

TYSONS CENTRAL



A BETTER WAY TO WORK

Discover an entirely new Tysons experience just steps off the Metro: world-class office space set within a vibrant urban neighborhood—combining office, retail, and residential into the most sought after location in Northern Virginia.

Standing proudly as the gateway to the Tysons of Tomorrow, Tysons Central combines 350,000 sf of premier workspace alongside 25,000 sf of destination-worthy retail, within 70 steps of Greensboro Metro Station.

THE TYSONS OF TOMORROW - TODAY

Tysons Central is the first step in the massive redevelopment of Tysons, made possible by the Metro's Silver Line extension. This signature office tower will reside adjacent to approximately 1,100 residential units, 200 hotel rooms, and 135,000 sf retail at full build out. Right next door you'll find The Boro—a 4.2 million sf development featuring a variety of shopping, dining and entertainment options, including a Whole Foods and Showplace Icon multiplex.



MAKE THE MOST OF YOUR DAY

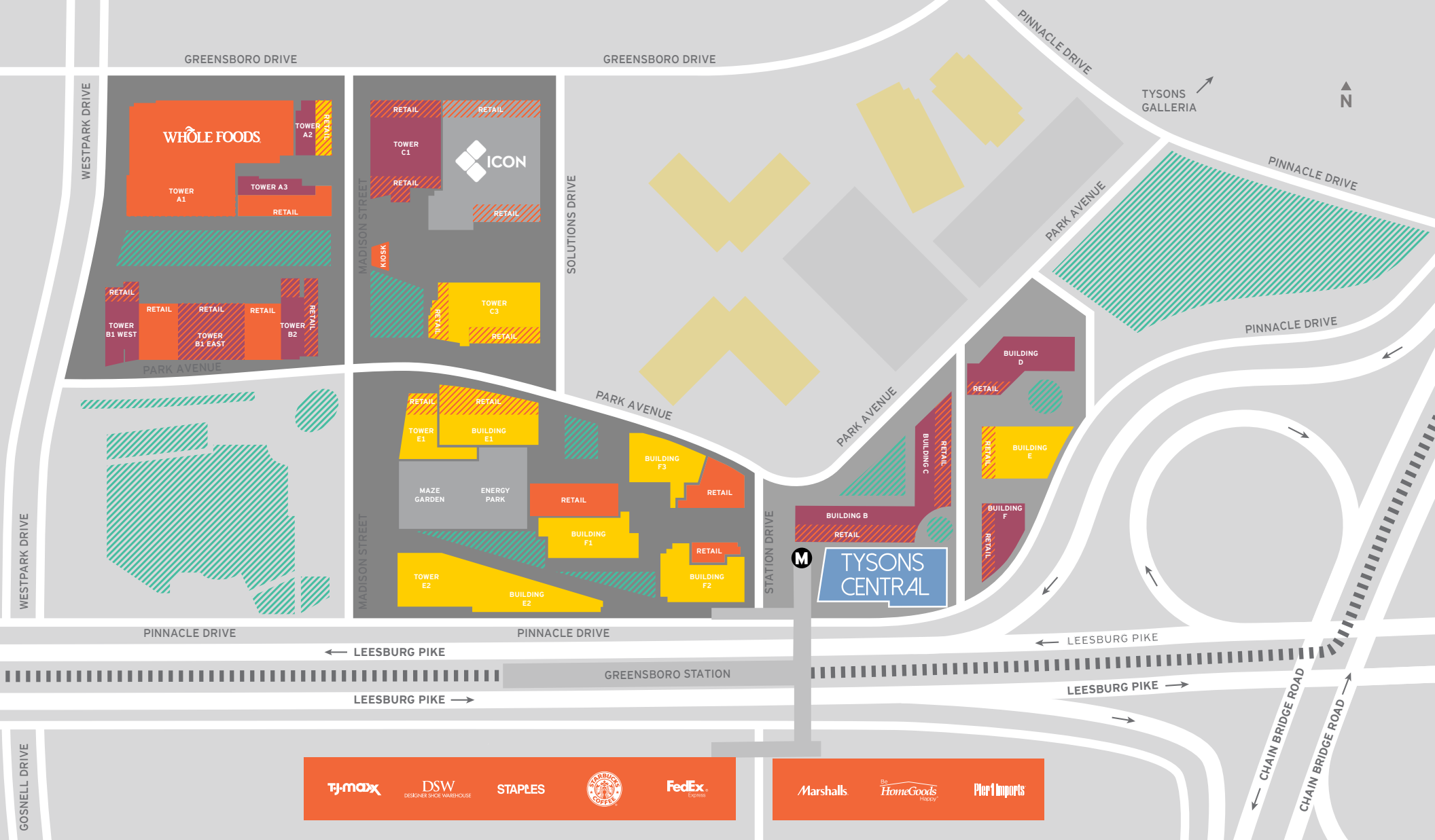
Not only is Tysons Central accessible via car, it's a mere thirty minutes away from D.C. by Metro. You can start your day in the office, make your lunch meeting in D.C. and get back in time to grab drinks with co-workers. Get ready for a whole new 9-5!





YOUR NEW NEIGHBORHOOD

Start—and end—your workday right at Tysons Central. Whether you hit up a breakfast spot or head out for an early morning run, take a stroll to your choice of lunch spots, or meet up after work to catch a movie or grab a drink, all is within your grasp.



NEIGHBORHOOD AMENITIES

The Boro retail is projected to be 70% dining and 30% shopping.

- RESIDENTIAL
- ENTERTAINMENT & CINEMA
- PARKING
- OFFICE
- RETAIL & RESTAURANT
- GREEN SPACE PARKS



THE ARRIVAL



MAIN LOBBY



SKY LOBBY



SKY LOBBY TERRACE



WORKSPACE



PENTHOUSE FITNESS CENTER



TYSONS CENTRAL

REDEFINE YOUR WORKSPACE

Whether it's flexibility and efficiency, outdoor space, or iconic design that you're searching for, Tysons Central offers it all. The office block includes 350,000 RSF of column-free trophy-class space with floor plates ranging from 25,365 to 27,495 RSF. The eighth floor sky lobby offers a tenant-exclusive conference center in addition to an outdoor terrace. A private roof terrace is also available on tower floors.



AVAILABILITIES

372,000 GSF

339,000 SF

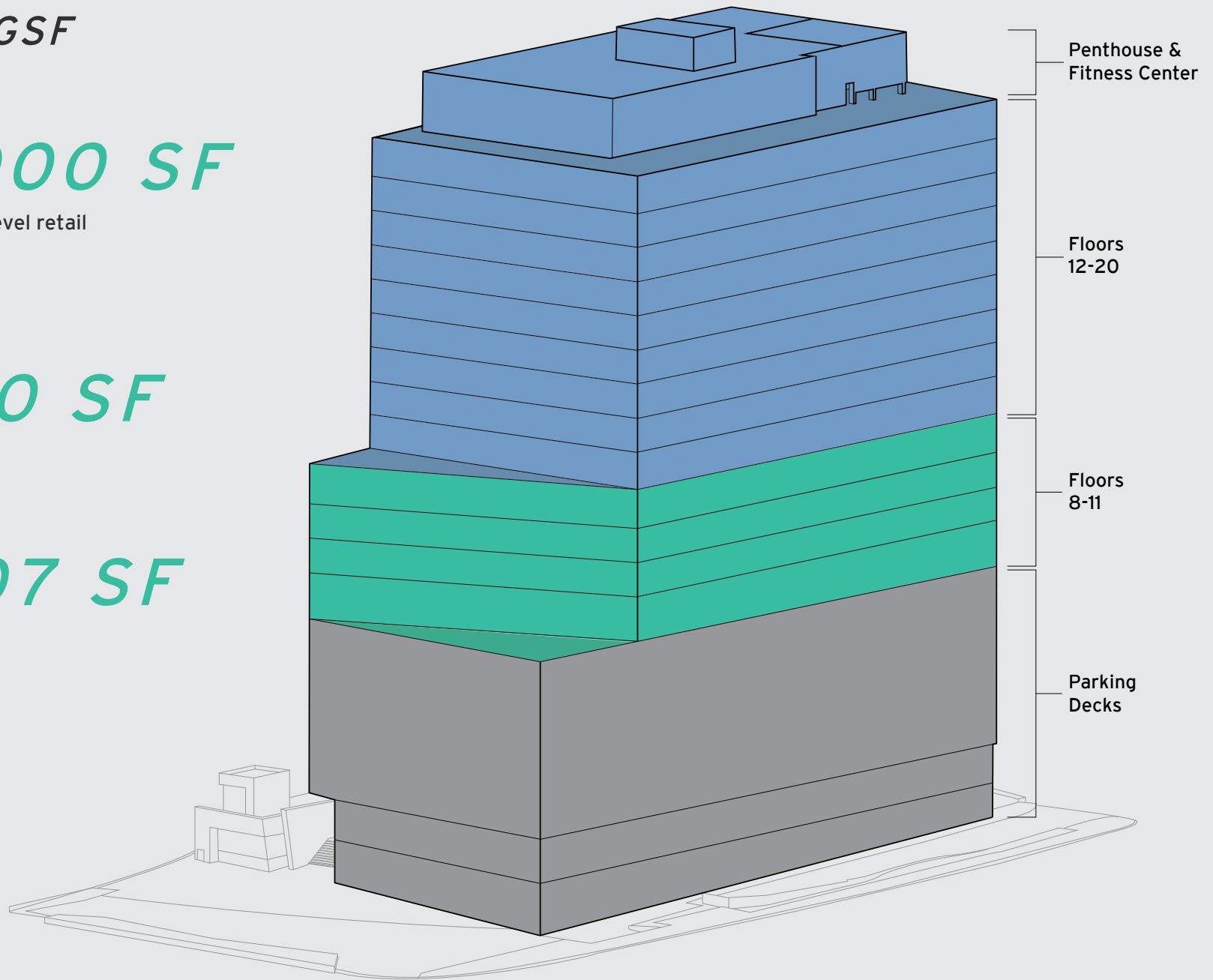
+ 25,000 sf of street level retail

Office 12 - 20

26,180 SF

Office 8 - 11

28,407 SF



TYPICAL PLAN

25,365 SF

Large, column-free expanses accentuated by full-height glass.

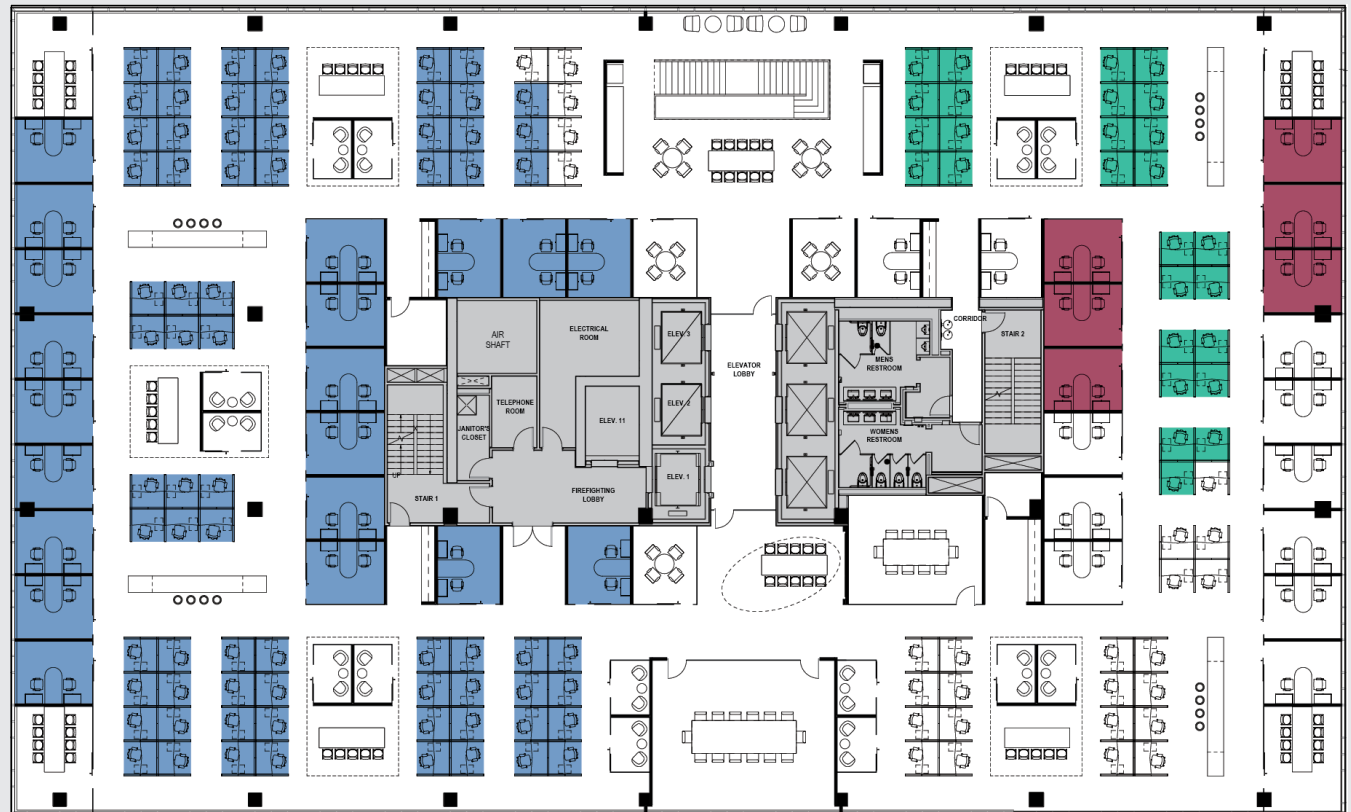
- Office
- Huddle
- Work Station
- Work Support
- Telephone
- Conference
- Scrum
- Genius Bar
- Core



TYPICAL OFFICE TEST-FIT

LEVEL 14 | 25,365 SF



- 24 Technology Work Stations
- 3 Customer Success Work Stations
- 71 Maintenance Work Stations
- Core



TYPICAL OFFICE TEST-FIT

LEVEL 15 | 25,365 SF

Large, column-free expanses accentuated by full-height glass.

-  120 Technology Work Stations
-  Core



TYPICAL OFFICE TEST-FIT

LEVEL 16 | 25,365 SF

119 Technology Work Stations

Core



TYPICAL OFFICE TEST-FIT

LEVELS 17 | 25,365 SF

- 64 Marketing Work Stations
- 39 Info Systems Work Stations
- 15 Consulting Work Stations
- Core



TYPICAL OFFICE TEST-FIT

LEVELS 18 | 25,365 SF

- Employee Training Center and Lounge
- 48 Sales Work Stations
- 5 Real Estate Work Stations
- Core



TYPICAL OFFICE TEST-FIT

LEVELS 19 | 25,365 SF

- 62 Finance Work Stations
- 13 Legal Work Stations
- 2 Executive Work Stations
- 9 Education Work Stations
- 21 Cloud Work Stations
- 5 Human Resource Consultant Work Stations
- Core



TYPICAL OFFICE TEST-FIT

LEVELS 20 | 25,365 SF

- 24 Human Resources Work Stations
- 9 Sales Work Stations
- 0 Information Systems Work Stations
- 1 Legal Work Stations
- 6 Executive Work Stations
- 2 Technology Work Stations
- 1 Marketing Work Station
- 3 Consulting Work Stations
- 1 Finance Work Stations
- Core



BUILDING OVERVIEW

ARCHITECT:

Gensler

DEVELOPER:

Foulger Pratt

PROPERTY SIZE:

365,000 sf office tower
+ 25,000 sf of street level retail

PROPERTY HEIGHT:

21 stories, 284 feet

FLOOR PLATES:

Floors 9-11: 27,496RSF
Floors 12-20: 25,365 RSF

SLAB-TO-SLAB HEIGHT:

Level 01: 16'-4"	Level 09-10: 12'-6"
Level 02: 10'-0" (garage)	Level 11: 13'-6"
Level 03-06: 9'-6" (garage)	Levels 12-19: 12'-6"
Level 07: 15'-6" (garage)	Level 20: 13'-6"
Level 08: 18'-6"	

PARKING:

1.55 Permit Per 1,000 RSF, Garage Entrance on Tysons Central street

HVAC:

DOAS (Dedicated Outdoor Air System)

ELEVATORS:

Office:

Passenger: Five cars, 4,000 lb capacity at 500 feet per minute, controlled via destination dispatch. Swing: One controlled via destination dispatch. Service : One, 5,000 lb capacity at 500 feet per minute.

Garage:

Passenger: Four cars: Three cars with 3,500 lb capacity at 350 feet per minute. One car with 4,000 lb capacity at 350 feet per minute.

TYSONS CENTRAL FEATURES:

Penthouse Fitness Center with showers and lockers, private terrace on 12th floor, Sky lobby conference center with flexible entertainment space and public terrace, retail at base, 70 ft from metro, On-site Management, and secure bicycle storage.

CONNECTIVITY FEATURES:

A Distributed Antenna System ensures quality cellular coverage throughout the building.

SUSTAINABILITY:

Seeking LEED® Gold Certified



BUILDING SPECS

~LOBBY:

The Tysons Central building will have a 35-foot high main lobby with a structural glass fin facade system and two main entrances with revolving glass doors. One entrance (at the lower (P2) level) is just steps away from the Greensboro Metro Station and the second entrance (at the Plaza Level) is directly adjacent to an elevated outdoor park and passenger drop-off. The two lobby levels are connected by an escalator and a monumental stair with incorporated greenery and tiered seating. The lobby finishes include natural stone flooring, stained wood at walls and ceilings, painted gypsum board and stainless steel accents. From the public elevators off of the main lobby one can access the below and above-grade garage as well as the 8th floor of the building where there will be a Sky Lobby. At the Sky Lobby, there will be public seating areas, a security/reception desk, public amenity spaces including a conference room with server and pantry kitchen and an outdoor terrace with seating and gathering space. At this level there will also be a second elevator lobby with a destination dispatch system for controlled access to the office floors at levels 9 through 20. The Sky Lobby finishes will be very similar to those in the main lobby with added materials like back-painted glass, 14-foot high perforated metal ceilings.

~PERIMETER SHELL:

The building perimeter will consist of high performance unitized curtain walls at ground level retail and an open, perforated metal panel system at the above-grade garage. The lower office levels will be precast panel with punched window openings and the upper office levels will be unitized curtain wall with a full-height ceramic frit pattern at every third panel. The expression of the perimeter materials will vary in color and size to form a shifting pattern to help articulate the verticality of the building. The insulated glass units will be designed to reduce solar heat gain and the mullions will be butt glazed and

set at either 5'-0" o.c. or 2'-6" o.c. to create the shifting facade expression. At the typical office levels, the future tenant ceiling height shall be set at 9'-0" above finished floor.

~STRUCTURAL:

The first office floor at Level 08 will be post-tensioned slab with drop panels. Office floors at Level 09 through Roof will be reinforced concrete slabs with post-tensioned beams. All office floors will be designed for 100psf live load. Above-grade garage floors at Levels 02 through Level 07 will be post tensioned slab with drop panels and all Levels 01 and below will be reinforced concrete slabs with drop panels.

~SLAB-TO-SLAB HEIGHTS:

Level 01: **16'-4"**

Level 02: **10'-0"**

Level 03 - 06: **9'-6"**

Level 07: **15'-6"**

Level 08: **18'-6"**

Level 09-10: **12'-6"**

Level 11: **13'-6"**

Levels 12 - 19: **12'-6"**

Level 20: **13'-6"**

~FINISHED CEILING HEIGHTS:

Level 01 (Lobby):

varies between 13'-11 1/2" and 15'-6"

Level 08 (Sky Lobby):

varies between 9'-0" and 14'-0"

Level 08 - Level 20 (Office):

9'-0"

~COLUMN SPACING:

Typical office column bay spacing will be 30' x 44'-6" with varied spacing along the east and west facades.

~WINDOW COVERINGS:

Cloth Roller ("mecho-type") window coverings

~CORE WALLS:

The gypsum board core walls and furred-out columns (where occurs) shall be receive tape and spackle finish in preparation for painting. All typical office core doors shall be painted wood and painted hollow metal frames. Exposed concrete columns shall be left unfinished.

~MULTI-TENANT ELEVATOR LOBBY AND CORRIDOR:

Multi-Tenant Elevator Lobby shall have natural stone flooring, back-painted glass and/or stained wood at walls, painted gypsum board ceilings and stainless steel accents and trim. Corridors shall have carpet flooring, gypsum board walls with paint and/or wall-covering and acoustical tile ceilings. Ceilings at lobby and corridors shall receive a combination of down lights and architectural accent lighting.

~RESTROOMS:

One set of ADA compliant restrooms (one for men and one for women) shall be provided on each office floor. Office Level restrooms shall receive large format porcelain tile at flooring and most walls. Other wall surfaces to receive wall covering with porcelain tile base. Outside Corners at tile walls shall have metal schluter strip trim. Ceilings shall be painted gypsum board. Lighting shall include down lights and architectural accent lighting at coves above toilet partitions and vanity counters with back-lit mirrors above the lavatory sinks. Plumbing and toilet room accessories shall include ceiling hung stainless steel toilet partitions, automatic faucets and soap dispensers, dual flush toilets and electric hand dryers.

BUILDING SPECS

-HVAC SYSTEM:

Office: Four (4) cooling towers, three (3) chillers, three (3) heat exchangers, and two (2) Dedicated Outside Air System (DOAS) units will be provided at the roof to support the HVAC systems at the Office Floors. Retail: conditioned by an open condenser water loop to be outfitted by tenant. There will be a digital direct control building management system. Primary air will be delivered from the risers via medium pressure ducts on each floor. Supplemental cooling shall be provided via condenser water risers with valved and capped connections for future tenant use, approximately 7 tons per office floor. Diffusers shall be provided at public common areas. Tenant provides diffusers within their premises. The HVAC systems are designed for the following loads: 1. Outside summer conditions: ASHRAE 0.4% design conditions for Washington, DC; 95°F dry bulb, 78°F wet bulb. Heat rejection equipment (cooling towers, condensing units) will be designed for 95°F DB and 78°F WB. 2. Outside winter conditions: ASHRAE 99.6% design conditions for Washington, DC: 14°F. 3. Lighting: 0.8 watt/sf 4. Receptacle/plug: 2.5 watts/sf 5. Cooling Load calculations shall be completed using Trace 700 load program.

-DOAS TERMINAL UNITS:

Tenant responsible for Dedicated Outside Air (DOAS) terminal boxes with chilled water cooling coil, disposable filters, centrifugal fan, electric reheat, and associated system connections as necessary for zoning, to low pressure insulated sheet metal duct and diffuser run-outs. Units to be Price or base building standard. A drip pan at the cooling coil of each DOAS terminal unit should be provided for safety with water sensor alarm interlocked with building management system. Bottom of all wall mounted thermostats to be 60" above finished floor typical.

-CEILING DIFFUSERS:

Perimeter diffusers to be Titus Flowbar slot series diffusers or equal. 24" x 24" supply air diffusers to be Titus PCS Series or equal. 24" x 24" return air diffusers to be perforated with back pan and sound boot. Provide each diffuser with a frame integral to building standard ceiling tile.

-ELECTRICAL SYSTEM:

Electrical service provided from PEPCO transformers in vaults - 480/277 Volt, 3-phase, 4 wire. There are two (2) 4,000A and one (1) 5,000A switchgear for the office tower one (1) 2,500A for retail. Power is routed to the tenant floors via two (2) 5,000A bus ducts routed vertically through office tower.

5 watts/sq. ft. low voltage connected load on the tenant floor and 0.8 watts/sq. ft. available for lighting. Each floor electrical room shall have one (1) 400A, 480/277V three phase panels for HVAC loads, one (1) 100A 480/277V panels for lighting loads and one (1) 150 kVA

ELECTRICAL SYSTEM:

transformers each serving a two section 400A 208/120V three panel for receptacle and computer loads.

Emergency power is provided by 750kW, 480/277V three phase serving a sectionalized distribution board in turn serving three automatic transfer switches. (Located on Level G1)

Sub electrical and telecommunications rooms are provided on each typical floor. These rooms will be stacked for direct vertical distribution. 6-5" conduits from the service point outside the building to this room. Sleeves and/or conduit runs will be provided to each of the sub telecommunications closets with 6-5" sleeves or conduits.

-LIFE SAFETY:

Shell building shall be fully sprinklered for light hazard with brass heads turned up; spacing complies with NFPA 13. Intelligent addressable fire alarm system shall be provide with capacity for tenant connections at each floor. Visual/Audible strobes shall be installed as required in all public common areas. Fire Extinguishers, exit signs, smoke detectors & speakers/strobe lights for the shell building shall be provided as required by code.

-WET COLUMNS:

Office: four (4) points of connection shall be provided on each floor for cold water (valved), waste and vent stacks, three (3) in tenant space, and one in the core. Retail: each tenant space has points of connection provided for cold water (valved), waste and vent stacks, five (5) total. Grease waste by tenant.

-ELEVATORS:

Office:

Passenger: Five cars, 7'-8" x 5'-5" clear inside, 4,000 lb capacity at 500 feet per minute controlled via destination dispatch. Finishes include natural stone flooring, stainless steel, stained wood and back-painted glass walls and stained wood and back-painted glass ceilings

Swing: One car, 7'-8" x 5'-5" clear inside, 4,000 lb capacity at 500 feet per minute controlled via destination dispatch. Finishes include natural stone flooring, stainless steel, stained wood and back-painted glass walls and stained wood and back-painted glass ceilings

Service : One car, 5'-8" x 8'-9" clear inside, 5,000 lb capacity at 500 feet per minute. Finishes include stainless steel surfaces at floors, walls and ceiling.

BUILDING SPECS

Garage:

Passenger: Three cars, 6'-8" x 5'-5" clear inside, 3,500 lb capacity at 350 feet per minute. One car, 7'-8" x 5'-5" clear inside, 4,000 lb capacity at 350 feet per minute. Finishes include natural stone flooring, stainless steel, stained wood and back-painted glass walls and stained wood and back-painted glass ceilings.

-ACCESS SYSTEM:

Perimeter and elevator electronic access control system.

-SECURITY SYSTEM:

Building security will include an Access Control Monitoring System, a Security Video System with Video Management, a Security Communication System, Transmission Control Protocol/ Internet Protocol based Security and a Parking Control System. A card/ fob access system shall be provided at all building entry swing doors including those at the parking garage, with expansion capability for each floor and multiple tenants. Tenants will be responsible for any electronic security system within tenant space.

-TELECOMMUNICATIONS:

Base building service conduit from street to telephone demark room on ground floor provided with riser closets and cable sleeves on all floors. Tenants to receive pro-rata share of base building riser space. The tenant installed telecommunications system shall comply with the base building cable management plan.

-GENERAL:

The building core and shell shall be in compliance with applicable code; Virginia Construction Code 2012 (VUSBC Part I) based on the 2012 International Building Code and Fairfax County Amendments.

TEAM



FOULGER-PRATT

Established in 1963, Foulger-Pratt is a real estate development firm distinguished by its long-term investment focus and extensive experience executing successful mixed-use, transit-oriented projects throughout the Washington DC Metropolitan area. The firm's intimate knowledge of virtually every submarket in this robust and stable regional economy has enabled it to develop more than 13.7 million square feet of commercial office, retail space and multifamily residential projects.

Gensler

Gensler is widely recognized as the world's leading collaborative design firm, not just the largest. The ability to work together as an integrated team is part of our DNA, and we've embraced it at every level, from our Co-CEOs to our studios and project teams.

CONTACT

AVISON YOUNG

Avison Young is the real estate partner businesses trust for intelligent, integrated solutions. As a full-service provider, we can deliver results aligned with our clients' strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organization.

For leasing information, please contact:

Nick Gregorios | Principal

nicholas.gregorios@avisonyoung.com
D: 703.752.4922
C: 703.317.7507

Dave Millard | Principal

dave.millard@avisonyoung.com
D: 703.752.4921
C: 703.725.4498

Peter Berk | Principal

peter.berk@avisonyoung.com
D: 703.752.4920
C: 703.795.6869

Mike Shuler | Principal

mike.shuler@avisonyoung.com
D: 703.760.9052
C: 703.629.5600

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designed by NEOSCAPE®