



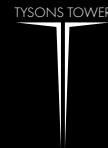
TYSONS TOWER



7900 Tysons One Place | Tysons, VA

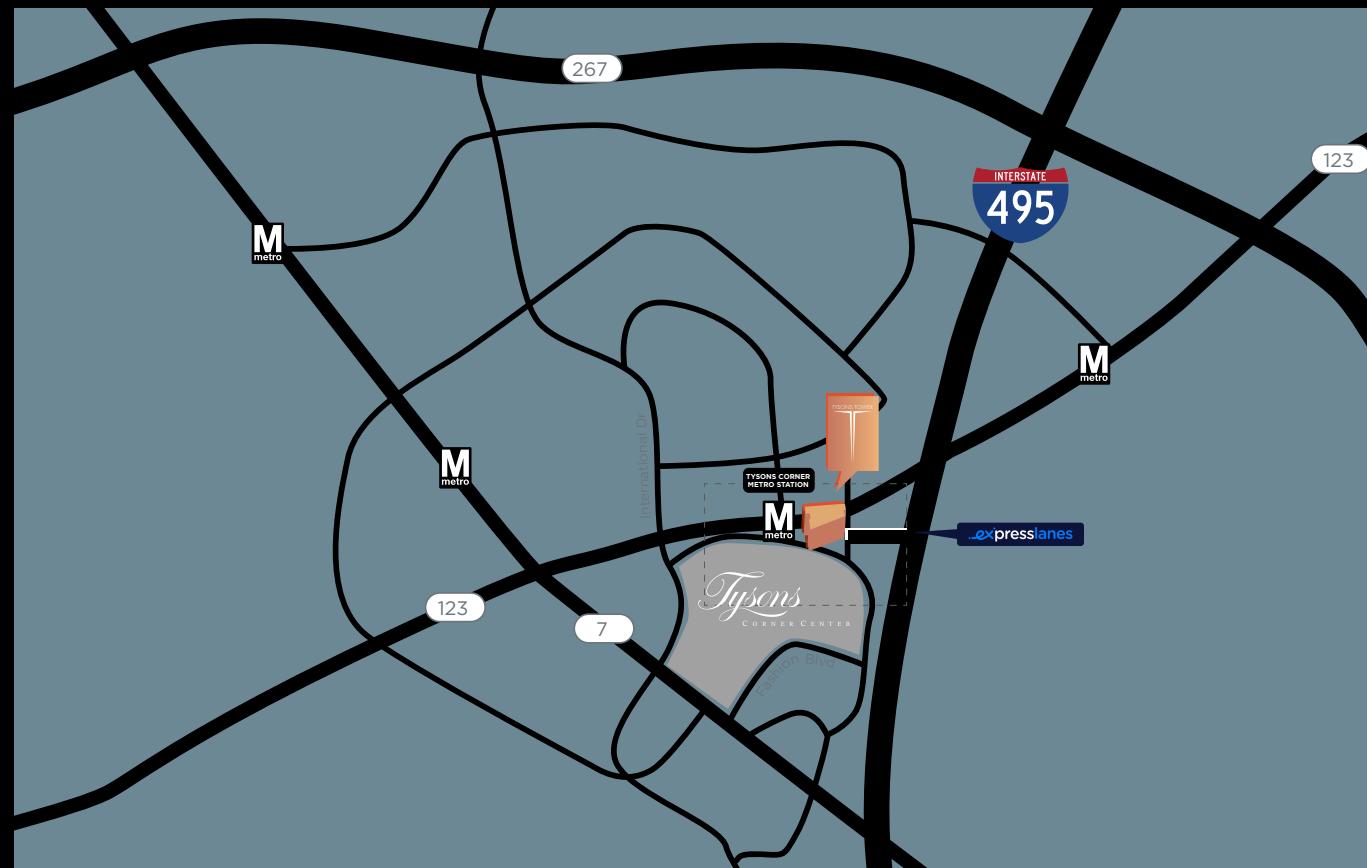
 MACERICH®

 STREAM



## 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.



## PREMIUM SIGNAGE OPPORTUNITY



AT THE EPICENTER  
OF CONVENIENCE WITH  
EASY REGIONAL ACCESS



DIRECT ACCESS TO  
TYSONS SILVER LINE  
METRO STATION



16-MINUTE DRIVE  
TO DULLES  
INTERNATIONAL AIRPORT



4,041 - 83,700 RSF  
TROPHY-QUALITY  
OFFICE SPACE FOR LEASE



A TRUE FLIGHT-TO-  
QUALITY ENVIRONMENT  
FOR TENANTS



DIRECTLY CONNECTED TO  
TYSONS CORNER CENTER,  
WITH AMENITIES GALORE

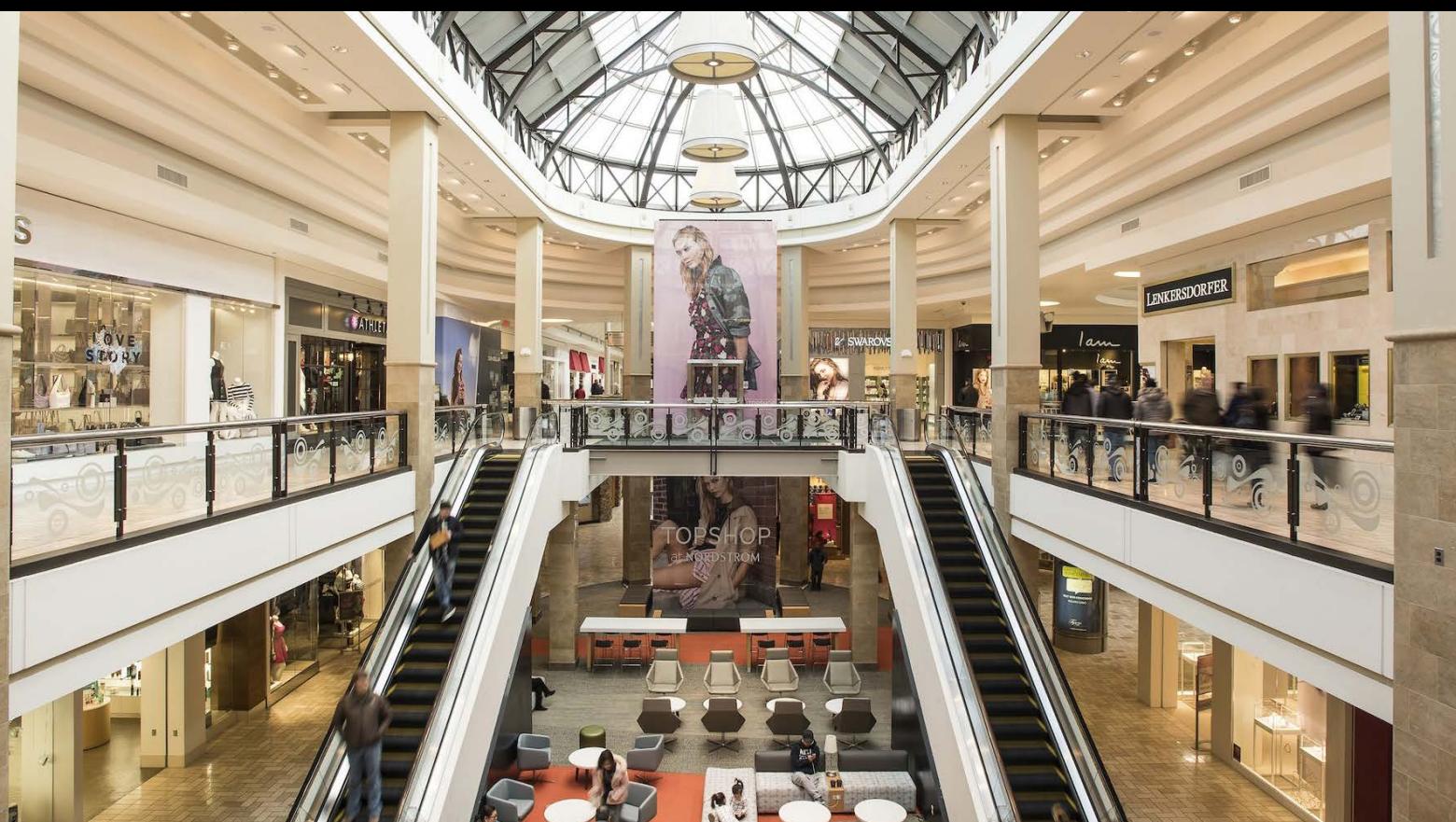


ON-SITE & ADJACENT  
RESTAURANTS

**Eddie V's**  
PRIME SEAFOOD

Barrel&Bushel

earls  
KITCHEN + BAR



## DIRECTLY ADJACENT TO TYSONS CORNER CENTER

*Tysons*  
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

### 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

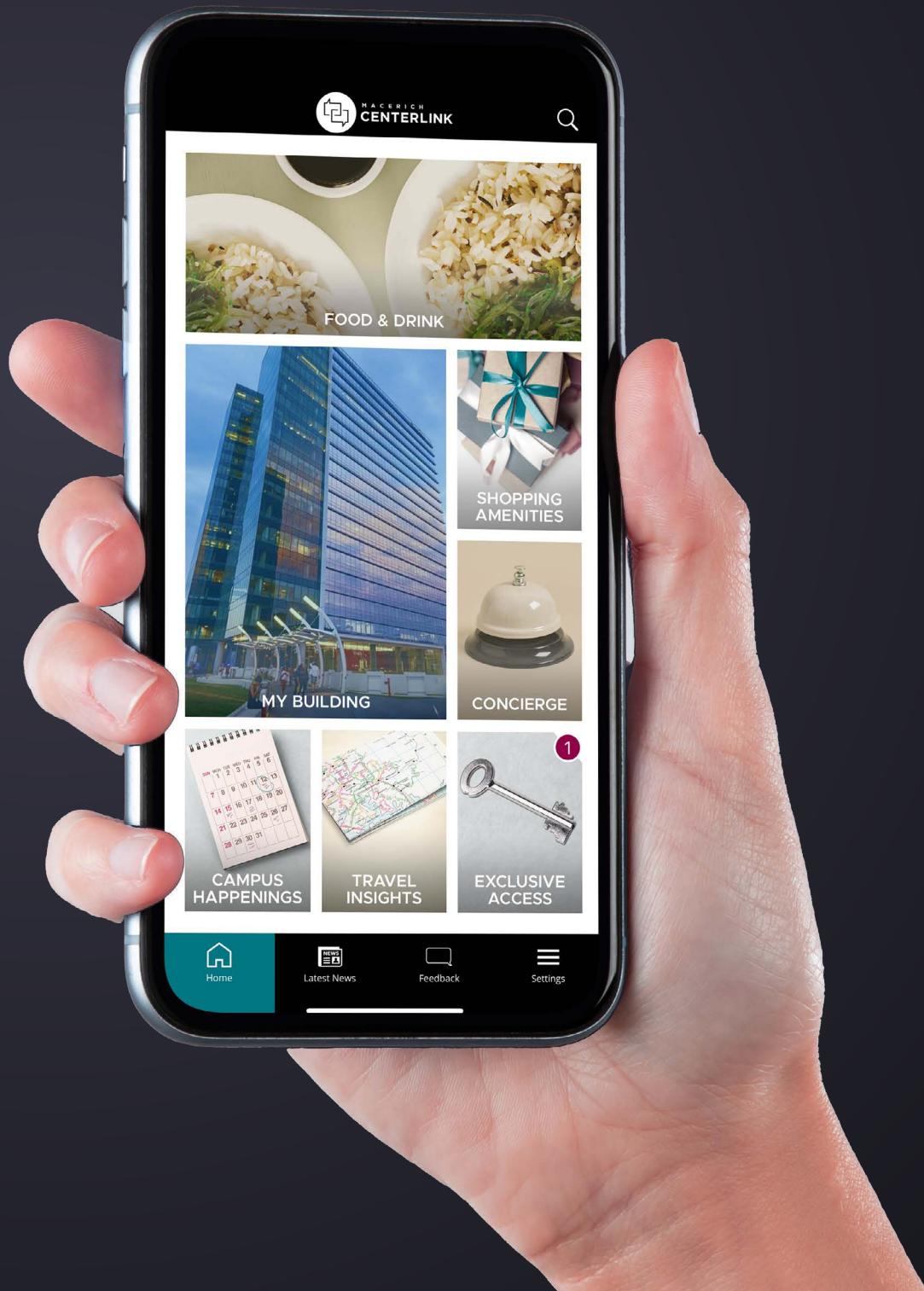
#### Priority Shopping Access

- 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

# ELEVATE YOUR WORKSPACE EXPERIENCE WITH UNPARALLELED CONVENIENCE



AT  
TYSONS  
CORNER  
TIPS

KITCHEN + BAR

Eddie  
PRIME SEAFOOD

Eddie V's  
PRIME SEAFOOD





## 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
- 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 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

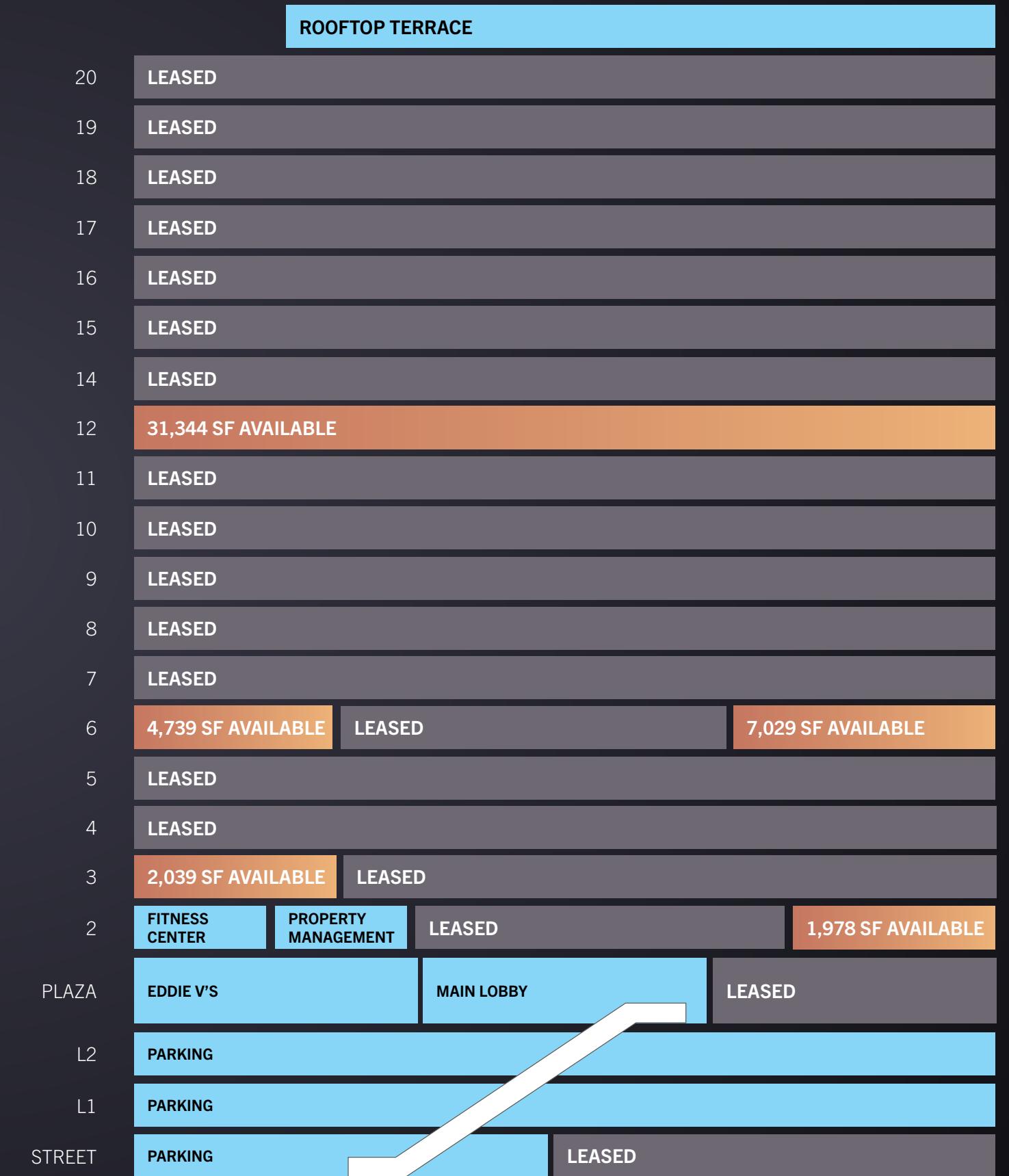
### WELLNESS & SUSTAINABILITY CERTIFICATIONS





## STACKING PLAN

1,978 - 31,344 RSF AVAILABLE





## AVAILABLE SPACE CURRENT BUILD-OUT

### 2ND FLOOR

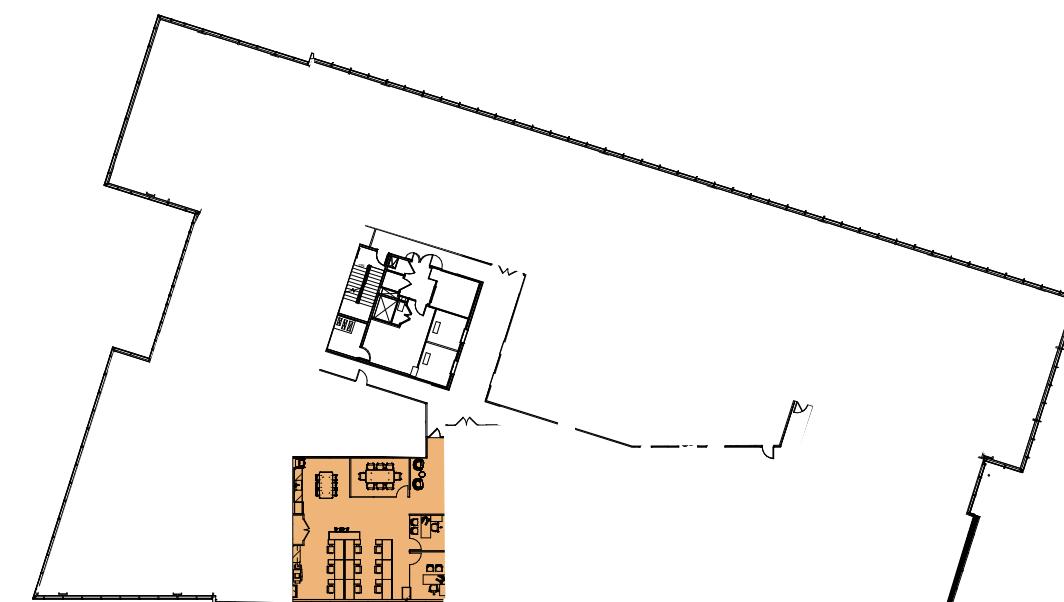
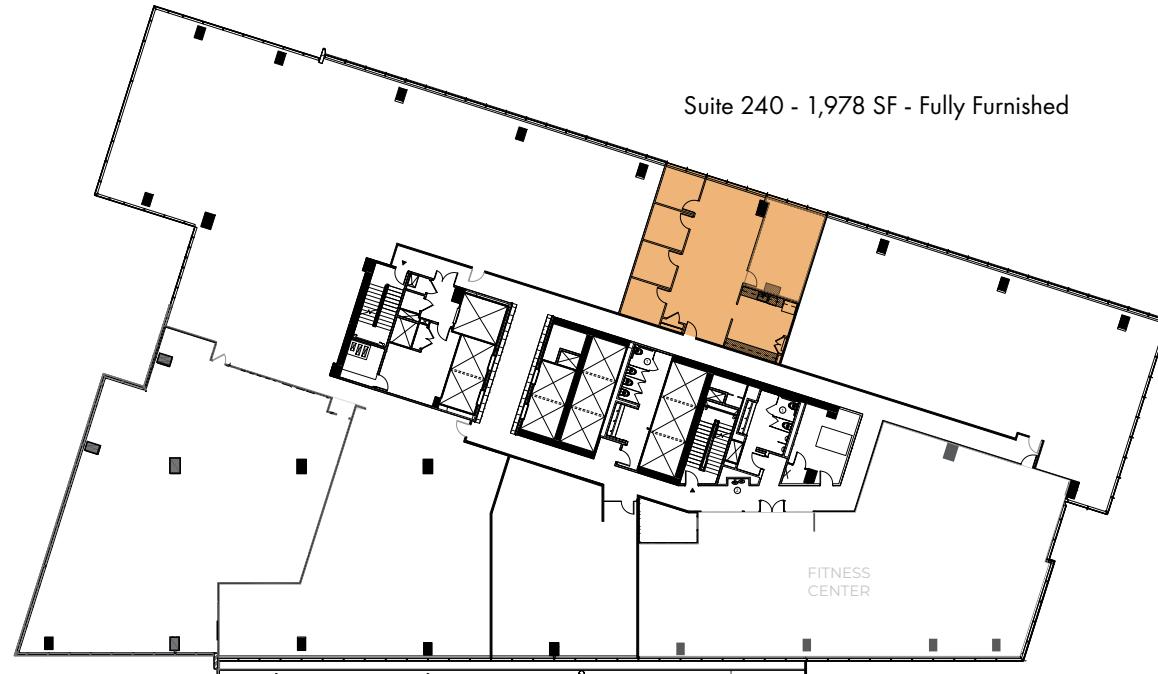
Suite 240: **1,978 SF** Fully Furnished

SUITE 240 — click for tour



### 3RD FLOOR

Suite 305 - **2,039 SF**

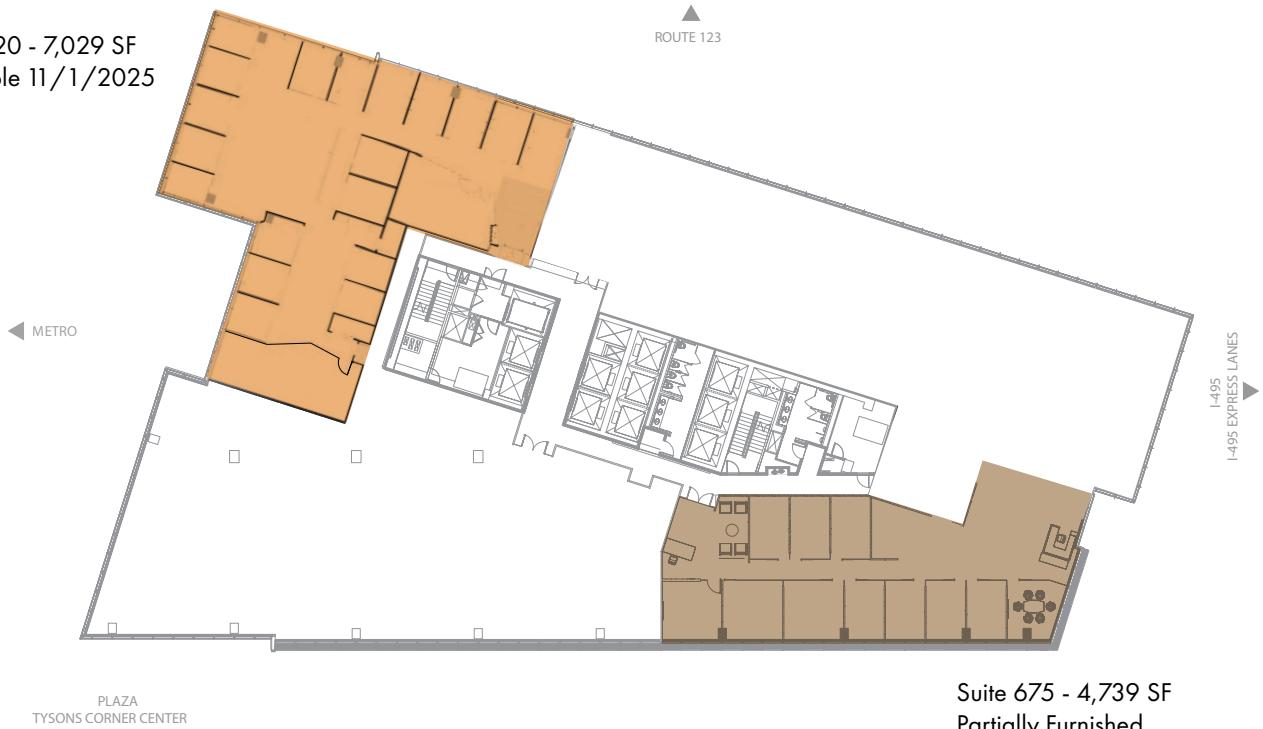


## 6TH FLOOR

**Suite 620: 7,029 SF** Available 11/1/2025

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

Suite 620 - 7,029 SF  
Available 11/1/2025



Suite 675 - 4,739 SF  
Partially Furnished

SUITE 620 — click for tour



SUITE 675 — click for tour



## 12TH FLOOR

**31,344 SF**



SUITE 1200 (1) — click for tour



SUITE 1200 (2) — click for tour





## INTERIOR PHOTOS





# 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 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 Garage - 3 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>





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TYSONS TOWER



FOR LEASING INFORMATION, PLEASE CONTACT:

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