



1800
—
TYSONS
BOULEVARD

PROPERTY OVERVIEW

This world-class office tower features an award-winning design by the internationally acclaimed architectural firm Kohn Pedersen Fox of New York.

On site Founding Farmers restaurant and Ninotch urban retreat

One block to Tysons Corner Metro Station

Enclosed, climate-controlled walkway that connects all Tysons II properties including restaurants Founding Farmers, The Palm, Fogo de Chao, and Bistro 1775.

Superior access to I-495 (and the Express Lanes), I-66, the Dulles Toll Road, Route 123 and Route 7.

Concierge services to assist with more than 100 personal and corporate services

Onsite security 24/7, stationed and roving to greet and facilitate guests

Five-star property management

Developed, owned and manager by Lerner

NEW 15K RESORT QUALITY AMENITY CENTER



New 15,000 SF resort quality Amenity Center that includes:

Fitness center; state-of-the-art cardio and strength training equipment, showers, lockers and complimentary towel service.

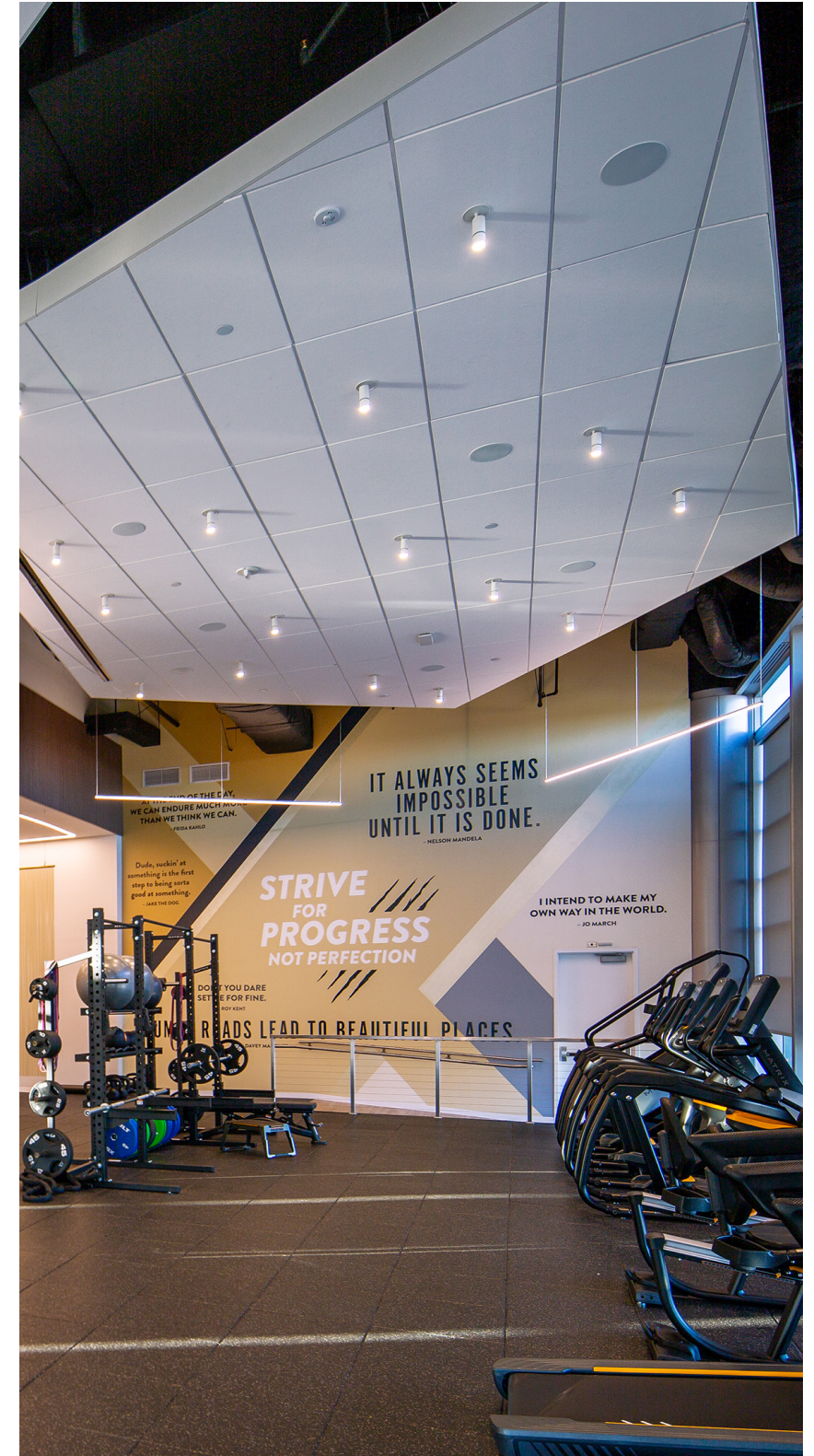
Game room featuring billiards, shuffleboard and sport simulators.

Social lounge with a semi-private areas and multiple TV screens

Conference center with A/V connectivity and flexible seating arrangements.

Grab-and-go fresh market

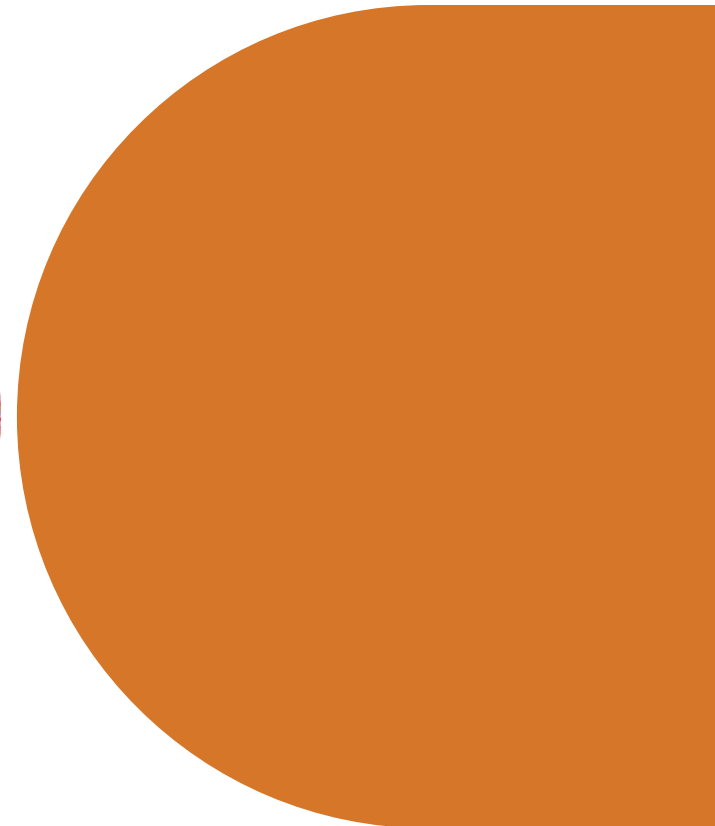
Outdoor terrace with soft seating and fire pits.



MANTRACORE FITNESS



SOCIAL LOUNGE & TERRACE



CONFERENCE





1800 TYSONS BLVD

AVAILABILITY

12	Leased
11	Leased
10	Leased
09	Leased
08	Leased
07	Leased
06	Leased
05	Leased
04	Leased
03	Leased
02	Leased

Suite 200 | 27,754 SF | Available Q1 2026

AMENITY CENTER

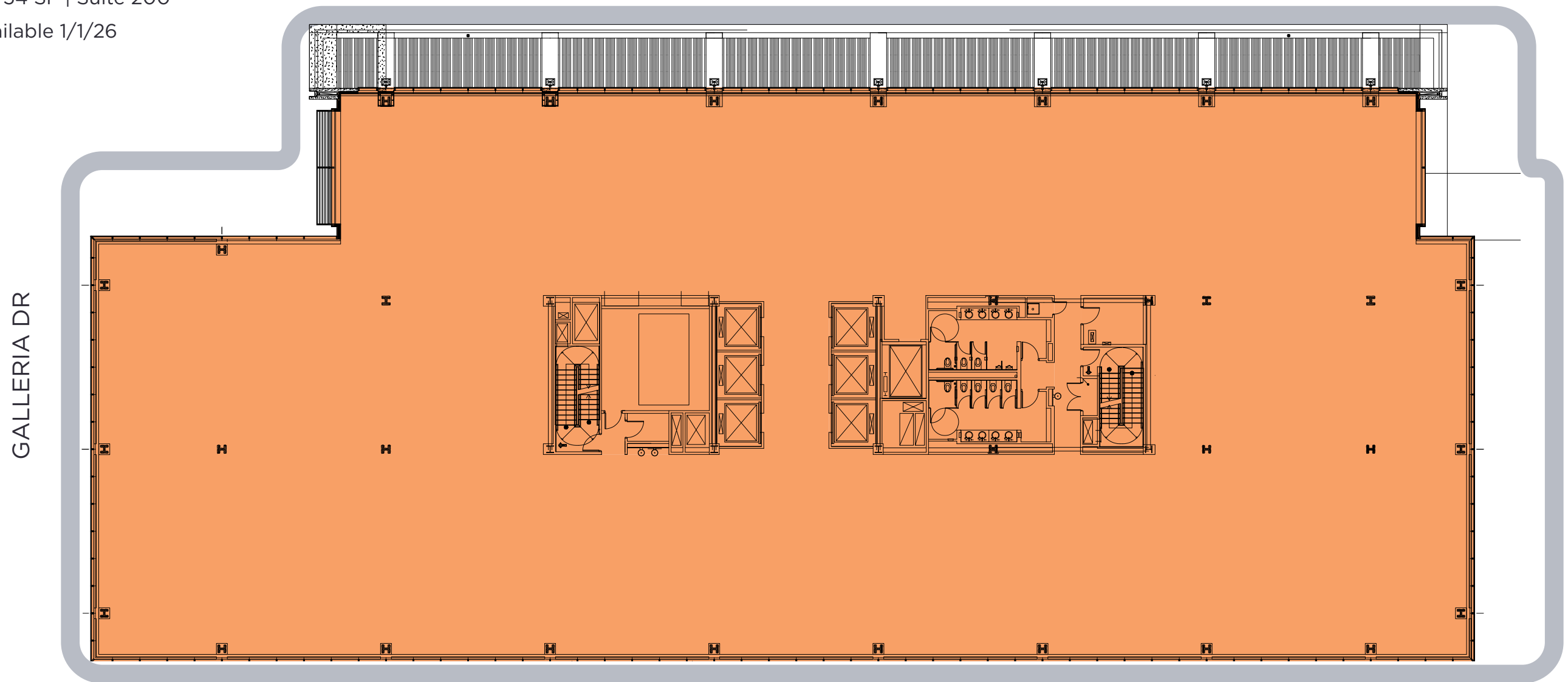
Lobby

AVAILABILITY

2nd Floor

27,754 SF | Suite 200

Available 1/1/26



TYSONS BLVD

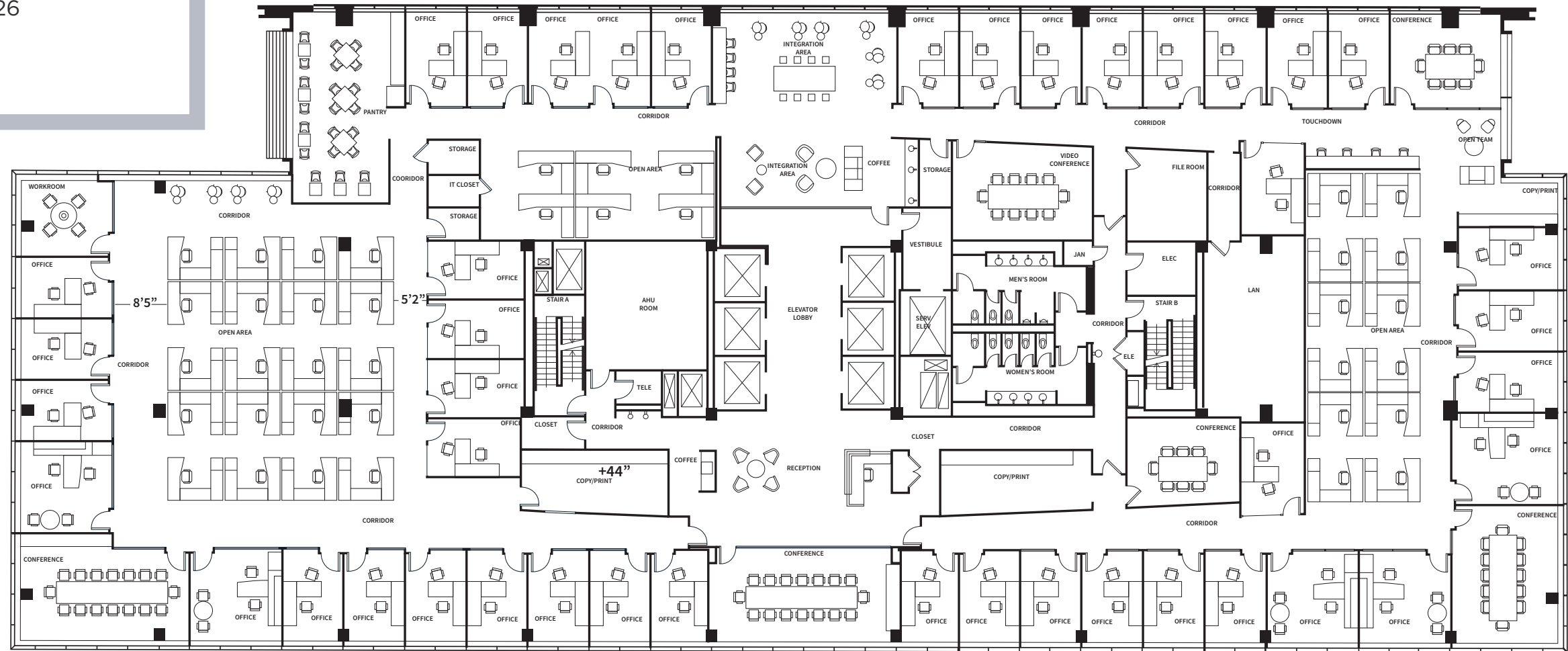
AVAILABILITY

2nd Floor As-Built Plan

27,754 SF | Suite 200

Available 1/1/26

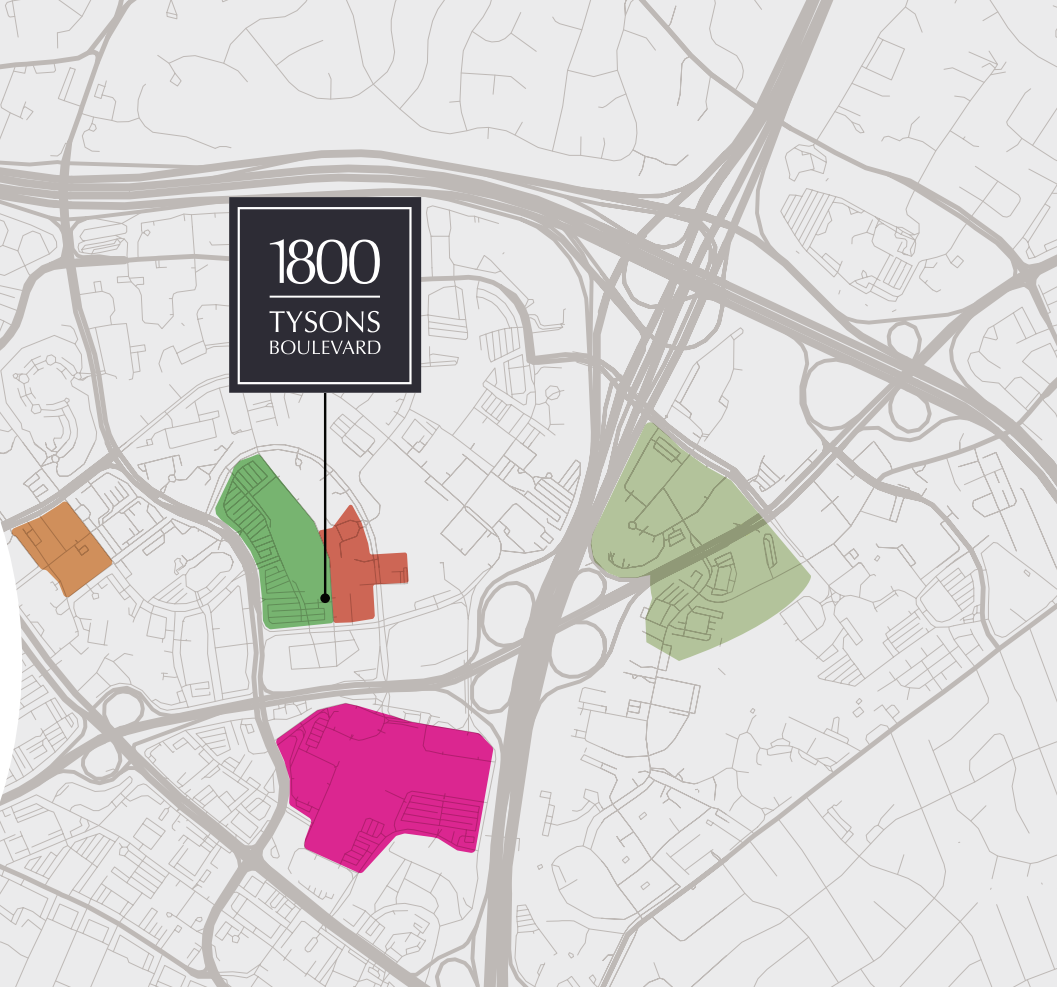
SCENIC VIEWS



AMPLE DAYLIGHT

THE NEIGHBORHOOD

Founding Farmers
located on-site



1800
TYSONS
BOULEVARD

1800
TYSONS
BOULEVARD

The Ritz-Carlton

Tyson's
Galleria

Tyson's Corner
Center

Tyson's II

- Bistro 1775
- Fogo De Chão
- Founding Farmers
- The Palm Restaurant
- The Ritz

Tyson's Galleria

- Allen Edmonds
- Alo Yoga
- Andy's Pizza
- Ann Taylor
- Balenciaga
- Bonobos
- BOSS
- Breitling
- Burberry
- Cartier
- Chanel
- CHAR'D
- David Yurman
- Empanadas de Mendoza
- Entyse Wine Bar & Lounge
- Golden Goose
- Gucci
- Hive & Colony
- INDOCHINO
- J. Crew

- Lebanese Taverna
- Neiman Marcus
- Paul Bakery
- P.F. Chang's China Bistro
- Potbelly Sandwich Shop
- Ralph Lauren
- Ralph's Coffee
- Saks Fifth Avenue
- Suit Supply
- Sweetgreen
- Tommy Bahama
- Versace
- Vineyard Vines
- Wildfire Steakhouse
- Yard House

Tyson's Corner Center

- Abercrombie & Fitch
- Adidas
- Aldo
- &pizza
- Apple
- AMC Theater
- Arc'teryx
- Barrel & Bushel
- BJ's Restaurant and Brewhouse
- Bloomingdale's

- Brooks Brothers
- Buck Mason
- California Pizza Kitchen
- Cheesecake Factory
- Charles Tyrwhitt
- Chipotle
- Coastal Flats
- Earls Kitchen + Bar
- Eddie V's Prime Seafood
- Everlane
- Express
- Five Guys
- Foot Locker
- Free People
- Gap
- Grill Kabob
- Guess
- H&M
- Jamba Juice
- Johnston & Murphy
- Levi's
- Louis Vuitton
- Lululemon
- Madewell
- Mezeh Grill
- Nordstrom
- North Face
- Oakley

- Peloton
- Psycho Bunny
- Roth's
- Shake Shack
- Silver Diner
- Under Armour
- Uniqlo
- Urban Outfitters
- Warby Parker
- Zara

The Boro Tysons

- Bluestone Lane
- Circa
- El Bebe
- Fish Taco
- F45
- Flower Child
- Genji Izakaya
- Greensboro Café
- High Point Pub
- Jeni's Ice Cream
- North Italia
- Paris Baguette
- Starbucks
- Tasty Kabob
- Tropical Smoothie
- Tyson's Nail Lounge

Whole Foods

Capital One Center/Scotts Run

- Nothing in Between
- Ometeo Texmexeria
- Under Armour
- Ox & Rye
- Perch Putt
- Starr Hill Biergarten
- Sisters Thai Tysons
- Ship Garden
- Stellina Pizzeria
- Wegmans
- Wren

Hotels

- Archer Hotel
- Courtyard by Marriott
- DoubleTree by Hilton
- Hilton
- Hyatt Regency
- Residence Inn
- The Ritz-Carlton
- Watermark Hotel

ACCESSIBILITY



INTERSTATE ACCESS
Multiple points of egress allow for easy access to the interstate



HOV LANES AVAILABLE

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—
TYSONS
BOULEVARD

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