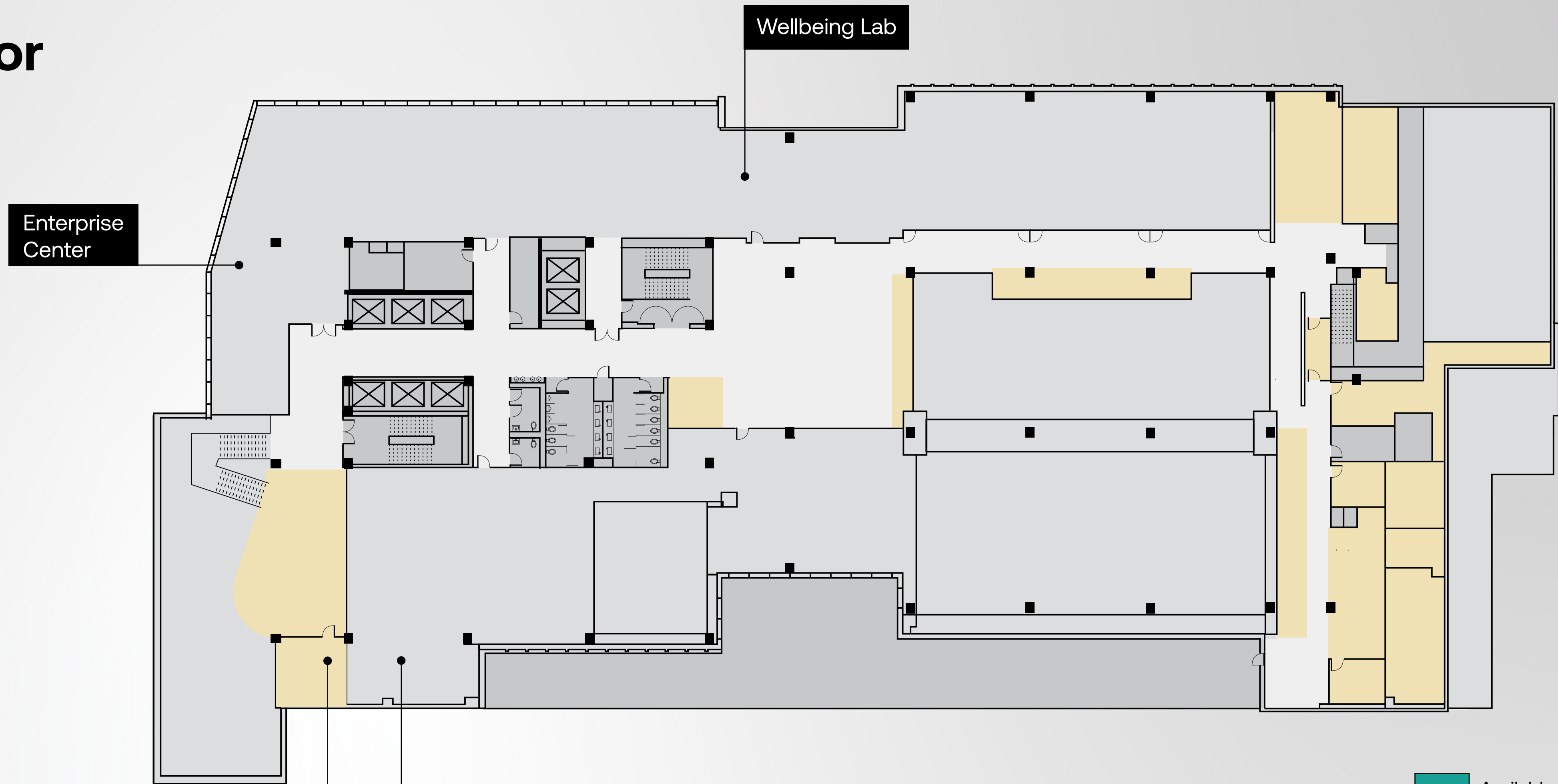
1st Floor

2,296 RSF



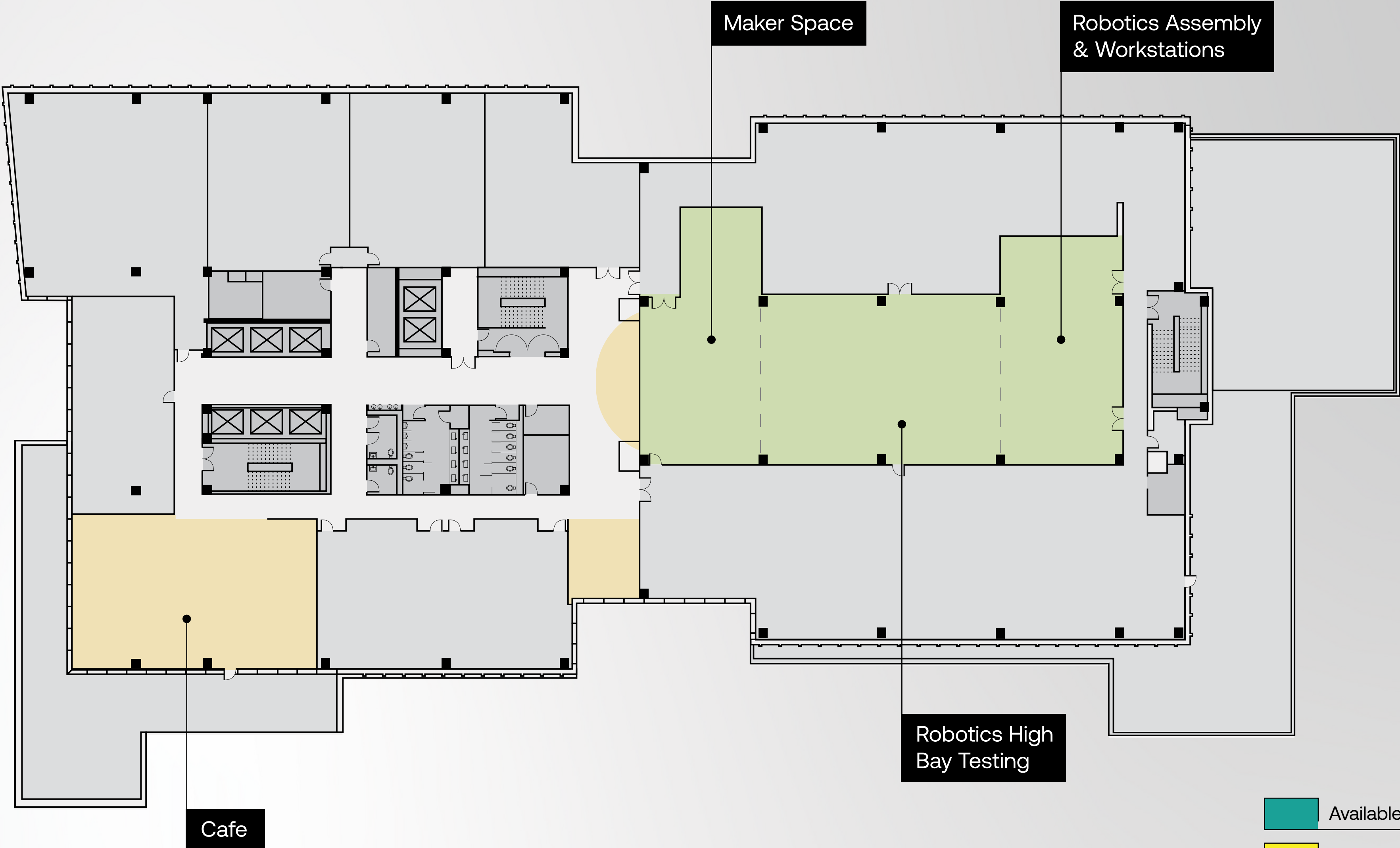
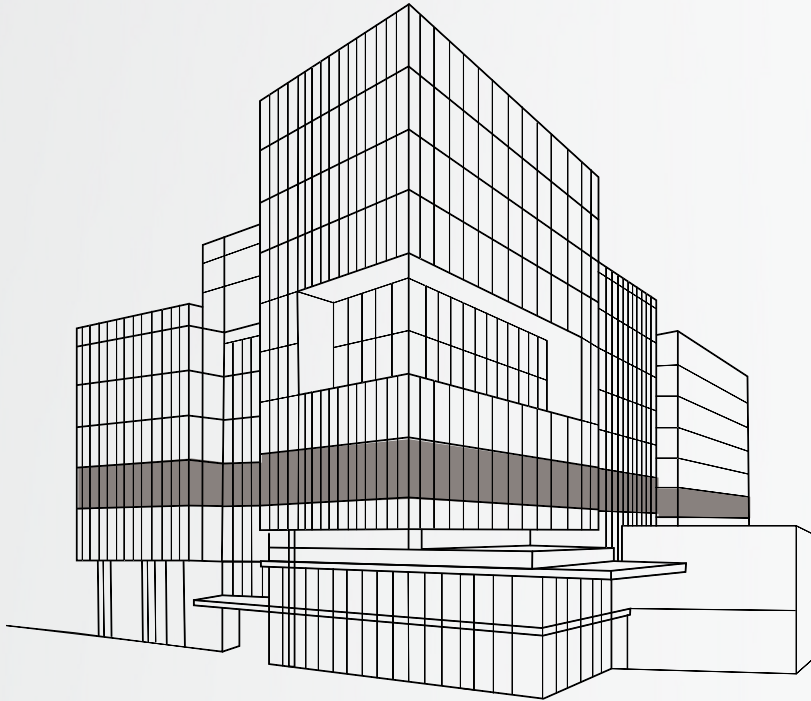
- Available Commercial Space
- Available Retail Space
- Tech Lab
- Amenities
- Leased Space

2nd Floor



- Available Commercial Space
- Available Retail Space
- Tech Lab
- Amenities
- Leased Space

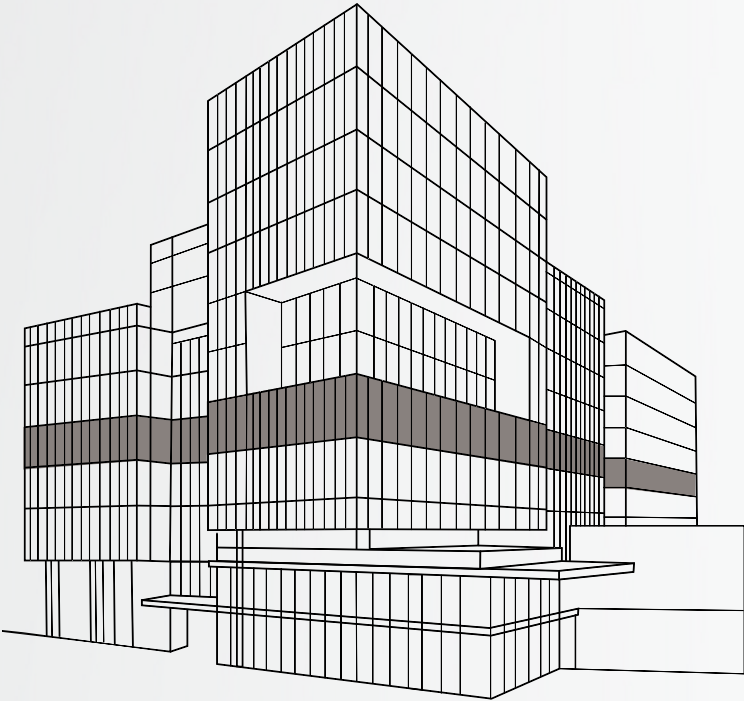
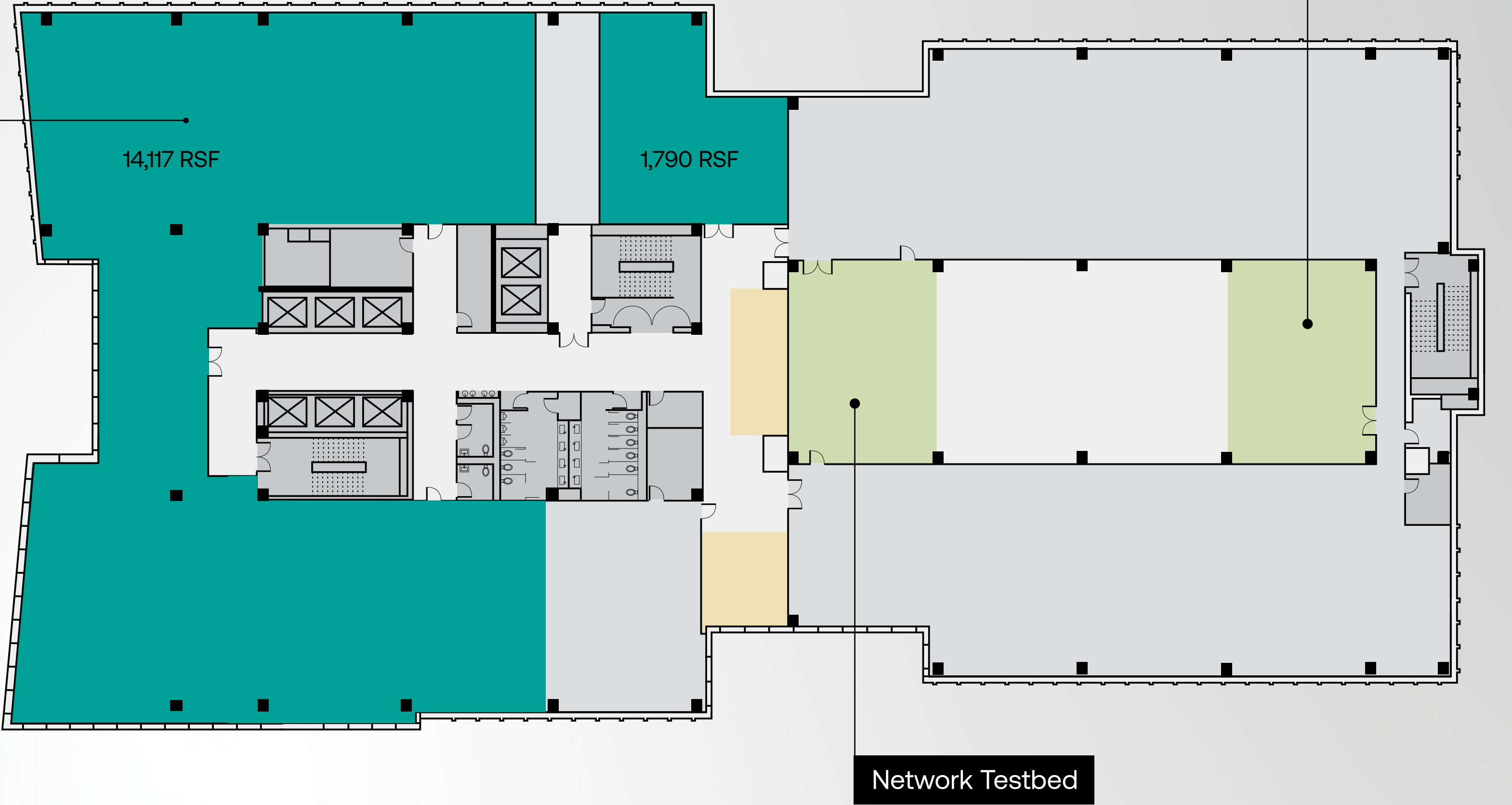
3rd Floor



- Available Commercial Space
- Available Retail Space
- Tech Lab
- Amenities
- Leased Space

4th Floor

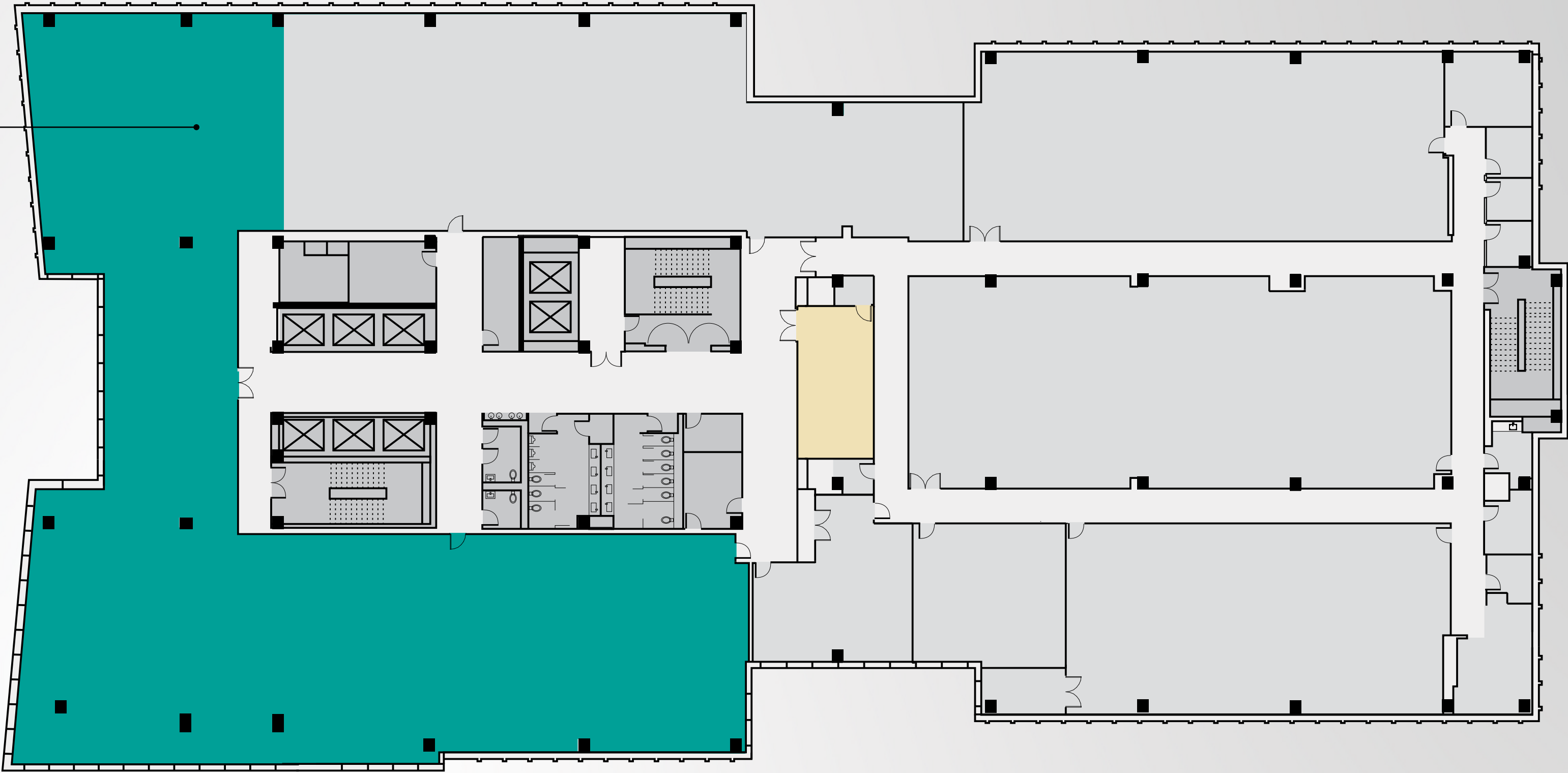
15,907 RSF



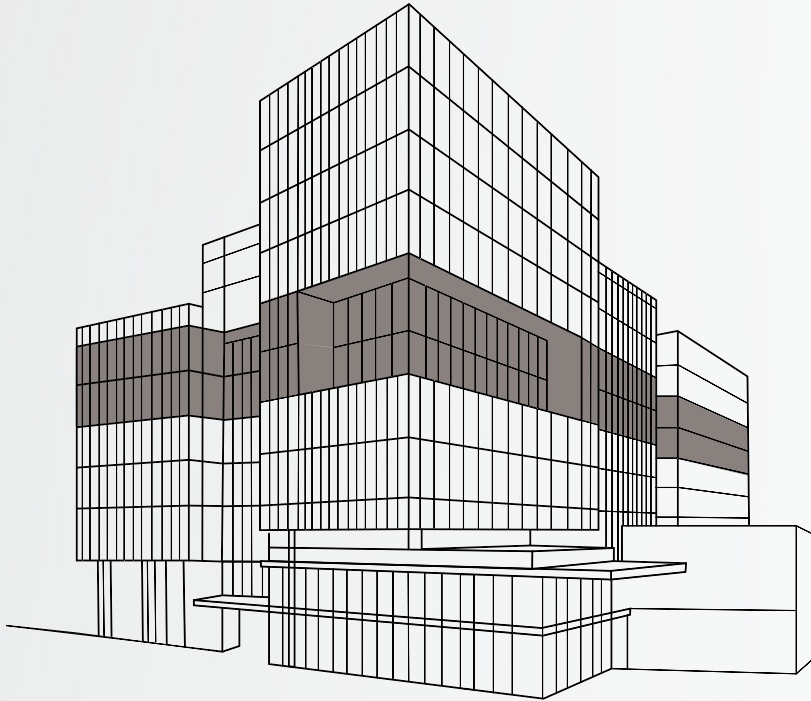
- Available Commercial Space
- Available Retail Space
- Tech Lab
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- Leased Space

5th Floor

12,663 RSF



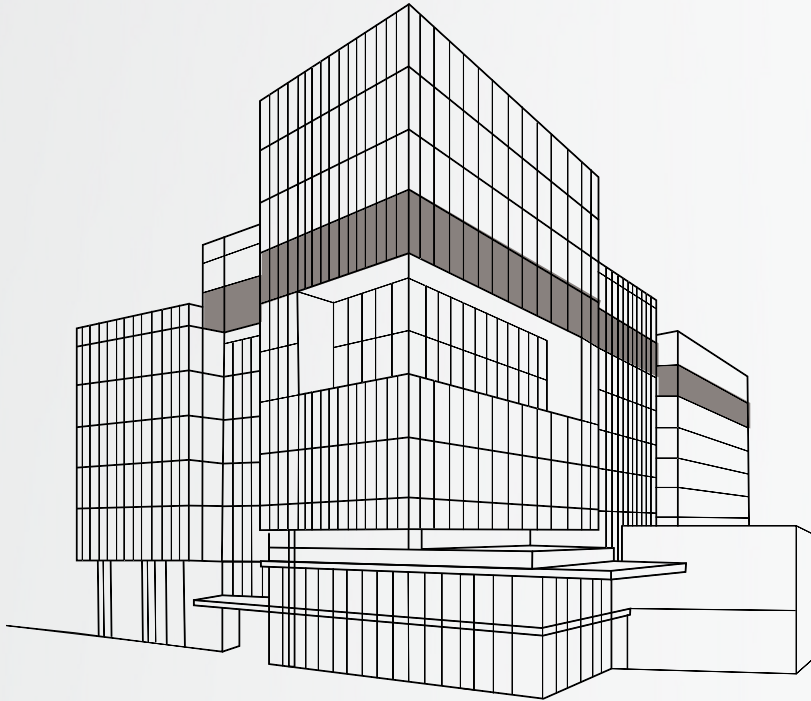
Secure Research Floor



- Available Commercial Space
- Available Retail Space
- Tech Lab
- Amenities
- Leased Space

6th Floor

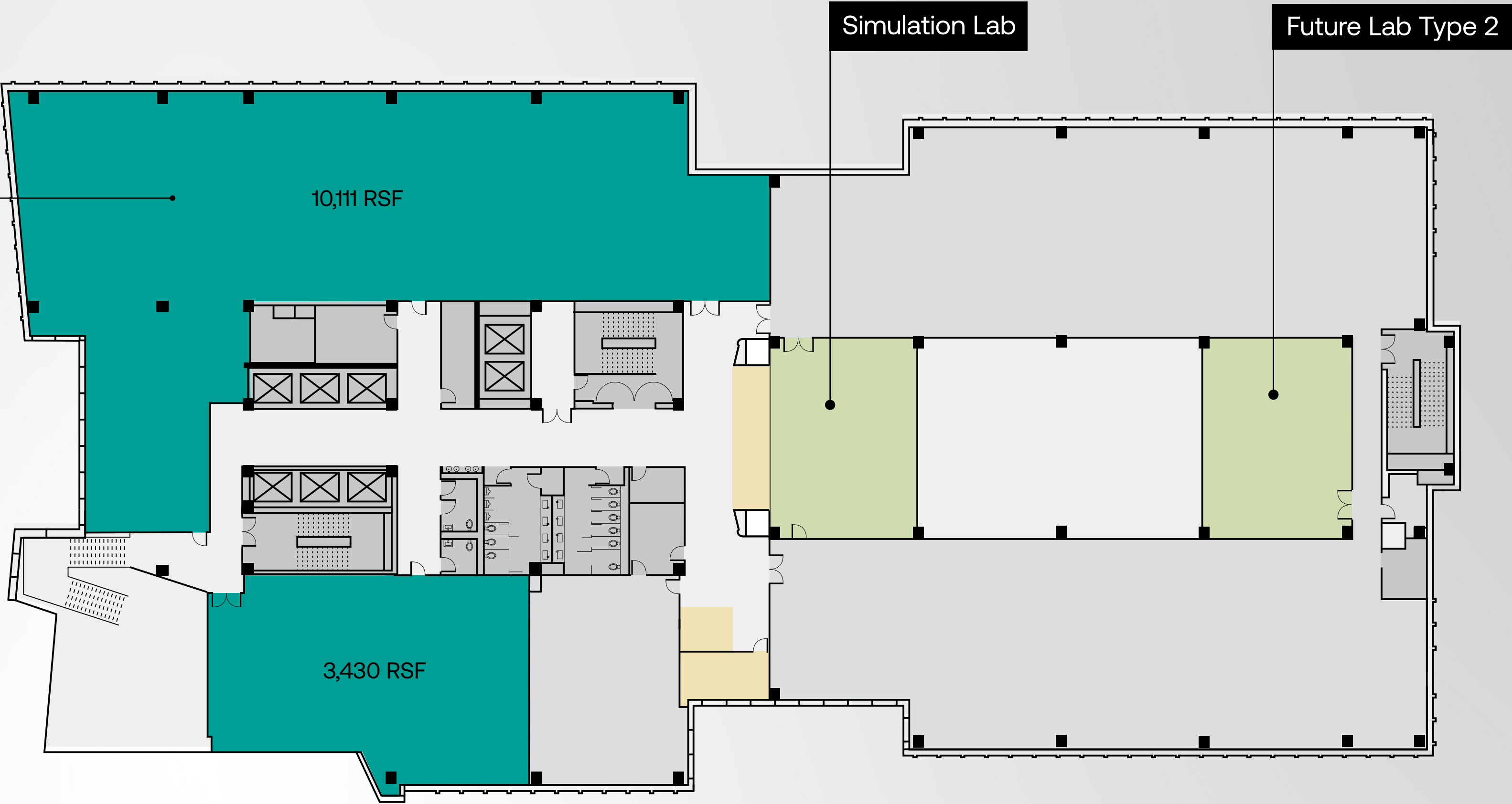
10,069 RSF



- Available Commercial Space
- Available Retail Space
- Tech Lab
- Amenities
- Leased Space

7th Floor

13,541 RSF

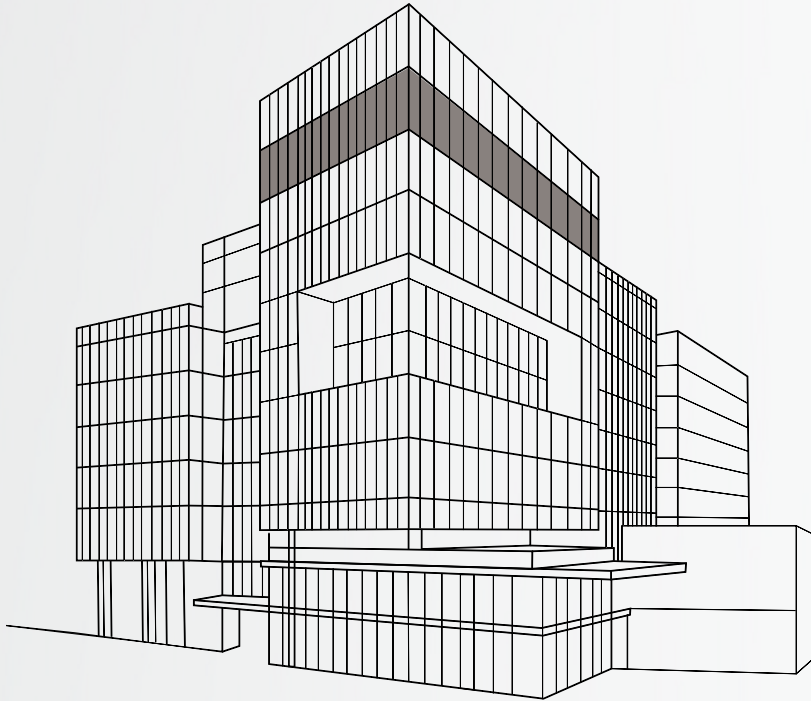
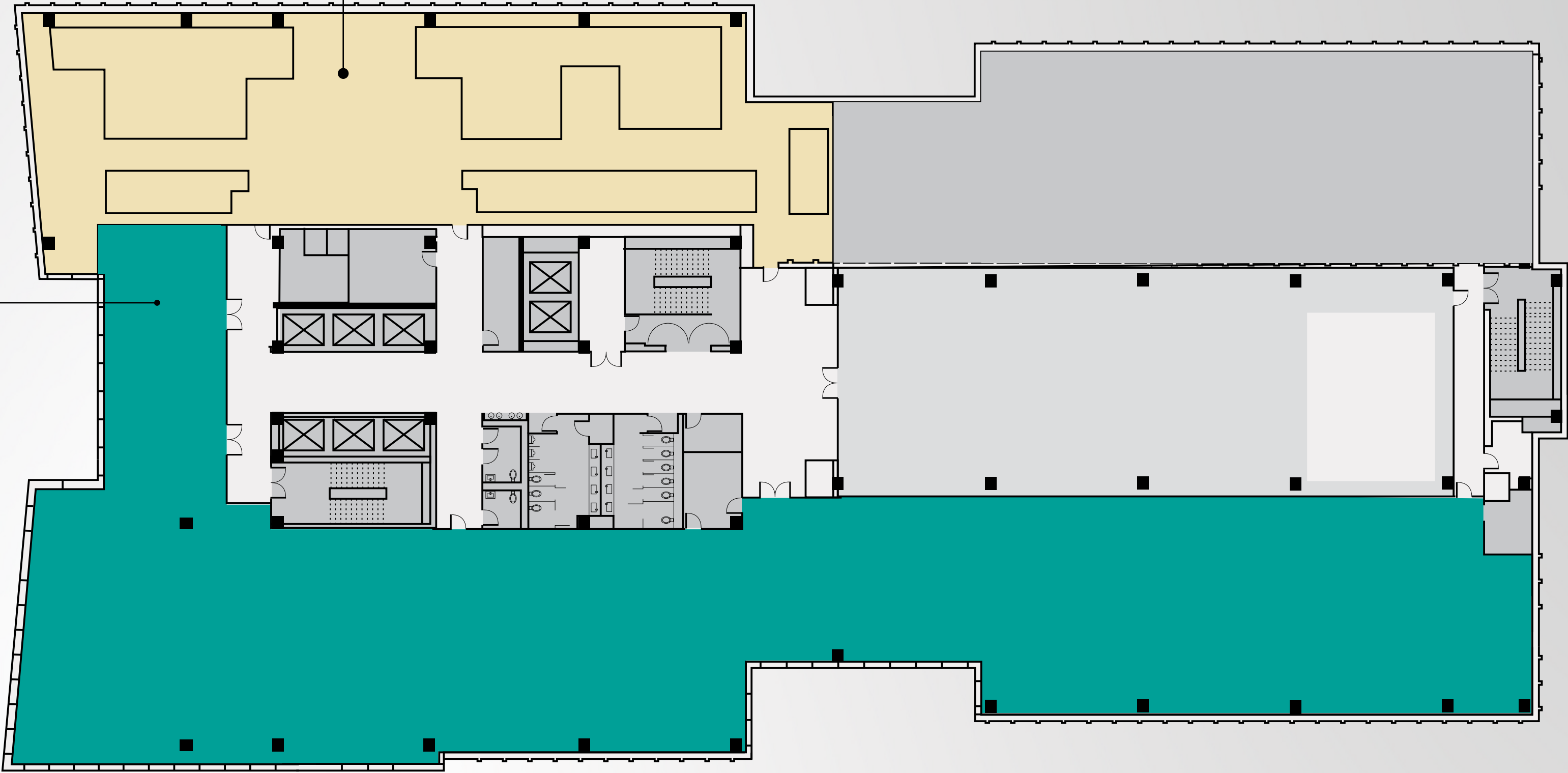


- Available Commercial Space
- Available Retail Space
- Tech Lab
- Amenities
- Leased Space

8th Floor

17,835 RSF

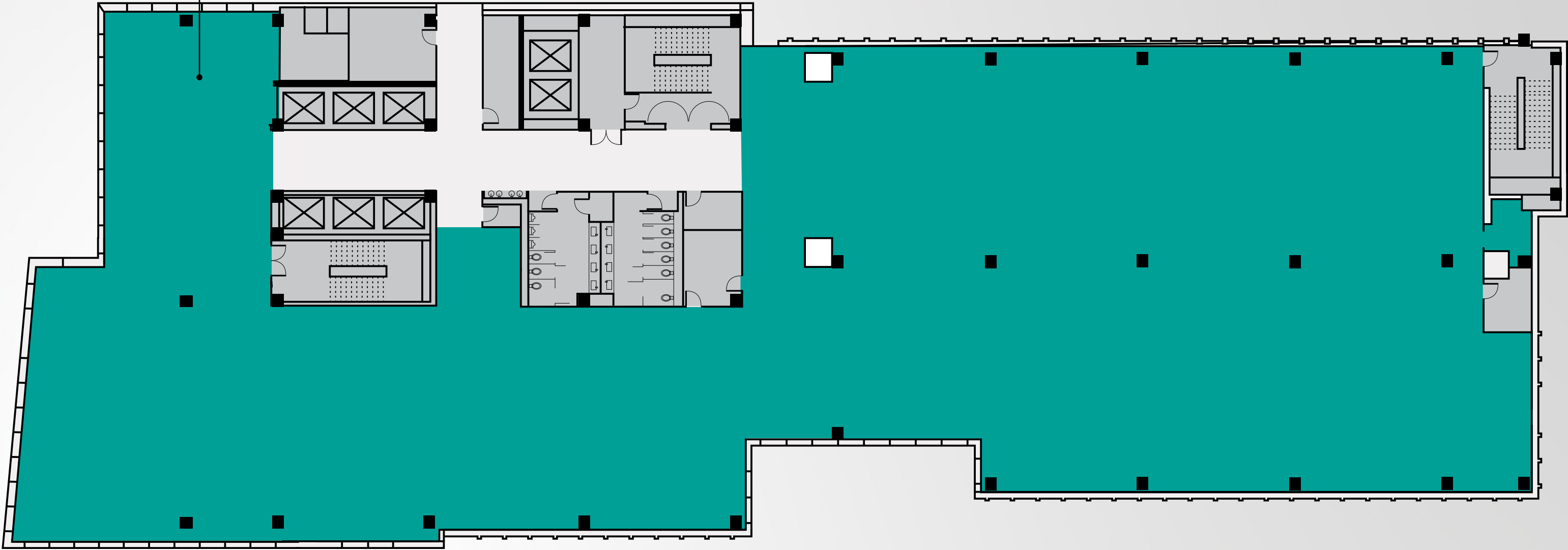
Outdoor Terrace



- Available Commercial Space
- Available Retail Space
- Tech Lab
- Amenities
- Leased Space

9th Floor

26,725 RSF



- Available Commercial Space
- Available Retail Space
- Tech Lab
- Amenities
- Leased Space

Fuse at Mason Square is made possible by the collaborative efforts of a team of world-class experts working together to bring this unique, high-tech building to the region.



THE BUILDING

Unparalleled Features & Amenities

Healthy and Sustainable Lifestyle

- Wellness Lab
- Fitness Studio
- Spacious showers/locker rooms
- Bike rooms
- Activate public plaza and programs
- Distributed Outdoor Air System (DOAS) providing enhanced air quality
- Spacious green rooftop deck areas and multiple terraces
- Convenient electric car charging stations
- Smart and green building technologies and receive the following certifications:



Core of Collaboration

- Unparalleled specialty labs
- Flexible collaborative common space
- Conference space for hosting live and hybrid events
- Large conference and event space to host 10 to 2,000+ people
- Exceptional podcast studio

Convenience

- Universal access design
- Accessible below grade parking garage – 1.5/1,000 RSF
- Flexible IT infrastructure with fast, reliable WiFi and 5G inside and outside of the building
- Supportive tech concierge service
- Convenient commuting options (bike share, rideshare, metro, shuttles)
- Engaging mobile app
- Up to 8,000 SF of retail

Flexible Security

- Destination elevators
- Customizable security
- Smart building





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