

ONE TYSONS EAST



A BUILDING DESIGNED TO **CULTIVATE**
GREAT EXPERIENCES

DESIGNED FOR THE **INSPIRED IN LIFE**

Work is about more than just earning a living—it's a powerful source of meaning for people. But the world of work still has a lot of ordinary spaces and not enough great places. That's what inspired us to create One Tysons East—a building designed to cultivate great experiences for people who crave meaningful work and are making a positive mark in the world.

Developed by Akridge and the Ronald D. Paul Companies, One Tysons East is a boutique building for businesses committed to giving their talented people what they need to do great work. An extraordinary place that challenges the Tysons status quo with the total comfort of seamless access and joy of an engaging environment for those seeking a higher experience at work.





IDEALLY SITUATED FOR SEAMLESS ACCESS

One Tysons East provides paramount access and the most transportation options.

- **Capital Beltway**
(I-495 North) 0.2 miles
- **495 Express Lanes**
0.2 miles
- **I-66**
0.4 miles
- **Dulles Toll Road**
Two minutes
- **McLean station**
Two minute walk
- **Tysons Corner station**
One Metro stop
- **Wiehle-Reston East station**
Four Metro stops
- **Ballston-MU station**
Two Metro stops
- **Clarendon station**
Three Metro stops
- **Foggy Bottom-GWU station**
Seven Metro stops

LOCATION
& ACCESS

1690 OLD MEADOW ROAD
TYSONS, VIRGINIA 22102

ONETYSONSEAST.COM
703.485.8800

ACCESS & CONVENIENCE

- Immediate access to the Capital Beltway (I-495), 495 Express Lanes, I-66, and the Metro
- One Metro stop to Tysons Corner station
- Three high-end hotels within one mile radius



PEDESTRIAN-FRIENDLY



SITE PLAN
GROUND LEVEL

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OPTIMIZED FOR WORKING WELL

One Tysons East offers a distinctive presence for Clients. From the outside, the curved and layered shape of the building stand out from other Class A offices in the new Tysons skyline.

Inside, the experience is geared toward human comfort, wellness, and performance. Floor-to-ceiling windows, expansive views, and generous ceiling heights make the interior open, flexible, and filled with daylight. Column-free floor plates afford Clients countless options for user-shaped and activity-based workspaces.

WORKSPACE
OVERVIEW

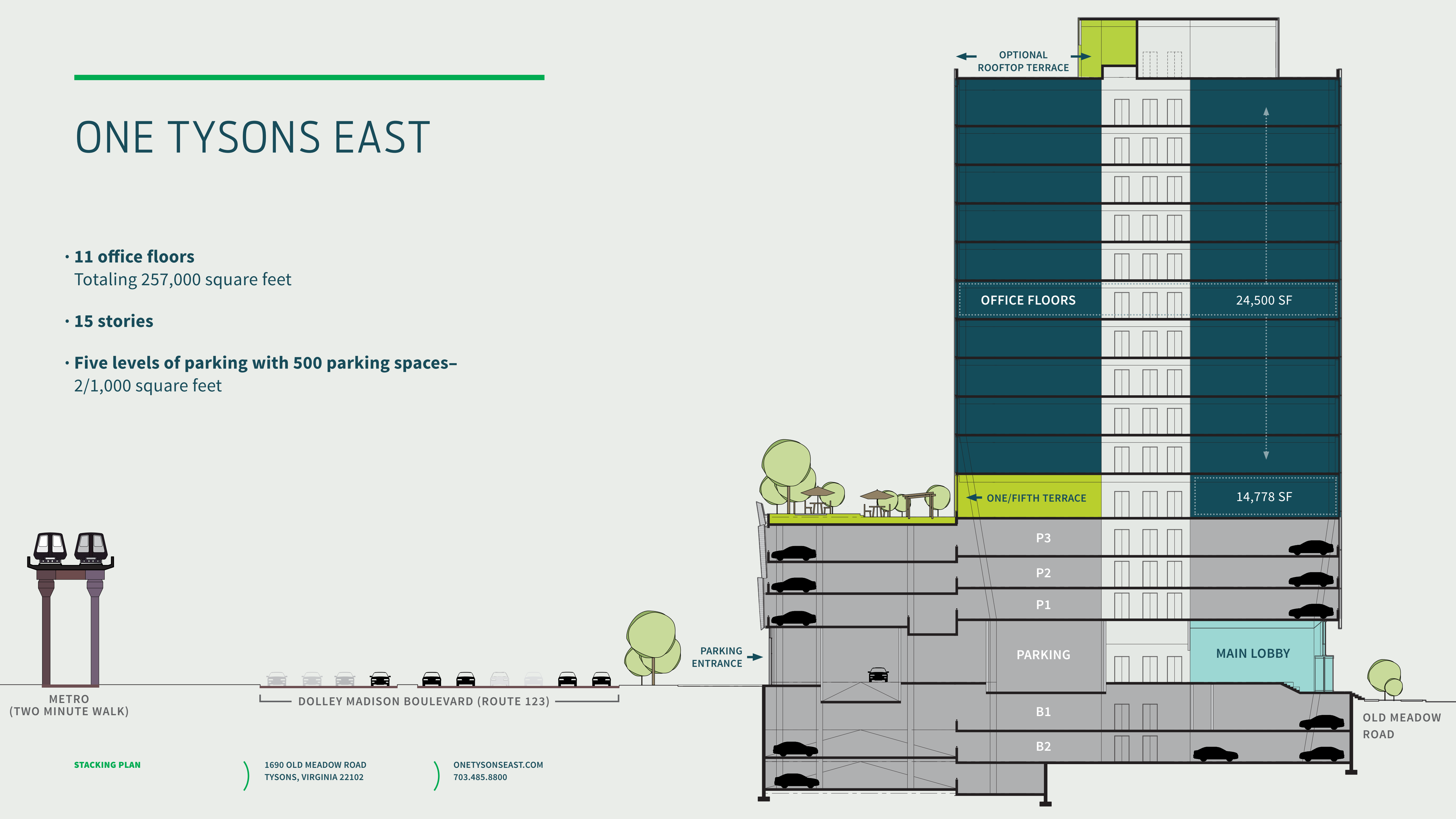
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ONE TYSONS EAST

- **11 office floors**
Totaling 257,000 square feet
- **15 stories**
- **Five levels of parking with 500 parking spaces–**
2/1,000 square feet

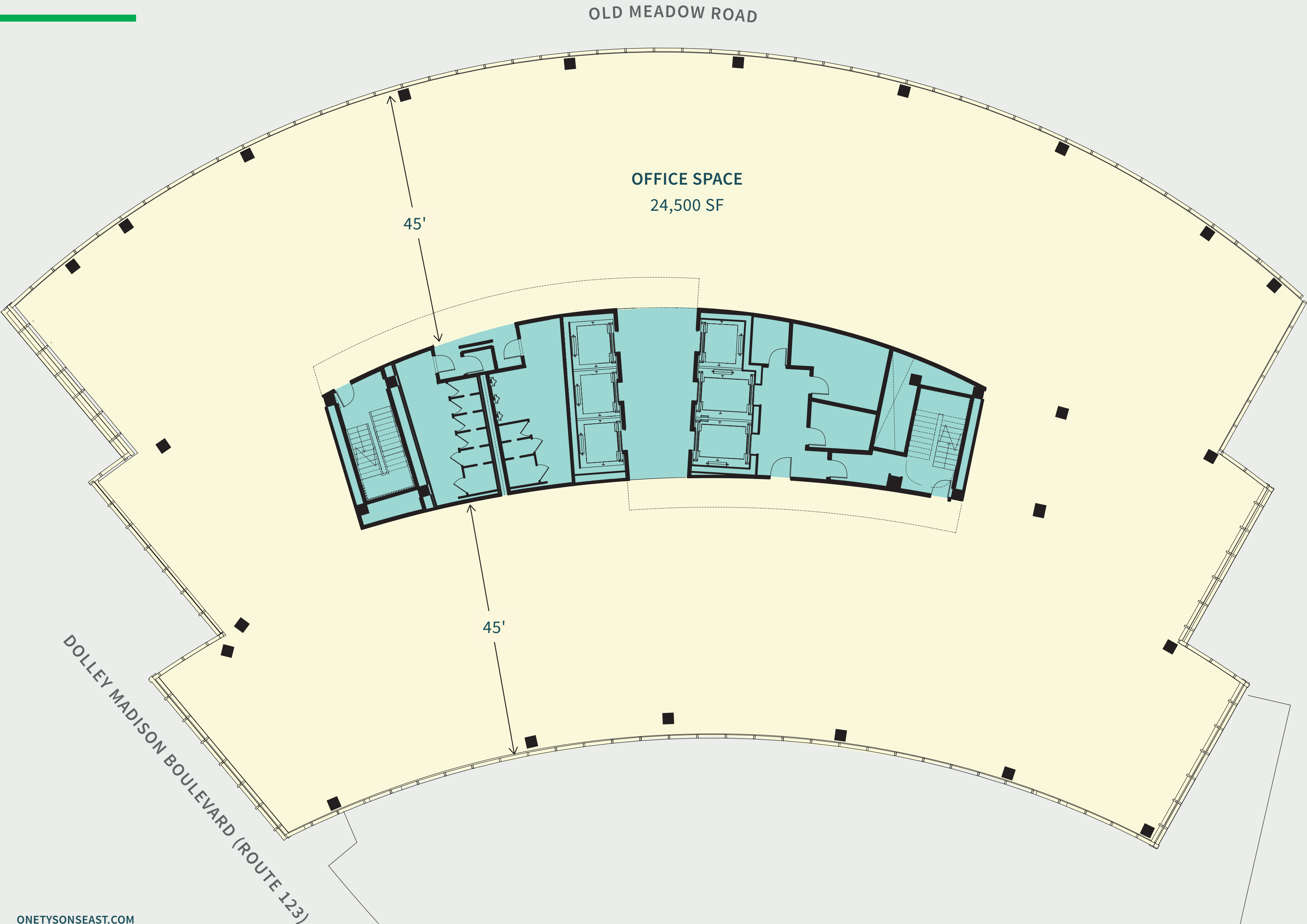




TYPICAL OFFICE (FLOORS 5-15)

Floor plate:

- Approximately 24,500 square feet
- Floor-to-ceiling glass throughout
- Free-standing, corner location
- Long uninterrupted views
- 12'-2" slab-to-slab exposed ceiling
- 9' finished ceiling height
- Virtually column-free, two floating columns



ONE/FIFTH FLOOR 5

Imagine the most creative and inspirationally designed, indoor/outdoor Client amenity environment... Welcome to One/Fifth—
An experience meant to enhance employee productivity as well as assist in attracting and retaining the region's top talent.

- Client-only café and wifi lounge
- Coffee bar
- Windowed conference facility (seats up to 20)
- State-of-the-art fitness center
- Yoga space
- Spa-like locker rooms
- Bocce court







THOUGHTFUL AMENITIES

With the light-filled fitness center, Clients can easily incorporate their active lifestyle into their work day. On the ground level, convenient on-site retail means that Clients are also never more than a few steps from healthy food options. And for those cycling to work, there's an on-grade storage room where bicycles hang in a visible, secure rack at the front of the building. It gives peace of mind to bike owners and an engaging reminder that work is about more than what happens inside an office building.

CLIENT-ONLY CAFÉ
AND WIFI LOUNGE

YOGA SPACE

STATE-OF-THE-ART **FITNESS CENTER**

SPA-LIKE **LOCKER ROOMS**

ON-SITE **DINING AND RETAIL**

LANDSCAPED **TERRACE**

ON-SITE **BIKE STORAGE**

CONFERENCE FACILITY

BUILDING
AMENITIES

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A BUILDING DESIGNED TO **EXCEED**
EXPECTATIONS FOR EFFICIENCY

ONE TYSONS EAST

Property Address:
1690 Old Meadow Road
Tysons, Virginia 22102

- Architecture:**
- Designed by world-known architect, KGD Architecture
 - Curved facades and leaning planes
 - Sculptural garage screening with metal panels
 - Two-story lobby
 - Floor-to-ceiling, glass curtainwall

- Building Size:**
- 15 stories
 - 257,000 square feet
 - 11 office floors
 - Five parking floors

Parking:
2/1,000 square feet

Floor Plate:
Floors 5–11
24,500 square feet

- Ceiling Height:**
- Floors 5–11
9' typical finished ceiling
 - 12'-2" slab-to-slab

- Elevators:**
- Six high-speed elevators for the office tower
 - Three high-speed shuttle elevators for the garage

HVAC System:
DOAS (Dedicated Outdoor Air System)

Sustainability:
Pursuing LEED Silver

Bike Storage:
Secure bike storage facility

Security:
24/7 front desk guard

- Features:**
- Steps to McLean station
 - Open plaza with restaurants along main road
 - Light-filled main lobby
 - Amenity floor with client-only café and wifi lounge, conference facility, fitness center, landscaped terrace, yoga space, bocce court
 - Optional rooftop terrace

TEAM

Leasing Information:



Herb Mansinne

703 485 8753

Herb.Mansinne@am.jll.com

Bob VeShancey

703 485 8771

Robert.VeShancey@am.jll.com

Brian Connolly

703 485 8734

Brian.Connolly@am.jll.com

1850 Towers Crescent Plaza
Vienna, Virginia 22182

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. A Fortune 500 company, JLL helps real estate owners, occupiers and investors achieve their business ambitions. In 2016, JLL had revenue of \$6.8 billion and fee revenue of \$5.8 billion and, on behalf of clients, managed 4.4 billion square feet, or 409 million square meters, and completed sales acquisitions and finance transactions of approximately \$136 billion. At the end of the first quarter of 2017, JLL had nearly 300 corporate offices, operations in over 80 countries and a global workforce of more than 78,000. As of March 31, 2017, LaSalle Investment Management had \$58.0 billion of real estate under asset management. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated.

For further information, visit www.jll.com



Akridge is a comprehensive real estate services company that has invested in the Washington Metropolitan area for over four decades. It provides acquisitions, design and construction management, development, finance and asset management, leasing, and property management services. For over 40 years, the company has acquired, developed, or entitled more than 14 million square feet of office, industrial flex, residential, retail, and entertainment space. Akridge has another 9 million square feet in its active pipeline, currently manages approximately 3.6 million square feet, and has a portfolio with an estimated value of over \$2.0 billion. Notable projects include the 1-million-square-foot Gallery Place, the internationally recognized Homer Building, and the 3-million-square-foot Burnham Place air rights development project at Union Station.

For more information, visit www.akridge.com



Formed in 1987, Ronald D. Paul Companies is a multi-faceted real estate developer, investor, property manager and asset manager, with interests in mixed use projects, multifamily, and commercial real estate, and in operating companies. It owns interests in dozens of downtown and suburban projects and companies in the Washington, DC metropolitan area and elsewhere in the United States. It was founded and is led by Ronald D. Paul, who also serves as Chairman and Chief Executive Officer of Eagle Bank and its parent company, Eagle Bankcorp, Inc.

For more about Ronald D. Paul Companies, visit www.ronaldpaulcos.com

For more about EagleBank, visit www.eaglebankcorp.com

CONTACT
INFORMATION

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