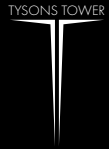


TYSONS TOWER



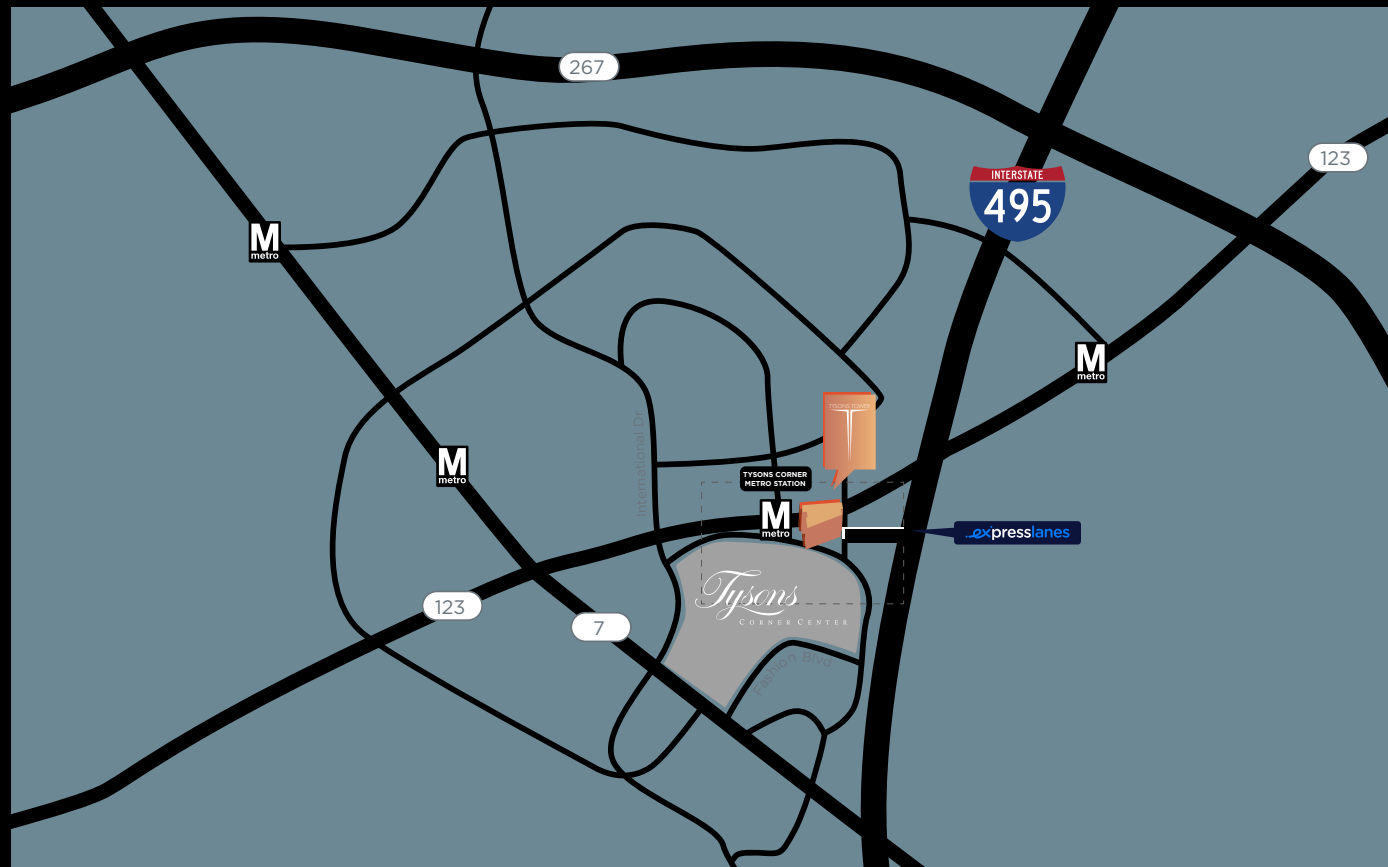
7900 Tysons One Place | Tysons, VA





## LOCATION AND ACCESS

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



AT THE EPICENTER  
OF CONVENIENCE WITH  
EASY REGIONAL ACCESS



DIRECT ACCESS TO  
TYSONS SILVER LINE  
METRO STATION



16-MINUTE DRIVE  
TO DULLES  
INTERNATIONAL AIRPORT





**ON-SITE & ADJACENT  
RESTAURANTS**

*Eddie V's*  
PRIME SEAFOOD

Barrel&Bushel earls  
KITCHEN + BAR



## 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.





# EXCLUSIVE TENANT PERKS

ELEVATE YOUR WORKSPACE EXPERIENCE WITH UNPARALLELED CONVENIENCE

## AN EXCLUSIVE APP FOR ALL TYSONS TOWER TENANTS

### Building Information & Access

- Important Building Contacts
- Tower Security
- Link to Tenant Portal Website
- Building Calendar
- Fitness Center: Wavier, Class Schedule, Personal Training
- Penthouse: Space Information and Reservation Requests
- Bloom Salon: Make an Appointment

### Convenient Food & Drink

- Grab & Go Lunch Schedule - Reserve your Meal
- Meal Delivery through Concierge
- All Food & Drink Options on Campus
- Happy Hours

### Concierge Services

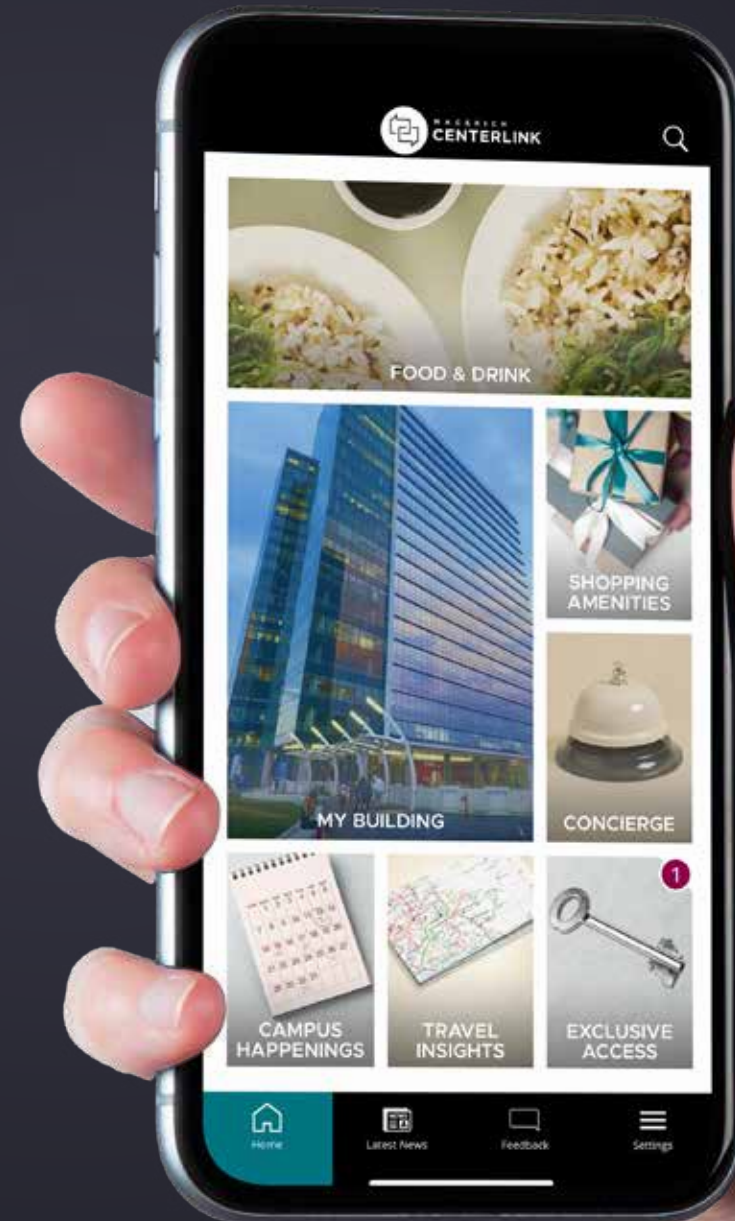
- Text Concierge, available 7 days a week
- Discounted AMC Movie Tickets
- Dining Reservations
- Car Detailing Appointments including special tenant rate
- Shoe Repair & Alterations
- Travel Planning and Itinerary Assistance

### Priority Shopping Access

- VIP Discounts at Tysons Corner Center Shops & Restaurants
- Directory and Interactive Store-finding Map
- Public Sales & Promotions
- Shopping with a Twist

### Events & Entertainment

- Tysons Corner Center Events Calendar, including VIP experiences for the Office within those events
- Art Exhibits at the Center
- Pop-Up Retailer events at Tysons Tower
- Experiential Activations Ticket Information and Discounts



AT YOUR FINGERTIPS.



# PERKS DESIGNED FOR YOU



## LEVEL99

A FIRST-OF-ITS-KIND DESTINATION FOR ADULTS FEATURING REAL-WORLD, INTERACTIVE SOCIAL GAMING WITH OVER 50 PHYSICAL AND MENTAL CHALLENGES SET IN ARTISTIC ENVIRONMENTS.



### THE PERFECT PLACE FOR TEAM CONNECTIONS AND ADVENTURES

# STEER OUT, LEVEL UP!



### Rooms

#### THEMED CHALLENGES

Work together in dozens of unique challenge rooms with your team of 2-6 players to test your body and mind. Your team has each room to yourself, but only 1-4 minutes to complete each challenge, so act quick!



### Local Art

#### INSTALLATIONS BY LOCAL ARTISTS

Featuring over 50 pieces of local one-of-a-kind art, our games will have you searching, solving, and discovering every inch of this wonderland space.



### Duels

#### PLAYER - VS - PLAYER

If competition is more your style, face off against your friends in a variety of player-vs-player competitions for glory and bragging rights.





## PROPERTY FEATURES AND AMENITIES

- Directly connected to the Tysons Corner Center Mall (300+ cafés, restaurants & stores)
- On-site Tysons Silver Line Metro Station
- Direct access to I-495, I-495 Express Lanes & Route 123
- 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 storage available for commuters
- Dramatic two-story lobby
- On-site property management
- Adjacent to Hyatt Regency, connecting guests to over 300 shopping and dining options

### WELLNESS & SUSTAINABILITY CERTIFICATIONS





# STACKING PLAN

## 1,978 - 31,344 RSF AVAILABLE

|        | ROOFTOP TERRACE            |                     |                           |
|--------|----------------------------|---------------------|---------------------------|
| 20     | LEASED                     |                     |                           |
| 19     | LEASED                     |                     |                           |
| 18     | LEASED                     |                     |                           |
| 17     | LEASED                     |                     |                           |
| 16     | LEASED                     |                     |                           |
| 15     | LEASED                     |                     |                           |
| 14     | LEASED                     |                     |                           |
| 12     | 31,344 SF AVAILABLE        |                     |                           |
| 11     | LEASED                     |                     |                           |
| 10     | LEASED                     |                     |                           |
| 9      | LEASED                     |                     |                           |
| 8      | 30,932 SF AVAILABLE 9/2027 |                     |                           |
| 7      | 30,932 SF AVAILABLE 9/2027 |                     |                           |
| 6      | 9,497 SF AVAILABLE 9/2027  | 4,739 SF AVAILABLE  | LEASED                    |
| 5      | LEASED                     |                     |                           |
| 4      | LEASED                     |                     |                           |
| 3      | 2,039 SF AVAILABLE         | LEASED              |                           |
| 2      | FITNESS CENTER             | PROPERTY MANAGEMENT | LEASED 1,978 SF AVAILABLE |
| PLAZA  | EDDIE V'S MAIN LOBBY       |                     | LEASED                    |
| L2     | PARKING                    |                     |                           |
| L1     | PARKING                    |                     |                           |
| STREET | PARKING                    | LEASED              |                           |



# AVAILABLE SPACE CURRENT BUILD-OUT

## 2ND FLOOR

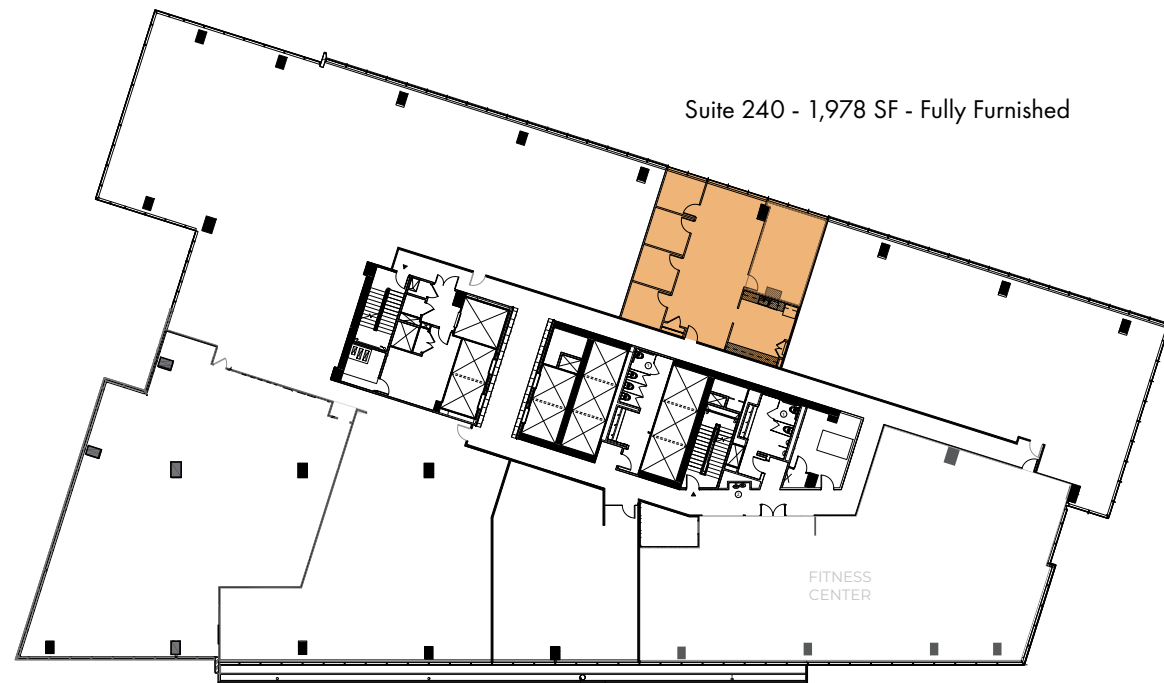
Suite 240: **1,978 SF** Fully Furnished

SUITE 240 — click for tour

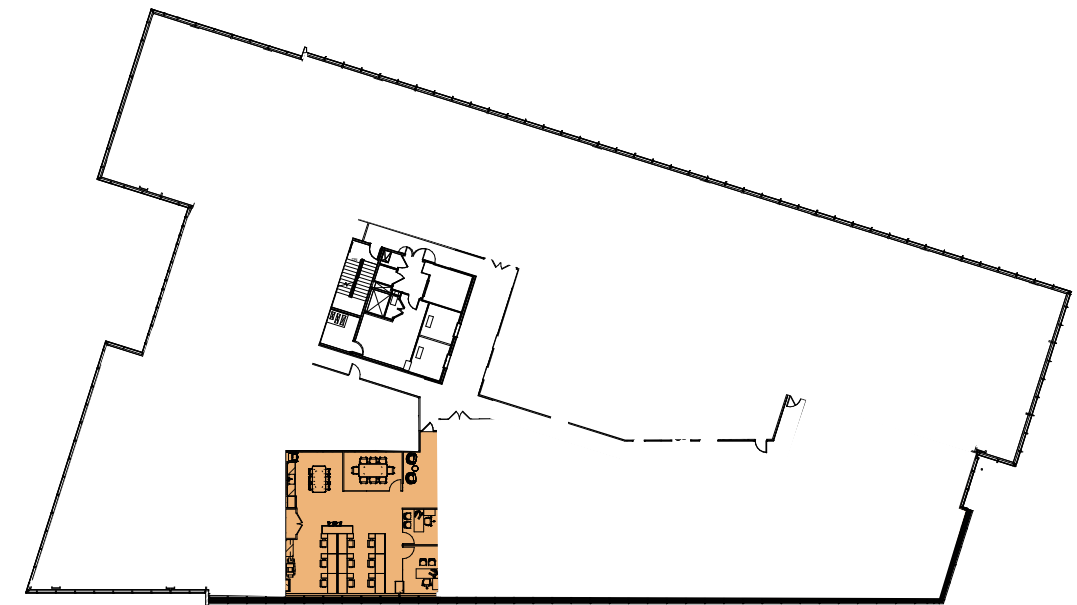


## 3RD FLOOR

Suite 305 - **2,039 SF**



Suite 240 - 1,978 SF - Fully Furnished



Suite 305 - 2,039 SF  
Prospective Layout Shown

## 6TH FLOOR

Suite 650: **9,497 SF**

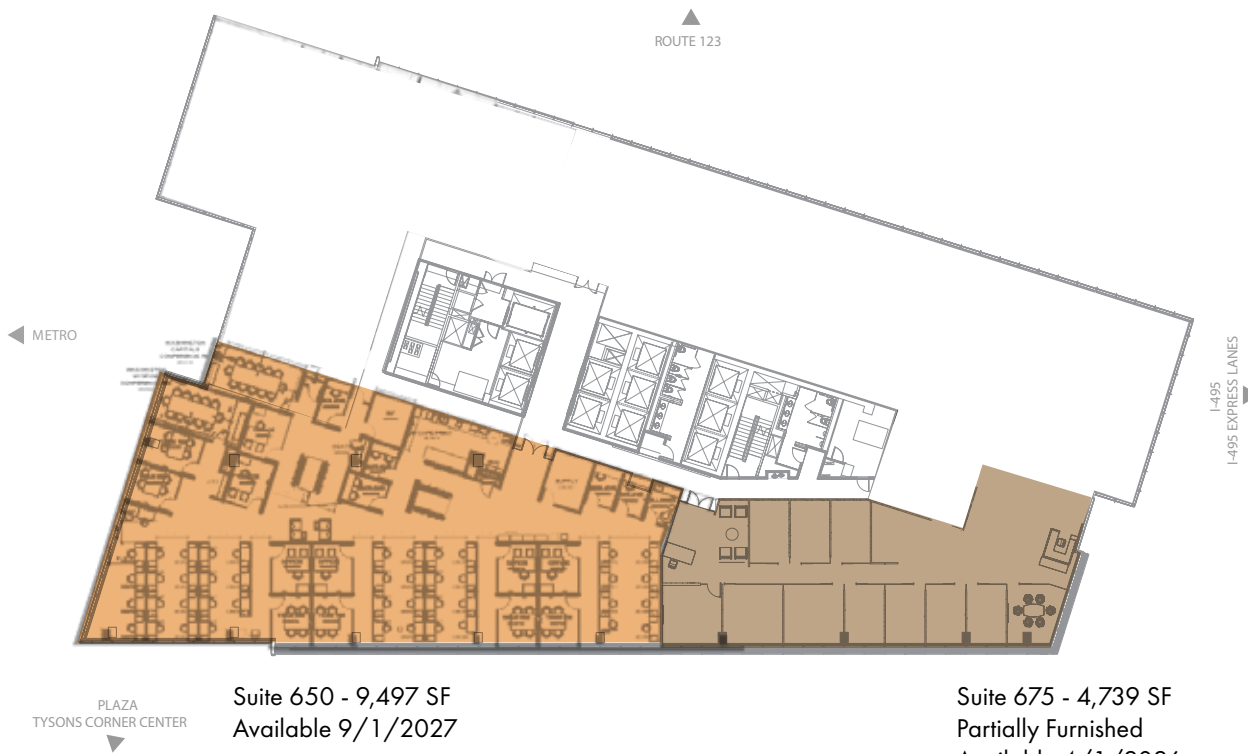
Suite 675: **4,739 SF** - Partially Furnished

SUITE 675 — [click for tour](#)



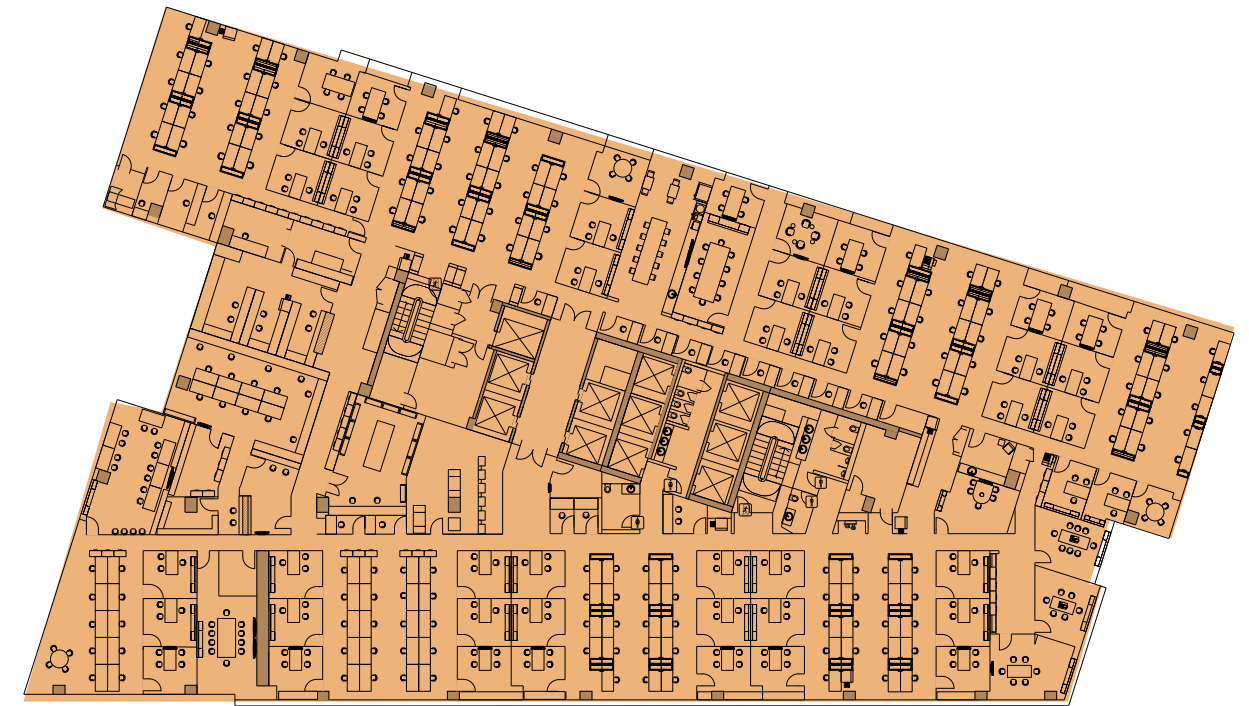
## 7TH FLOOR

Suite 700: **30,932 SF**



Suite 650 - 9,497 SF  
Available 9/1/2027

Suite 675 - 4,739 SF  
Partially Furnished  
Available 4/1/2026



Suite 700 - 30,932 SF  
Available 9/1/2027

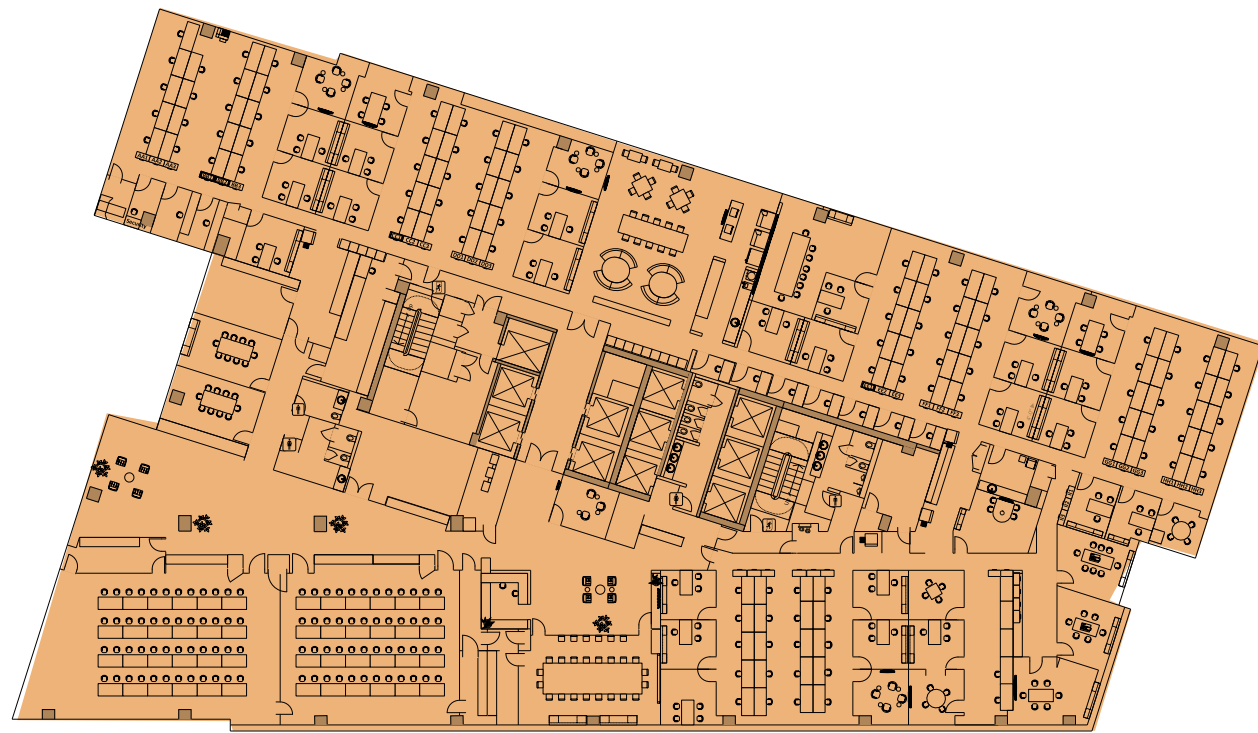
**8TH FLOOR**  
Suite 800: **30,932 SF**

**12TH FLOOR**  
**31,344 SF**

SUITE 1200 (1) — [click for tour](#)



SUITE 1200 (2) — [click for tour](#)



Suite 800 - 30,932 SF  
Available 9/1/2027



# INTERIOR PHOTOS





# BREATHTAKING VIEWS





# BUILDING SPECIFICATIONS

|                                   |   |
|-----------------------------------|---|
| <b>Owner / Master Developer:</b>  | Macerich / Alaska Permanent Fund Corporation (APFC)   |
| <b>Development Manager:</b>       | Hines   |
| <b>Architect:</b>                 | Gensler   |
| <b>Master Planner:</b>            | RTKL  |
| <b>Exclusive Leasing Agent:</b>   | Stream Realty Partners  |
| <b>Site:</b>                      | Located at Tysons Corner Center with direct access to Capital Beltway (I-495), I-495 Express Lanes and connected to Tysons Metro Station (Silver Line)  |
| <b>Delivery:</b>                  | 2014  |
| <b>Scope:</b>                     | 22 stories / 570,090 RSF  |
| <b>Typical Floor:</b>             | Mid-rise (floors 2-9): 30,914 RSF<br>High-rise (floors 10-20): 31,353 RSF   |
| <b>Ceiling Height:</b>            | 9' 6" finished ceiling height   |
| <b>Typical Column Spacing:</b>    | 42' x 30'   |
| <b>Elevators:</b>                 | Passenger - 10<br>Garage - 3<br>Service - 1   |
| <b>Parking:</b>                   | Abundant structured above and below-grade parking (3.0 per 1,000 SF)  |
| <b>Security:</b>                  | Electronic perimeter and elevator-access control and on-site security personnel   |
| <b>Certifications:</b>            | Registered with the U.S. Green Building Council Certified LEED Gold, ENERGY STAR certified and Best Workplace for Commuters   |
| <b>WELL Health-Safety Rating:</b> | WELL Health-Safety certification  |
| <b>Other Features:</b>            | <ul style="list-style-type: none"><li>• Dynamic escalator-interconnected, two-story lobby</li><li>• Fully equipped fitness center, locker rooms, bike racks and showers</li><li>• Access to Tysons Corner Center via pedestrian plaza</li><li>• On-site white-tablecloth restaurant</li><li>• Activated plaza and rooftop terrace</li></ul> |





7900 Tysons One Place | Tysons, VA

TYSONS TOWER



FOR LEASING INFORMATION, PLEASE CONTACT:

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