

7950 JONES BRANCH DRIVE, TYSONS, VA



VALO

PARK


STREAM

 Tamares
Real Estate

7950 JONES BRANCH DRIVE



REDEFINING THE WORKPLACE

STREAM REALTY PARTNERS



ACCESS



Located at the inter-
section 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 station

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 & McLean
Metro Stations



Free Uber rides to
Tysons and McLean
Metro Stations

TYSONS CORNER CENTER

Barrel&Bushel

Eddie V's
PRIME SEAFOOD



Earls
KITCHEN • BAR



SHAKE SHACK

TYSONS GALLERIA

MAGGIANO'S
LITTLE ITALY

FOGO DE CHÃO
BRAZILIAN STEAKHOUSE

WILDFIRE
STEAKS, CHOPS & SEAFOOD

sweetgreen

P.F. CHANG'S

FOUNDING FARMERS



HOTELS



BE WELL AT VALO

Valo Park is where the definition of workplace expands. Creating an **unrivaled office experience** for employees and visitors alike, the abundance of common area and amenity spaces within the building are supplemented by an on-site wellness team. The BeWell Team regularly hosts tenant events aimed at fostering a sense of community and reinforcing a sense of purpose in the work one performs.



BUILDING SERVICES

-  dry cleaning
-  fitness center
-  free ev charging station
-  car detailing
-  shuttle services
-  bike storage



VALO PARK

UBER FOR BUSINESS

FREE UBER RIDES ARE AVAILABLE TO ALL VALO PARK TENANTS

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

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

VALO PARK IS WIREScored PLATINUM

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



In order to accommodate the diverse needs of our tenants, a variety of dedicated, high speed connectivity options are available. These include Verizon, FiberLight, XO Communications and Cox. Zayo and Nextlink are also available to offer dark fiber private network leases and internet connections that run independently from 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.

Valo is built to exceed the connectivity needs of any tenant.

6

fiber
providers
available



wireless
connectivity
from
rooftop



multiple
points of
entry



dedicated,
protected
space for
equipment



on-campus
wifi



back-up
generator



MAIN LOBBY



VALO MARKET



THE BISTRO



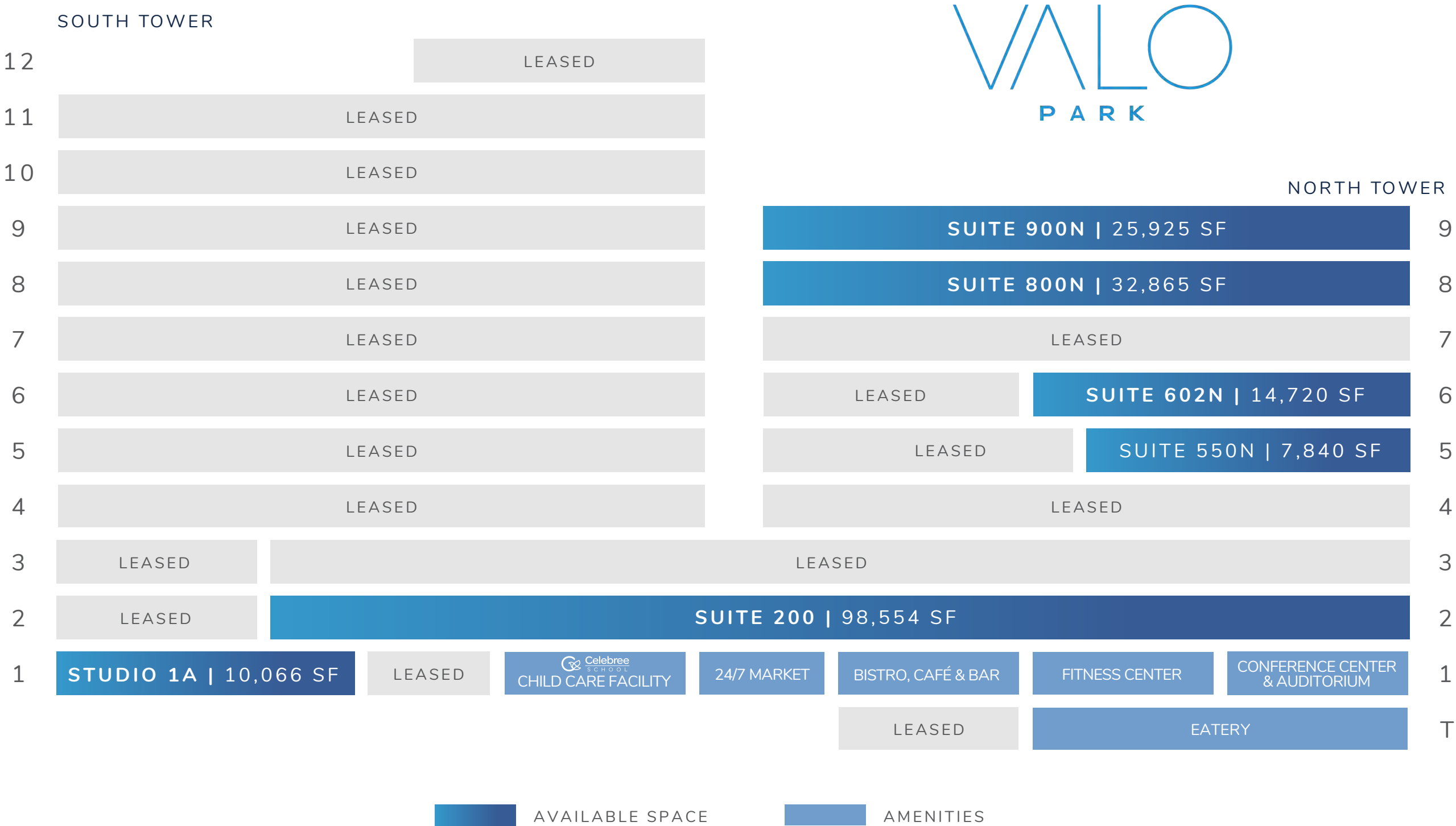
OUTDOOR AMENITIES



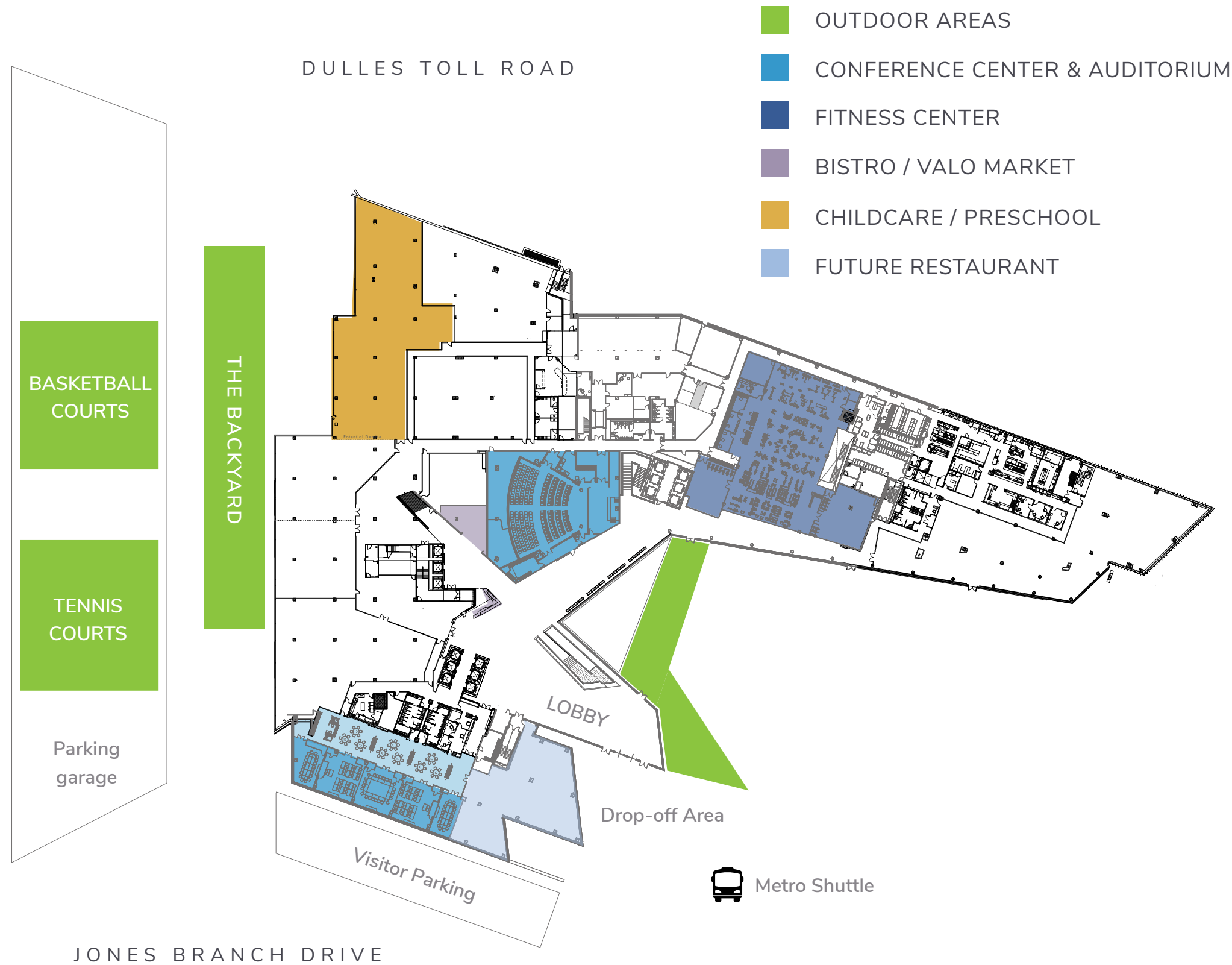
THE RECENTLY DELIVERED 11,000 SF FOOD HALL, THE EATERY



OFFERING VARIOUS FOOD STATIONS







DULLES TOLL ROAD



JONES BRANCH DRIVE



RECEPTION AREA

SECOND FLOOR FINISHES



CONFERENCE ROOM

SECOND FLOOR FINISHES

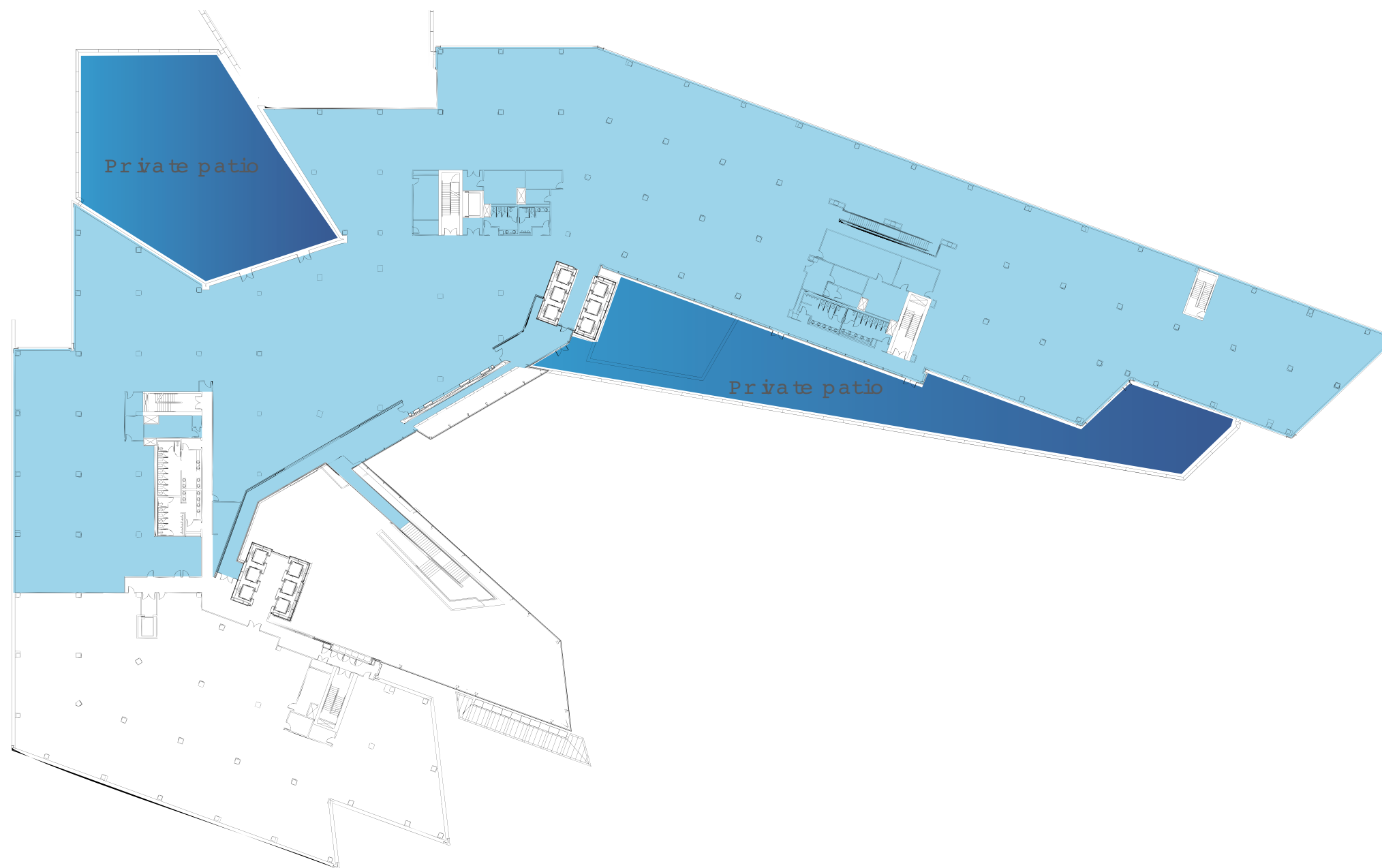


OPEN WORKSPACE

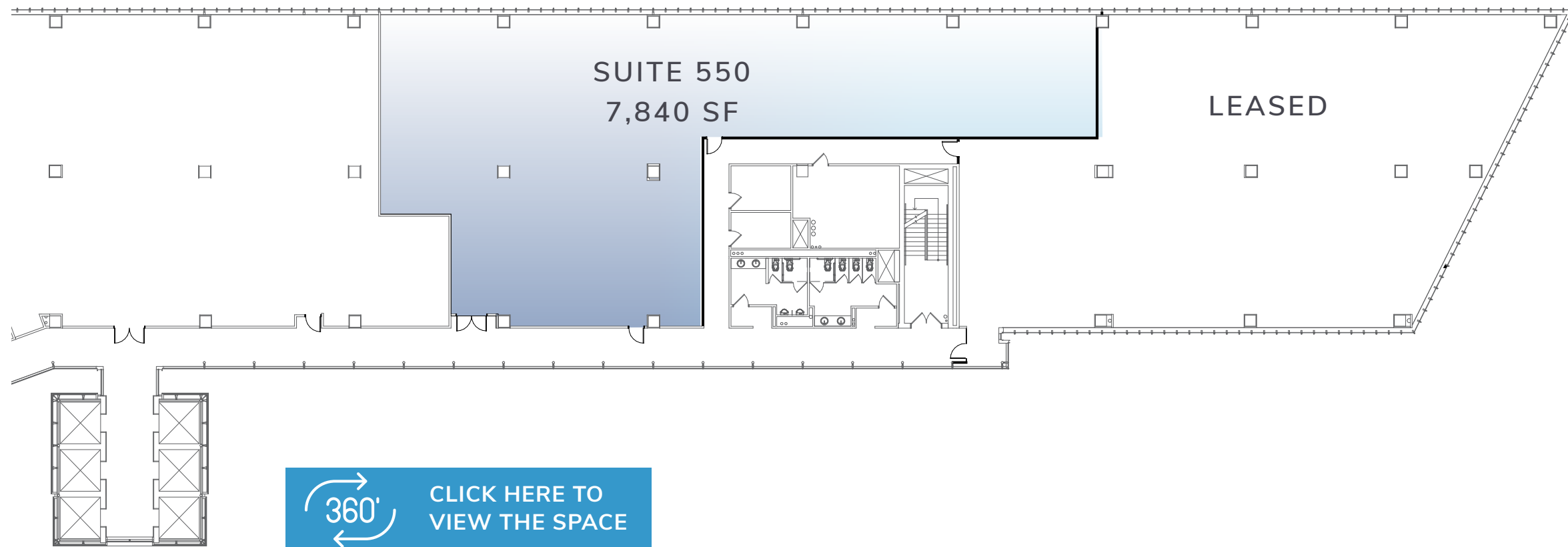


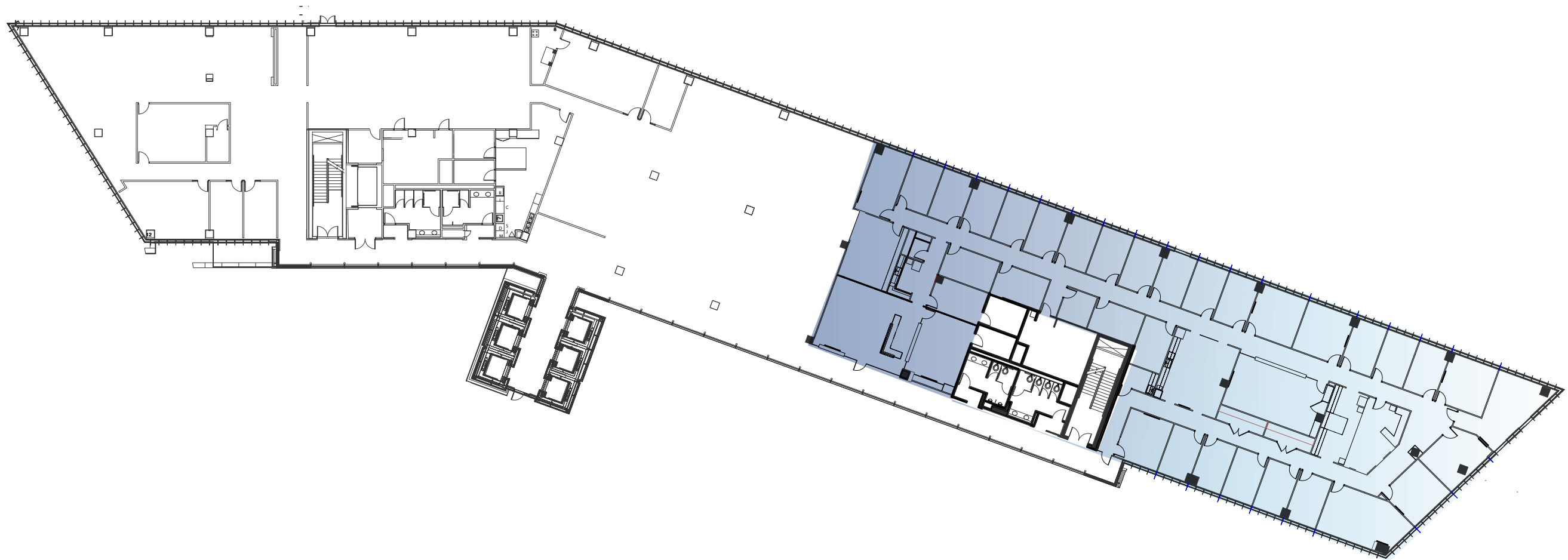
INDIVIDUAL PRIVATE WORKSTATION

DULLES TOLL ROAD

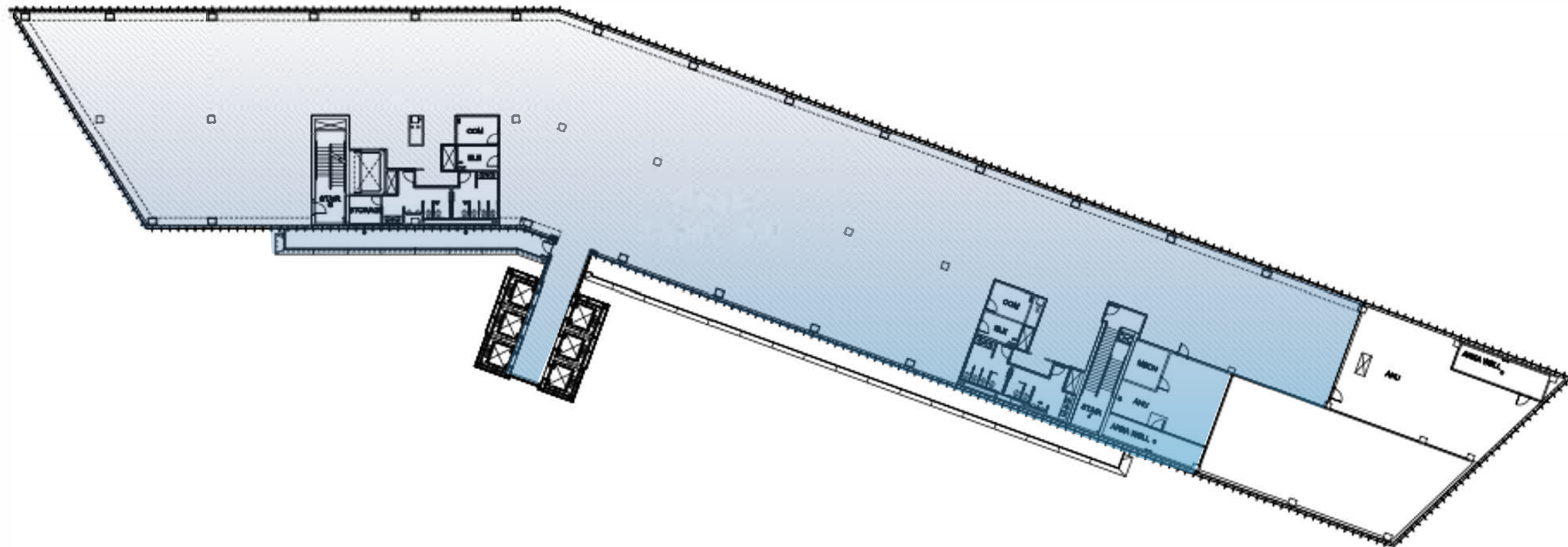


JONES BRANCH DRIVE











VALO FACT SHEET

OWNER	Tamares
DEVELOPMENT MANAGER	Hines
EXTERIOR DESIGNER	Kohn Pederson Fox
INTERIOR DESIGNER	Lehman Smith McLeish
LANDSCAPE DESIGNER	Michael Vergason Landscape Architects
EXCLUSIVE LEASING AGENT	Stream Realty Partners
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 (65,687m ²), 2 tower office building North Tower: 9 floors, 254,539 SF (23,647m ²) South Tower: 12 floors, 452,513 SF (42,039m ²)
TYPICAL FLOOR SIZE	North Tower: 35,142 SF South Tower: 29,651 SF
CEILING HEIGHT	9' ceiling heights on all floors; 20' ceilings on the second floor 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)
WIRESCORE	Platinum





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