

Access to the Mid-Atlantic's Most
Dynamic Region

..... **TYSONS CORNER**



PROPERTY DETAILS

- Direct access to and from Dulles Toll Rd
- Immediate access to i-495 and hot lanes
- Signage opportunity facing toll rd (92,797 VPD)
- Orange Theory fitness, American Prime, GolfTEC, Spa Noa, and SLS Studios co-tenancy
- 1/4 mile from Spring Hill Silver Line



SPACE DETAILS

BUILDING 1420

- Suite 110: **1,510 SF**
- **\$36 PSF + NNN**
- **NNN: TBD**
- **White Box Condition**

BUILDING 1430

- Suite 104: **4,425 SF**
- **\$36 PSF + NNN**
- **NNN: TBD**
- **White Box Condition**



Dulles Toll Road

1410

267 Onsite
Parking Spaces

Courtyard

1420

1430

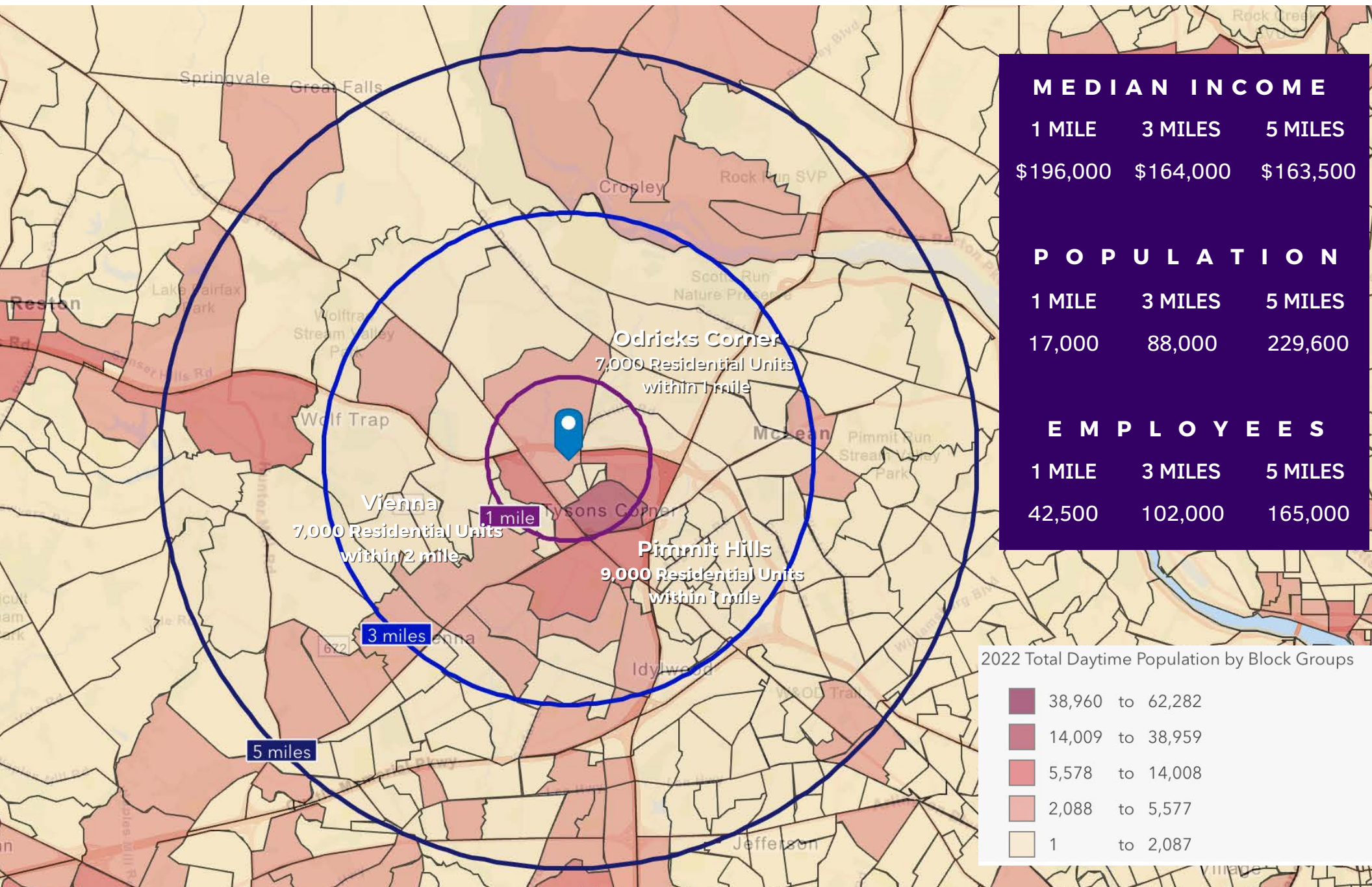
Tyco Road

International Drive

Spring Hill Road

AVAILABLE	AVAILABLE
1,510 SF	4,425 SF

LOCATION

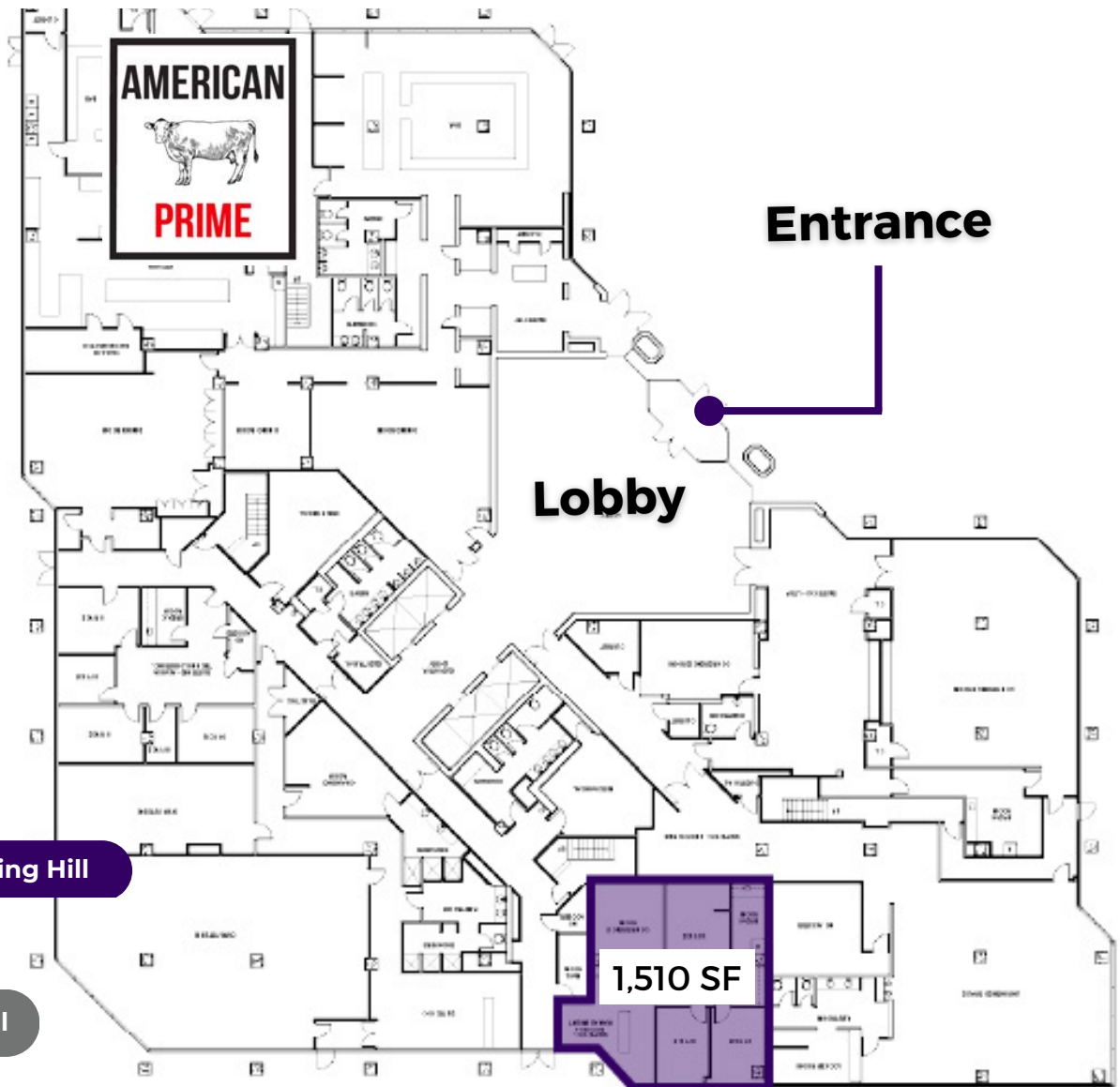


MEDIAN INCOME		
1 MILE	3 MILES	5 MILES
\$196,000	\$164,000	\$163,500

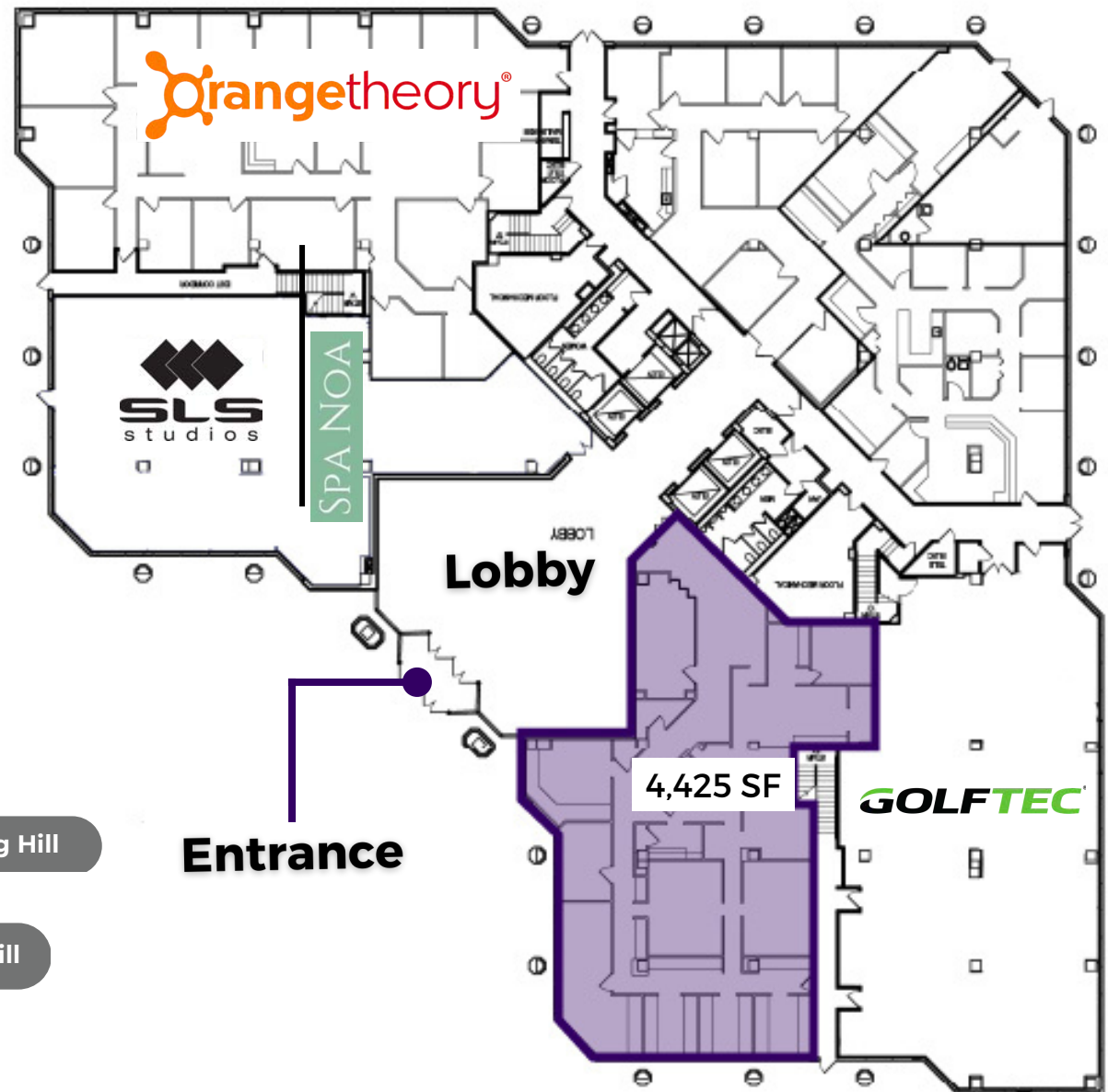
POPULATION		
1 MILE	3 MILES	5 MILES
17,000	88,000	229,600

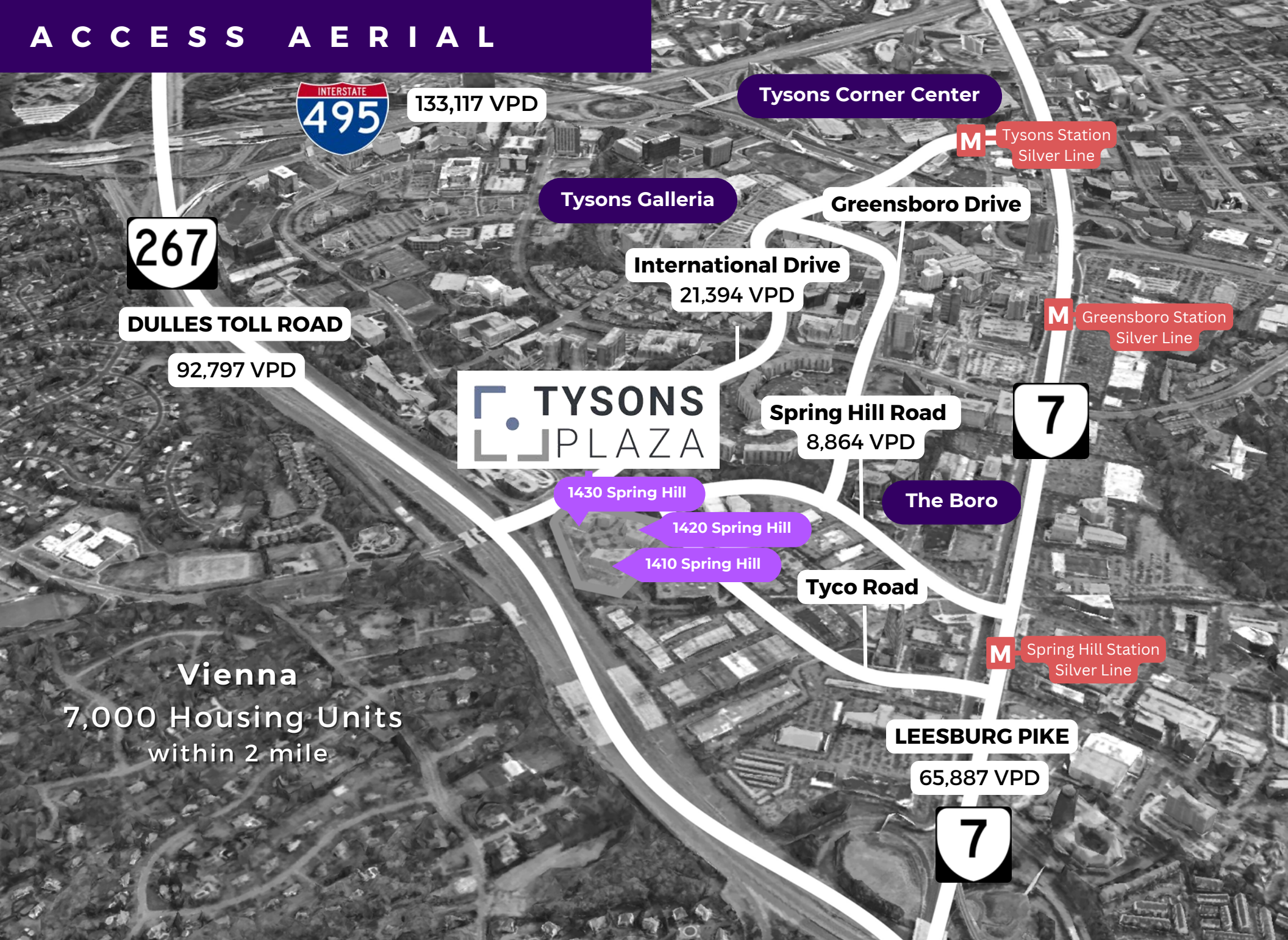
EMPLOYEES		
1 MILE	3 MILES	5 MILES
42,500	102,000	165,000

BUILDING 1420 PLAN



BUILDING 1430 PLAN





133,117 VPD

Tysons Corner Center

M Tysons Station
Silver Line

Tysons Galleria

Greensboro Drive



DULLES TOLL ROAD

92,797 VPD

International Drive

21,394 VPD

TYSONS
PLAZA

Spring Hill Road

8,864 VPD

M Greensboro Station
Silver Line



1430 Spring Hill

1420 Spring Hill

1410 Spring Hill

The Boro

Tyco Road

M Spring Hill Station
Silver Line

Vienna

7,000 Housing Units
within 2 mile

LEESBURG PIKE

65,887 VPD



LANCE LJ MARINE

Managing Principal

lance@winmaradvisory.com

O | 703.382.9040

Winmar Advisory, LLC: Winmar takes every precaution to insure that the content of this material is both current and accurate, however, errors can occur. Winmar is not responsible for any errors or omissions, or for the results obtained from the use of this information. The information provided in this material is 'as is' with no guarantee of accuracy or completeness.