



# THE VIEW

TYSONS





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## TYSONS

### BE AT THE CENTER OF IT ALL

**P**rominently located as the gateway to Tysons, Virginia, The View is being zoned as an entire urban block, combining three million square feet of office, residential, retail, hotel and cultural uses, adjacent to the Spring Hill Metro platform.

With sophisticated design of international influence, modern urban planning that incorporates a grid of streets, and a world-class performing arts center, The View is a place of purpose, a vibrant arts destination and the epicenter of Virginia's global commerce.



**THE VIEW**  
TYSONS



Dulles International Airport (11 miles)



Reston Town Center (7 miles)



The White House (13 miles)



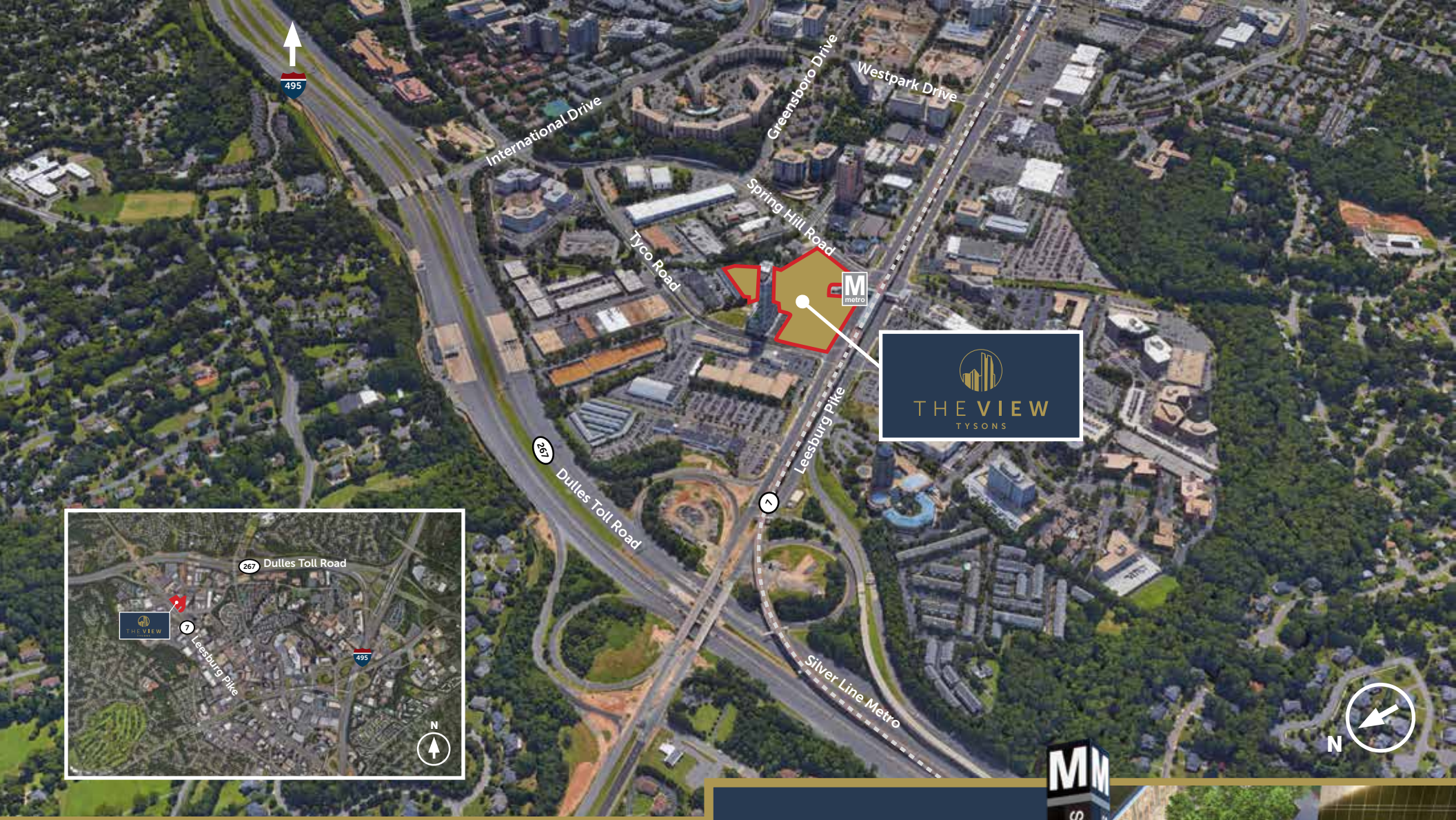
Union Station (14 miles)



Reagan National Airport (12 miles)






(15 miles)





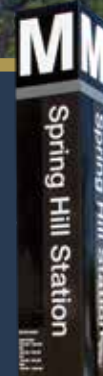
## VEHICULAR ACCESS

The View offers the easiest accessibility into and out of Tysons. 1,000 feet from the Dulles Toll Road exchange, employees, residents and visitors have immediate access to the entire National Capital Region.

-  2 miles
-  4 miles
-  9 miles
-  13 miles
-  10 miles

## PUBLIC ACCESS

The Spring Hill Metro platform serves as an entry point to The View's civic plaza, providing a 28 minute metro ride to downtown Washington, D.C.














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## BY THE NUMBERS

|   |                             |               |
|---|-----------------------------|---------------|
|  | OFFICE TOTAL                | SF: 1,418,586 |
|  | OFFICE C-3 (THE ICONIC)     | SF: 873,830   |
|  | OFFICE C-1                  | SF: 544,756   |
|  | PUBLIC AMENITY (SKY GARDEN) | SF: 27,067    |
|  | RETAIL                      | SF: 91,707    |
|  | HOTEL                       | SF: 294,808   |
|  | RESIDENTIAL (CONDO)         | SF: 246,518   |
|  | RESIDENTIAL (RENTAL)        | SF: 893,906   |
|  | PERFORMING ARTS CENTER      | SF: 42,664    |

### HOTEL & RESIDENTIAL (CONDO) D-1

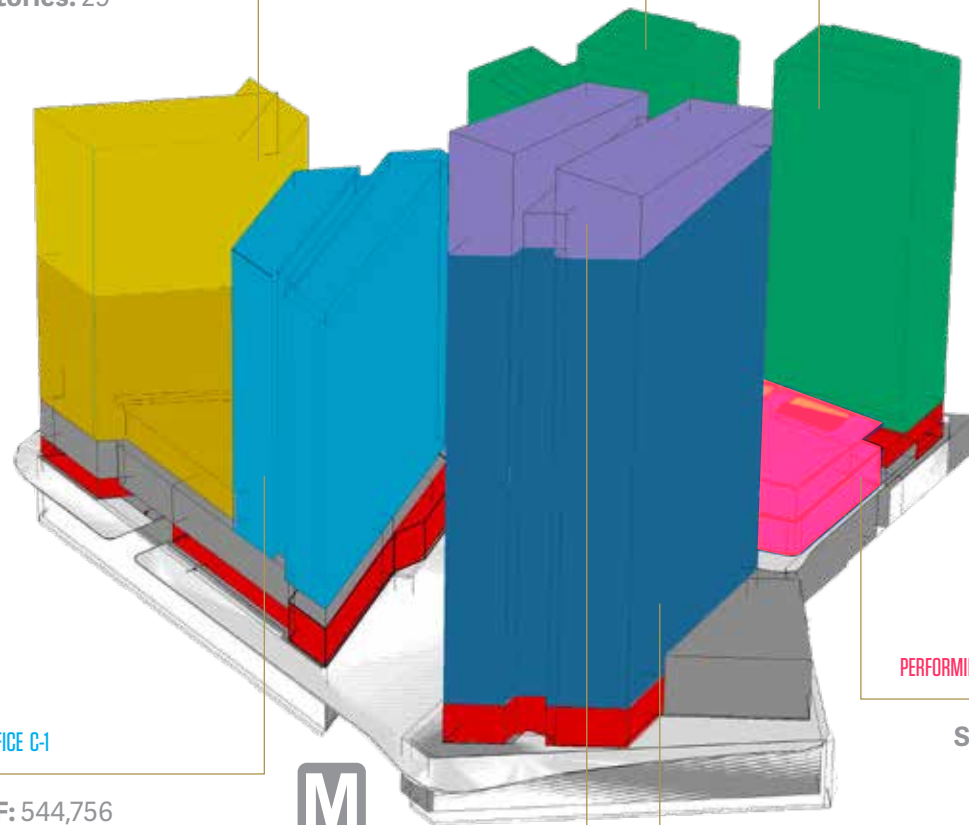
**SF:** 541,326  
**Height:** 387'  
**Stories:** 29

### RESIDENTIAL (RENTAL) C-2A

**SF:** 562,491  
**Height:** 389'  
**Stories:** 33

### RESIDENTIAL (RENTAL) C-2B

**SF:** 331,415  
**Height:** 421'  
**Stories:** 35



### OFFICE C-1

**SF:** 544,756  
**Height:** 385'  
**Stories:** 26



### PUBLIC AMENITY (SKY GARDEN)

**SF:** 27,067

### OFFICE C-3 (THE ICONIC)

**SF:** 873,830  
**Height:** 600'  
**Stories:** 36

### PERFORMING ARTS CENTER

**SF:** 42,664





THE **ICONIC**  
AT THE VIEW

## THE EMERGENCE OF AN ICON

**T**he Iconic, the tallest building between Philadelphia and Charlotte, will be visible as a signature element of the region's skyline and will feature expansive views from the Blue Ridge Mountains to the National Cathedral and Washington Monument.

At 873,830 square feet and designed by world-renowned architect, Gensler, The Iconic will offer corporate tenants modern yet timeless design and will be a landmark within the luxury office market.

Ideal for corporate tenants seeking a statement of global stature and an investment in best-in-class culture, The Iconic delivers a city-center urban setting, high density of streetscape retail and restaurant uses, access to a 5-Star hotel, and a vibrant cultural center including a state-of-the-art performing arts center

The Iconic is currently available for autograph branding and is slated for mid-2021 delivery.

[WWW.THEICONICATTHEVIEW.COM](http://WWW.THEICONICATTHEVIEW.COM)



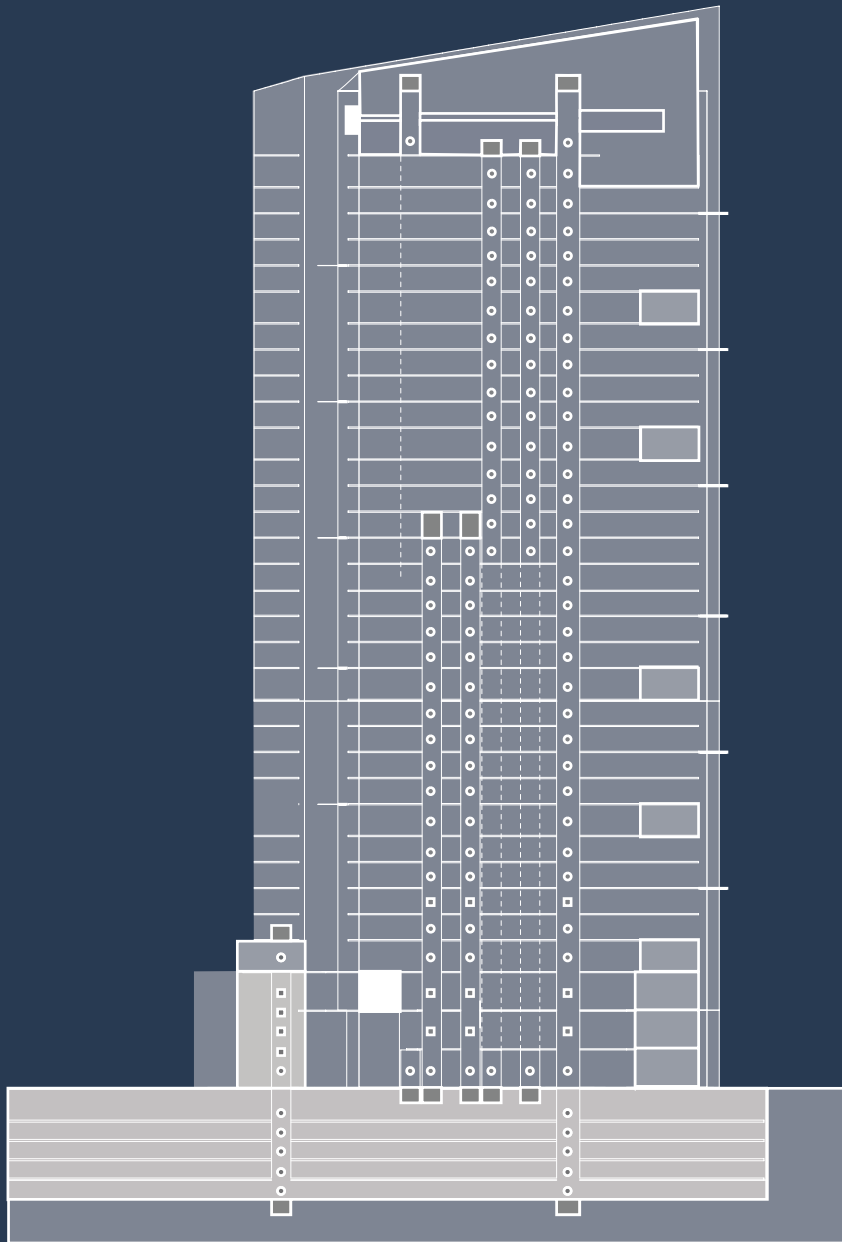


THE **ICONIC**  
AT THE VIEW

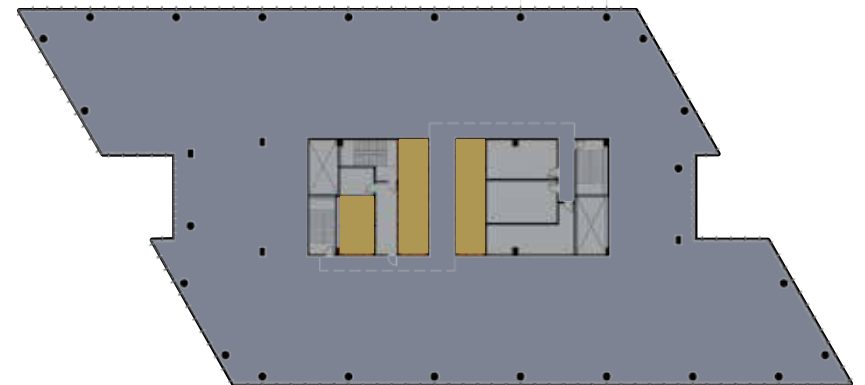
## EXPERIENCE NEW HEIGHTS

### BUILDING SPECIFICATIONS

- 873,830 total square feet
- 600' feet tall
- 24 floors of 13'6" slab-to-slab
- 6 floors with 16'6" slab-to-slab
- 31<sup>st</sup> floor featuring a Sky Garden
- 2.4 per 1,000 square feet parking ratio in podium and below-grade garages
- Multiple outdoor spaces including gardens and terraces
- World-class amenity experiences, from conferencing center to full-service health club



STACKING PLAN



SAMPLE FLOOR PLATE

## PARTNER WITH VISIONARIES

The View will be owned and developed by Tysons Development, LLC. This entity was formed for the purpose of developing the unique opportunity provided by the site, and is a joint venture between well-known regional developer C. Daniel Clemente and international businessman and real estate investor Khaled A. Juffali.

The partnership offers a combination of deep Northern Virginia roots and relationships, and the depth of resources required to make a project of this size and scope a reality. Tysons Development, LLC has assembled a team of design consultants which, like the partnership itself, combines international reach with truly local experience and depth.



FOR MORE INFORMATION  
PLEASE CONTACT:

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**PHILLIP MCCARTHY**

301.896.9011

[phil.mccarthy@transwestern.com](mailto:phil.mccarthy@transwestern.com)

**ALEX HANCOCK**

703.749.9435

[alex.hancock@transwestern.com](mailto:alex.hancock@transwestern.com)

**GEORGE VOGELEI**

202.775.7042

[george.vogelei@transwestern.com](mailto:george.vogelei@transwestern.com)

**TOM ROGERS**

703.749.9412

[tom.rogers@transwestern.com](mailto:tom.rogers@transwestern.com)

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 **TRANSWESTERN®**

7900 Tysons One Pl. | Suite 600  
Tysons, VA 22102  
703.821.0040 | [transwestern.com](http://transwestern.com)

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