

1775
—
TYSONS
BOULEVARD

Highlights

- Stunning 2-story lobby with water feature
- 17 story, 476,000 SF trophy office tower
- 30,000 SF typical floor plate
- 9-foot finished ceilings



Building awards



first building in Tysons to achieve
LEED® Platinum certification



Access

- Enclosed, climate-controlled access to Tysons Galleria, The Ritz Carlton, and adjacent Tysons II office buildings
- Covered parking with a ratio of 2.6/1,000 SF
- One block to Tysons Corner Metro Station (Silver Line)
- Unbeatable access to the region's major road network and 495 Express Lanes

On-site amenities

- Luxe Tenant Amenity floor that includes:
 - Spa-quality fitness center, featuring state-of-the-art cardio and strength training equipment, showers and complimentary towel service. Personal training services and group classes can be contracted for with the onsite fitness team, if desired.
 - Conference center with A/V connectivity and flexible seating arrangements. Ideal for larger scale meetings, seminars and training.
 - Tenant Lounge & Private Outdoor Terrace with soft seating, fire pits and WiFi, providing tenants a comfortable space to work, relax, socialize or meet informally.
- Bistro 1775 and Fogo de Chao fine dining on-site
- Designated bicycle parking area in the building garage
- 1 acre landscaped park with seating



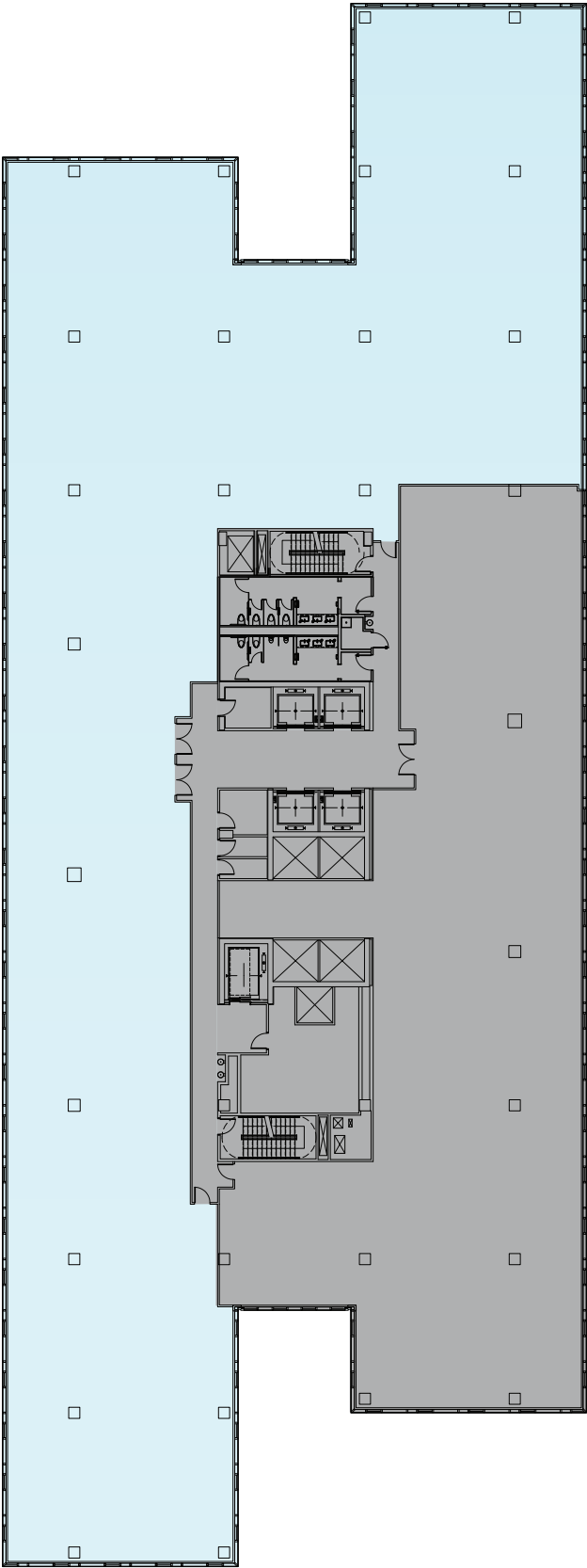


GALLERIA DR

6TH FLOOR

Suite 600
20,647 RSF

TYSONS BLVD

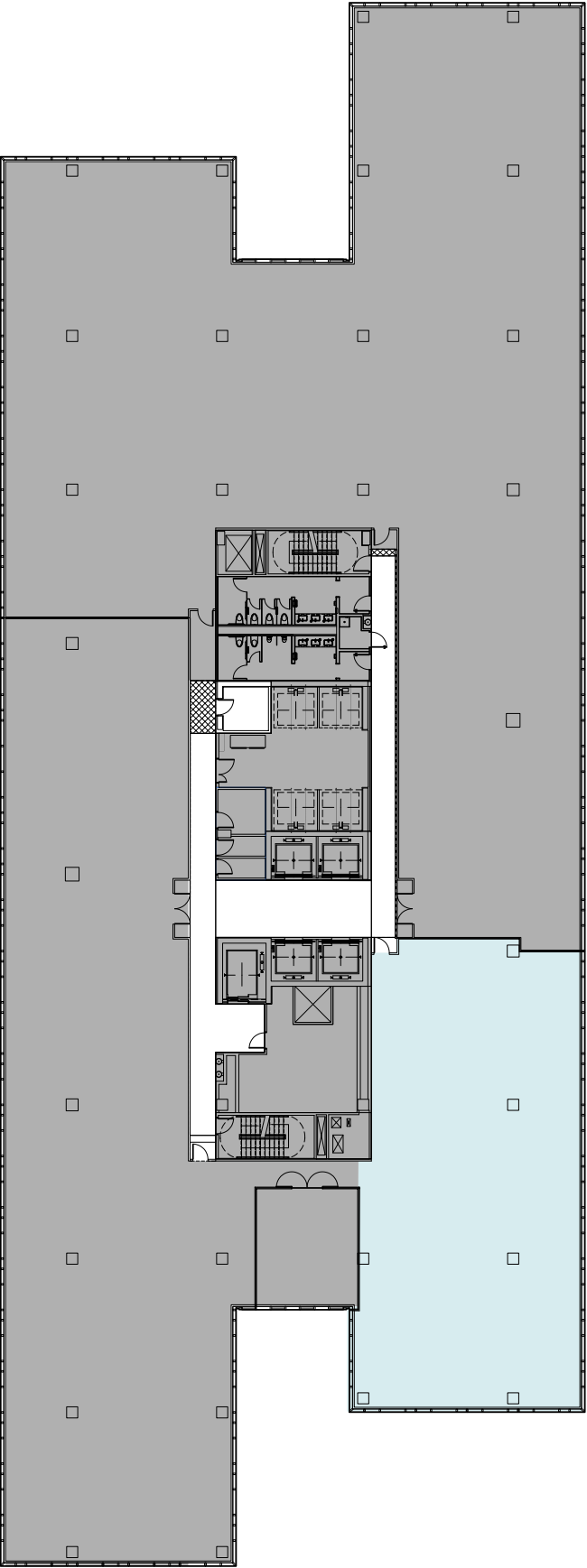


GALLERIA DR

12TH FLOOR

Suite 1250
Approx. 4,856 RSF

TYSONS BLVD



UNIQUE LOWER
LEVEL SPACE
AVAILABLE

**Contiguous for 11,118 RSF*

Suite T-C60*
5,341 RSF

Suite T-C93*
5,777 RSF



Tyson's II

Bistro 1775
Entyse Wine Bar
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,
David Yurman
Entyse Wine Bar & Lounge
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, Rodd & Gunn
Saks Fifth Avenue, Suit
Supply, Sweetgreen
Tommy Bahama, Versace
Vineyard Vines, Williams-
Sonoma, Wildfire Steakhouse
Yard House

Tyson's Corner Center

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

California Pizza Kitchen
Cava
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, Kiehl's
Louis Vuitton, Lululemon
Madewell, Meze Grill
Nordstrom, North Face
Oakley, Peloton
Psycho Bunny, Roth's,
Sephora, Shake Shack
Silver Diner
The Ritz-Carlton Boutique
and Day Spa

Uniqlo, Urban Outfitters
Warby Parker, Zara

The Boro Tysons

Bluestone Lane, Circa, El
Bebe, Ethan Allen, Fish
Taco, F45, Flower Child,
Genji Izakaya, Greensboro
Café, High Point Pub, Lasik
Plus, North Italia
Paris Baguette, Starbucks,
Tropical Smoothie, Tysons
Nail Lounge, Whole Foods

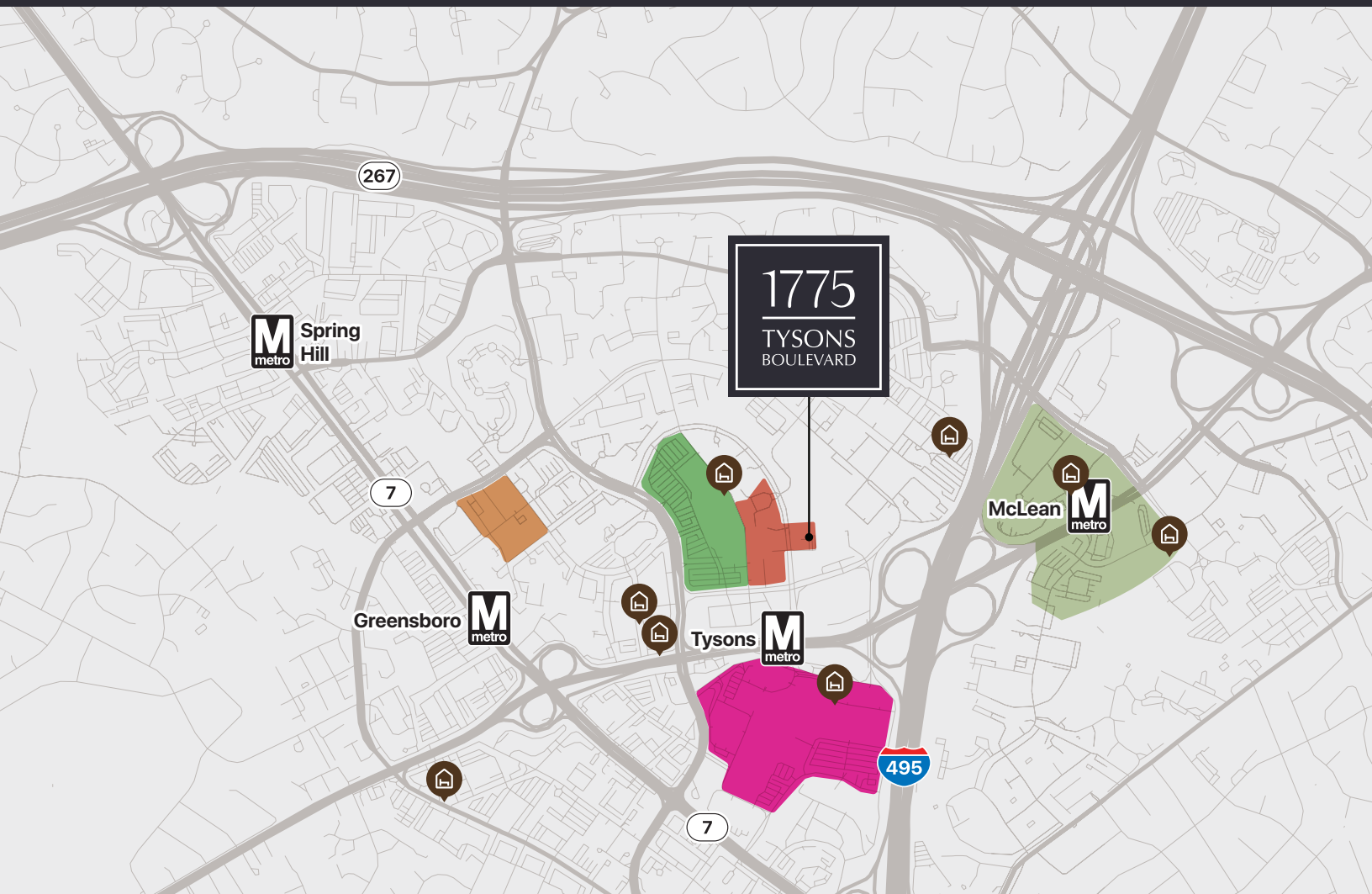
Capital One Center/Scotts Run

Nothing in Between
Ometeo Texmexeria
Ox & Rye
Perch Putt

Starr Hill Biergarten
Sisters Thai Tysons
Ship Garten
Stellina Pizzeria
Wegmans
Wren

Hotels

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



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