



OFFERING SUMMARY

Lease Rate: \$25.00 (Full Service)

Building Size: 61,739 SF

Available Suites:

Suite 460: 891 SF
Suite 215 SF: 984 SF
Suite 420: 1,936 SF
Suite 100: 1,951 SF
Suite 425: 2,209 SF
Suite 400: 2,448 SF
Suite 200: 2,449 SF
Suite 370: 2,526 SF
Suite 300: 4,264 SF
Suite 350: 4,596 SF
Suite 530: 4,259 SF
Suite 500: 6,081 SF

Contiguous
10,340 SF

PROPERTY HIGHLIGHTS

- **LEASE RATE REDUCED TO \$25.00 FULL SERVICE**
- **BEST BUILDING IN TYSONS WITH FREE PARKING**
- One minute from Tysons Center Mall and Tysons Galleria
- Minutes to Tysons Corner Metro Station
- Great access to Gallows Road, Dulles Toll Road, Route 7, Beltway, and I-66
- Recently renovated main lobby

PROPERTY OVERVIEW

- Tenant-only conferencing center
- Building is on E link and XO Communications' Fiber Network, giving tenants access to competitive local and long distance telephone services, as well as high speed Internet, data transfer, and video conferencing services
- Basement storage space also available





Capital Investment LLC
COMMERCIAL REAL ESTATE ADVISORS

Courthouse Center

8230 Old Courthouse Road Vienna, VA 22182



Leasing Inquiries:

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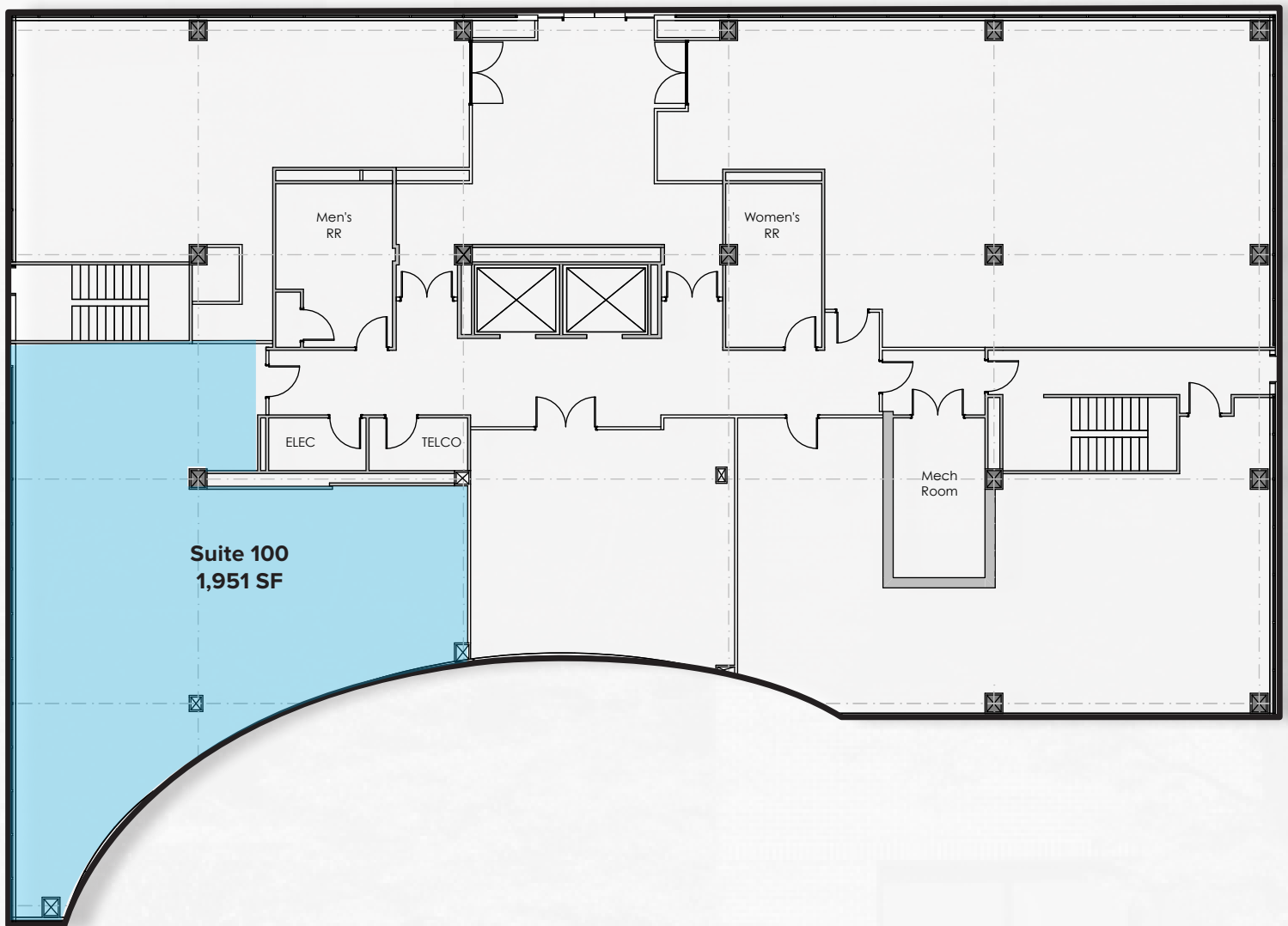
Washington, D.C.
925 U Street NW Suite 200
Washington, DC 20001

Tysons, VA
8230 Old Courthouse Road
Suite 110 Vienna, VA 22182

Bethesda, MD
7809 Woodmont Avenue
#3A Bethesda, MD 20814



FIRST FLOOR AVAILABILITY



Leasing Inquiries:

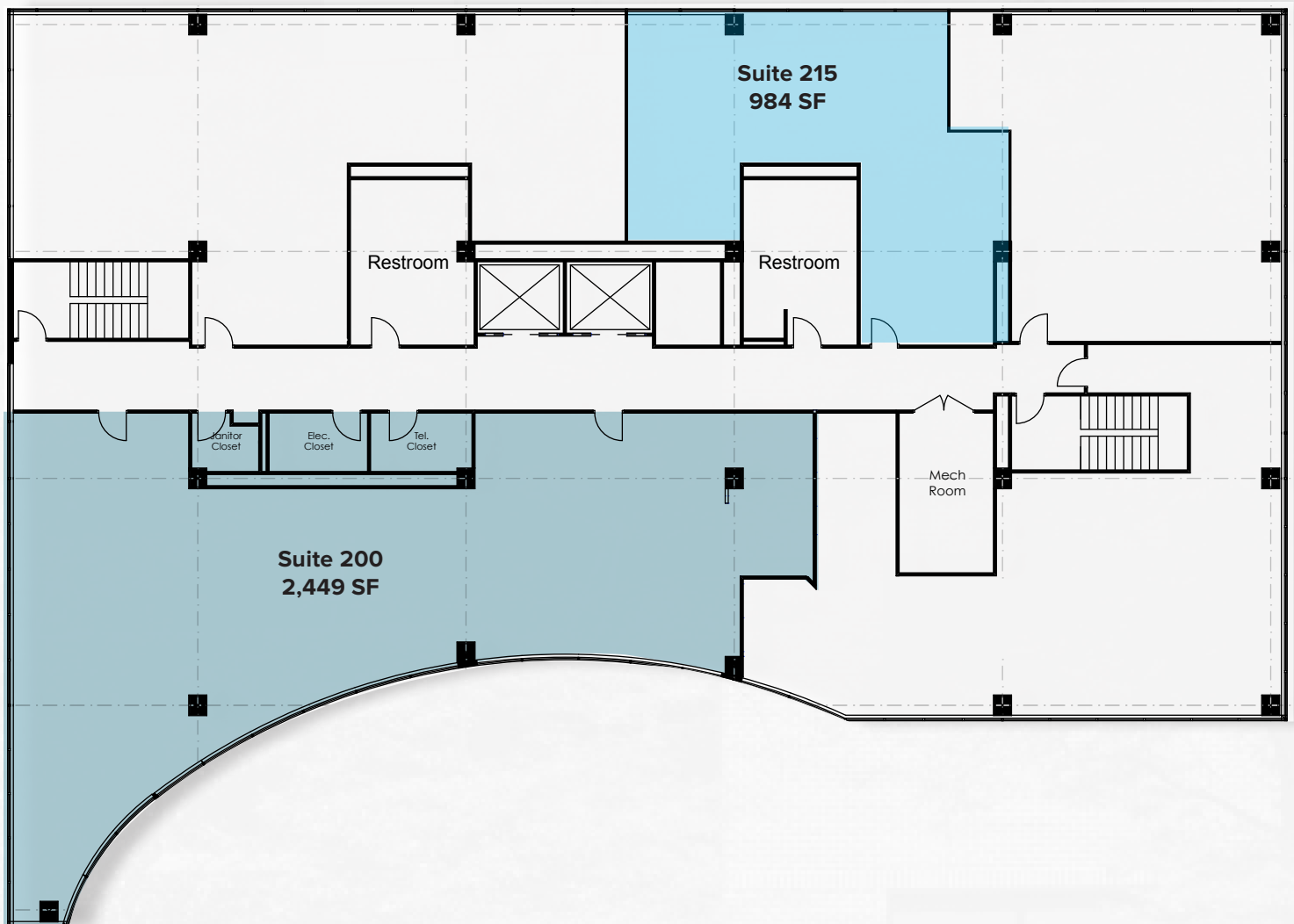
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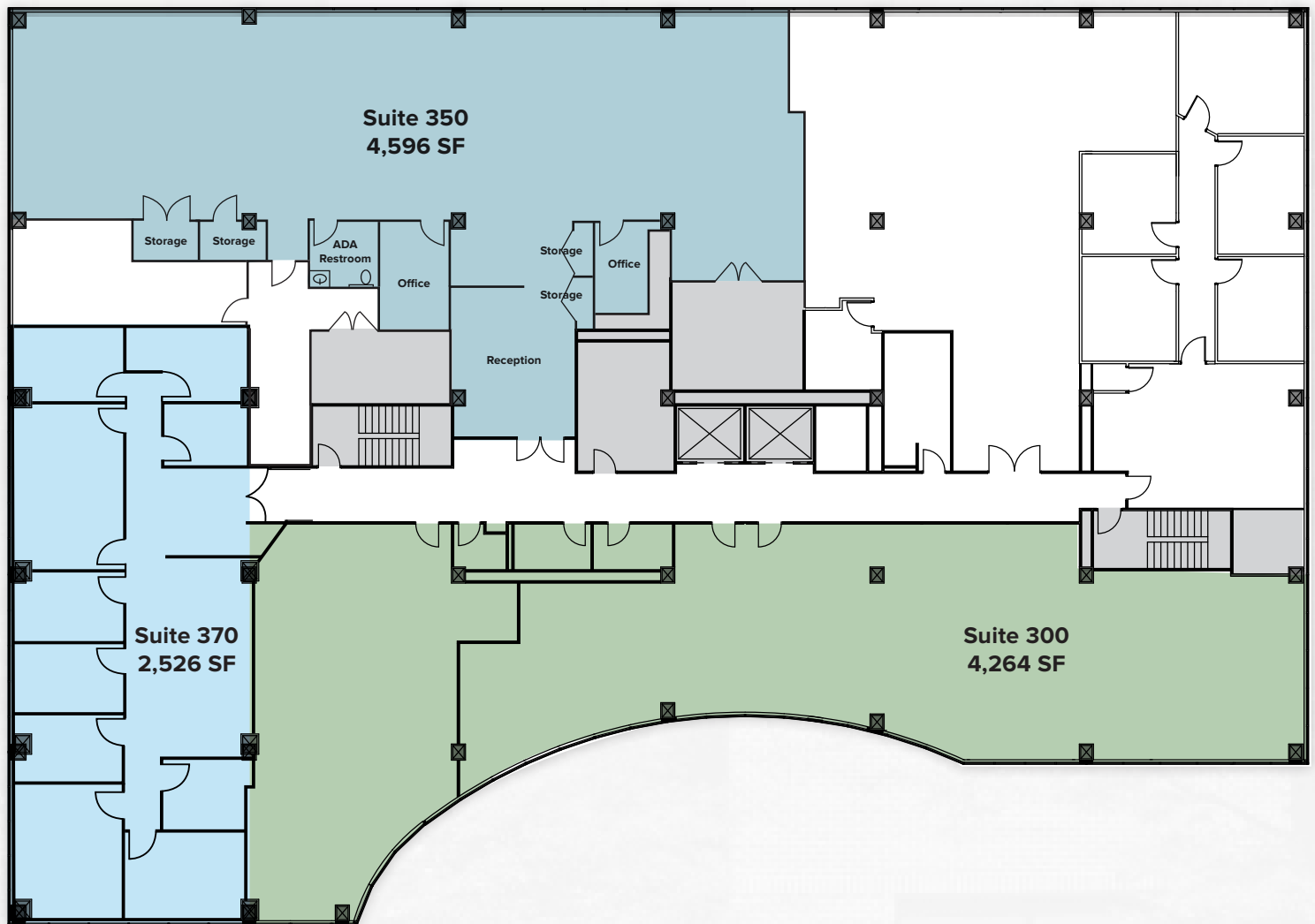


SECOND FLOOR AVAILABILITY



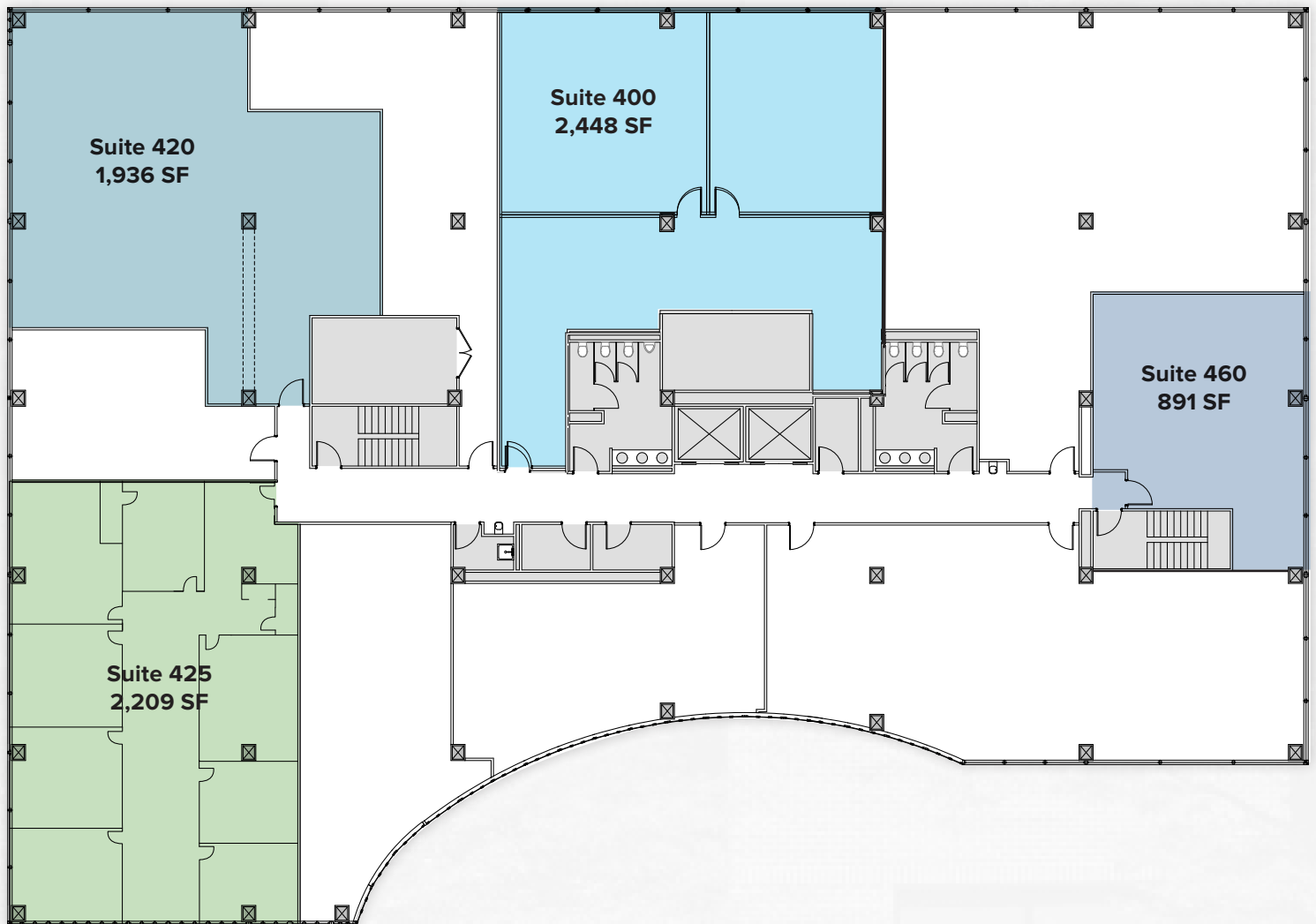


THIRD FLOOR AVAILABILITY





FOURTH FLOOR AVAILABILITY



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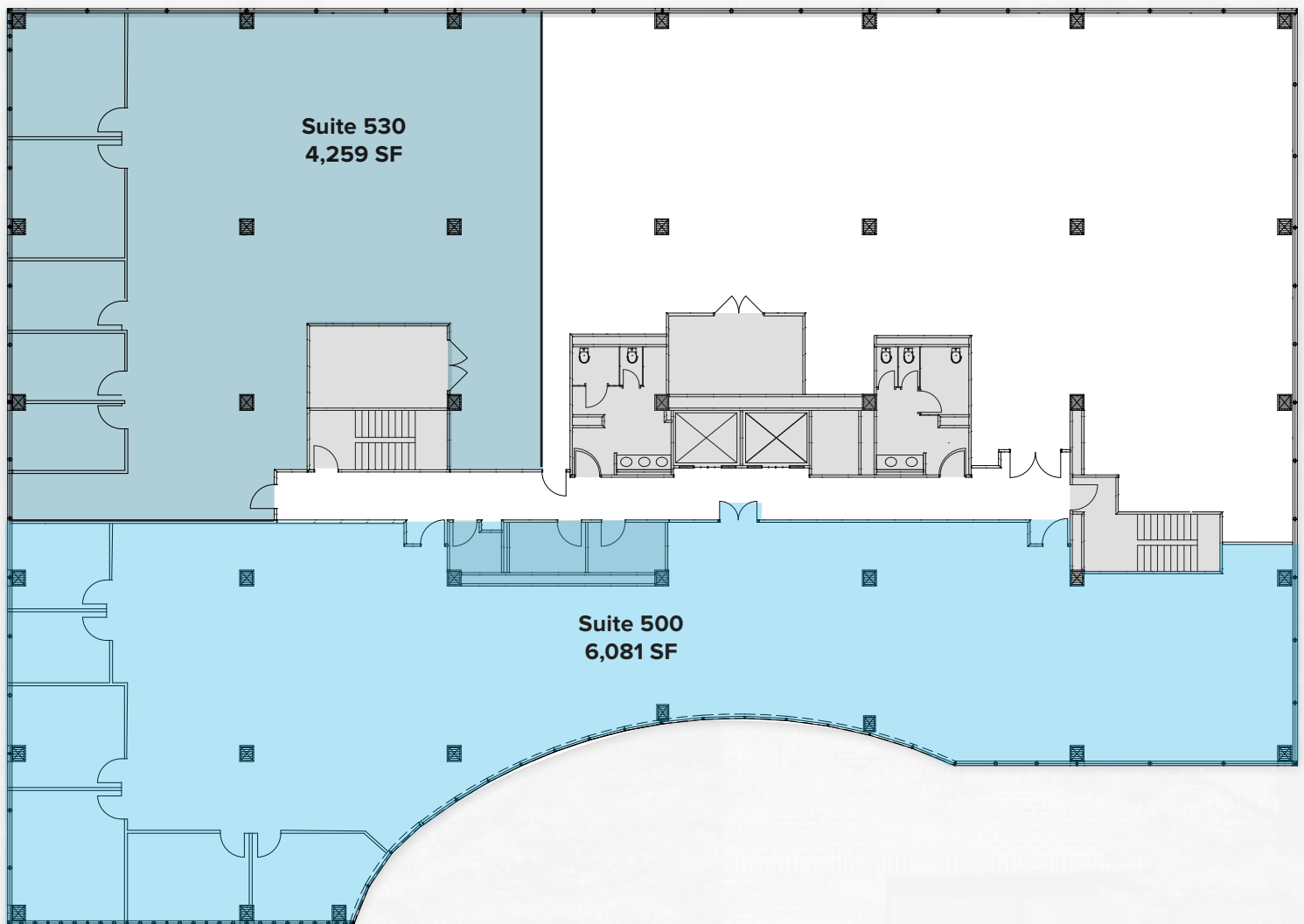
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FIFTH FLOOR AVAILABILITY

SUITE 500 & SUITE 530: CONTIGUOUS 10,340 SF



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