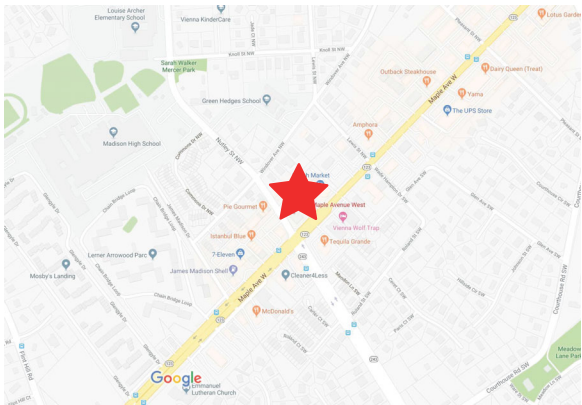




465 MAPLE AVE., W.
VIENNA, VA. 22180

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VICINITY MAP

LANDLORD
CBRE, INC.
1861 INTERNATIONAL DR., SUITE 300
McLEAN, VA 22102
PH: (703) 905-0268

TENANT
WAWA INC.
260 W. BALTMORE PIKE
WAWA, PA 19063
CONTACT: ADRIAN CORTES
PH: (484) 840-2888
adrian.cortes@wawa.com



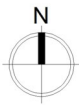
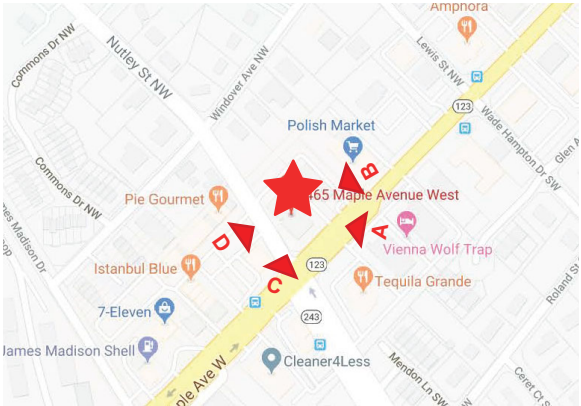
SITE PHOTO - A



SITE PHOTO - B



SITE PHOTO - C



SITE PHOTO - D





RENDERING - MAPLE AVE & NUTLEY ST CORNER PERSPECTIVE



RENDERING - MAPLE AVE. PERSPECTIVE

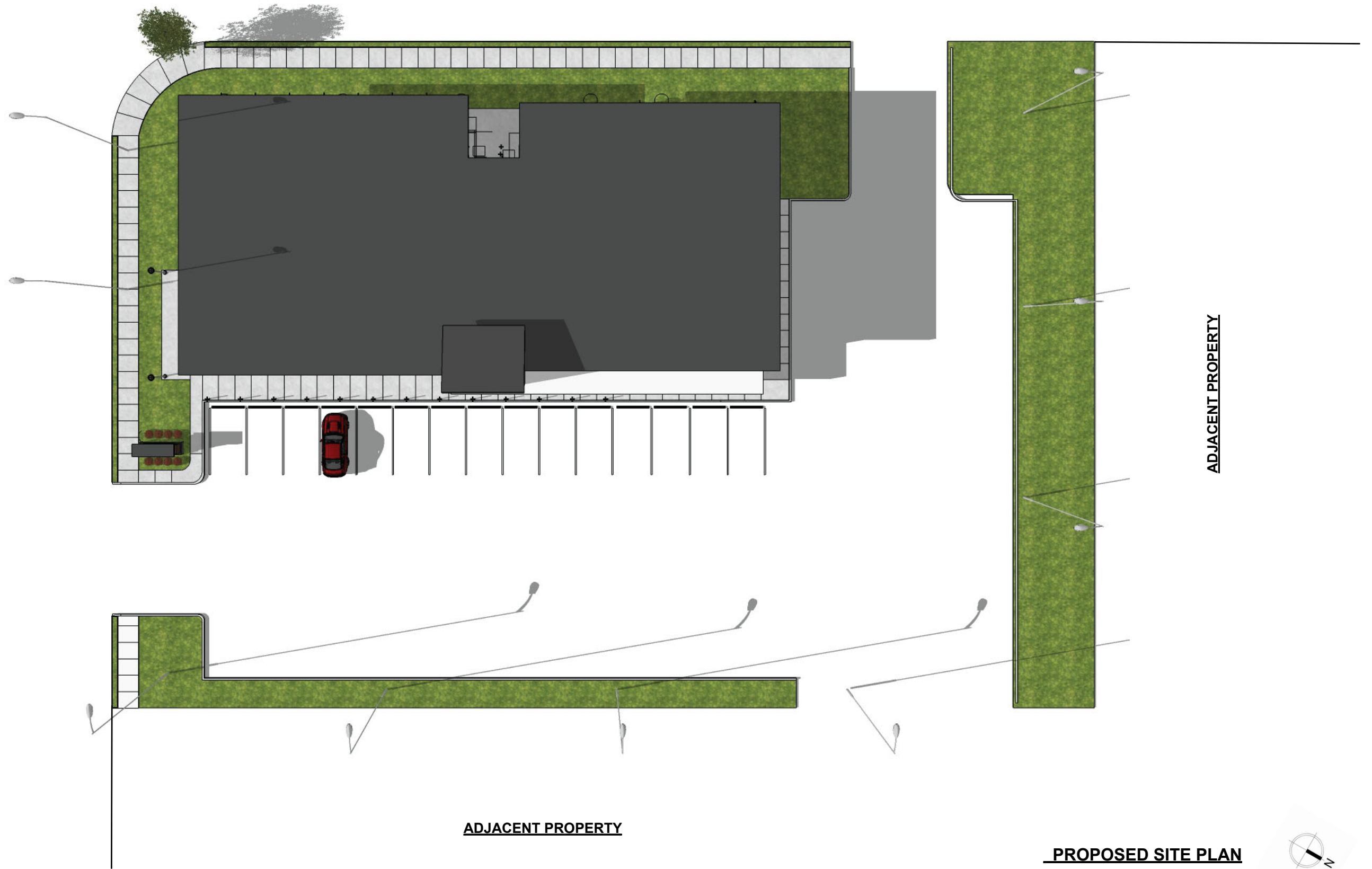
NUTLEY ST. NW

MAPEL AVE. W

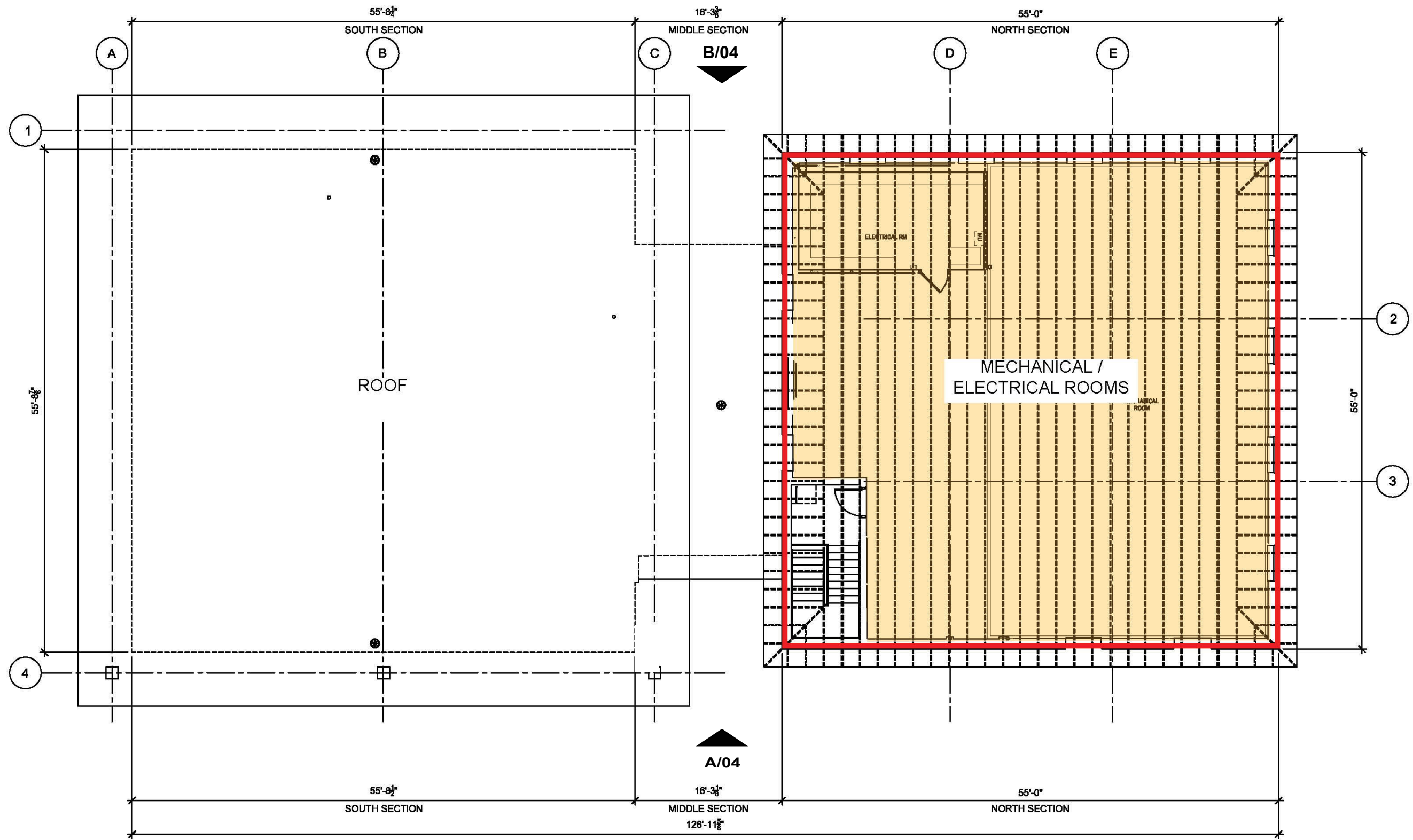
ADJACENT PROPERTY

ADJACENT PROPERTY

PROPOSED SITE PLAN







PROPOSED PLAN - SECOND FLOOR / ROOF



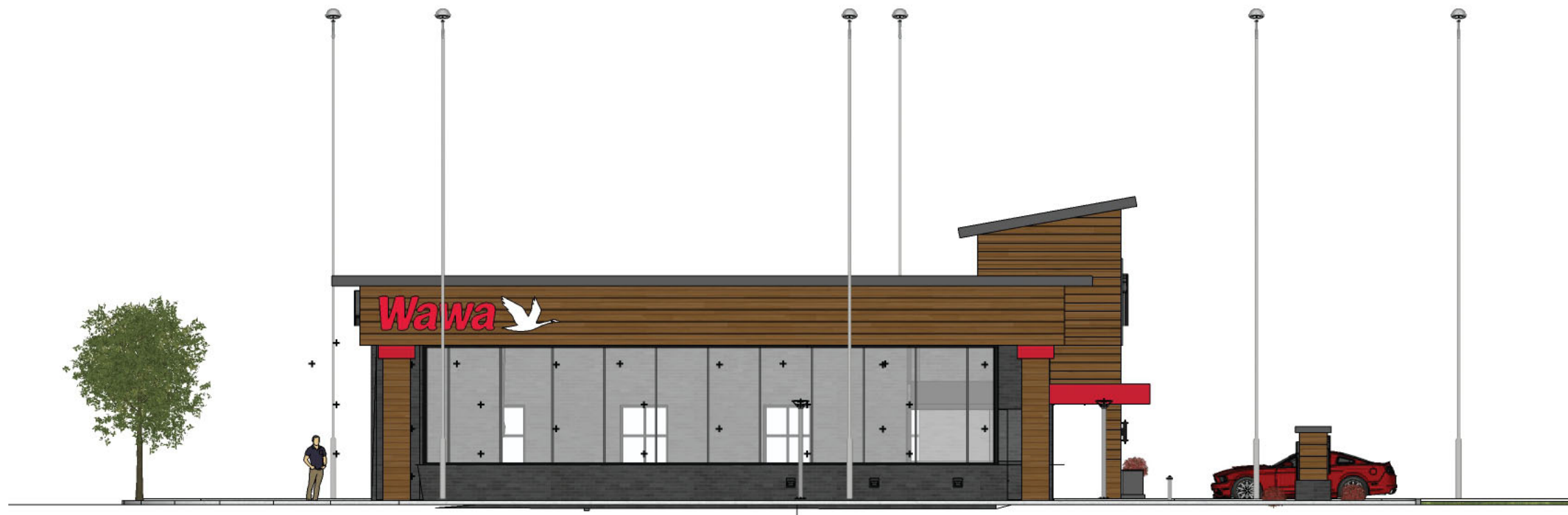


A PROPOSED ELEVATION (NE)



B PROPOSED ELEVATION (SW) - NUTLEY ST.





(A) PROPOSED ELEVATION (SE) - MAPLE AVE.



(B) PROPOSED ELEVATION (NW)

