

1676

BY BRANDYWINE REALTY TRUST



1676 International Drive
McLean, VA 22102
www.brandywinerealty.com

On behalf of ownership of **1676 INTERNATIONAL DRIVE**, Brandywine Realty Trust is pleased to present the newly repositioned 1676 International Drive, offering tenant a truly unique opportunity in the marketplace:

LOCATION – 1676 International Drive sits in the heart of Tysons walkable to both Metro and numerous food service options at The Boro & Tysons Galleria.

QUALITY – With the \$25M building renovation now complete, 1676 International Drive has been fully repositioned as one of the premier assets in all of Tysons.

PROMINENCE & BRANDING – Premier top of Building signage visible to over 44,000 cars daily.

AMENITIES – 1676 International Drive offers the best amenity space in all of Tysons on the Building's top floor featuring:

- Conferencing space – Flexible conferencing facilities to accommodate over 100 people.
- Fitness – Spa quality fitness center and locker rooms.
- The Conservatory – Break-out space with operable windows providing year round use and access to fresh air while admiring breath-taking views.
- The Alley – A newly amenitized outdoor space featuring an outdoor flat screen TV, firepits, sun-cover, seating & gaming.
- Newly renovated main lobby – The hospitality inspired building lobby features communal & private seating areas as well as coffee and food service.

PARKING – 3.0/1,000 structured parking.

OWNERSHIP & BUILDING MANAGEMENT – Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

OUR PURPOSE is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.



NEARLY 72,000 SF OF CONTIGUOUS SPACE AVAILABLE

Available

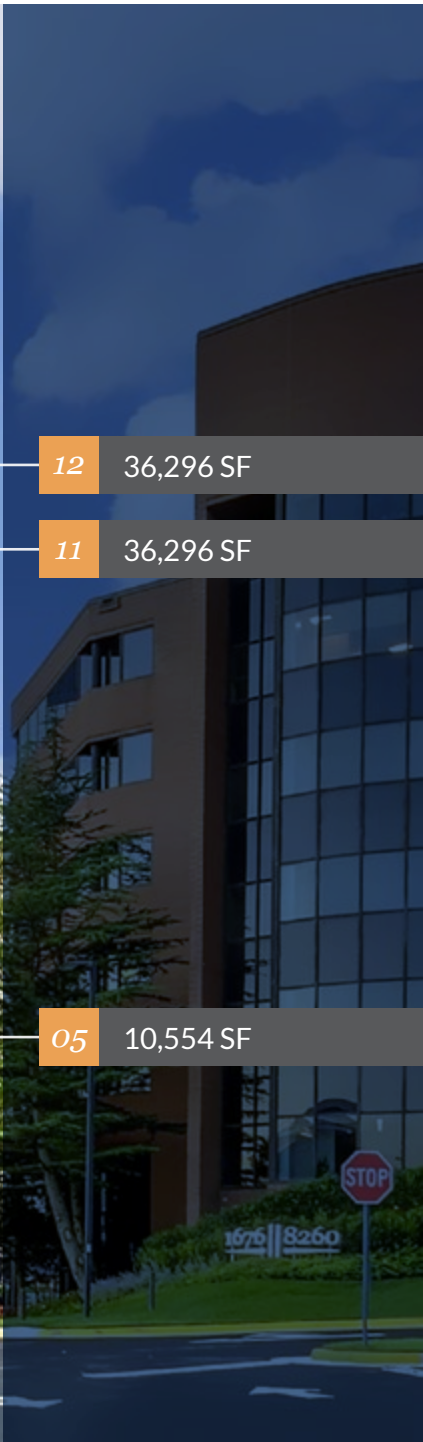


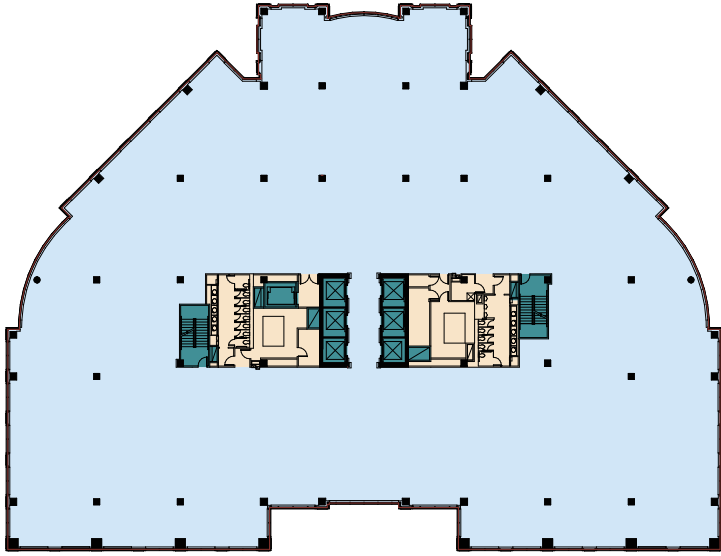
12 36,296 SF

11 36,296 SF

05 10,554 SF

1676





TYPICAL FLOOR PLAN

FLOORS 11-12
36,296 SF



ELEVATED AMENITIES

An unrivaled penthouse amenity suite catering to tenants' every need - physical, intellectual, emotional, spiritual and social.

Open-air Conservatory



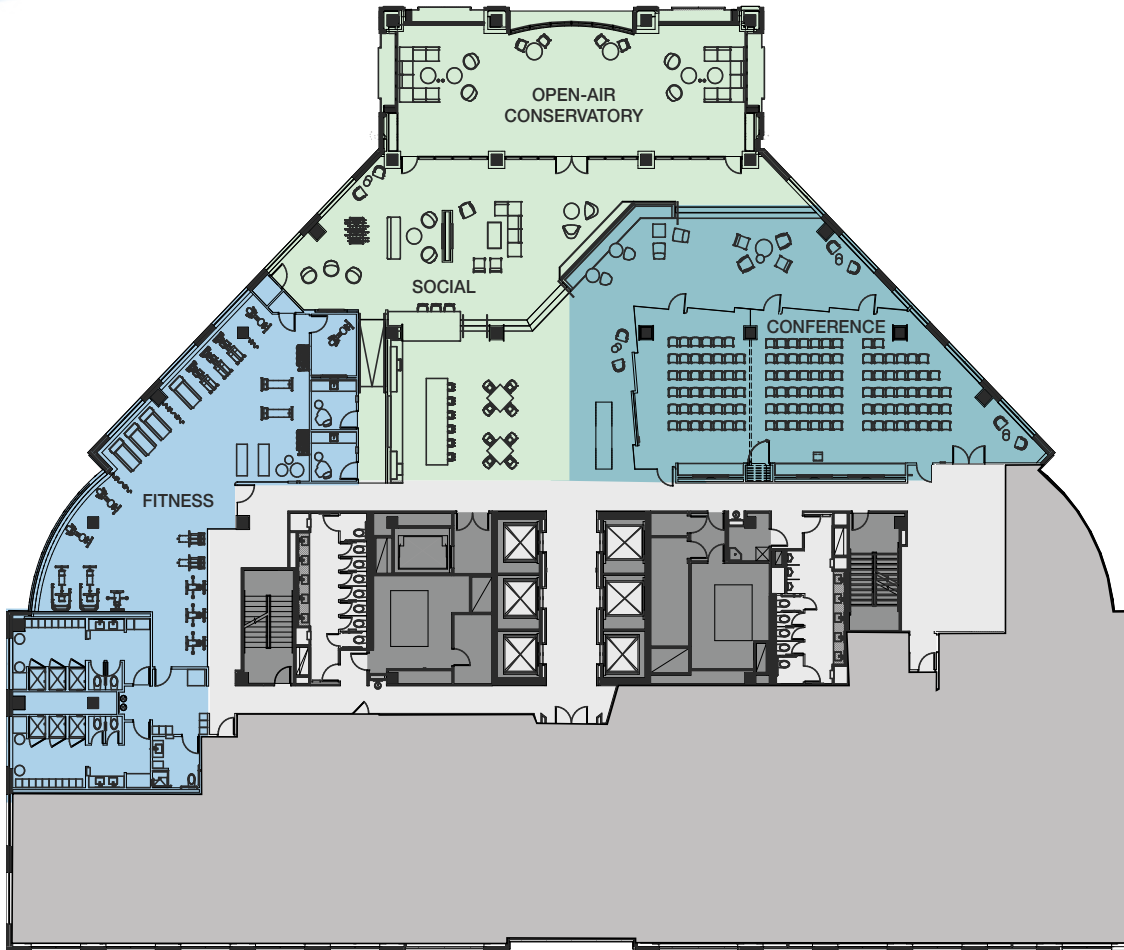
SCALABLE
CONFERENCE
FACILITY

Seating up to 120

PRE-FUNCTION SPACE



PENTHOUSE EXPERIENCE



PENTHOUSE AMENITY FEATURES include a state-of-the-art fitness center, an expansive conference facility, game area, social lounge and conservatory flanked by a four-seasons over 1,000 SF open-air terrace.

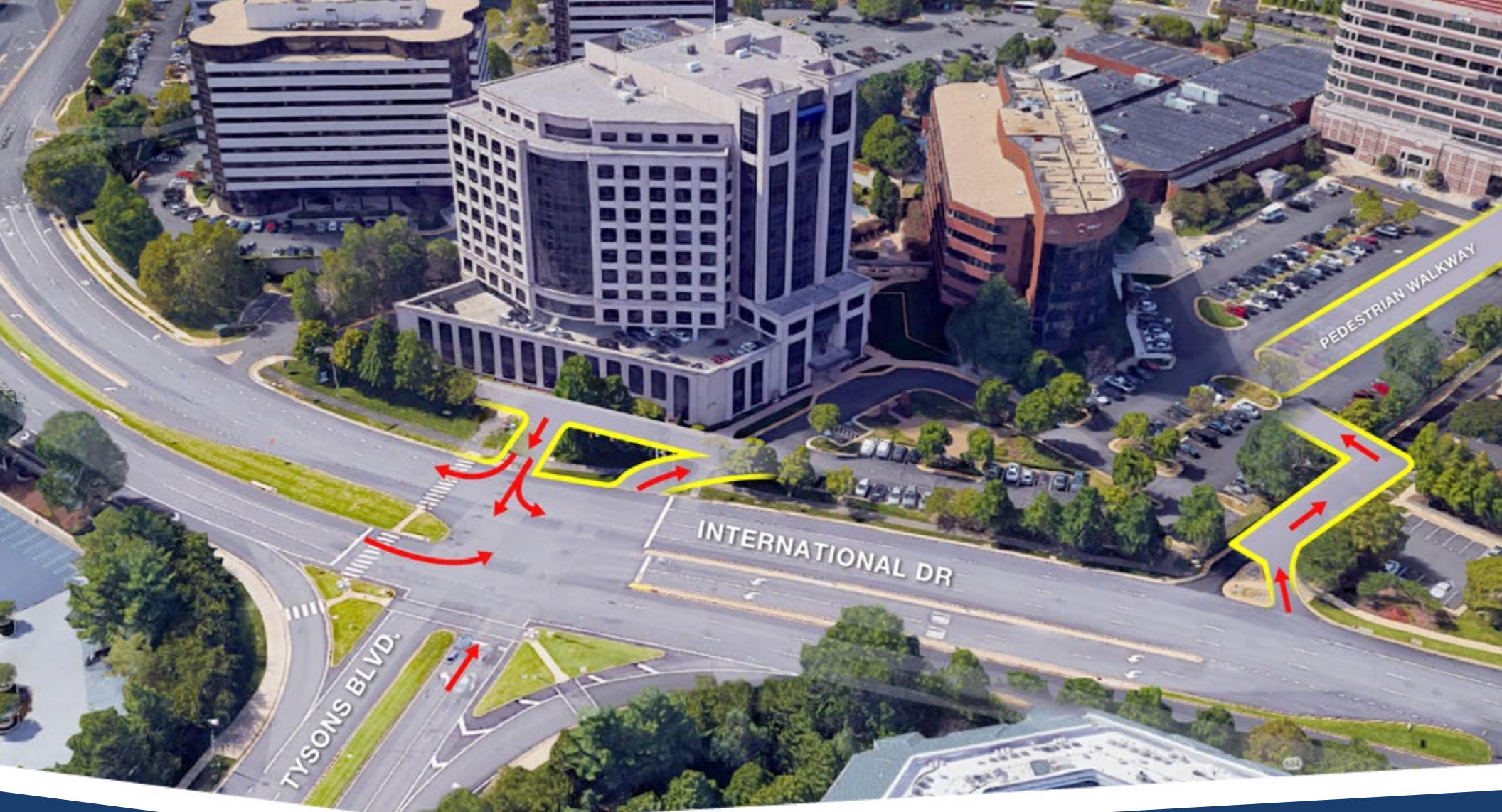


ENJOY TIME OUTDOORS

The Alley, an activated outdoor plaza, serves as a social hub for tenants to escape the indoors and catch some sun. Relax by the outdoor fireplace, watch a movie on the oversized, four-seasons TV, or challenge your friends to a game on the bocce court, putting green, or over cornhole and table tennis.



The Alley



**ALL
ROADS
LEAD
TO 1676**

20

MINUTES TO
Dulles International
Airport

20

MINUTES TO
Reagan National
Airport

25

MINUTES TO
Washington, DC

.5

MILES TO
Greensboro
Metro Station

.8

MILES TO
Tysons Corner
Metro Station

DIRECT

PASSAGE TO
the Capital Beltway
and Dulles Toll Road

THE BRANDYWINE DIFFERENCE

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