



1725
TYSONS
BOULEVARD



TYSONS II



LERNER

Building Information



Lerner Enterprises is pleased to announce the development of 1725 Tysons Boulevard, a 21-story cutting edge trophy office tower designed by the award-winning architectural firm Gensler.

LOCATION

The Corporate Office Centre at Tysons II - Tysons, Virginia.

Highly visible Tysons commercial property with immediate access to the Dulles Toll Road, Capital Beltway and I-495 Express Lanes. Conveniently located one block from the Tysons Corner Metro Station and within walking distance to amenities such as Tysons Galleria and Tysons Corner Center. Served by regional bus system and local bicycle routes.

AVAILABLE

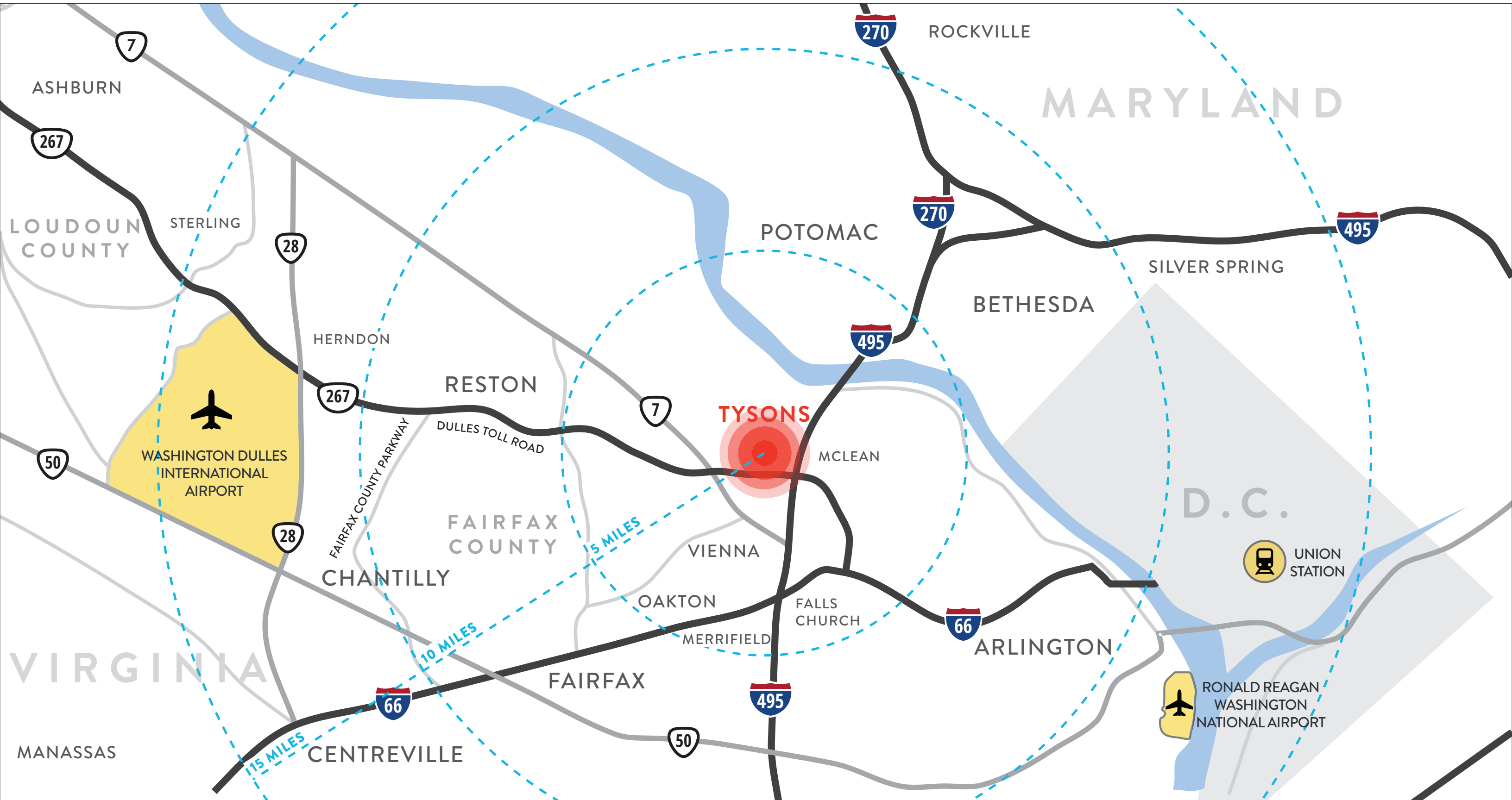
489,545 rentable square feet

BUILDING FEATURES

- Designed for LEED Platinum Certification
- 360° Views
- Column free floor plates ranging from 25,050 RSF-29,530 RSF
- 10'-0" finished ceilings
- Iconic lobby design
- Touchless entry and access controls
- Touchless destination dispatch elevators
- Merv 13 air filtration systems
- Fine dining restaurant and cafe
- Spa-quality fitness center, gaming lounge and conference center
- Rooftop lounge and terrace
- Parking ratio of 2.6

SITE FEATURES

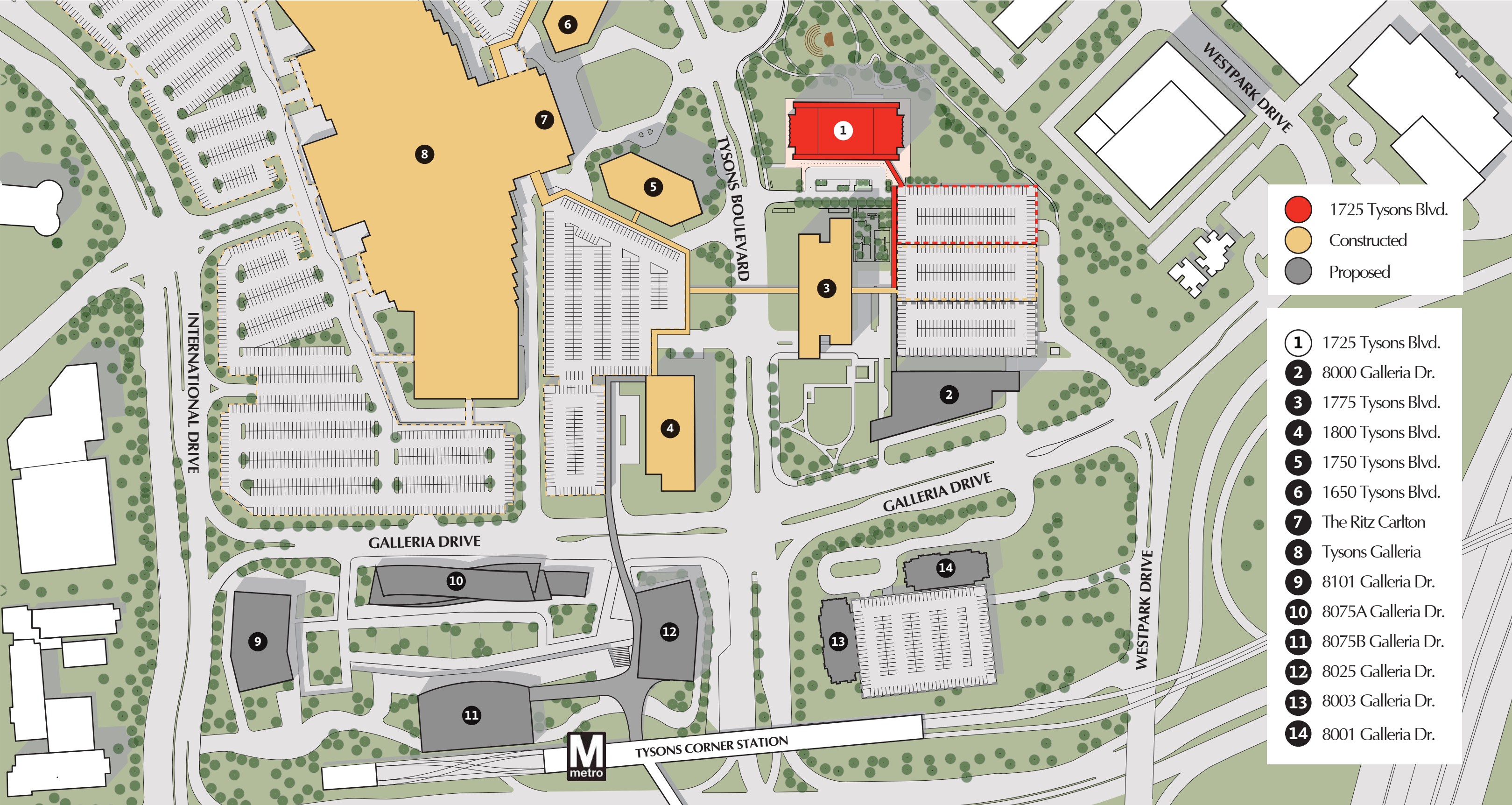
- Tysons II is a 117-acre mixed-use development
- High visibility from Capital Beltway and Route 123
- Premier office and retail campus
- Luxury hotel, meeting facilities and dining options
- Luxury residential condominiums
- Enclosed climate controlled pedestrian walkway that connects to adjoining office buildings, multi-level covered parking garages and Tysons II amenities
- 24 hour on-site security
- Mature tree-lined roadways
- Tysons II park and trail system
- Expansive outdoor amphitheater

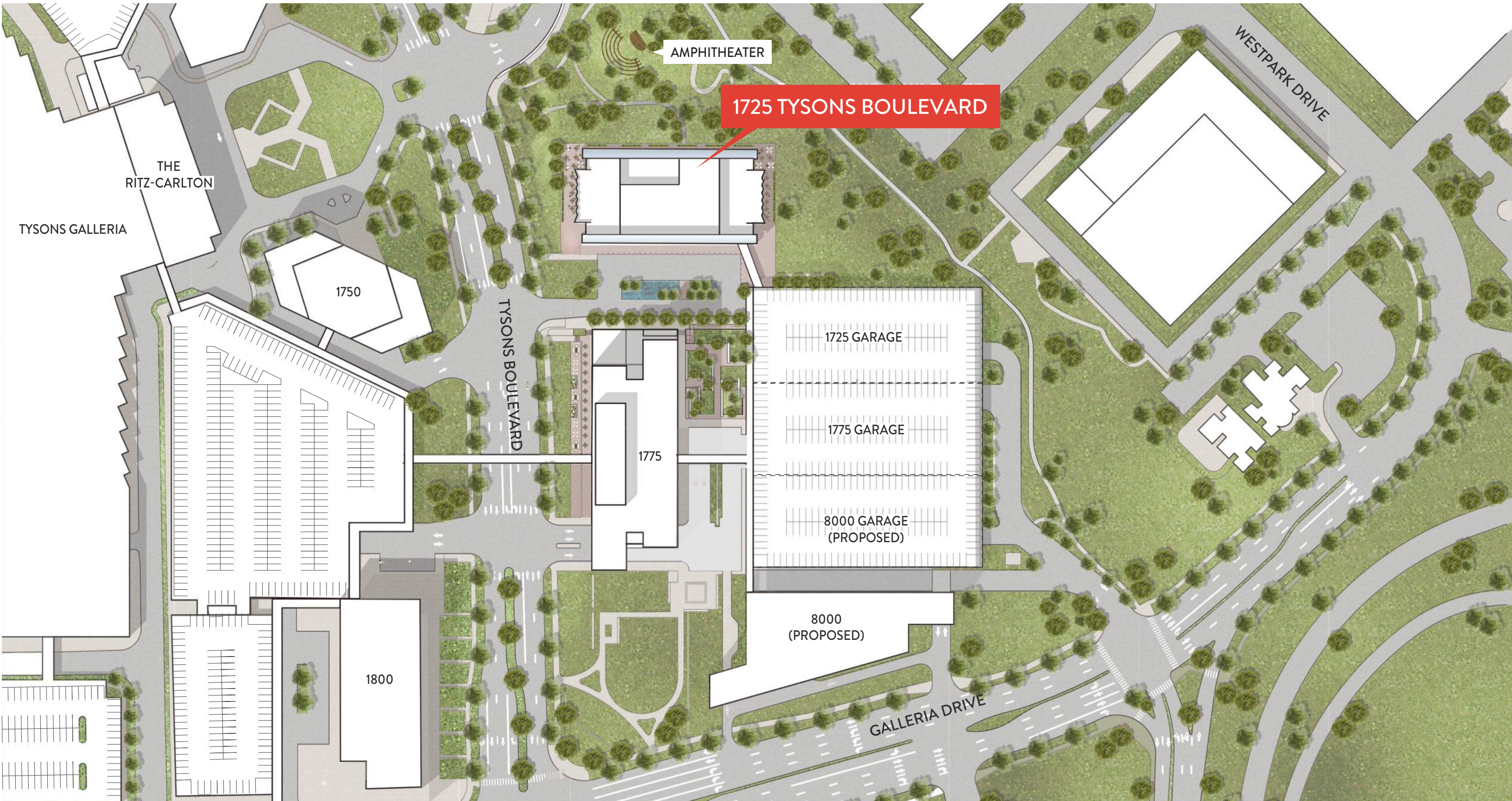






Tysons II Master Plan











Northeast View

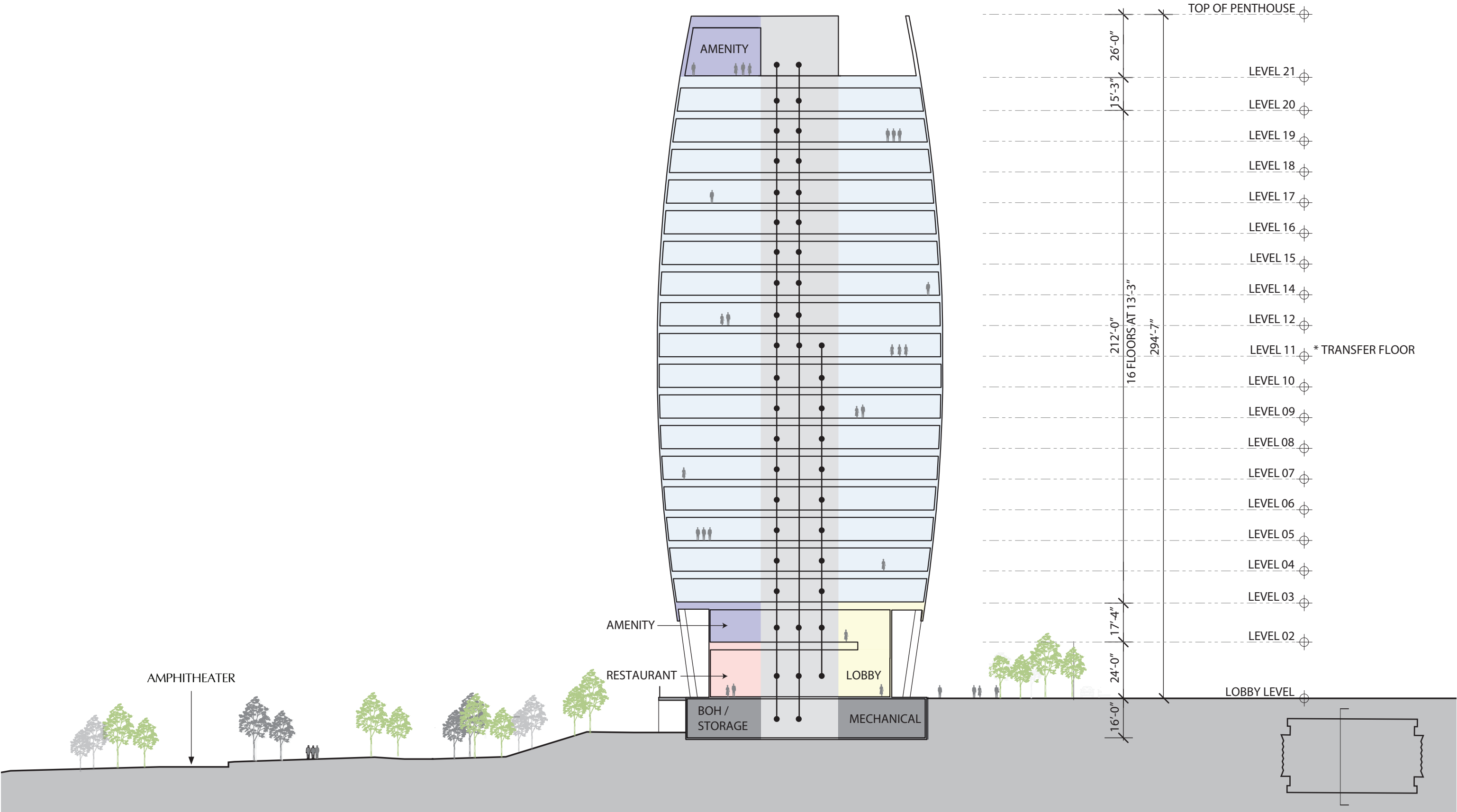


Floor Area Table

Floor	Program		RSF	
21	Amenity	Mech.	0	
20	Office		25,850	
19	Office		26,730	
18	Office		27,490	
17	Office		28,130	
16	Office		28,655	
15	Office		29,065	
14	Office		29,355	
12	Office		29,530	
11	Office (Transfer floor)		28,765	
10	Office		28,765	
9	Office		28,590	
8	Office		28,300	
7	Office		27,890	
6	Office		27,365	
5	Office		26,725	
4	Office		25,960	
3	Office		25,050	
2	Amenity		0	
1	Lobby	Restaurant	Café	11,135
LL	BOH / Storage			6,195
Total				489,545

Estimated areas are subject to change, pending design development and detailed BOMA analysis

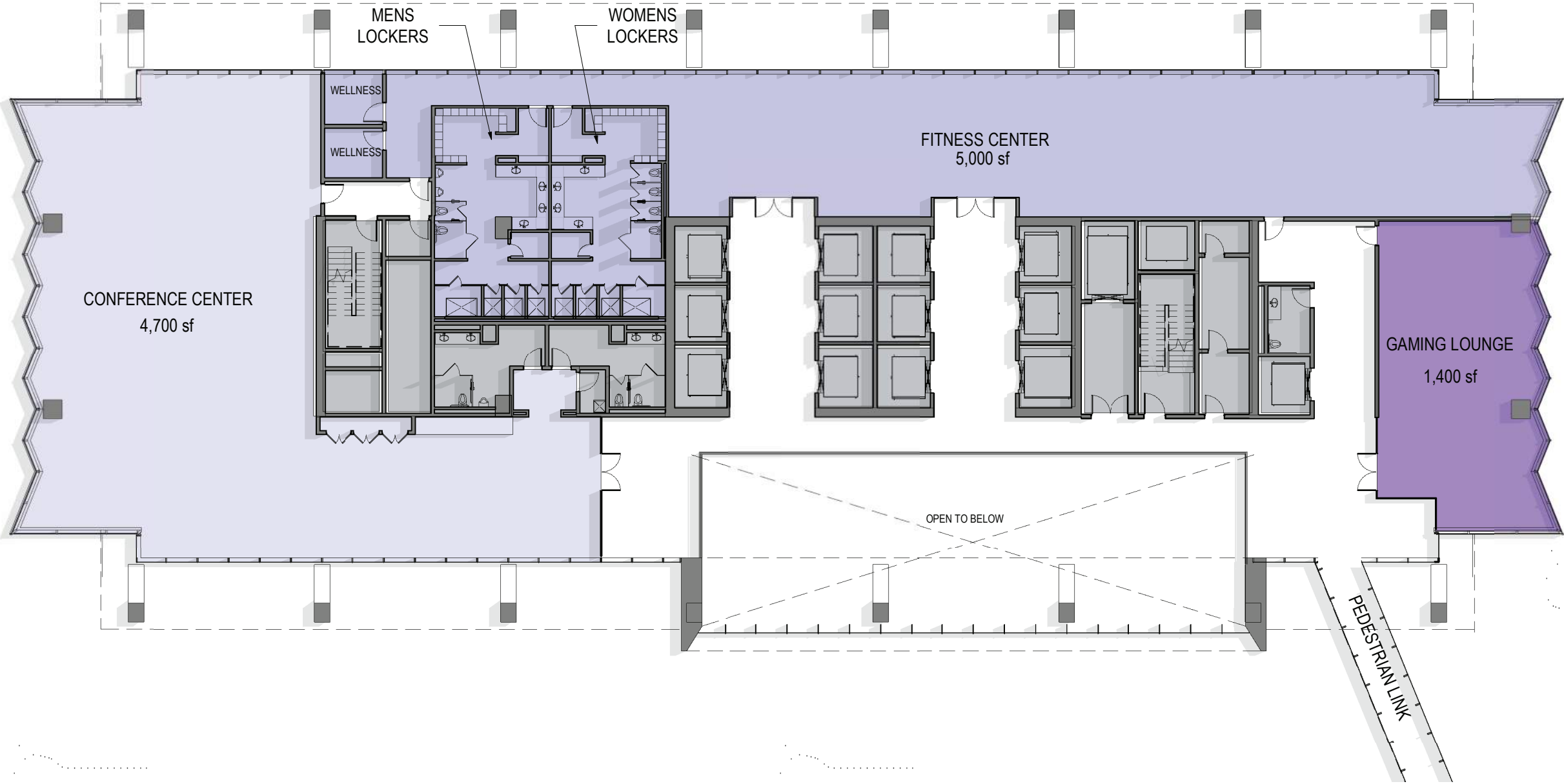
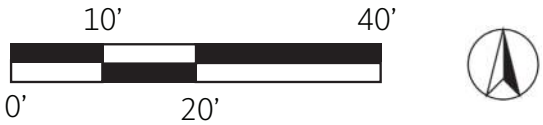
North-South Section



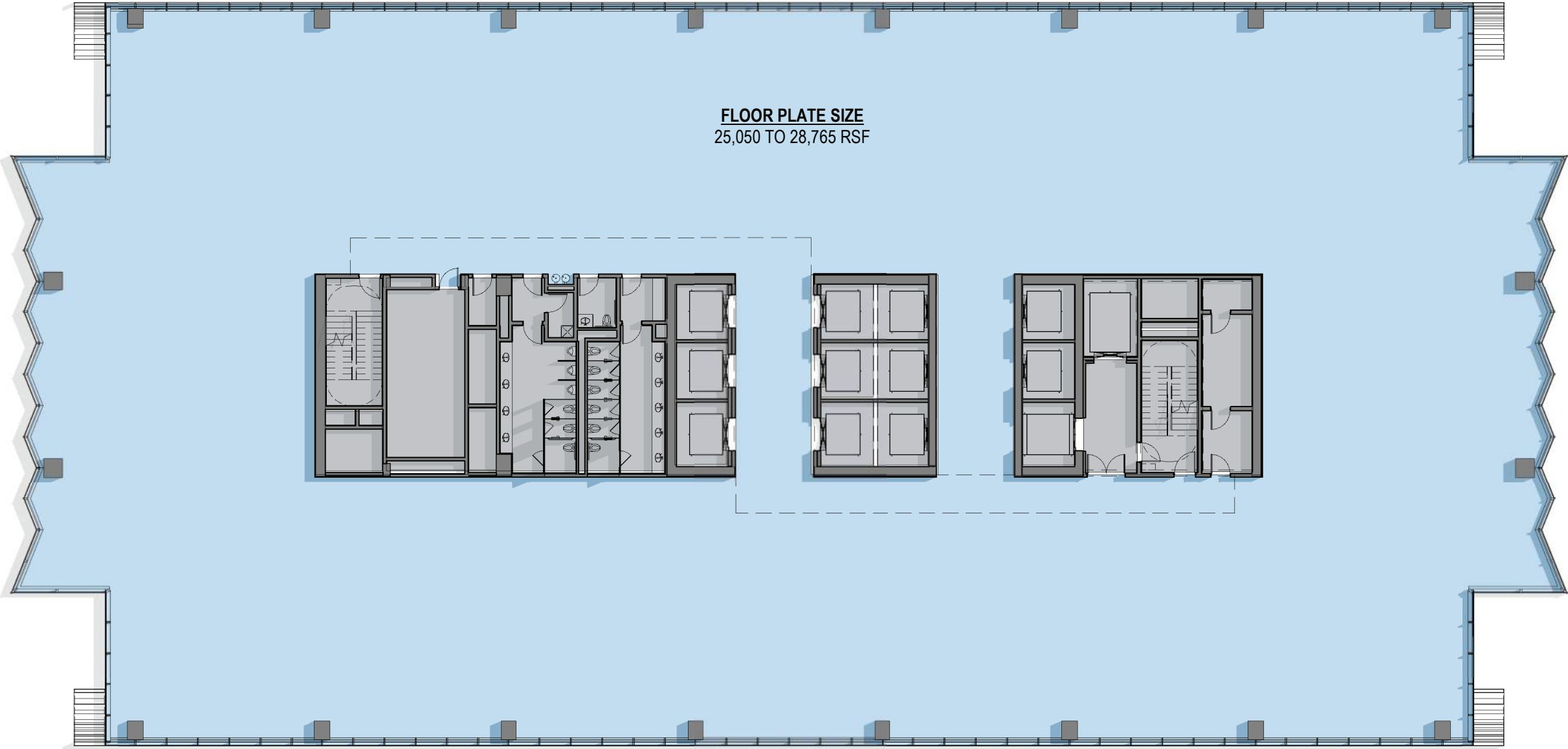
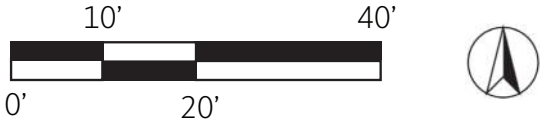
Lobby Level Plan



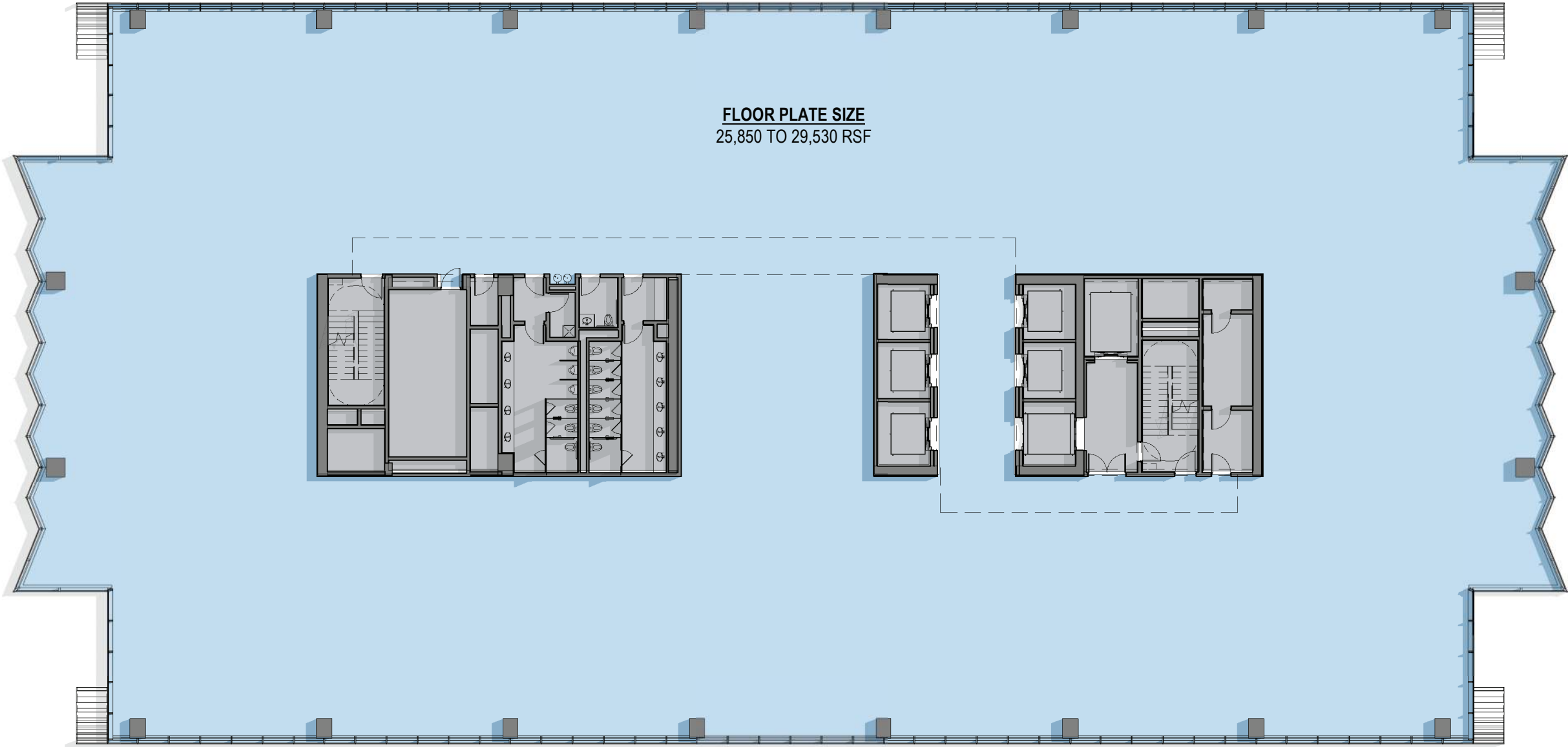
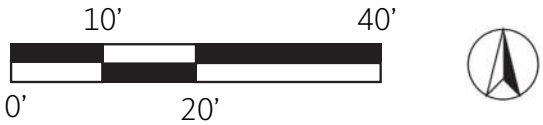
Level 02 Floor Plan

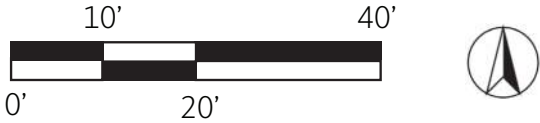


Typical Low-Rise Office Floor Plan

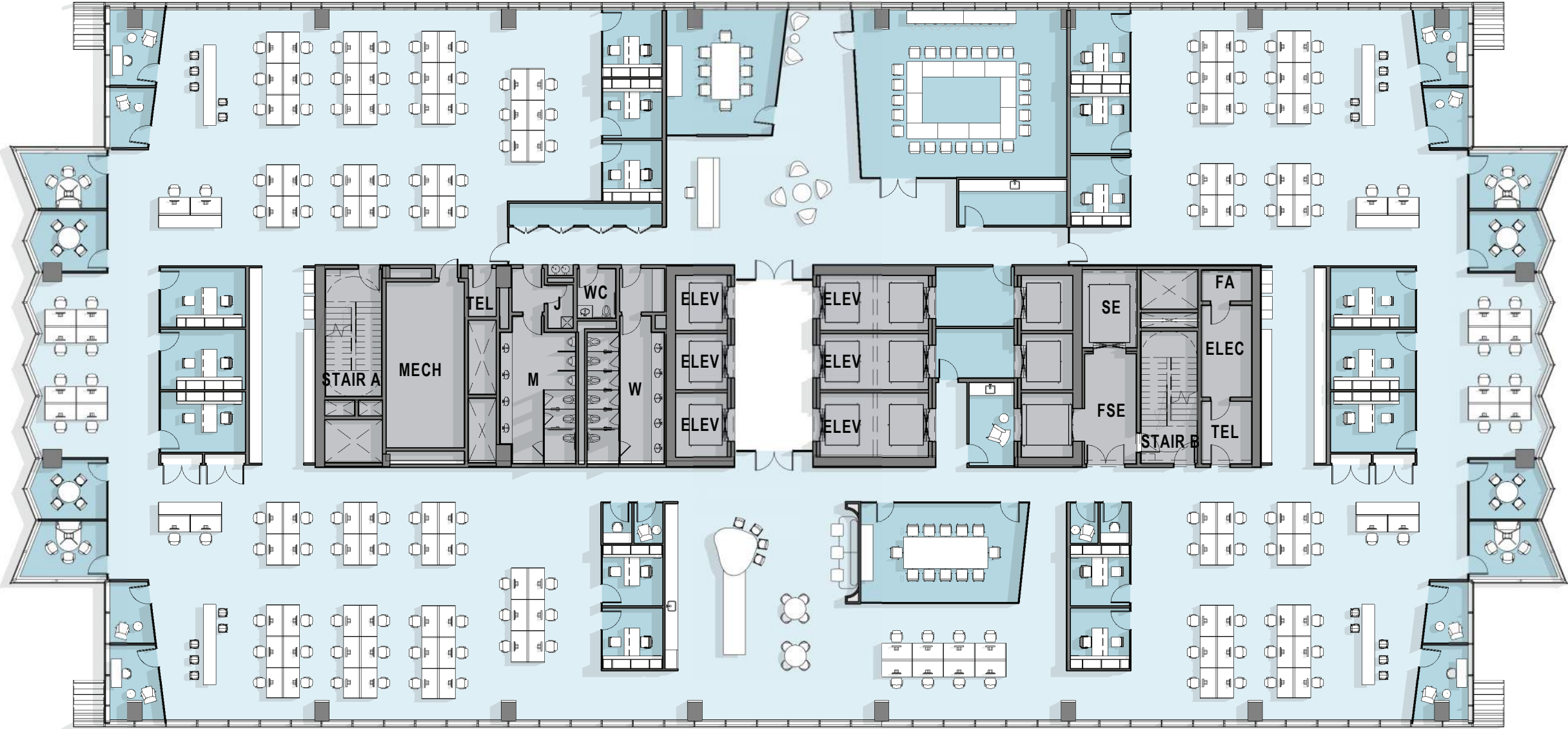


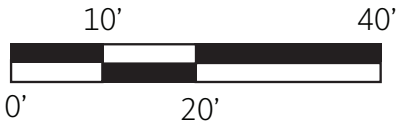
Typical High-Rise Office Floor Plan

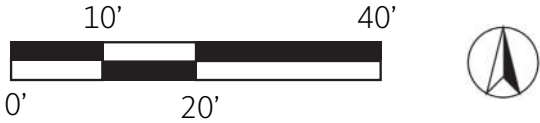




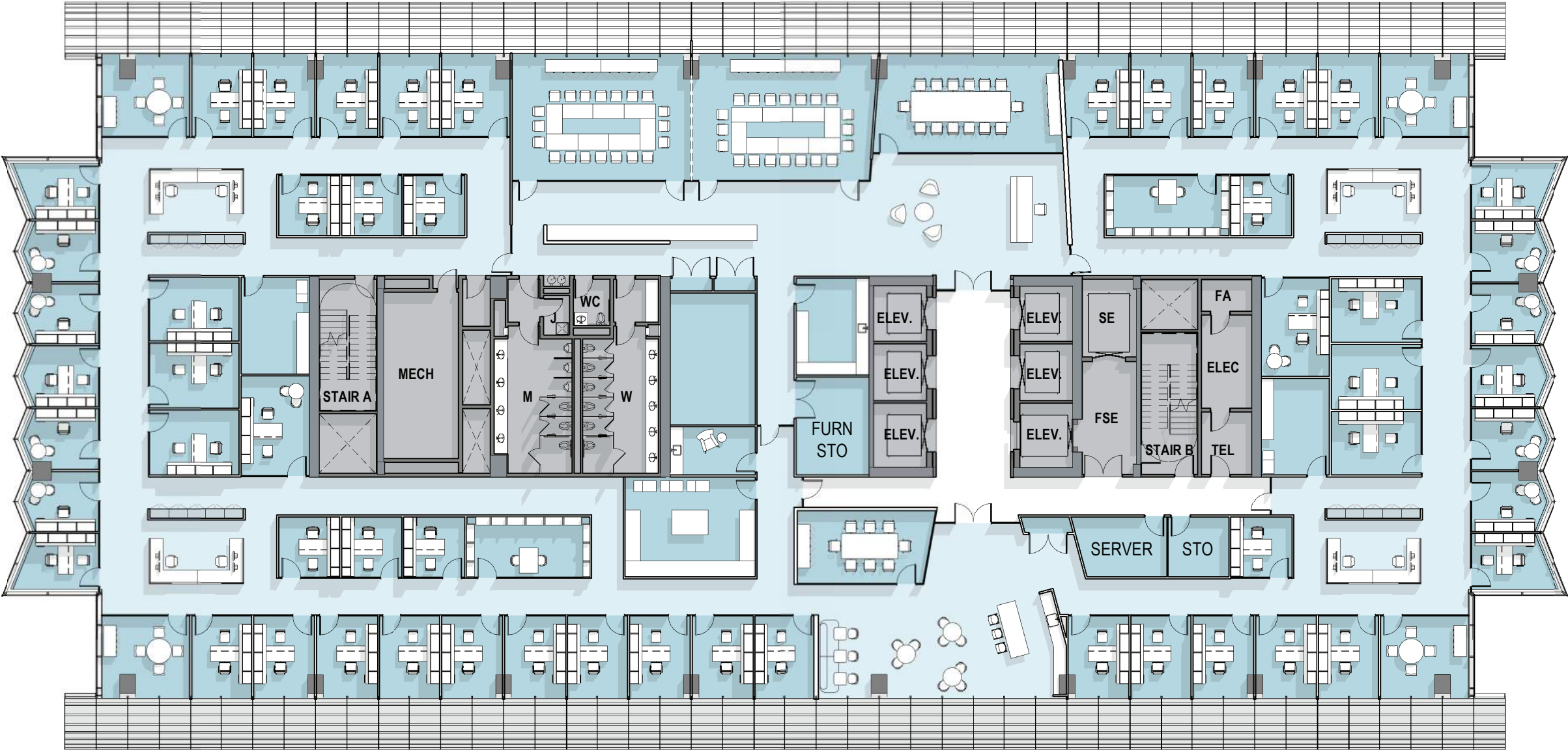
27,890 RSF | 164 SEATS



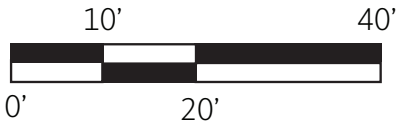




25,850 RSF | 63 SEATS



Multi-Tenant Test Fit | High-Rise (Level 20)



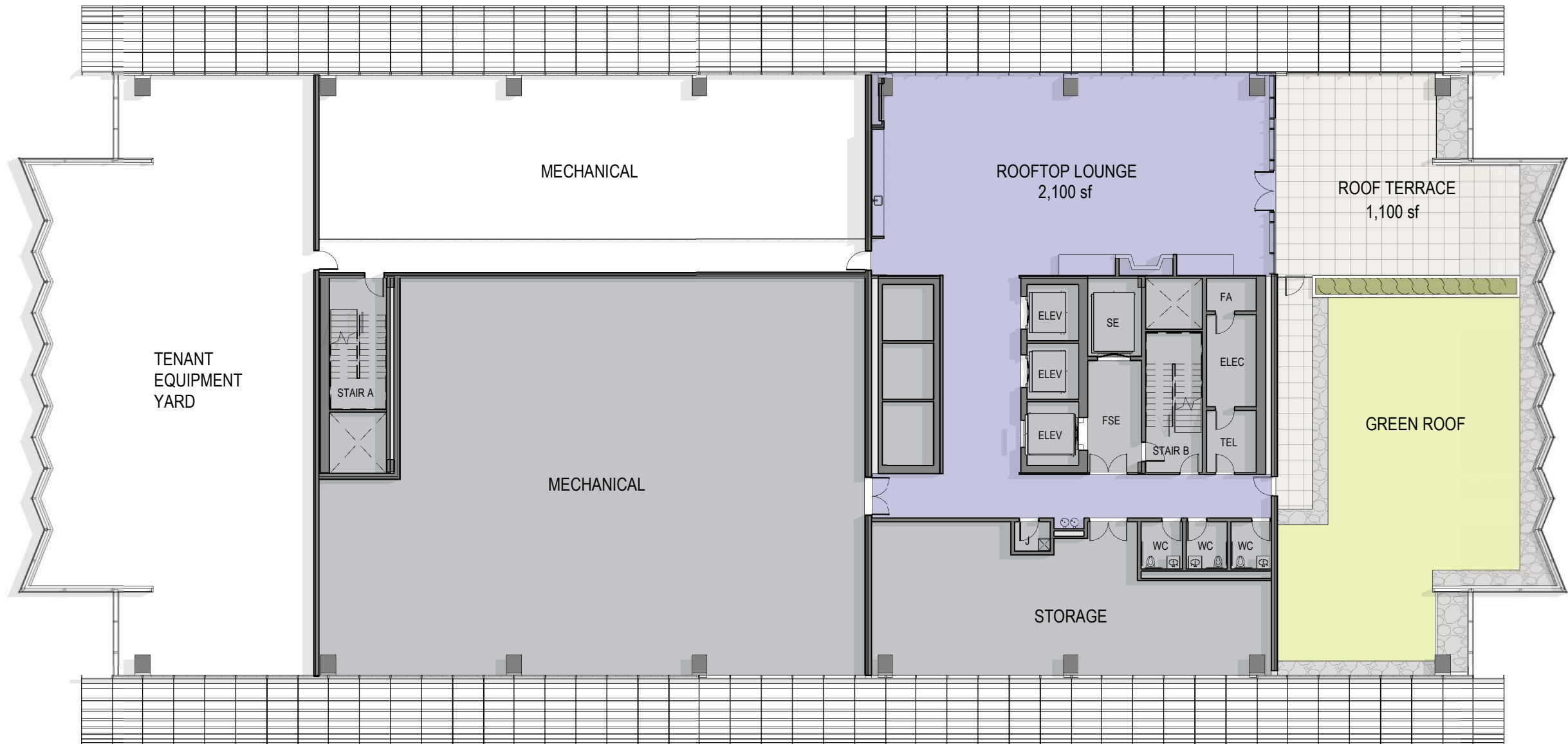
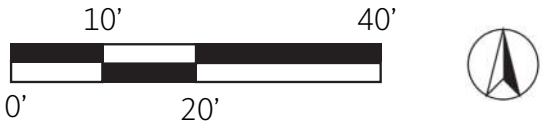
5,035 RSF | 28 SEATS

8,911 RSF | 21 SEATS



9,804 RSF | 68 SEATS

Level 21 Floor Plan



Typical Office Floor Section



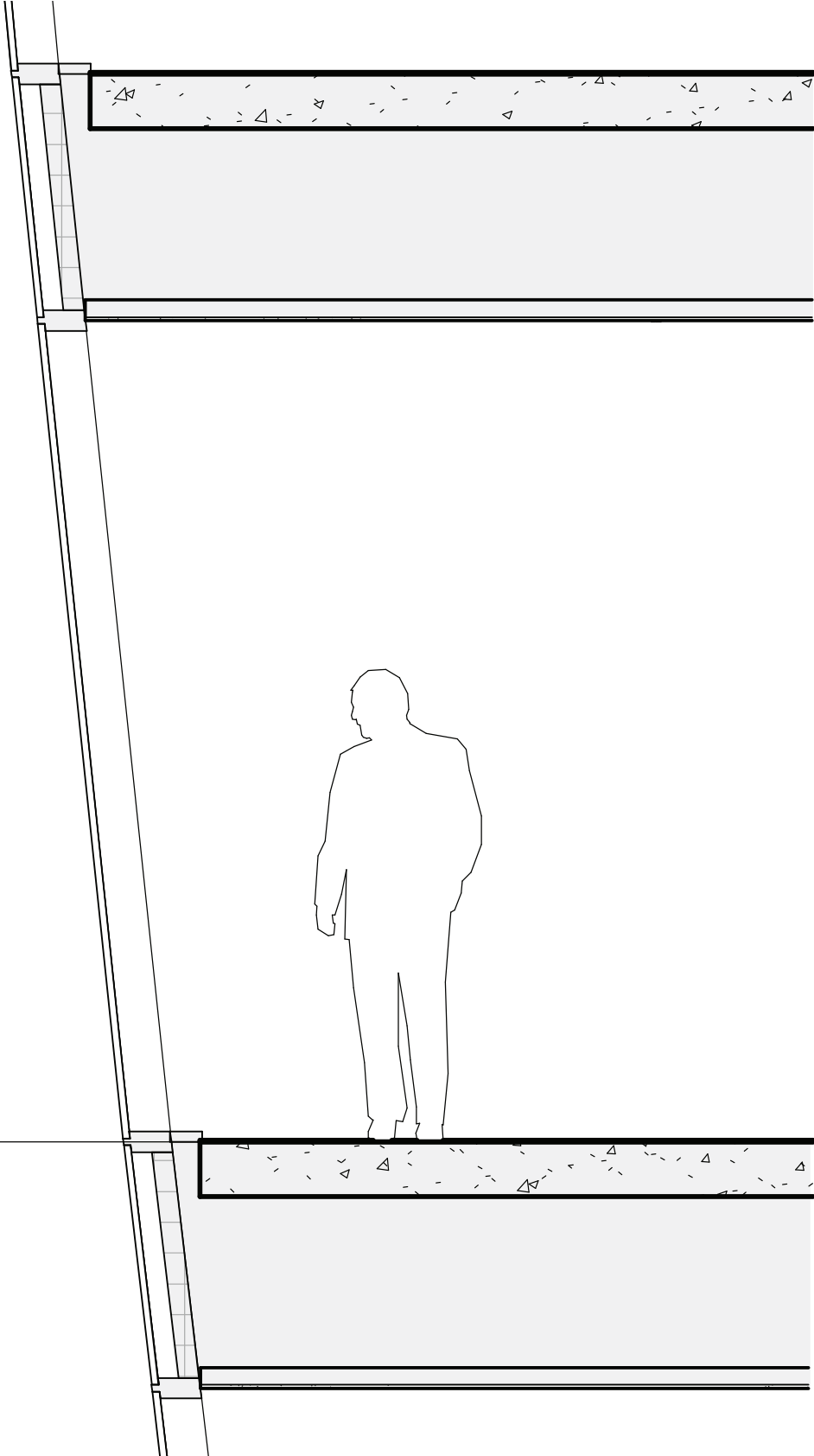
EXTERIOR VIEW



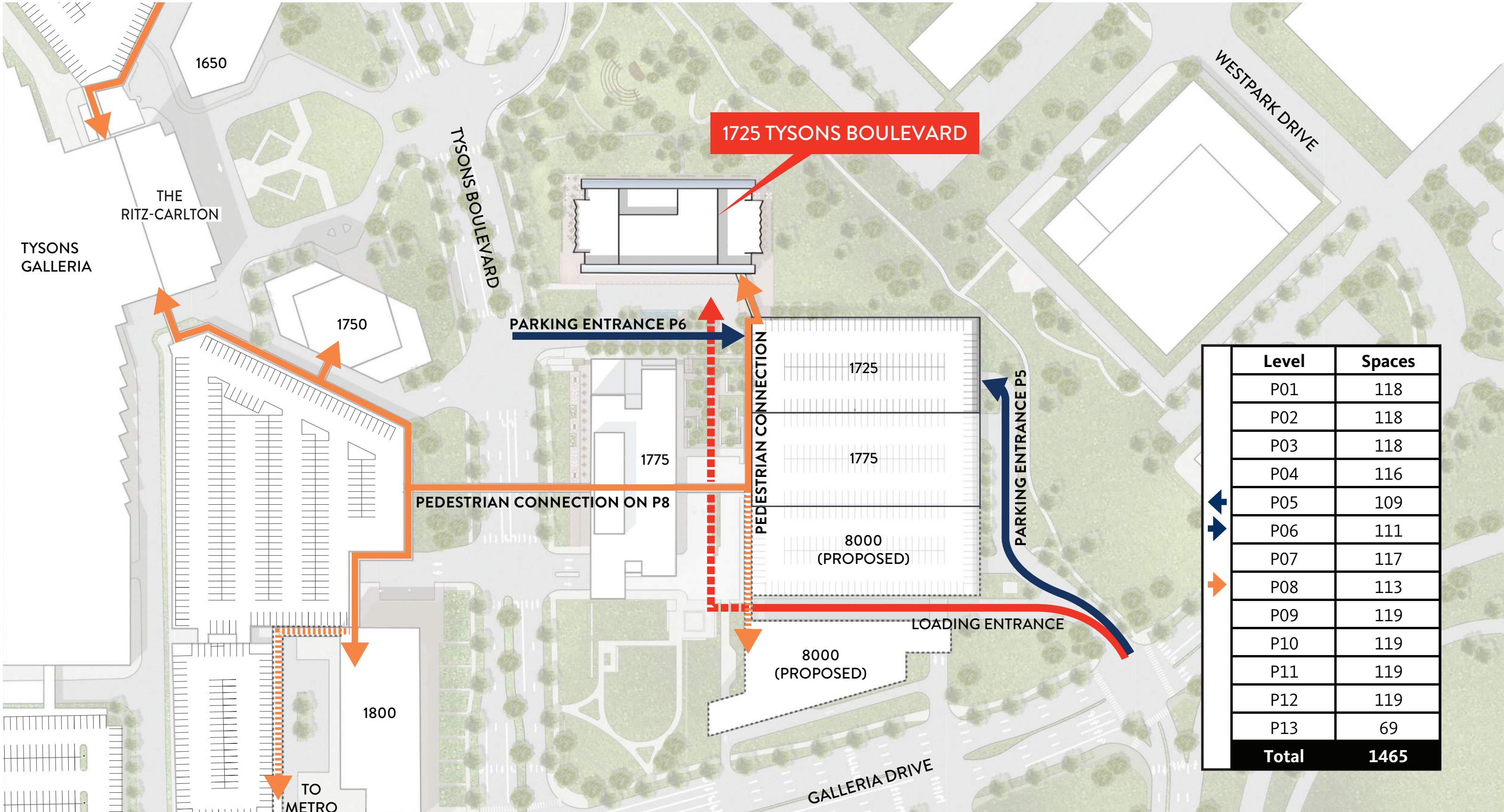
INTERIOR VIEW

13'-3" FLOOR TO FLOOR
10'-0" CLEAR HEIGHT

3'-3"

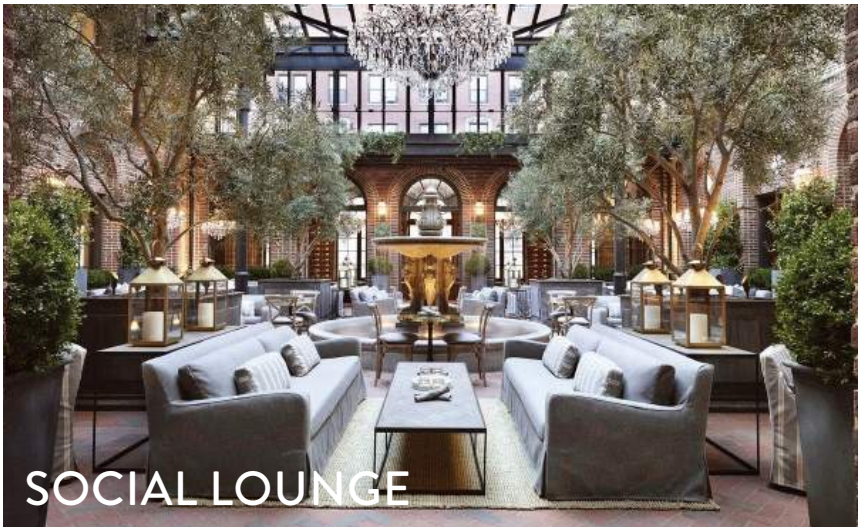
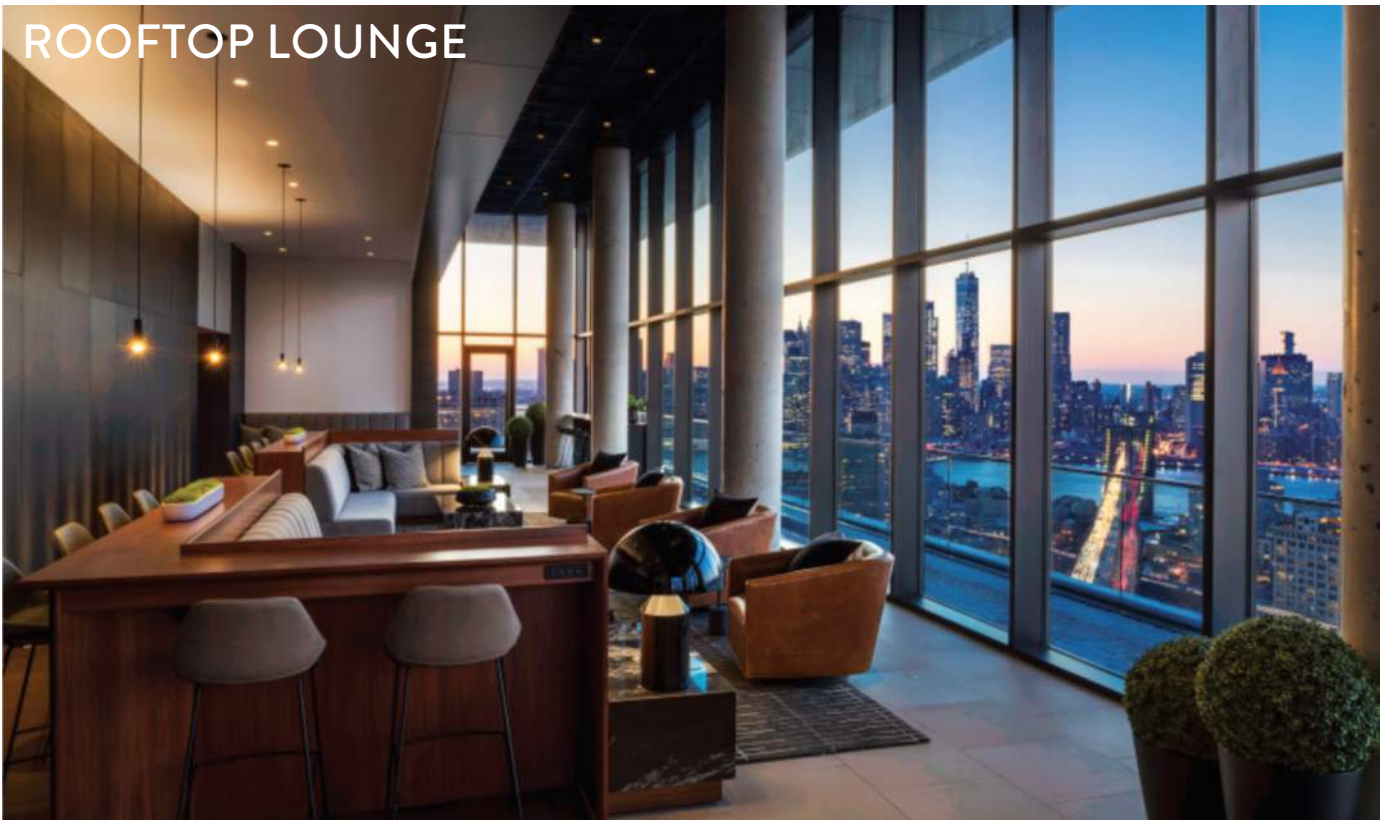


Site Access Parking and Loading



Level	Spaces
P01	118
P02	118
P03	118
P04	116
P05	109
P06	111
P07	117
P08	113
P09	119
P10	119
P11	119
P12	119
P13	69
Total	1465

Amenity Precedent Images



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