

VALO PARK

[VIDEO](#)

[VIRTUAL TOUR](#)

[WEBSITE](#)



7950 JONES BRANCH DR, TYSONS



Tameres
Real Estate

CBRE

VALO
PARK





Brand New Amenity Space
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Tysons Corner Center

Ritz-Carlton



123

Hilton



495

Express Lanes



Jones Branch Connector

Walkable to McLean Metro Station



0.75 miles
5-6 blocks
10 minutes



Free Uber rides to and from



Bus to Metro



On-site Capital Bikeshare



Shuttle service to Tysons Corner & McLean Metro Stations

Access



- Located at the intersection of I-495 and the Dulles Toll Road
- Adjacent to **495 Express Lanes**
- 12 miles to Downtown DC



- 15 minute drive to Washington Dulles Intl. Airport
- 25 minute drive to Reagan Natl. Airport



- 10 minute walk to Metro (2018)
- Served by **Fairfax Connector**
- 17 minute ride to Clarendon station
- 29 minute ride to Metro Center station in Downtown DC



- Free shuttle service to Tysons Corner & McLean Metro Stations

UBER
for business

- Free Uber rides are available to all tenants at Valo Park, to and from: **Tysons Galleria, Tysons Corner Center, Tysons Corner Metro Station, McLean Metro Station**



Nearby amenities

Tysons
CORNER CENTER

Barrel&Bushel



cava



earls
KITCHEN + BAR

Eddie V's
PRIME SEAFOOD

FIVE GUYS

SHAKE SHACK

SUBWAY



TYSONS
GALLERIA

The Cheesecake Factory



FOUNDING FARMERS
true food & drink



MAGGIANO'S
LITTLE ITALY

P.F. CHANG'S

sweetgreen



WILDFIRE
STEAKS, CHOPS & SEAFOOD

Hotels



THE RITZ-CARLTON



Hilton



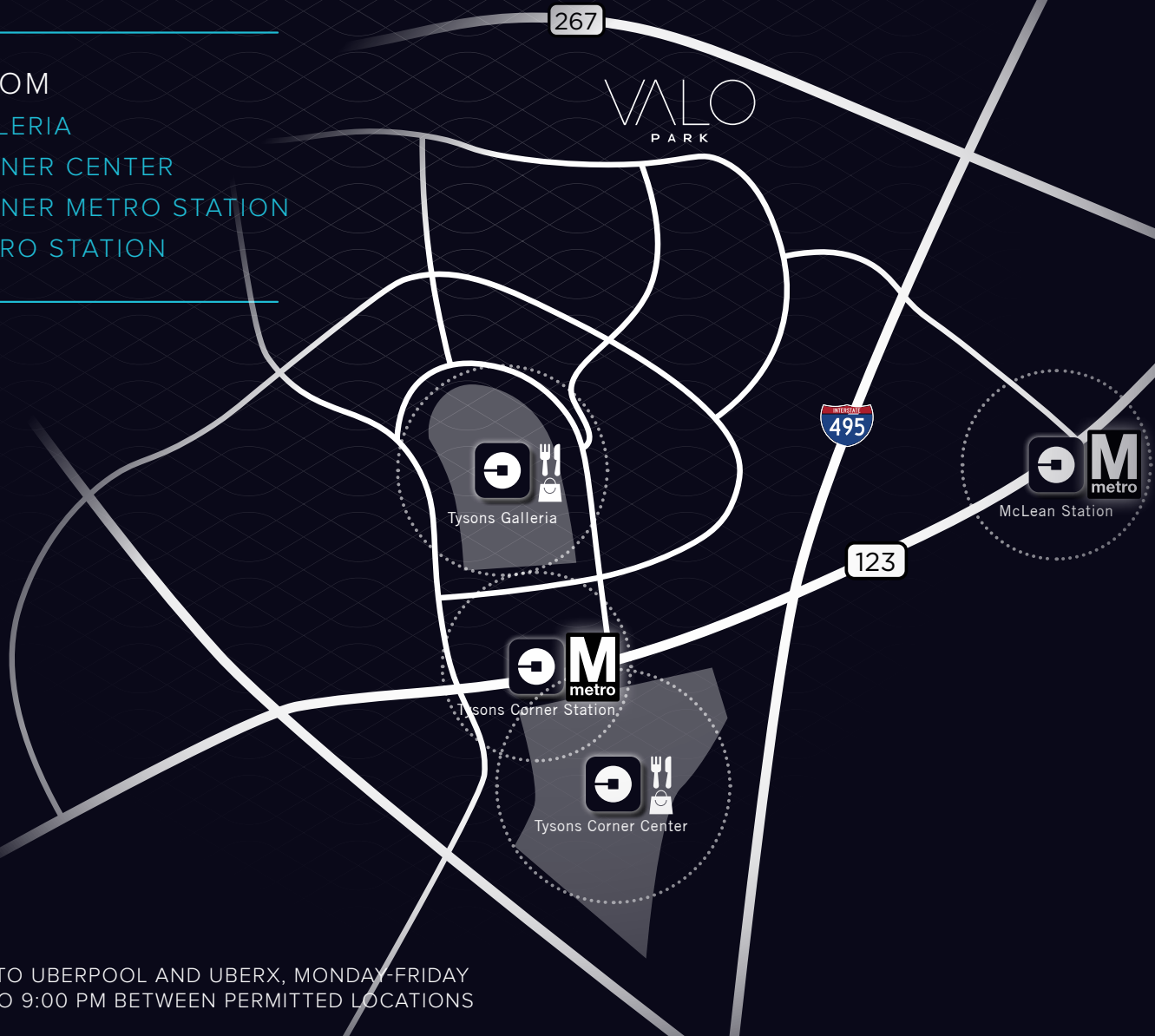
HYATT
REGENCY

Valo Park welcomes



FREE UBER RIDES ARE NOW AVAILABLE
TO ALL TENANTS AT VALO PARK

TO AND FROM
TYSONS GALLERIA
TYSONS CORNER CENTER
TYSONS CORNER METRO STATION
MCLEAN METRO STATION



*RIDES LIMITED TO UBERPOOL AND UBERX, MONDAY-FRIDAY
FROM 6:00 AM TO 9:00 PM BETWEEN PERMITTED LOCATIONS

Valo Park is WiredScore Platinum



Building Connectivity	55 / 59
Building Infrastructure	24 / 25
Readiness	13 / 16
Total	92 / 100
Wired Certification Level	Platinum

From a connectivity perspective, the building contains several unique internet service options with a total of 4 choices of fiber available for tenants to choose from. These providers are Verizon, FiberLight, XO Communications, and Cox, all of which can offer tenants dedicated, high speed internet access upon request. Additionally, Zayo has dark fiber available for private network lease which can be used by other ISP's seeking to service tenants, or for tenants seeking to set-up their own internet network. Fixed wireless service from Nextlink is also available to tenants, providing a high speed internet connection that is not dependent on the wire line infrastructure entering the building from the street.

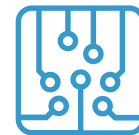
From an infrastructure perspective, the building has two points of entry on Jones Branch Drive respectively accessible in the North and South Telco Rooms. This provides carriers with multiple pathways into the building from the street, and affords tenants the option to receive physically diverse, redundant internet connections. For vertical distribution, the North and South Towers both have two continuous, protected risers. This provides carriers with multiple pathways in both towers to deliver their services to tenants throughout the building.

From a readiness standpoint, there is capacity at both points of entry to support new carriers entering from the street, available floor and wall space within the North Telco Room to support new equipment, and capacity within the North and South Towers risers to support the distribution of new services to tenants on each floor. This enables management to easily support the introduction of new services to the building should a tenant request. Overall, this is a very well connected office building that can meet the connectivity needs of any tenant.

6 fiber providers available



fixed wireless connectivity from the rooftop



multiple points of entry



equipment is kept in a protected space



on-campus wi-fi



back-up generator

Be Well at Valo Park

Valo Park offers an unrivaled office experience for employees and visitors alike as the definition of workplace expands beyond any one tenant's space into the surrounding campus community.

The rich, diverse set of common area and amenity spaces within the building are supplemented by an on-site wellness team, the **Be Well Team**, who hosts regular tenant events that foster a true sense of community and reinforce a sense of purpose in the work one performs.



The Bistro



Valo Market



Auditorium



On-site amenities

- Conference Center
- Auditorium
- Fitness Center
- Modern Dining Hub
- Market Café/Bar
- Catering Services
- 24/7 Convenience Market
- Coworking Space
- Child Care/Preschool
- UBER Business
- Metro Shuttle
- Concierge Services
- Basketball/Tennis Courts
- Outdoor Lounge Areas
- Backyard Games
- Campus WiFi
- Capital Bike Share

Eatery

Coming soon



24/7 Health club



Child care & preschool facility



Celebree
SCHOOL

Conference center & huddle rooms



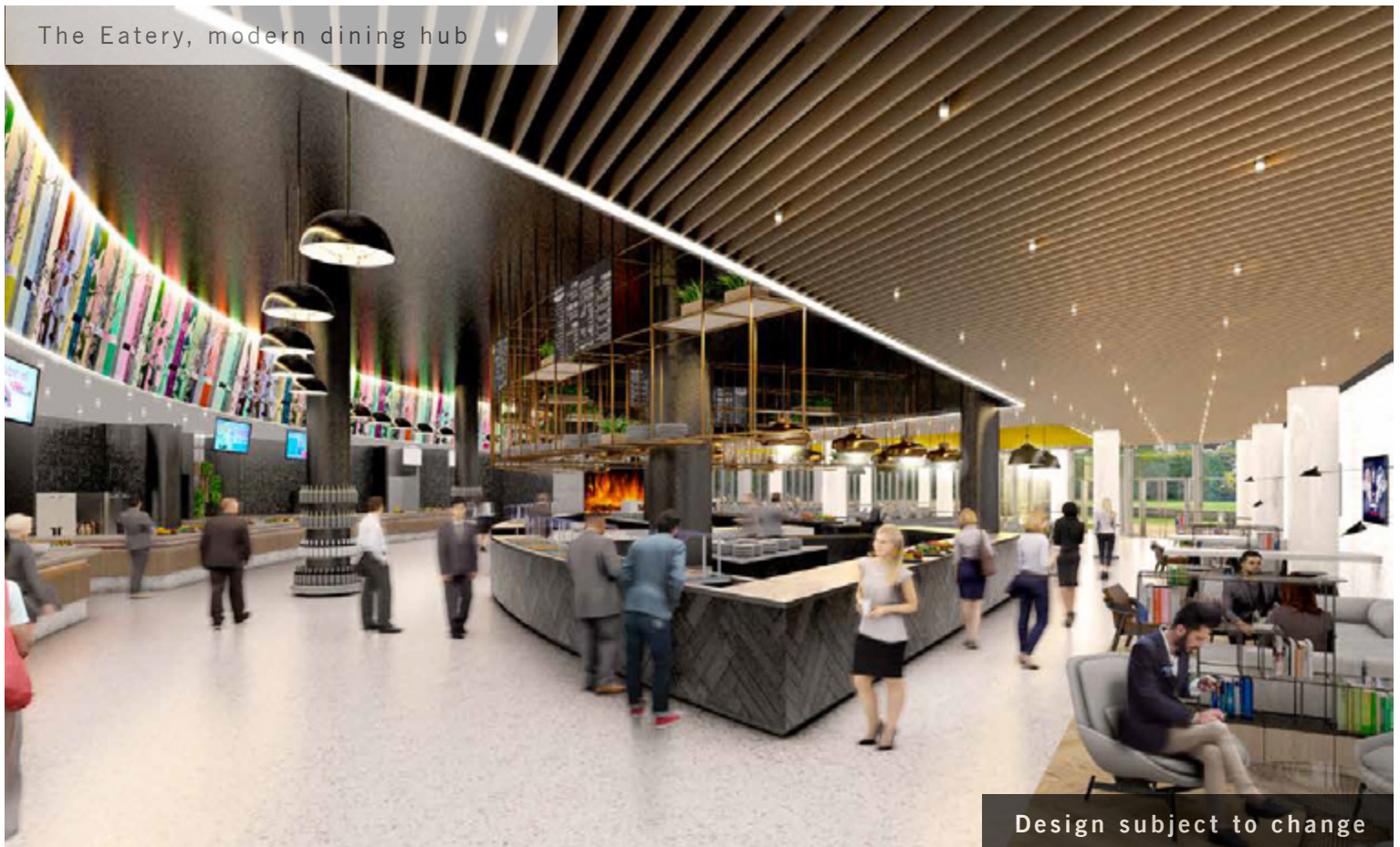
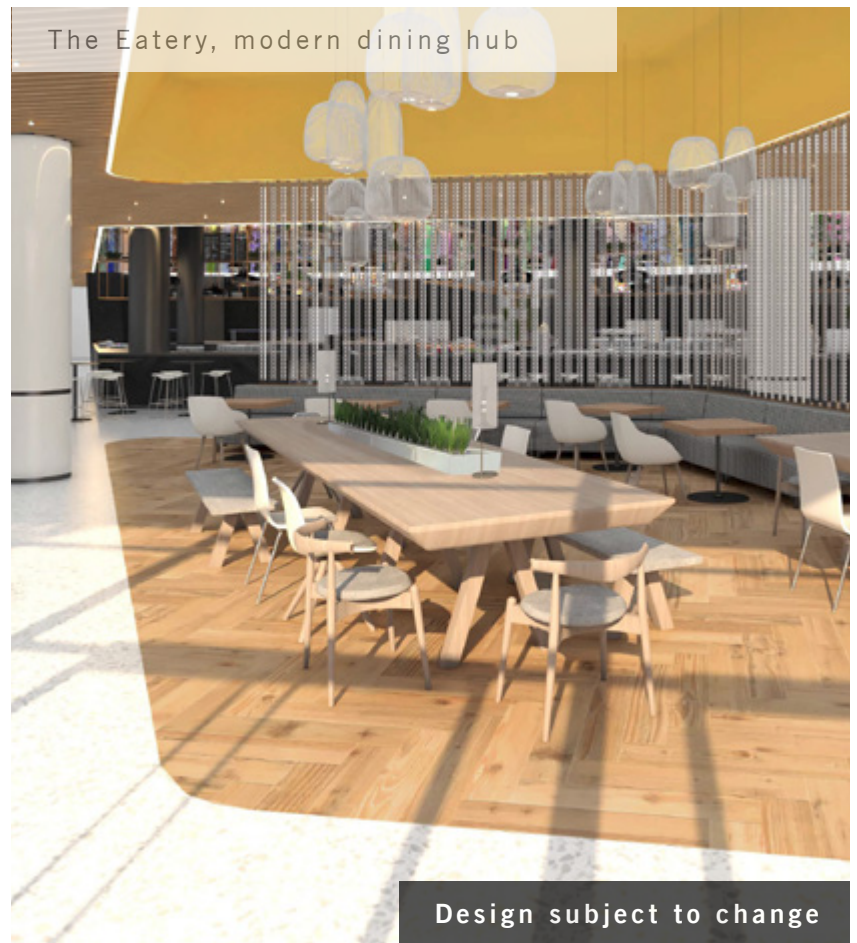
Sport courts



Property renovations

2021 enhancements at Valo Park:

- Modern dining hub, The Eatery

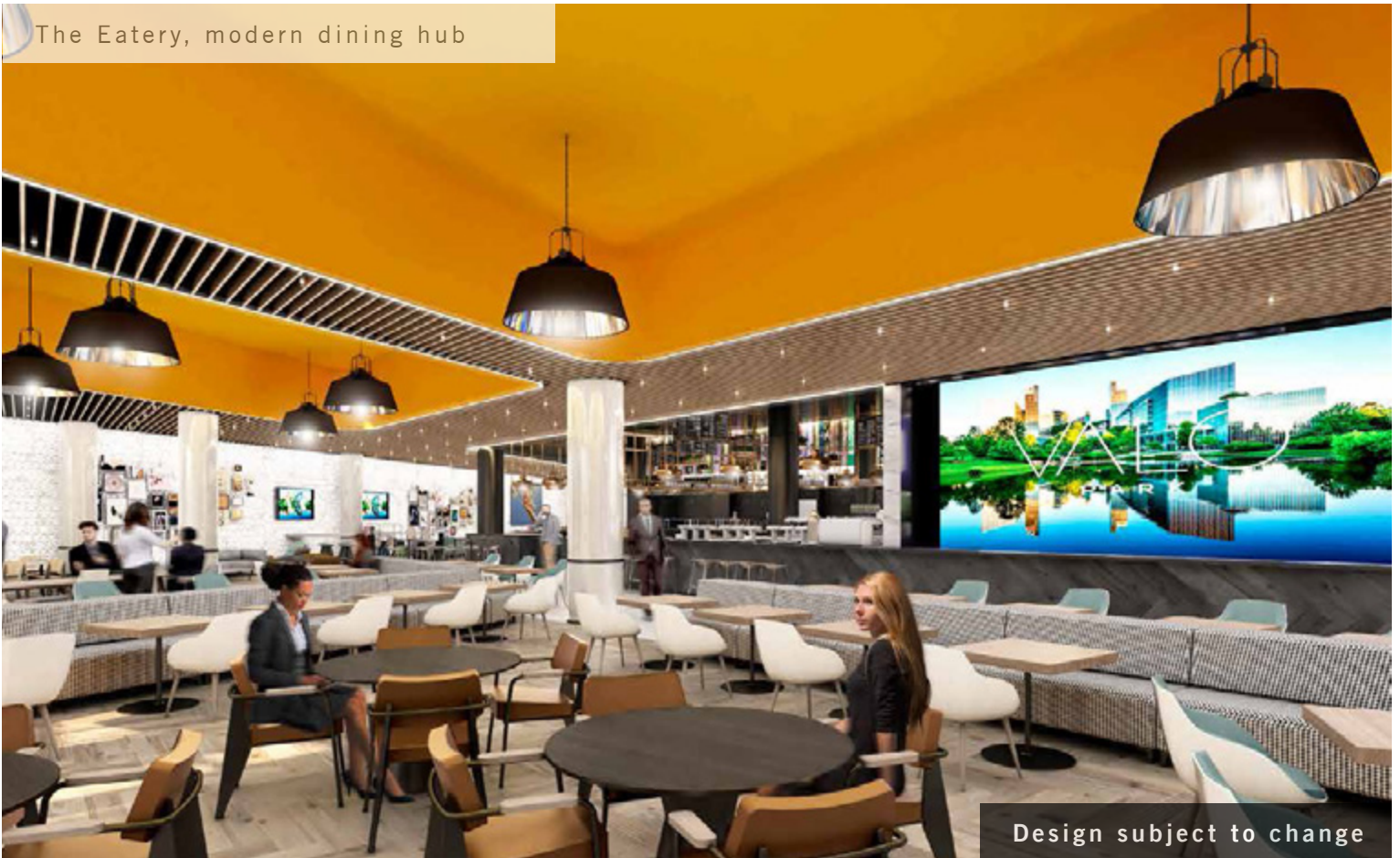


The Eatery, modern dining hub



Design subject to change

The Eatery, modern dining hub



Design subject to change

Inside ALPA





WALO PARK

South Tower

12		Leased
11	Leased	
10	Leased	
9	Leased	
8	Leased	
7	Leased	
6	Leased	
5	Leased	
4	Leased	
3	Leased	
2	Leased	
1	The Studios 10,622 SF	Leased

North Tower

9	25,925 SF available thru 05/2021	9					
8	32,865 SF available 06/2022	8					
7	Leased	7					
6	Leased	6					
5	34,158 SF	5					
4	Leased	4					
3	Leased	3					
2	Leased	2					
1	<table border="1"> <tr> <td>Auditorium</td> <td>Market cafe</td> <td rowspan="2">The Overlook 15,410 SF</td> </tr> <tr> <td>Bistro</td> <td>Fitness center</td> </tr> </table>	Auditorium	Market cafe	The Overlook 15,410 SF	Bistro	Fitness center	1
Auditorium	Market cafe	The Overlook 15,410 SF					
Bistro	Fitness center						
	Eatery	Leased	T				

Immediately available
 Amenities

T Level

Dulles Toll Road

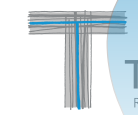


- Lounge, Juice Bar, Locker Rooms
- Eatery
- Outdoor Area
- Community Garden

Community
Garden

Outdoor
Seating

Jones Branch Drive

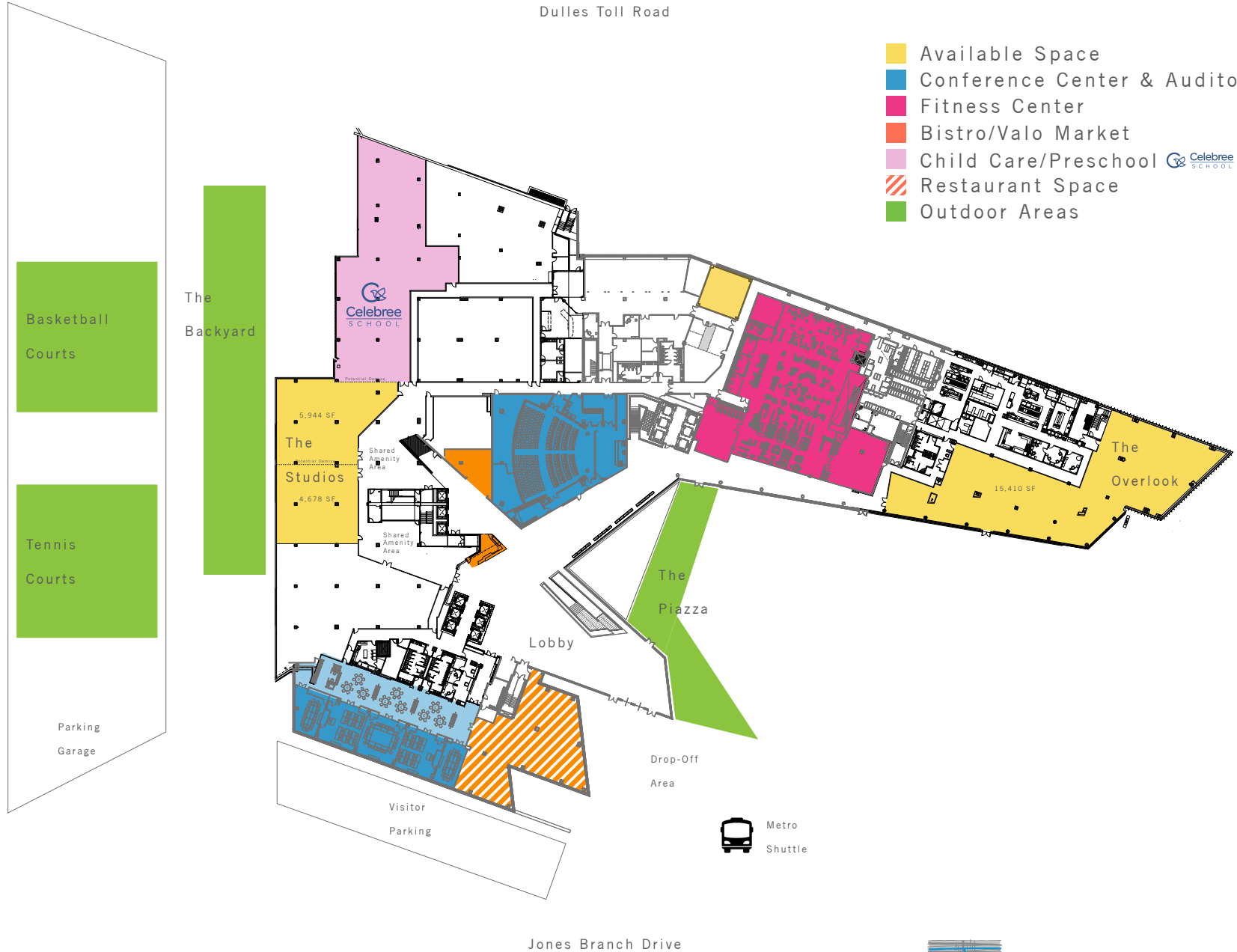


Tamares
Real Estate

CBRE

1st Floor

The Studios / 10,622 SF
The Overlook / 15,410 SF

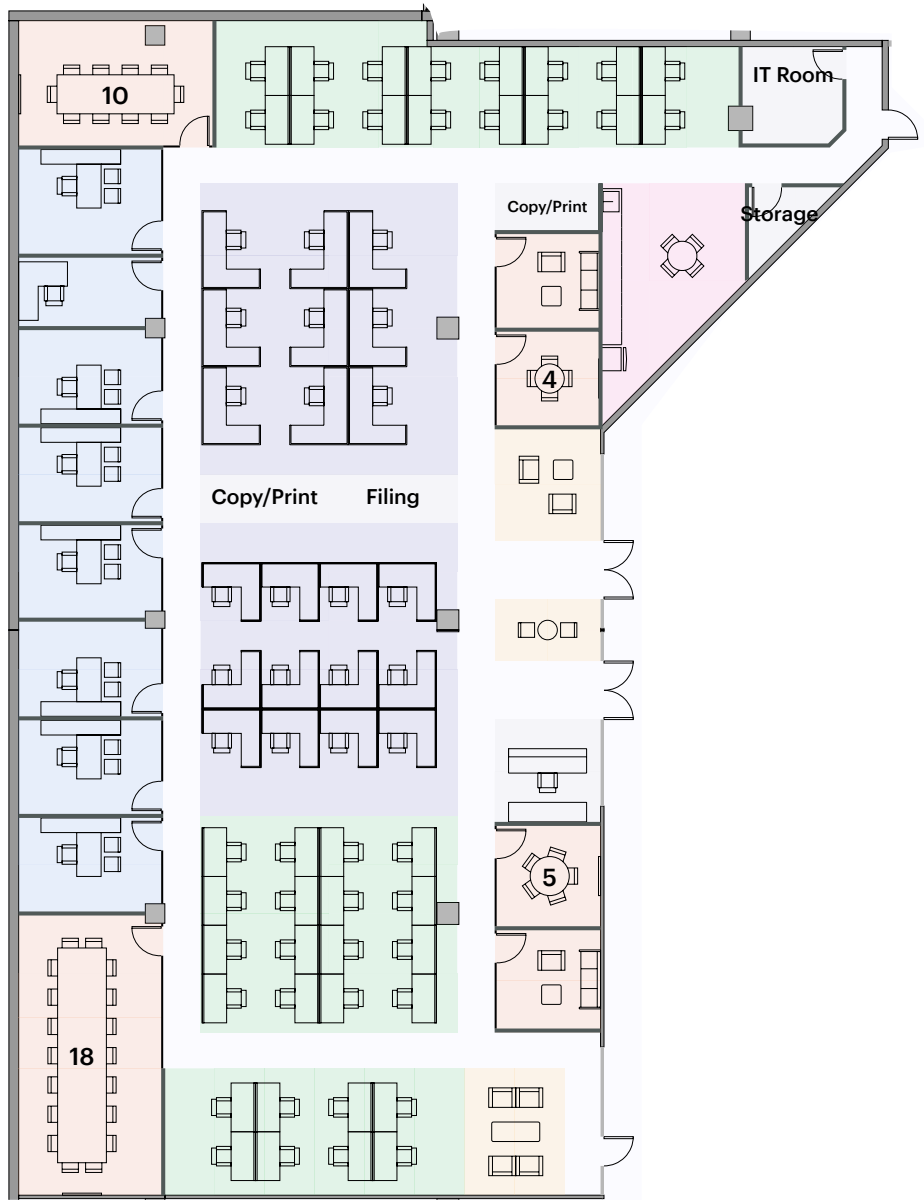


1st Floor

The Studios / 10,622 SF

High Ceilings
Access to The Studios Amenity Space

DGS Space



The Studios

Amenity Space



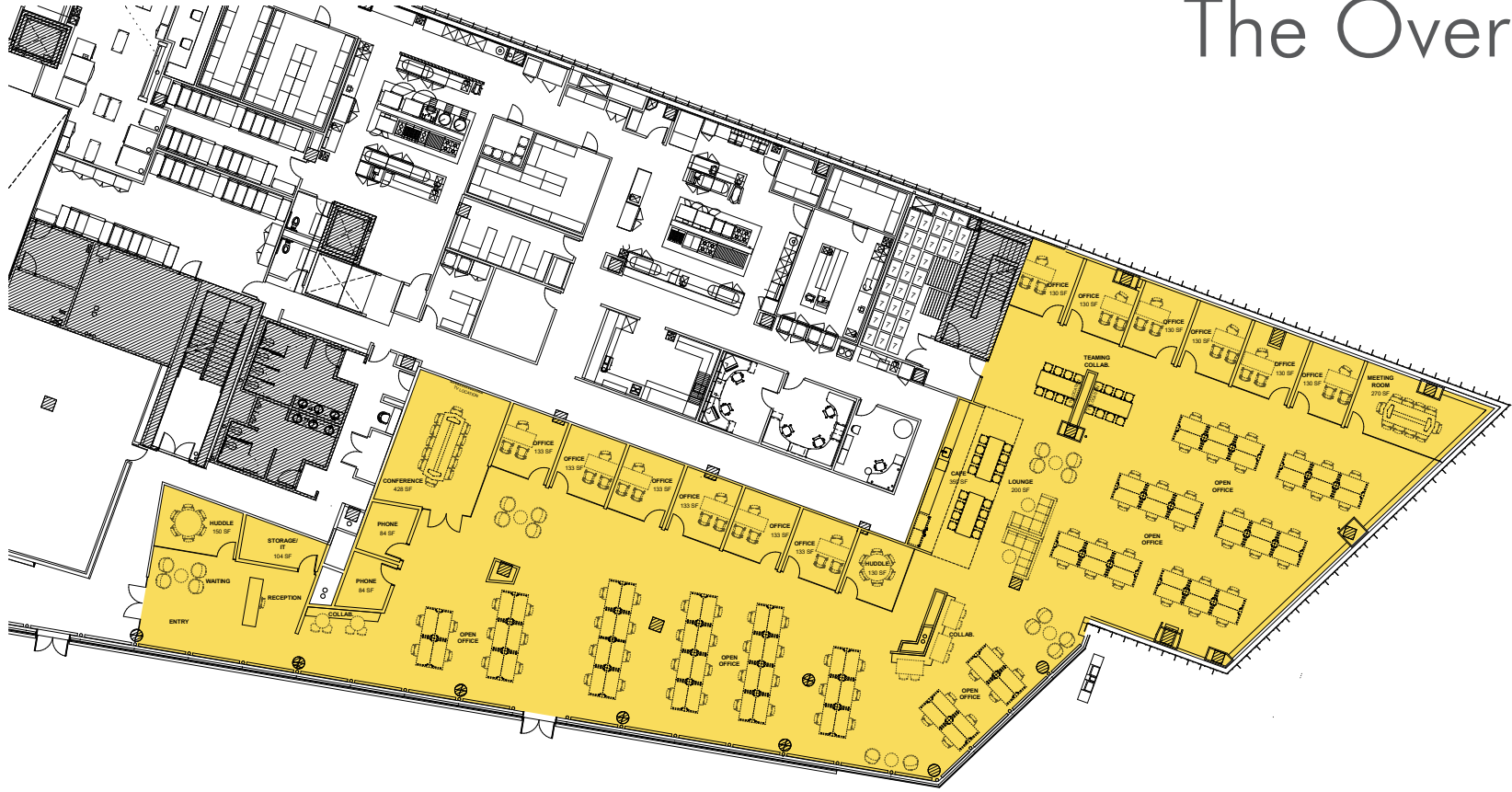
The Studios

Amenity Space



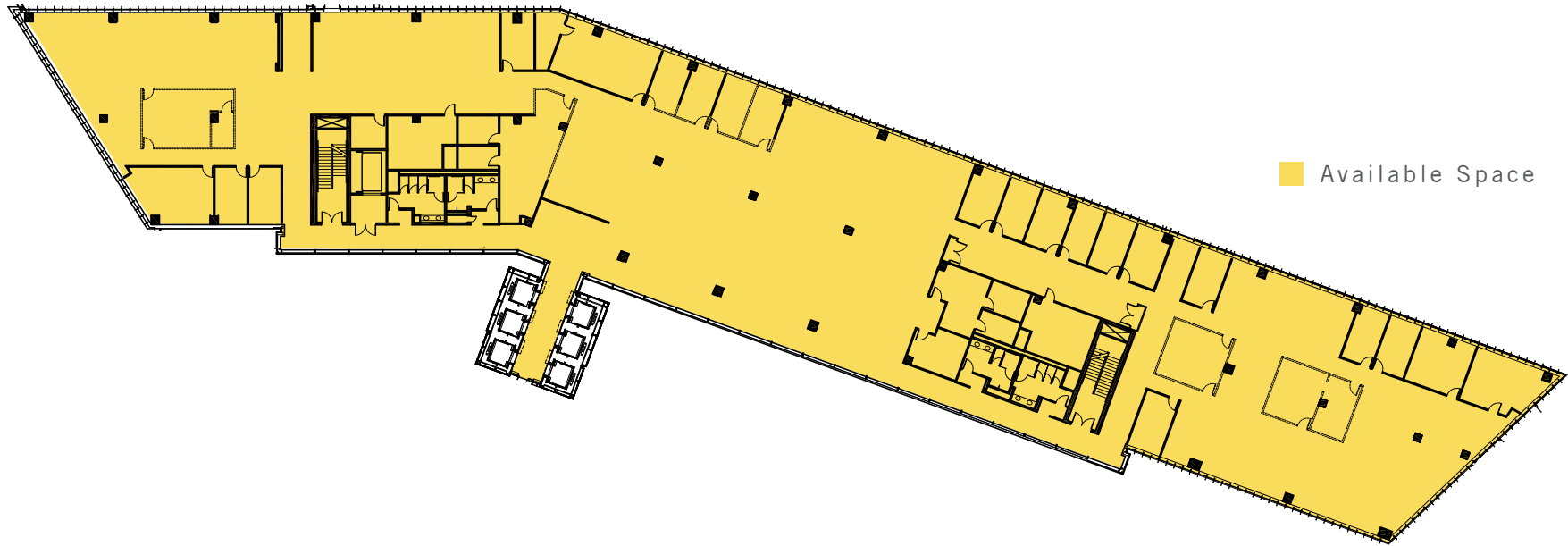
The Overlook

15,410 SF



5th Floor

North Tower 34,158 SF available now



8th Floor

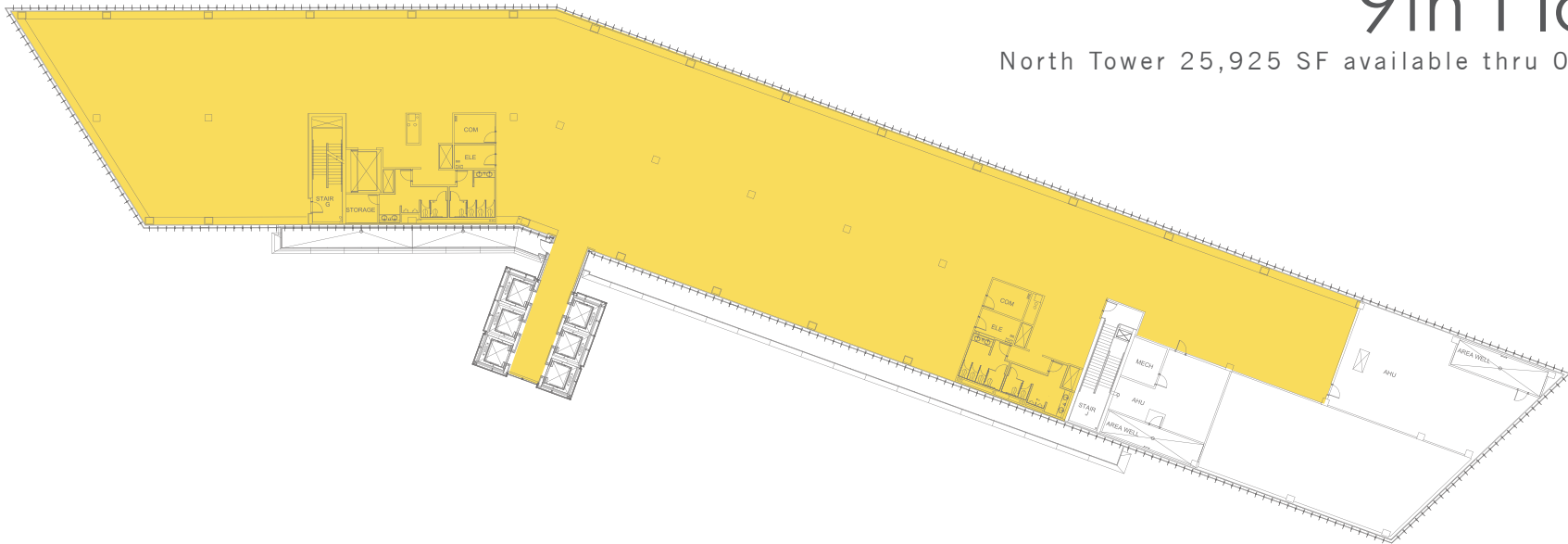
North Tower 32,865 SF available 06/2022

■ Available Space



9th Floor

North Tower 25,925 SF available thru 05/2021



Owner	Tamares Real Estate
Development Manager	Hines
Exterior Design	Kohn Pederson Fox
Interior Design	Lehman Smith McLeish
Landscape Design	Michael Vergason Landscape Architects
Exclusive Leasing Agent	CBRE
Site	16 Acres at the front door of the 495 Express Lanes on Jones Branch Drive. This provides immediate access to the Capital Beltway and creates a gateway to the entire Washington region from the heart of Tysons.
Delivery	2001
Scope	707,052 SF (65687m ²), 2 tower office building North Tower: 9 floors, 254,539 SF (23647m ²) South Tower: 12 floors, 452,513 SF (42039m ²)
Typical Floor Size	North Tower: 35,142 SF South Tower: 29,651 SF
Ceiling Height	9' Finished ceiling 12' Slab-to-slab
Floor Depth	62.5'
Typical Column Spacing	30'x27.5'
Parking	200 surface spaces and 2,048 covered spaces are available; Ratio of 3.0/1,000 SF
HVAC	VAV system with variable frequency drives (VFD)
WiredScore®	Platinum



VALLO PARK

LEASING TEAM

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