



1800
TYSONS
BOULEVARD

PROPERTY OVERVIEW

This world-class office tower features an award-winning design by the internationally acclaimed architectural firm kohn pedersen fox associates of New York.

12 stores | 320,000 SF

Scenic views of Washington, D.C. and Virginia

One block to Tysons Corner Metro Station (with luxury Courtesy Shuttle)

Enclosed climate-controlled walkway connects all Tyson II properties

Five-star amenities include premier on-site concierge service

Developed, owned and managed by Lerner



1800 TYSONS BLVD

AVAILABILITY

UP TO
186,000 SF
AVAILABLE
Q1 2022

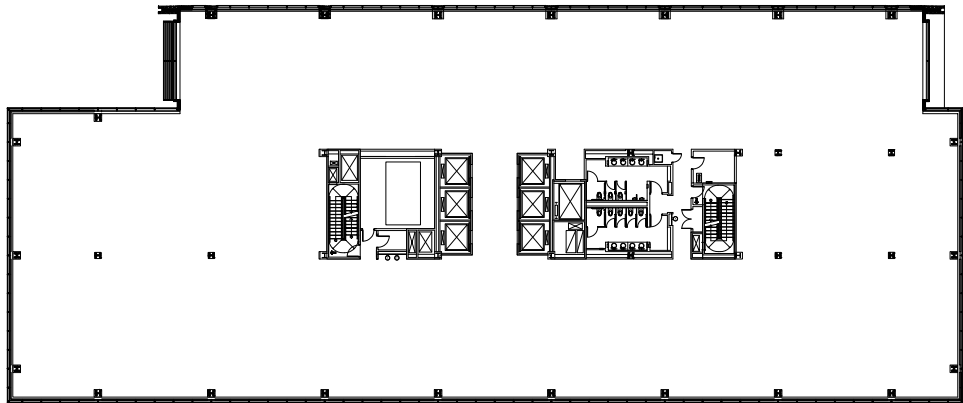
26,572 SF	
26,572 SF	
26,572 SF	
26,572 SF	
26,572 SF	
26,572 SF	
26,572 SF	
26,572 SF	
Leased	2,303 SF
Leased	
Leased	
Leased	
BRAND NEW AMENITY CENTER DELIVERING 2022	Lobby

WORLD CLASS OFFICE BUILT TO SPARK INNOVATION

FULL FLOORS BUILT FOR
FLEXIBILITY

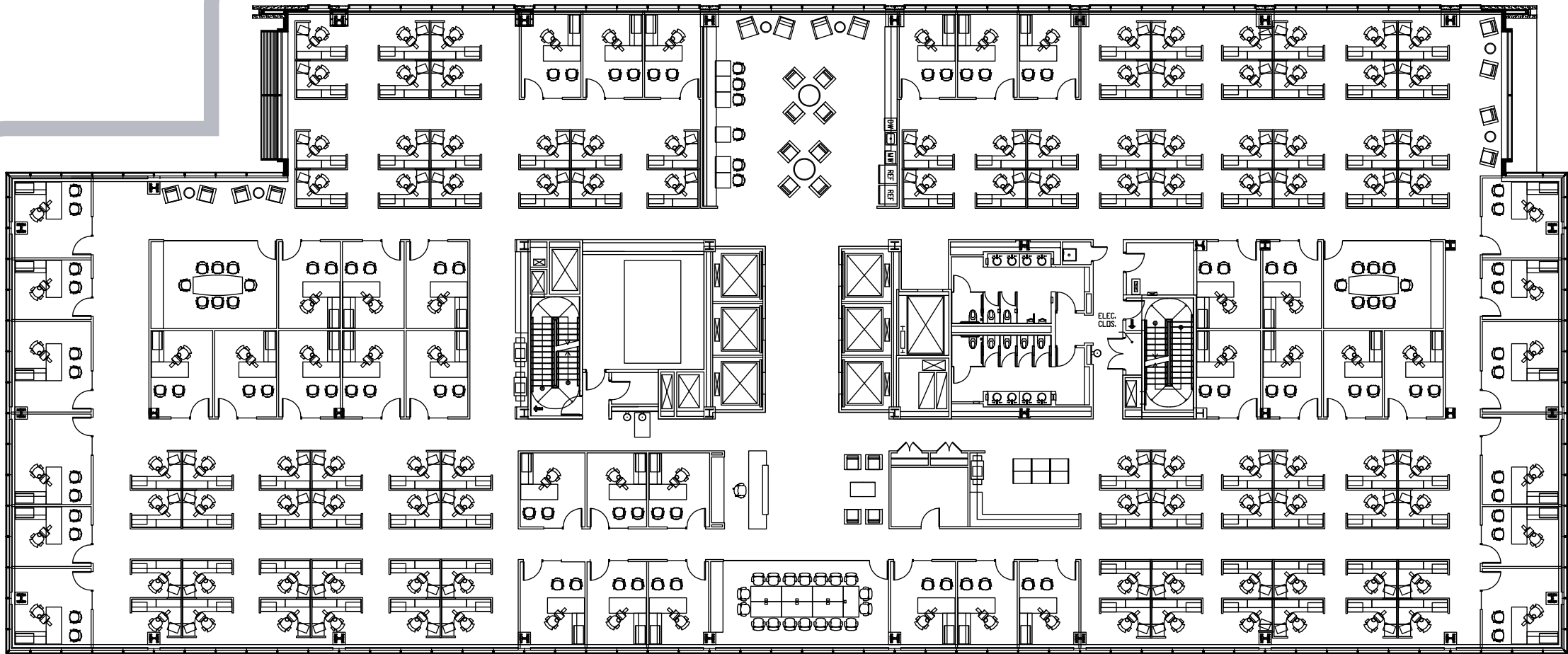
26,572 SF floorplate with a flexible design
ideal for open or closed layouts

SHELL



SCENIC VIEWS

CONCEPTUAL



AMPLE DAYLIGHT

WORLD CLASS OFFICE BUILT TO SPARK INNOVATION



BRAND NEW 15,000 SF RESORT QUALITY AMENITY CENTER ON THE MAIN LEVEL, DELIVERING 2022, WITH EXPANSIVE ELEMENTS INCLUDING:

- Brand new 15,000 SF resort quality Amenity Center on the main level with expansive elements including:
- Fitness center; state-of-the-art cardio and strength training equipment, showers, lockers and complimentary towel service.
- Social lounge with a semi-private area equipped with a fireplace
- Game room featuring billiards, shuffleboard and sport simulators
- Outdoor terrace with soft seating and fire pits.
- Conference center with A/V connectivity and flexible seating arrangements. Ideal for larger scale meetings, seminars and training

• ADDITIONAL AMENITIES INCLUDE:

- Home to Founding Farmers Tysons Restaurant
- Access to adjacent 1750 Tysons Blvd conference facility with seating capacity for approximately 60 guests
- Concierge and 24/7 security



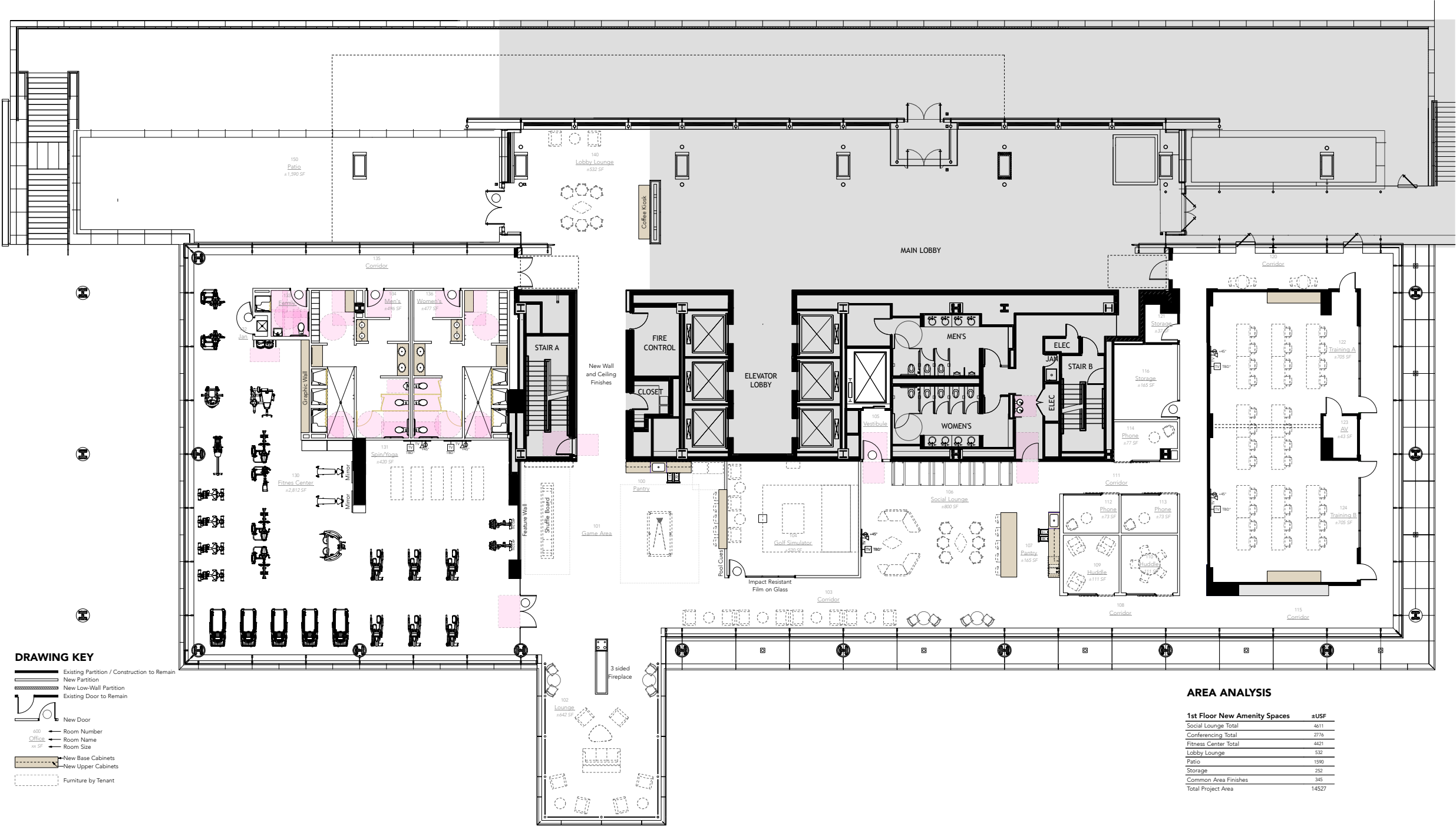
WORLD CLASS OFFICE IN AN UNBEATABLE LOCATION



- Enclosed climate-controlled walkway connecting all of Tysons II, including Tysons Galleria and The Ritz Carlton
- 2.6/1,000 SF covered parking
- One block to Tysons Corner Metro Station
- Courtesy 14-passenger luxury shuttle to metro
- Unbeatable access to the region's major road network and 495 Express Lanes



AMENITY CENTER



AMENITY CENTER – SOCIAL LOUNGE



AMENITY CENTER – GAME AREA



AMENITY CENTER – FITNESS CENTER



TYSONS DEMOGRAPHICS

12TH
LARGEST
OFFICE MARKET
IN THE U.S.A

4TH
LARGEST
OFFICE MARKET
ON EAST COAST



OVER
28M SF
OF OFFICE SPACE



OVER
23M SF
OF PLANNED OFFICE
DEVELOPMENT



4 METRO STATIONS
ALONG METRO'S
NEW SILVER LINE

\$176K
AVERAGE
HOUSEHOLD INCOME
WITHIN A FIVE-MILE
RADIUS



OVER
120K
EMPLOYEES



OVER
7K
EMPLOYERS



ALMOST
6M SF
OF RETAIL

OVER
25M SF
RESIDENTIAL, HOTEL,
AND RETAIL DEVELOPMENT
PLANNED



8
FORTUNE 500
COMPANY
HEADQUARTERS



6 WITH MAJOR
OFFICES

CONNECTIVITY OVERVIEW



FLY

Tysons is fewer than 13 miles from both Dulles International Airport and Ronald Reagan National Airport



METRO/RAIL

Direct Silver Line Metro access to the Tysons Corner Metro Station with luxury Courtesy Shuttle to all Tysons II properties



BUS

Eighteen frequent and convenient transit lines and three circulator routes run in and out of Tysons



BIKE

Bike-friendly urban center located near the Washington & Old Dominion Trail, with conveniently located bike racks and 14 Capital Bikeshare stations at key pedestrian points



PEDESTRIAN LINK

Enclosed climate-controlled walkway connects all Tysons II properties



DRIVE

Drivers enjoy the convenience of structured on-site parking and Express Lanes access points onto the Capital Beltway (I-495) and the Dulles Toll Road (Route 267)



CARPOOL

Connect with rideshare partners online via Commuter Connections to take advantage of HOV lanes in the area



RIDE-SHARING

Uber and Lyft are both available in the Tysons area with easy pickup points in and around Tysons II

THE NEIGHBORHOOD

Founding Farmers
located on-site



1800 TYSONS BLVD



RESTAURANTS

1. The Palm Restaurant
2. Fogo De Chão
3. Founding Farmers
4. **TYSONS GALLERIA**
Andy's Pizza, Cheesecake Factory, Entyse Wine Bar & Lounge, Lebanese Taverna, Maggiano's Little Italy, P.F. Chang's China Bistro, Paul Bakery, Starbucks, Sweetgreen, Urban Plates, Wildfire, Stomping Ground, Donburi DC, Corner Bakery
5. Fleming's Steakhouse
6. Earls Kitchen + Bar
7. Eddie V's Prime Seafood
8. Barrel & Bushel

9. **TYSONS CORNER CENTER**
California Pizza Kitchen, Coastal Flats, Gordon Biersch Brewery, Shake Shack, Silver Diner, & Pizza, Cava Mezze Grill, Chipotle, Jamba Juice, Panera
10. **BORO TYSONS**
North Italia, Tropical Smoothie, Fish Taco, Flower Child, Boro Station Cafe, Starbucks, Perfect Pita, Eat Ban Ban, Greensboro Cafe
11. Härth
12. Kizuna Sushi & Ramen
13. Panera Bread
14. Greenhouse Bistro
15. Ruth's Chris Steak House

16. Potbelly Sandwich Shop
17. The Capital Grille
18. Chima Brazilian Steakhouse
19. Nostos Restaurant
20. BJ's Restaurant and Brewhouse

SHOPPING

1. **TYSONS GALLERIA**
Ann Taylor, Anthropologie, Chanel, Gucci, J. Crew, Neiman Marcus, Ralph Lauren, Saks Fifth Avenue, Williams-Sonoma, Versace, Suit Supply, David Yurman, Hugo Boss, Bonobos, Michael Kors
2. Boro Tysons
The Falcon Lab, Lasik Plus,

- Enterprise, Ethan Allen, Icon Theater, Verizon, Whole Foods
3. REI
 4. Harris Teeter
 5. **TYSONS CORNER CENTER**
Barnes & Noble, Bloomingdale's, Crate & Barrel, Disney, Express, Forever 21, H&M, L.L. Bean, Nordstrom, Apple, Tesla, Microsoft, Lululemon, Adidas, Uniqlo, Warby Parky, Peloton, Madewell
 6. Best Buy
 7. Tiffany & Co.
 8. Whole Foods Market
 - ★ **COMING Q2 2022** - Bowlero, CMX CinéBistro, Arhaus, RH, Crate & Barrel, and more!

HOTELS

1. The Ritz-Carlton
2. DoubleTree by Hilton
3. Hilton
4. Courtyard by Marriott
5. Hyatt Regency
6. Residence Inn

FITNESS

1. The Ritz-Carlton Boutique and Day Spa
2. Sanctuary Cosmetic Center
3. Tysons Sport & Health
4. The Red Door
5. Equinox
6. [solidcore]
7. OrangeTheory
8. F45

WWW.TYSONS2.COM

PAGE 13

ACCESSIBILITY



INTERSTATE ACCESS

Multiple points of egress allow for easy access to the interstate



HOV LANES AVAILABLE

ACCESSIBILITY

DULLES
INTERNATIONAL
AIRPORT



POTOMAC

270

BETHESDA

TYSONS

WASHINGTON, DC

REAGAN
INTERNATIONAL
AIRPORT



**DRIVE
TIMES**

11
Minutes to
I-270

14
Minutes to
Potomac

17
Minutes to
Dulles International

20
Minutes to
Reagan International

21
Minutes to
Bethesda

23
Minutes to
Washington, DC

BUILDING SPECIFICATONS

LOCATION AND ACCESS

The Corporate Office Centre at Tysons II in Tysons, Virginia

One block to Tysons Corner Metro Station (Silver Line)

Luxury courtesy shuttle to Tysons Corner Metro Station

Enclosed climate-controlled walkway connects all of Tysons II's buildings

Convenient access to 495 Capital Beltway and it north and south Express Lanes, the Dulles Toll Road and the regional highway network including I-66

BUILDING SIZE

12 stories

Typical floor plate size: 26,572

PROPERTY MANAGEMENT

First-class property management by Lerner

SECURITY AND CONCIERGE

On-site security personnel - including roving security - monitor the grounds and parking garage, including courtesy patrol vehicle

24/7 access by tenants via an electonic security system with card-key access by Datawatch Security Systems

Premier on-site concierge service provided 8am to 5pm, Monday through Friday

STRUCTURAL SYSTEM

Cast-in-place concrete with a design floor load of 100 PSF

LOBBY

Stunning two-story lobby with commissioned artwork

Finishes include granite floors and walls

ELEVATORS

Six 3,500 lb. passanger elevators

One 3,500 lb. garage elevator

One 5,000 lb. freight elevator

Window Treatments

One-inch aluminum blinds

RESTROOMS

Elegant and contemporary finishes include porcelain tile floors and walls, wood partitions, marble countertops and hands-free fixtures

HVAC SYSTEMS

Central plant-chilled water system with variable air-handling units on each floor

Tenant-installed VAV boxes

Tenant-installed DDC controls

Programmable web-based energy-management system allows for remote monitoring and control of temperature zones

STANDBY POWER

Backup generator for life-safety and criitical base building systems

ELECTRICAL SYSTEM

Typical office floor electrical distribution includes two watts per USF for lighting and five watts per USF for receptacles

FIRE AND LIFE-SAFETY SYSTEMS

Central addressable fire alarm system

Automated sprinkler system

FINISHED CEILING HEIGHTS

Typical ceiling height 13'-0", deck to deck

8'-6" finished ceilings

LOADING DOCK

Below-grade loading dock

Includes two dock bays

TELECOMMUNICATIONS

Each floor has a telecom closet with sleeves located in the building's core, which connects to the main telephone room

PARKING

Abundant covered parking for employess and visitors in the adjacent secure garage, connected to the building by a climate-controlled pedestrian walkway

ON-SITE AMENITIES

First Floor

Founding Farmers

Ninotch

Lower Level

Health club with state-of-the-art fitness equipment with integrated TVs, elegant locker rooms with complimentary towel service, Wi-Fi and personal training available

Main Level

Brand new 15,000 SF resort quality Amenity Center with expansive elements delivering 2022

AVAILABLE TELECOM CARRIERS



Ashley Sakalski
443.759.0395
ashley.sokalski@gigstream.com



Chris Chamberlain
703.443.8274
chris.chamberlain@broadaspect.com



866.364.6033
sales@zayo.com



866.349.0134



877.219.3898



866.456.9944



Jon Dow
703.434.8502
jon.dow@crowncastle.com

1800
—
TYSONS
BOULEVARD

BRIAN F. TUCKER
SENIOR MANAGING DIRECTOR
703.485.8883
brian.tucker@am.jll.com

YORKE ALLEN
MANAGING DIRECTOR
703.485.8722
yorke.allen@am.jll.com

LEE BRINKMAN
SENIOR ASSOCIATE
703.891.8373
lee.brinkman@am.jll.com

