



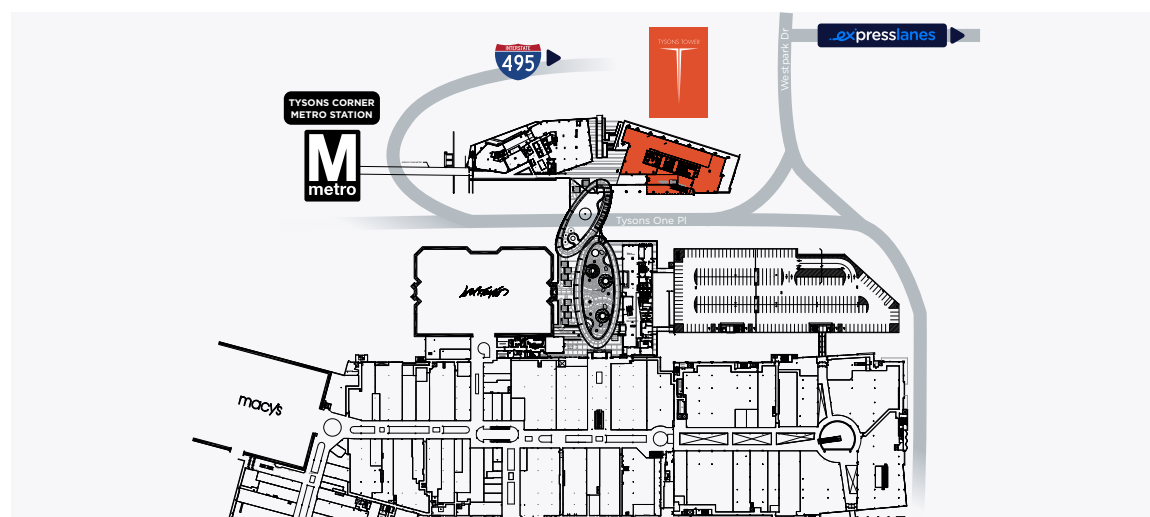
TYSONS TOWER

7900 TYSONS ONE PLACE, TYSONS VA



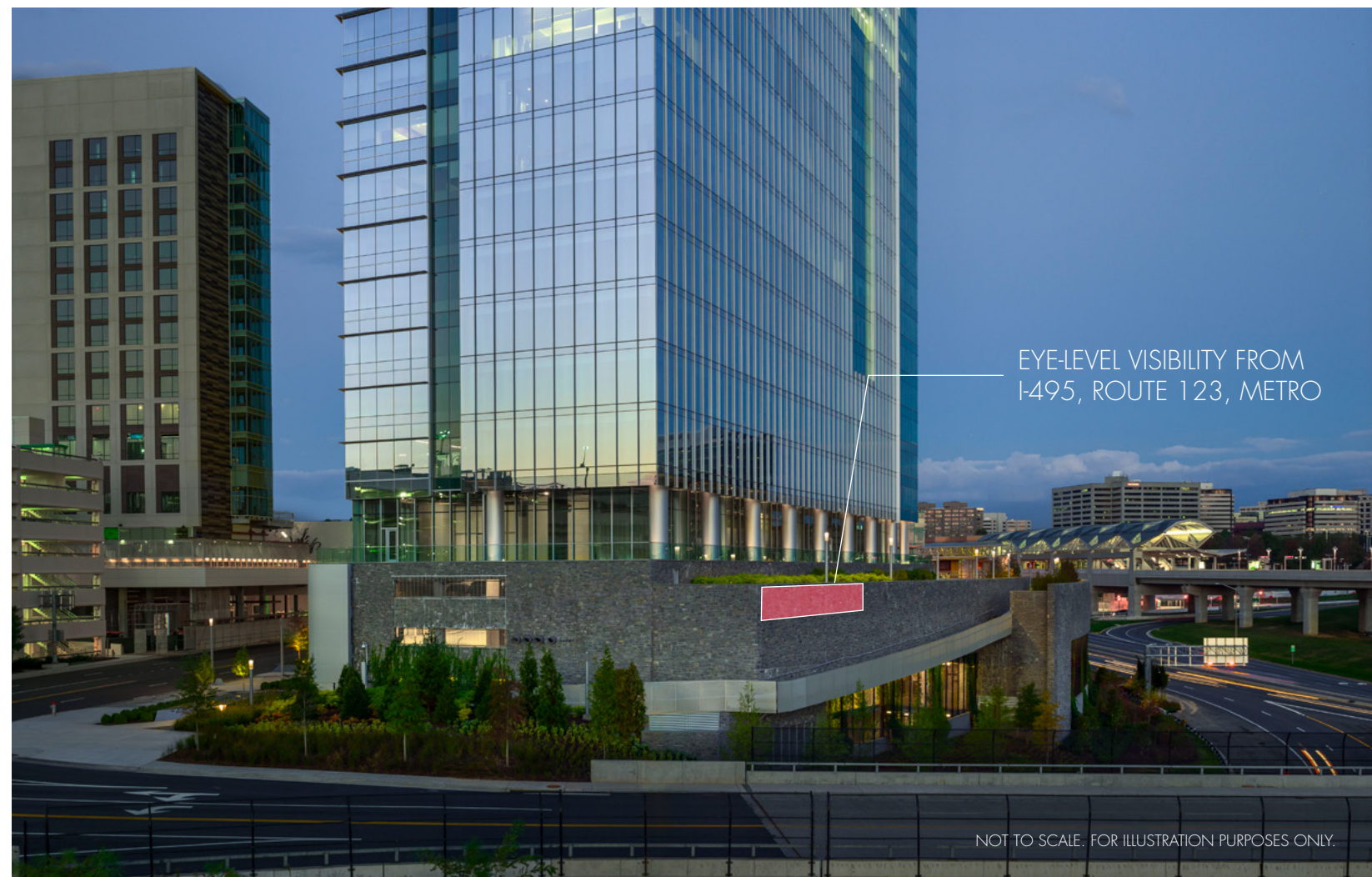
LOCATION & ACCESS

Located at the center of one the most important transit hubs of the region, Tysons Tower offers unrivaled access to all destinations. Directly connected to the Tysons Corner Metro Station, I-495, I-495 Express Lanes, Route 7 & Route 123, Tysons Tower gives your employees quick in & out access 24/7.



PREMIUM
SIGNAGE AVAILABLE
60+ MILLION
VIEWS/YEAR

SIGNAGE AVAILABLE



EYE-LEVEL VISIBILITY FROM
I-495, ROUTE 123, METRO

Tyson's

CORNER CENTER

Recognized for its prominent location at the Tysons Corner Center mall, Tysons Tower is directly connected and walkable to the best dining and shopping in the nation - an experience no other office building can offer.

Walkable to
300+
Cafés, Restaurants,
Bars, Stores...and More

Tyson's
CORNER CENTER

STARBUCKS

SHAKE SHACK

EXIT

TYSONS TOWER

TYSONS TOWER

DIRECTLY ADJACENT TO TYSONS CORNER CENTER

Tyson's

CORNER CENTER

Directly connected to the Tysons Corner Center mall and its 300+ retailers and restaurants, Tysons Tower offers a truly unique experience. All tenants have direct access to one of the top 10 malls in the nation, and can enjoy the best dining and shopping at any time of the day.



WALKABLE TO MULTIPLE DINING & SHOPPING OPTIONS



earls KITCHEN + BAR
Eddie V's PRIME SEAFOOD
ON-SITE & ADJACENT RESTAURANTS

BUILDING AMENITIES & FEATURES

Directly connected to the Tysons Corner Center mall (300+ cafés/restaurants & stores)

On-site Tysons Corner Silver Line Metro Station

Direct access to I-495, I-495 Express Lanes & Route 123

Premium signage available

Fully equipped fitness center with locker rooms, showers, and Peloton Bikes

Eddie V's Prime Seafood restaurant on upper level lobby

Earls Kitchen + Bar restaurant in adjacent VITA residential building

Tysons All Access Rewards - Concierge services, food delivery and tenant reward program

Rooftop terrace with panoramic views

Ample parking located conveniently to nearby attractions

EV charging stations

Secured bike cage available for commuters

Grand two-story lobby

On-site property management



WELLNESS & SUSTAINABILITY CERTIFICATIONS





STACKING PLAN

3,216 - 31,344 SF AVAILABLE





12TH FLOOR
31,344 SF



ROUTE 123

 SCIF AVAILABLE
⚡ WITH POWER GENERATOR

METRO

I-495
I-495 EXPRESS LANES

PLAZA
TYSONS CORNER CENTER

SUITE 225



SUITE 280



Owner / Master Developer:	Macerich, Alaska Permanent Fund Corporation (APFC)
Development Manager:	Hines
Architect:	Gensler
Master Planner:	RTKL
Exclusive Leasing Agent:	CBRE
Site:	Located at Tysons Corner Center with direct access to Capital Beltway (I-495), I-495 Express Lanes and connected to Tysons Corner Metro Station (Silver Line)
Delivery:	2014
Scope:	22 stories 570,090 RSF
Typical Floor:	Mid-rise (floors 2-9) 30,914 RSF High-rise (floors 10-20) 31,353 RSF
Ceiling Height:	9' 6" finished ceiling height
Typical Column Spacing:	42' x 30'
Elevators:	Passenger - 10 Garage - 3 Service - 1
Parking:	Abundant structured above and below-grade parking
Security:	Electronic perimeter and elevator-access control and on-site security personnel
Certifications:	Registered with the U.S. Green Building Council Certified LEED Gold, ENERGY STAR certified
WELL Health-Safety Rating:	WELL Health-Safety certification
Other Features:	Dynamic escalator-interconnected, two-story lobby Fully equipped fitness center, locker rooms, bike racks and showers Access to Tysons Corner Center via pedestrian plaza On-site white-tablecloth restaurant Activated plaza and rooftop terrace See full list page 6



TYSONS TOWER



LEASING INFORMATION

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