



EXECUTIVE SUMMARY

2070

CHAIN BRIDGE

TYSONS, VIRGINIA



THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive representative for AEW (“Owner”), is pleased to present this opportunity to purchase 2070 Chain Bridge Road (the “Property”), a 450,807 RSF office building prominently overlooking Leesburg Pike (Route 7) and Chain Bridge Road. Part of a limited number of assets that is both within one-quarter of a mile of the Metro and able to meet GSA prospectus, 2070 Chain Bridge Road is a landmark asset that has defined the Tysons skyline for decades. This investment is a rare opportunity to control generational real estate in one of the nation’s most dynamic and fastest growing submarkets.

Sitting directly on top of secure fiber infrastructure, the Property has a distinct advantage in securing GSA tenants with high security needs. This is reflected in the 72% of the building’s leased space (231,901 SF) that is committed to by three distinct federal government agencies (Treasury, Homeland Security, Social Security Administration) representing 10.8 years of GSA weighed average lease term (“WALT”). As the recent beneficiary of a transformative \$11 million renovation, the Property offers market leading amenities – including a new lobby, fitness center, state-of-the art conference center, on-site restaurants, and convenient access to all Northern Virginia – including the best shopping and dining in the region.

Collectively 75% leased to 16 Tenants, 2070 Chain Bridge Road is a highly coveted investment offering positioned for success and performance. Its compelling basis will offer investors a highly flexible business plan that will capitalize on the comprehensive amenity package already in-place and enable investors to drive value through the lease-up and further amenitization of the asset amidst Tysons’ continued growth.



INVESTMENT HIGHLIGHTS



CREDIT TENANCY

72% of the Property's leased space (53% of RBA) is committed to the U.S. Government with a GSA attributable WALT of 10.8 years



LONG-TERM LEASES

The Property's rent roll boasts a 9.1-year WALT, with only 11% of the leases maturing over the next four years



PEAK ACCESSIBILITY

Walkable to the Greensboro Silver Line Metro Station, and the interchange of I-495 & Route 7



TYSONS UNPRECEDENTED GROWTH

39% population growth from 2010-2018 - Higher than the top 10 fastest growing MSA's

Property Address	2070 Chain Bridge Road Tysons, Virginia 22182
Year Renovated / Built	2015 / 1981
Stories	7
Total Land Area	9.14 acres totaling 398,475 SF (19,119 SF for 0030B and 379,356 SF for 0030D)

Building Rentable Area	Floor	SF
	6	55,228
	5	67,538
	4	69,412
	3	67,345
	2	63,174
	1	60,746
	Ground	53,360
	Storage	14,4004
Total		450,807

ONE OF TYSONS' **MOST ACCESSIBLE** LOCATIONS



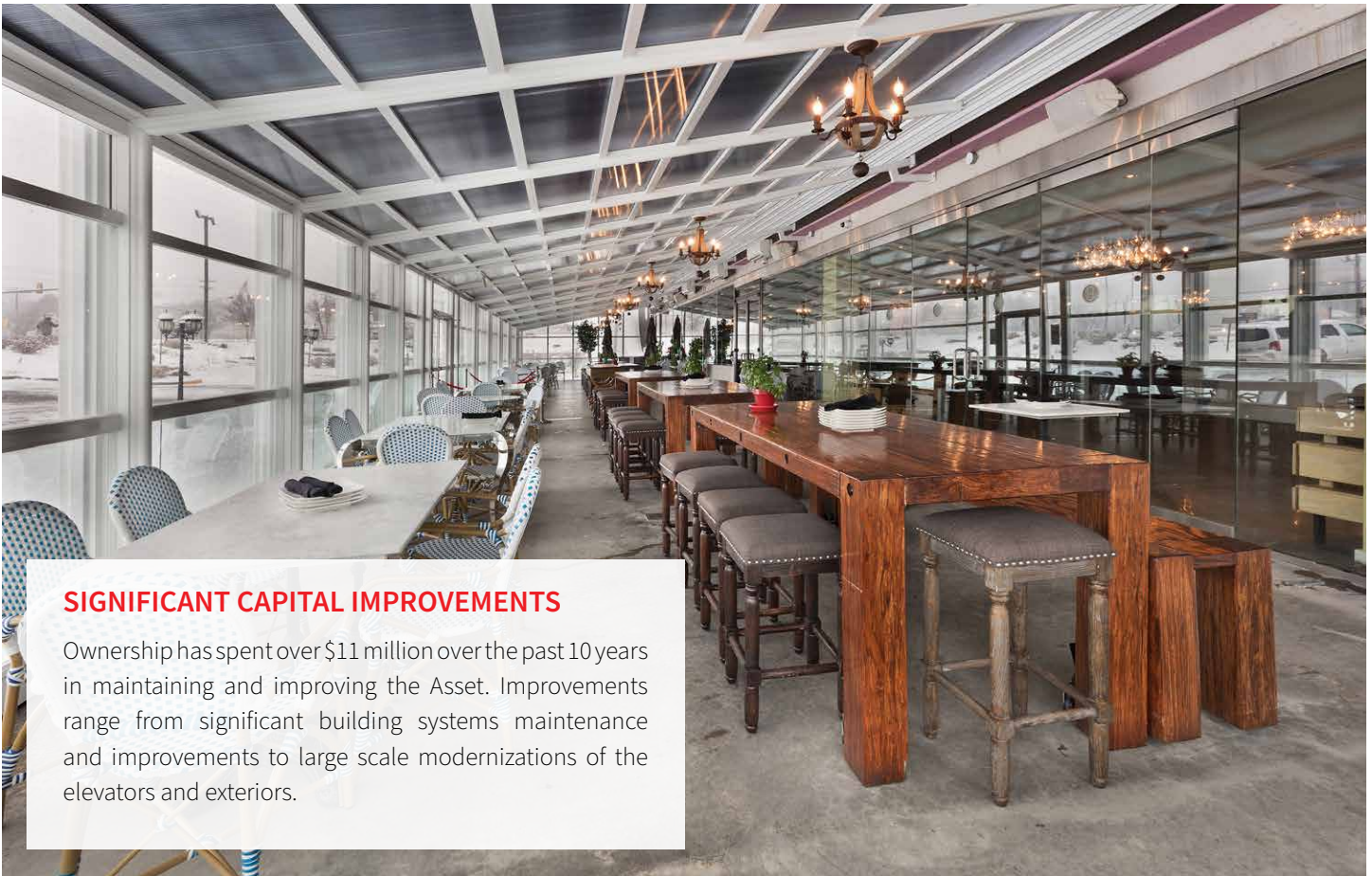
EXCEPTIONAL ACCESSIBILITY

The Property is located in the heart of Tysons, one of the most desirable submarkets in the Washington DC Metro region. Tysons serves as Northern Virginia's central business district due to its superb transportation infrastructure, at the convergence of several major arterial roadways, excellent accessibility, the new Silver Line Metro, outstanding amenity base, and proximity to the region's executive workforce.

WITHIN WALKING DISTANCE TO BORO, METRO & FUTURE AMENITIES

The Property is within walking distance to 400,000 square feet of existing retail, including Federal Realty's Pike 7 Plaza, the adjacent Tysons Square Center, and The Boro District (Whole Foods, ICON Theater). Additionally, the Asset is adjacent to the 7-acre Caldwell site projected to begin development in the next two years and which provide up to 1.1 million square feet of high-quality, mixed-use development at the Property's "front-door."





SIGNIFICANT CAPITAL IMPROVEMENTS

Ownership has spent over \$11 million over the past 10 years in maintaining and improving the Asset. Improvements range from significant building systems maintenance and improvements to large scale modernizations of the elevators and exteriors.

PROMINENT DEMAND DRIVERS

Northern Virginia is home to 11 Fortune 500 companies and is also the recipient of 5% of all Federal Procurement Contracts. In this business friendly environment the U.S. Government purchases more goods and services than in any other metropolitan region in the world. In 2020 government contracts increased 4% year over year to a record \$127 Billion, (with a concentration in defense, tech, cloud computing, and cyber security) energizing the office market and reaffirming the commitment to the Department of Defense and the contractors who serve it, translating into continued demand for space at 2070 Chain Bridge Road.

ROBUST CONNECTIVITY

The Property sits atop one of the region’s most robust fiber infrastructure nodes served by more than eight unique fiber providers, differentiating the Asset when competing for government agency and contractor tenancy requiring secure fiber connectivity. This efficient and cost-effective access ensures secure data transmission and communication, a key driver of the Property’s 20-year history of attracting and retaining highly secure GSA tenancy.



COMPLETED CAPITAL PROJECTS: 2013 TO PRESENT

Exterior Upgrades	\$2,300,000
Roof Upgrades/Replacements	\$504,000
Corridor Upgrades	\$964,000
Amenity Upgrades	\$767,000
HVAC and System Upgrades	\$5,290,000
Garage and Other Capital Improvements	\$346,000
Elevator Modernization	\$1,117,000
Total	\$11,288,000



INVESTMENT ADVISORY

JIM MOLLOY

JLL Capital Markets
Managing Director
+1 (202) 719-5788
james.molloy@am.jll.com

JIM MEISEL

JLL Capital Markets
Senior Managing Director
+1 (202) 719-5867
jim.meisel@am.jll.com

LEASING CONTACTS

BRIAN CONNOLLY

JLL - Agency Leasing
Managing Director
+1 (703) 485-8734
brian.connolly@am.jll.com

JOE BRENNAN

JLL - Government Investment Services
Managing Director
+1 (202) 719-5606
joseph.brennan@am.jll.com

FINANCING

PAUL SPELLMAN

JLL Capital Markets
Senior Director
+1 (202) 719-6900
paul.spellman@am.jll.com

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