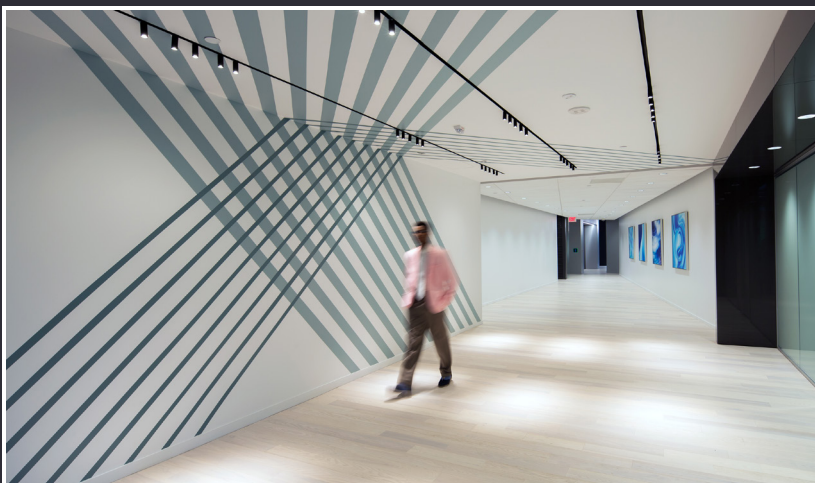




1600

TYSONS
BOULEVARD





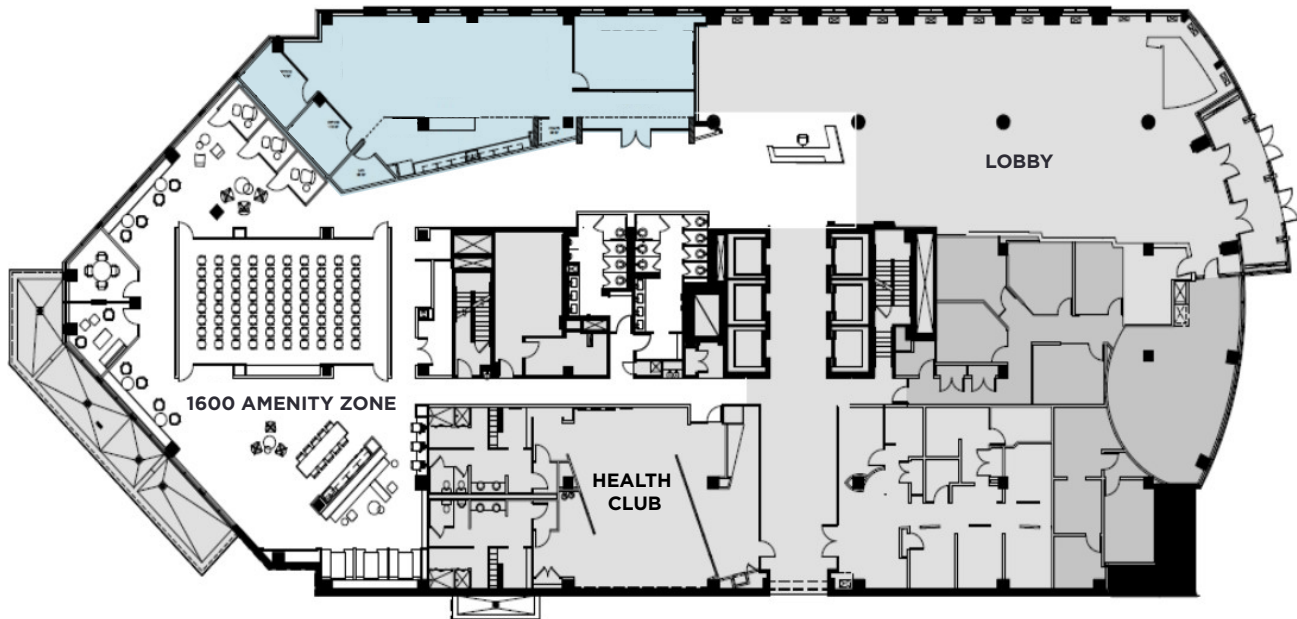
1600 Tysons Boulevard is a 14-story, 305,000 square foot **LEED® Silver Certified** office tower located within the Tysons II Development. At 1600 Tysons Boulevard, tenants also enjoy:

- **1600 Tenant Amenity Center**
 - **Conferencing Center** with A/V connectivity and flexible seating arrangements, ideal for larger scale meetings, seminars and training.
 - **Tenant Lounge** with ample soft seating, WiFi and quiet pods, providing tenants a comfortable space to work, relax, socialize or meet informally.
 - **Modern and spa quality Fitness Center**, with showers, locker room, and towel service.
- **Superior access** to I-495 (and the Express Lanes), I-66, the Dulles Toll Road, Route 123 and Route 7.
- **Walkability to Tysons Corner Metro Station.**
- **Enclosed, climate-controlled links** providing immediate pedestrian access to Tysons Galleria, The Ritz-Carlton Tysons, The Palm, Founding Farmers, Fogo de Chao and Bistro 1775.
- **Concierge services** to assist with more than 100 personal and corporate services.
- **Onsite security 24/7**, stationed to greet and facilitate guests entering the buildings, and roving.
- **Five-star property management.**



SUITE 100 (SPEC SUITE)

2,927 RSF



SUITE 600

8,411 RSF

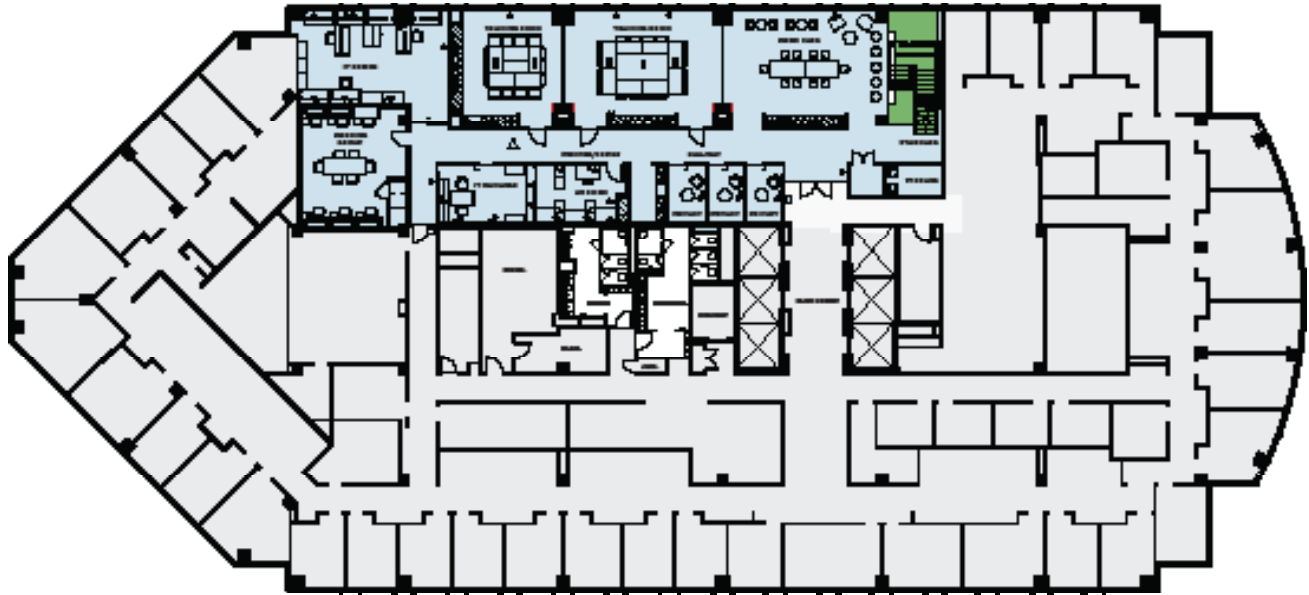


SUITE 700 (LARGE TENANT AVAILABILITY)

6,065 RSF

Available 1/1/2027

Interconnecting
Stairwell

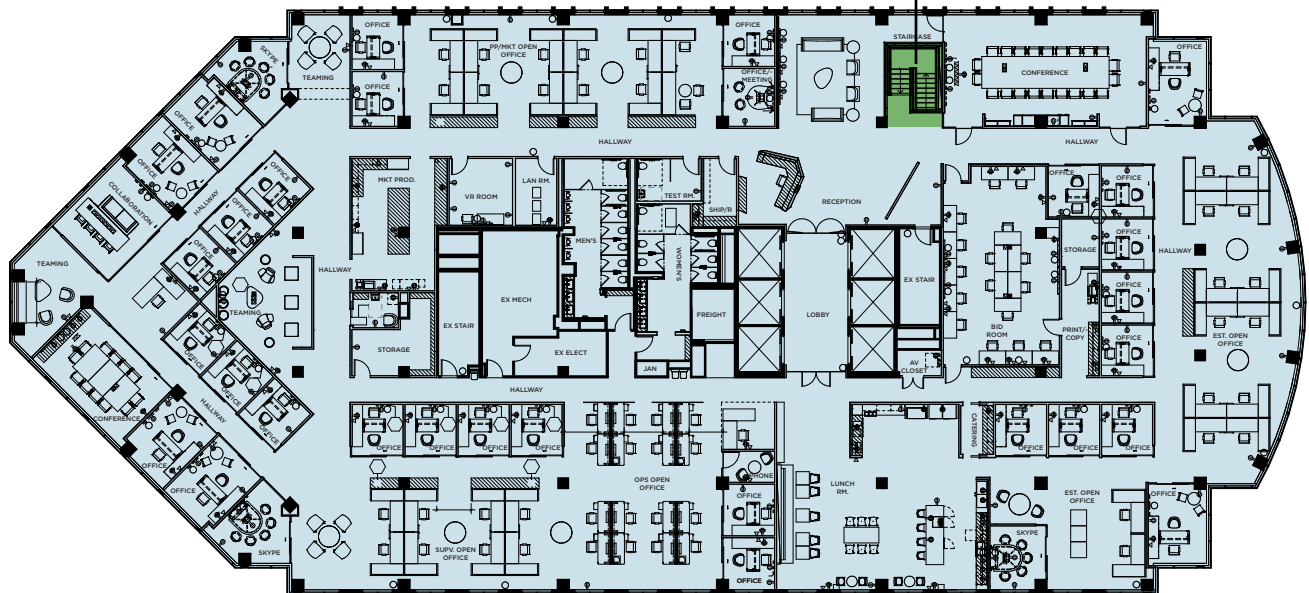


SUITE 800 (LARGE TENANT AVAILABILITY)

25,232 RSF

Available 1/1/2027

Interconnecting
Stairwell



Tysons II

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

Tysons Galleria

Allen Edmonds, Alo Yoga, Andy's Pizza, Balenciaga, Bonobos, BOSS, Breitling, Burberry, Cartier, Chanel, CHAR'D, David Yurman, Entyse Wine Bar & Lounge, Golden Goose, Gucci, Hive & Colony, INDOCHINO, J. Crew, Lebanese Taverna, Paul Bakery, P.F. Chang's, China Bistro, Ralph Lauren, Ralph's Coffee, Suit

Supply, Sweetgreen, Tommy Bahama, Versace, Vineyard Vines, Wildfire Steakhouse, Yard House

Tysons Corner Center

Abercrombie & Fitch, Adidas, Aldo, Apple, AMC Theater, Arc'teryx, Barrel & Bushel, &Pizza, Bloomingdale's, Brook's Brothers, California Pizza Kitchen, Cheesecake Factory, Charles Tyrwhitt, Chipotle, Coastal Flats, Earls Kitchen + Bar, Eddie V's Prime Seafood, Express, Everlane, Five

Guys, Foot Locker, Free People, Gap, Grill Kabob, Guess, H&M, Jamba Juice, Johnston & Murphy, Levi's, Louis Vuitton, Lululemon, Madewell, Meze Grill, Nordstrom, North Face, Oakley, Peloton, Shake Shack, Silver Diner, Under Armour, Uniqlo, Urban Outfitters, Warby Parker, Zara

The Boro Tysons

Bluestone Lane, Circa, El Bebe, Fish Taco, Flower Child, Genji Izakaya,

High Point Pub, North Italia, North Italia, Paris Baguette, Starbucks, Tropical Smoothie, Tysons Nail Lounge, Whole Foods

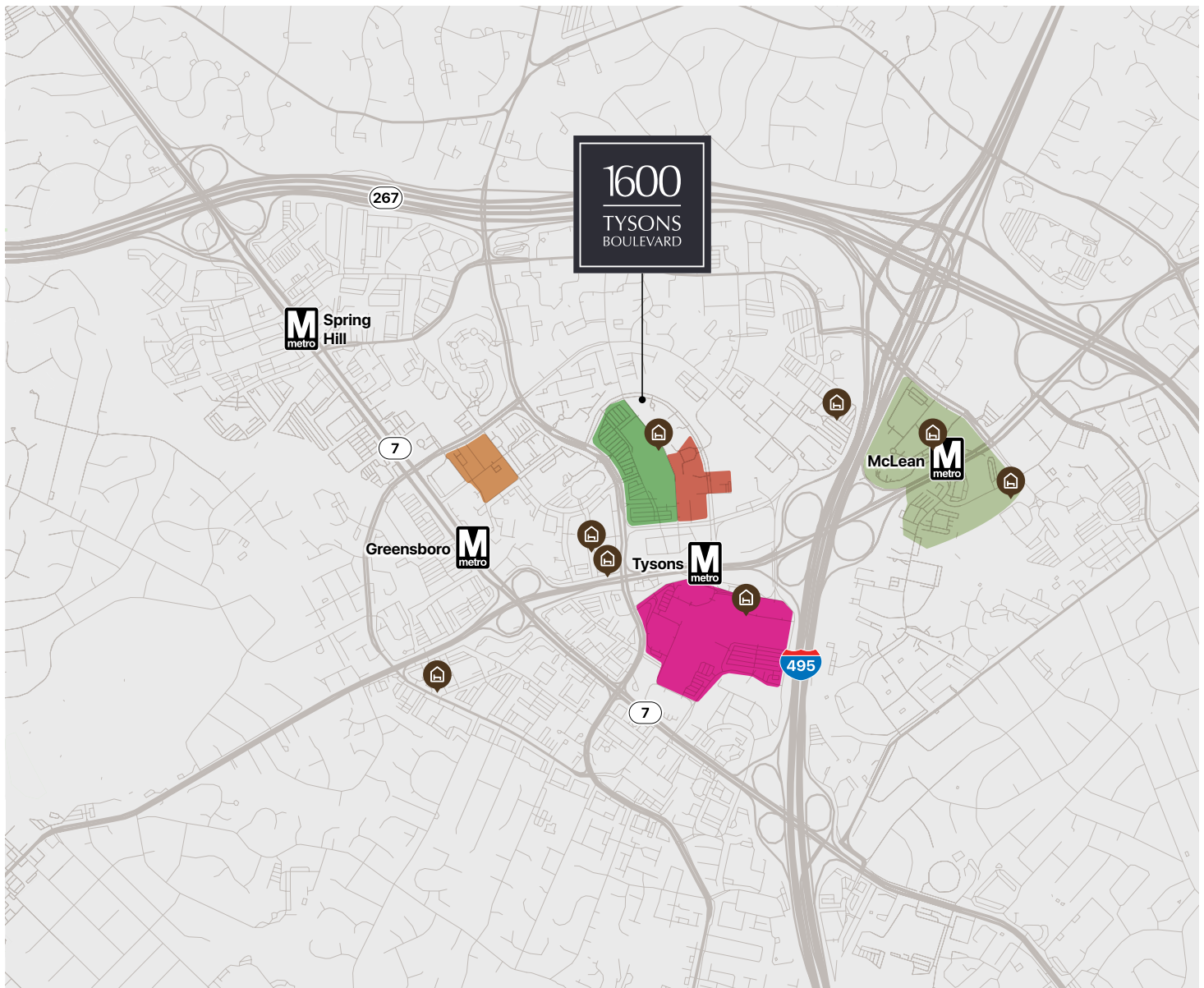
Capital One Center/Scotts Run

Nothing in Between, Ometeo, Texmexeria, 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

Bowlero, CMX CinéBistro, Arhaus, RH, Crate & Barrel, and more!





**FOR LEASING
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