



# 1775 Tysons Boulevard

## Space availability summary

WeWork @ 1775 Tysons Boulevard  
McLean, VA

**wework**

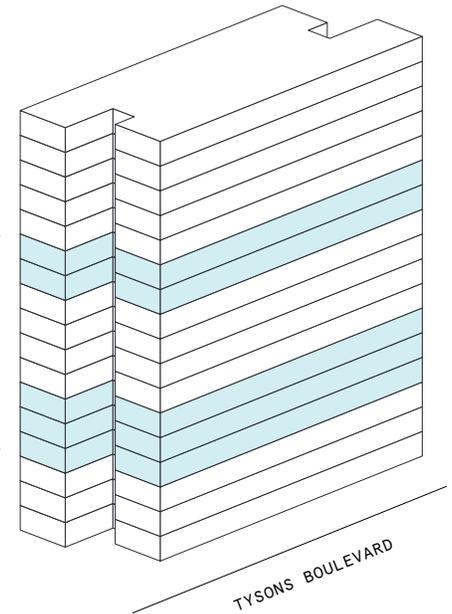
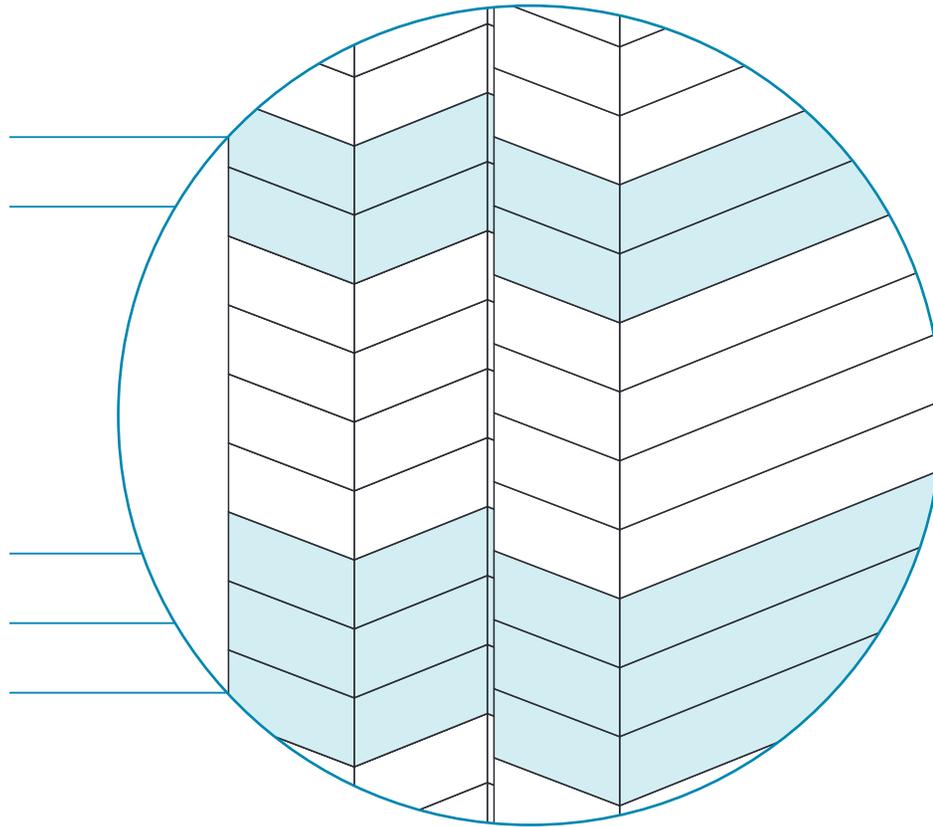
12th Floor 30,795 RSF

11th Floor 31,190 RSF

6th Floor 31,038 RSF

5th Floor 29,977 RSF

4th Floor 31,043 RSF



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**154,044 RSF**

TOTAL WEWORK RSF

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# 1775 Tysons Boulevard

At a glance

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Workspaces designed for productivity and creativity with flexible size & term

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Dedicated private suites available from 68 to 10,242 RSF

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Move-in ready suites - furnished & wired

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**17**

TOTAL BUILDING FLOORS

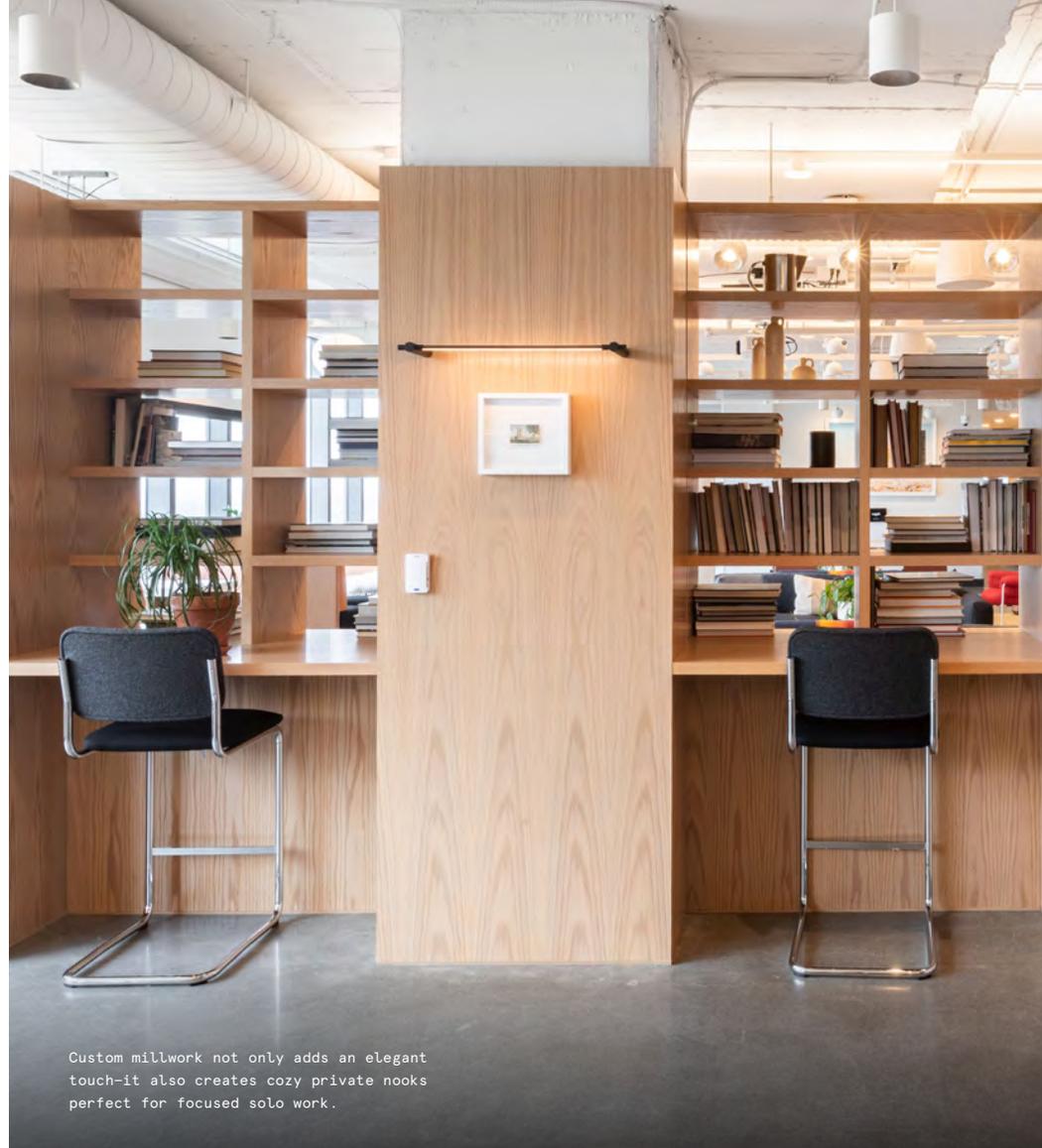
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**476,913**

TOTAL BUILDING SQ FT



Oversized windows provide sweeping views and flood the space with natural light.



Custom millwork not only adds an elegant touch—it also creates cozy private nooks perfect for focused solo work.

## An inviting workspace in a thriving city

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Major development over the last two decades has made Tysons Corner a booming business destination, and members at 1775 Tysons Boulevard can take full advantage of everything this hotspot has to offer. With a mix of private offices, meeting spaces, common lounges, and community pantries, members have all they need for work, downtime, and anything in between.

One of the fastest-growing cities in Virginia, Tysons Corner has attracted some of the region's biggest employers, including Booz Allen Hamilton, Capital One, and Northrop Grumman. With plenty of bars, restaurants, and world-class shopping centers nearby (and Washington, DC 15 minutes away), it's no surprise that Tysons Corner is one of the most coveted locations in the region.



Splashes of bright color dot the space without detracting from its clean lines and understated elegance.

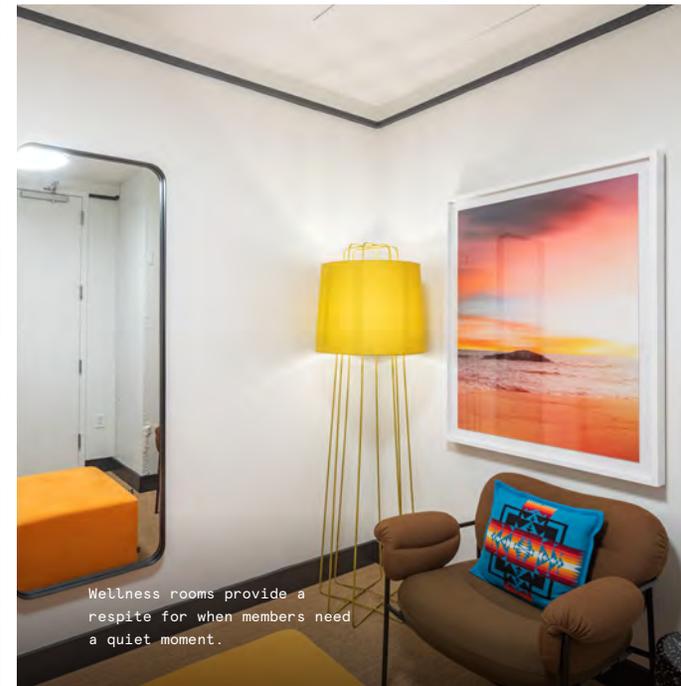
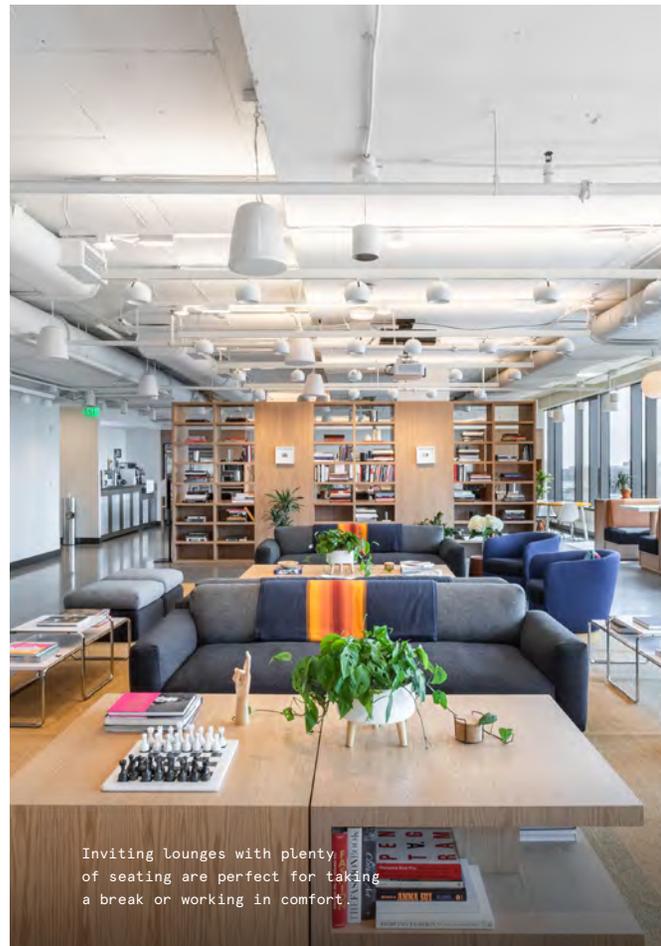
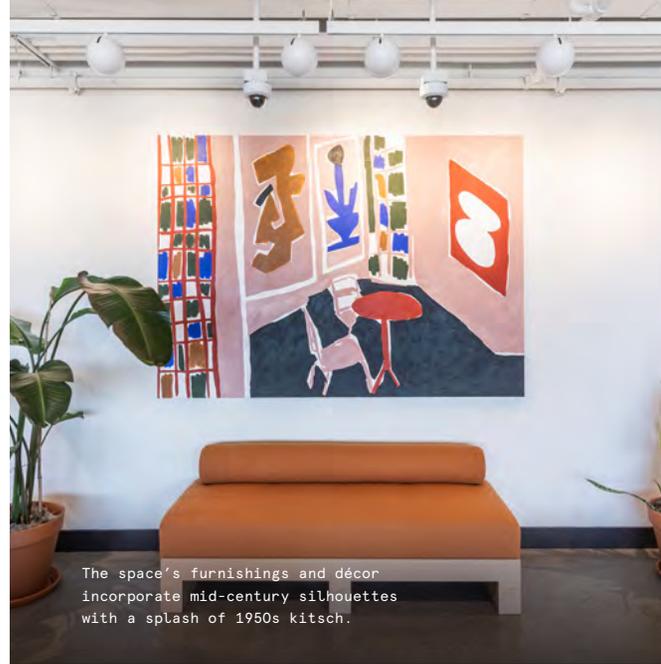


Meeting rooms are easy to reserve and readily available throughout the workspace.

# Vintage decor meets a modern workspace

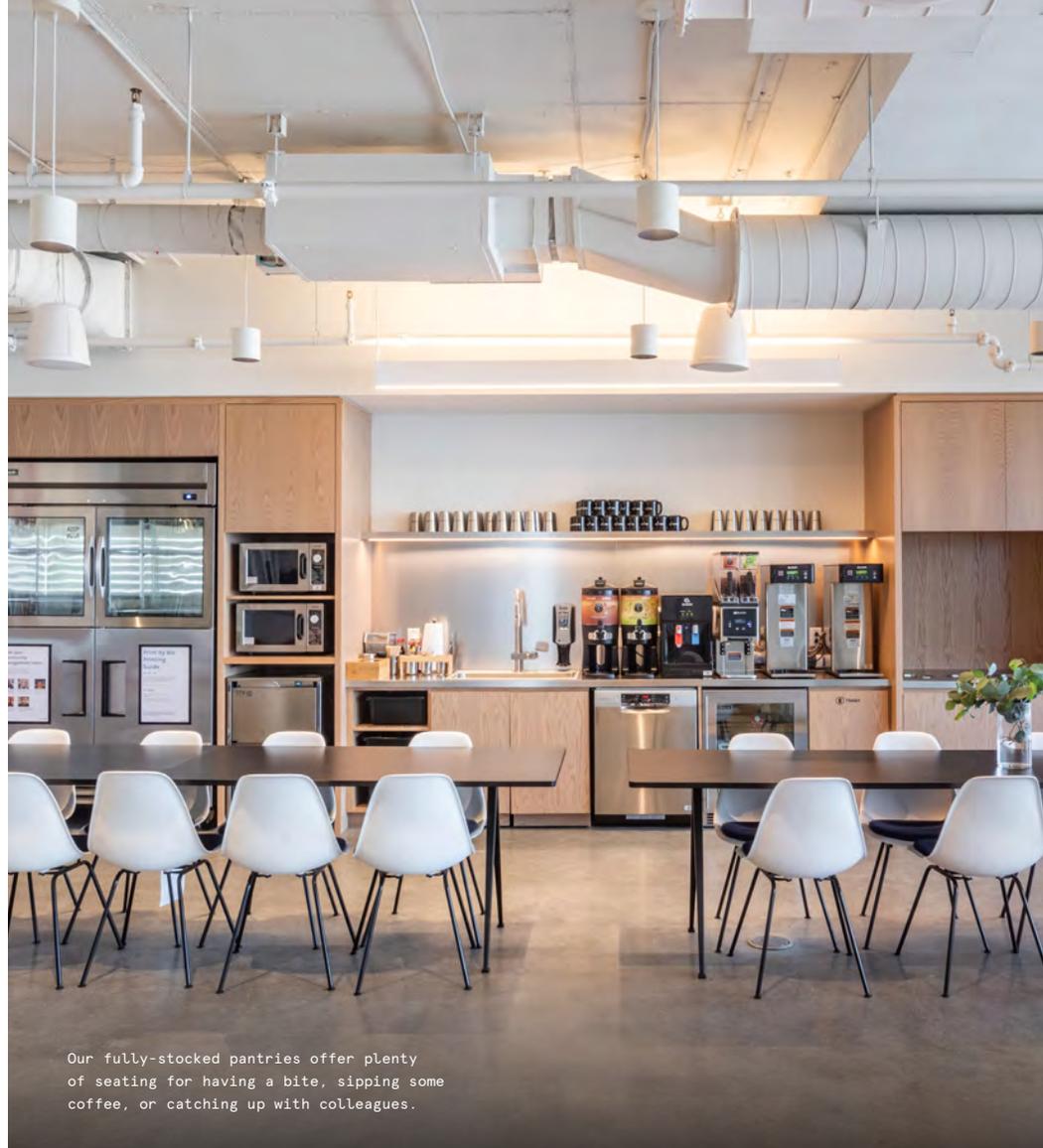
Tysons Corner is an area with many different industries and influences at play. Taking inspiration from this multifaceted city, 1775 Tysons Boulevard marries its unique energy with a distinctly mid-century aesthetic. The result is a polished yet fun workspace with personality and charm to boot.

- Pop art references and a color palette inspired by classic 1950s vehicles are seen throughout the space
- Meeting spaces and lounges have the feel of a cozy family den, creating an inviting atmosphere that feels more like a home study than a traditional office
- High-end details—including custom millwork and light fixtures by Moooi—bring professional polish to this creative space





The Community Desk features a built-in library and fresh florals, helping members and guests feel right at home the moment they step inside.



Our fully-stocked pantries offer plenty of seating for having a bite, sipping some coffee, or catching up with colleagues.

## On-site amenities

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- 24/7 security
- Electronic keycard access
- Business-class printers
- Professional events and programming
- Stocked pantry
- US mail drop
- On-site staff
- Meeting rooms
- Mother's room
- Phone booths
- Wellness/meditation room
- Classroom space
- Fitness center
- Recreational games
- Locker room with showers
- Outdoor space
- Bicycle storage
- On-site parking
- Access to car charging stations

# Building specifications

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## Hours of operation

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Monday - Friday: 8am-5pm



## Security

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24/7 attended lobby  
24/7 CCTV monitoring



## HVAC

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Monday - Friday: 7am-7pm  
Saturday: 8am-1pm



## Building history

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Built in 2016  
Renovated in 2020  
Designed by KPF  
Developed by Lerner



## Elevators

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8 passenger elevators  
with a capacity of 3,500 lbs  
1 freight elevator  
with a capacity of 5,000 lbs



## Fire strategy

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Fully-sprinklered floors



## Building size

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17 stories  
476,913 SF



## Certifications

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LEED Platinum certified



# 4th Floor

31,043 RSF



12  
MEETING ROOM(S)

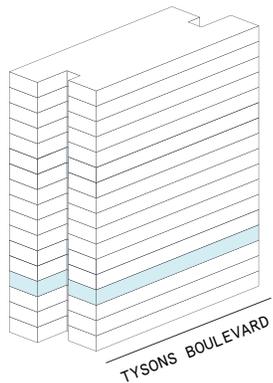
6  
SHARED WORKSPACE(S)

## LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



TYSONS BOULEVARD



# 4th Floor

31,043 RSF

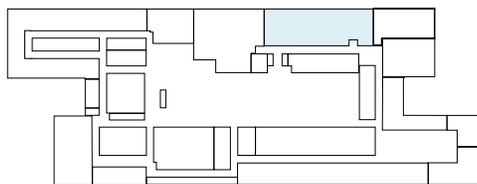
2,978 RSF Suite 04103



2  
PRIVATE OFFICE(S)



TYSONS BOULEVARD



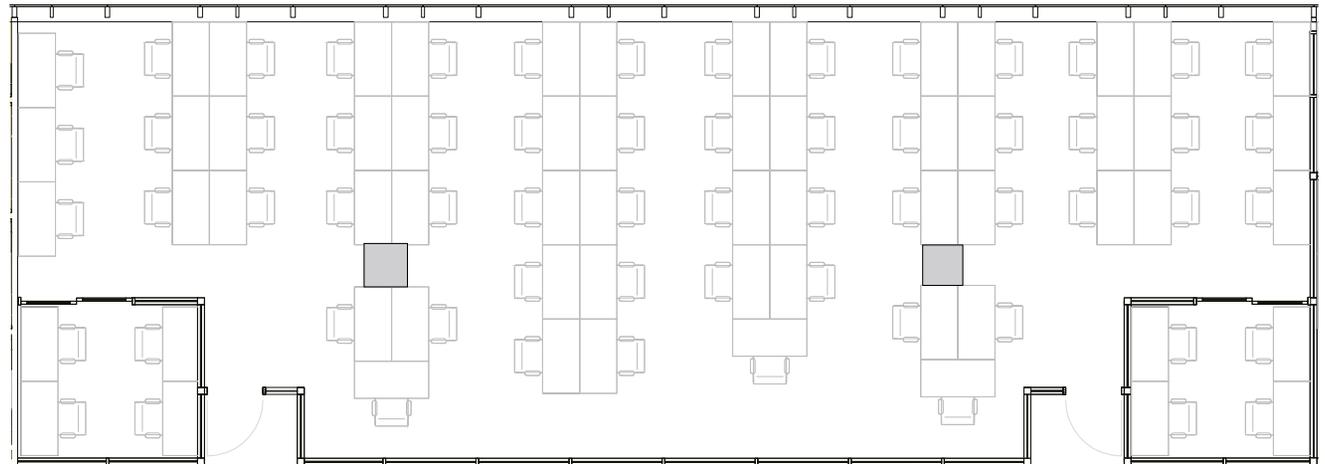
TYSONS BOULEVARD

# Suite 04103

4th Floor

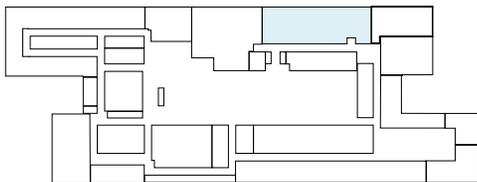
2

PRIVATE OFFICE(S)



2,978 RSF

RENTABLE AREA



TYSONS BOULEVARD

# 4th Floor

31,043 RSF

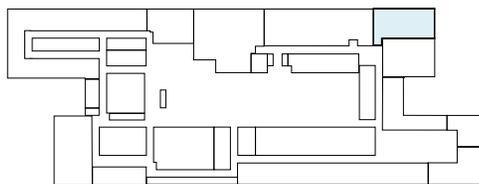
1,412 RSF Suite 04104



1  
PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

# Suite 04104

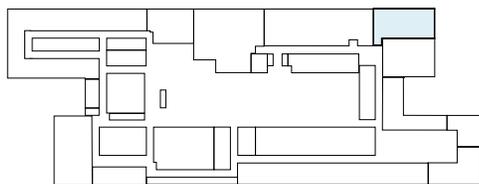
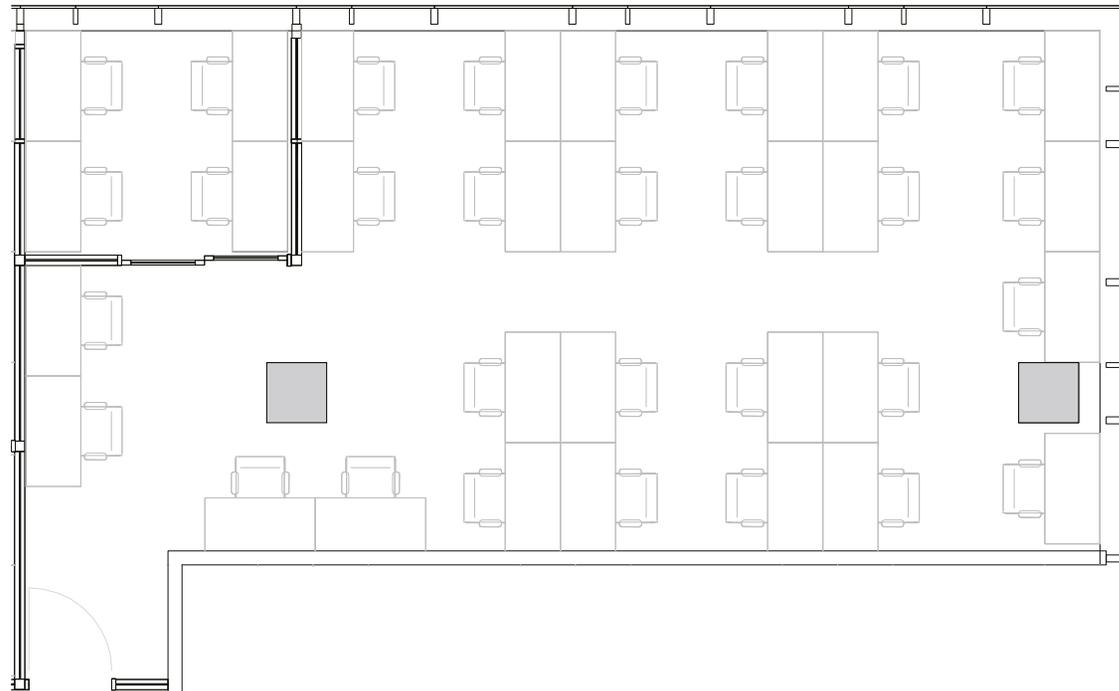
4th Floor

1

PRIVATE OFFICE(S)

1,412 RSF

RENTABLE AREA



TYSONS BOULEVARD

# 4th Floor

31,043 RSF

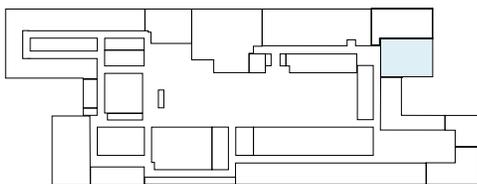
1,512 RSF Suite 04105



1  
PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

# Suite 04105

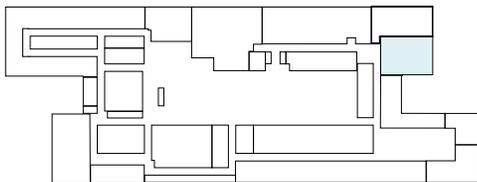
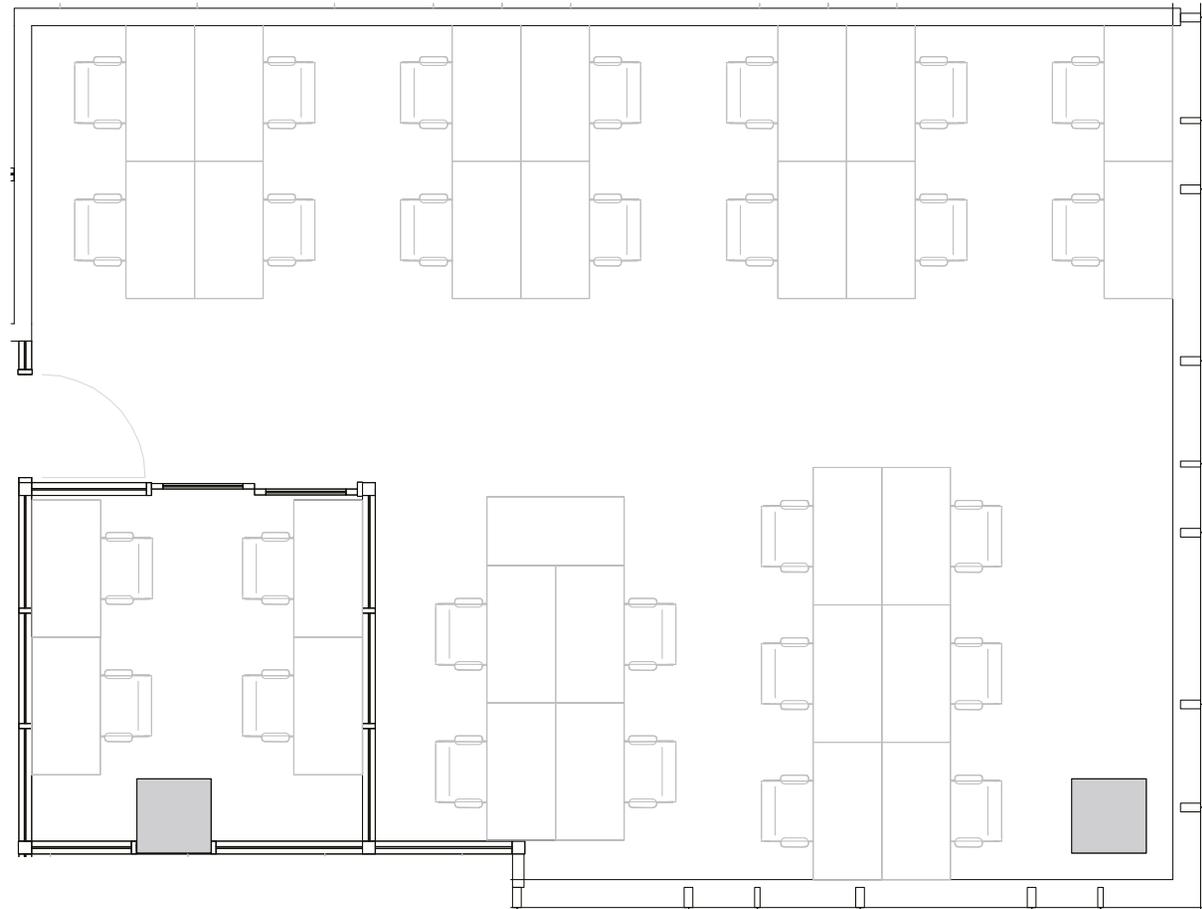
## 4th Floor

1

PRIVATE OFFICE(S)

1,512 RSF

RENTABLE AREA



TYSONS BOULEVARD

# 4th Floor

31,043 RSF

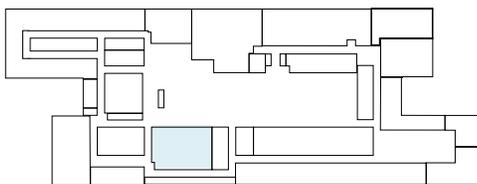
1,551 RSF Suite 04165



1  
PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

# Suite 04165

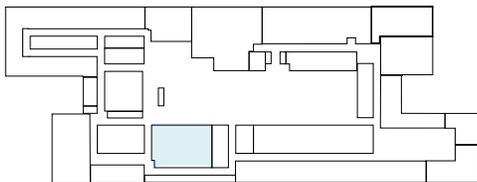
## 4th Floor

1

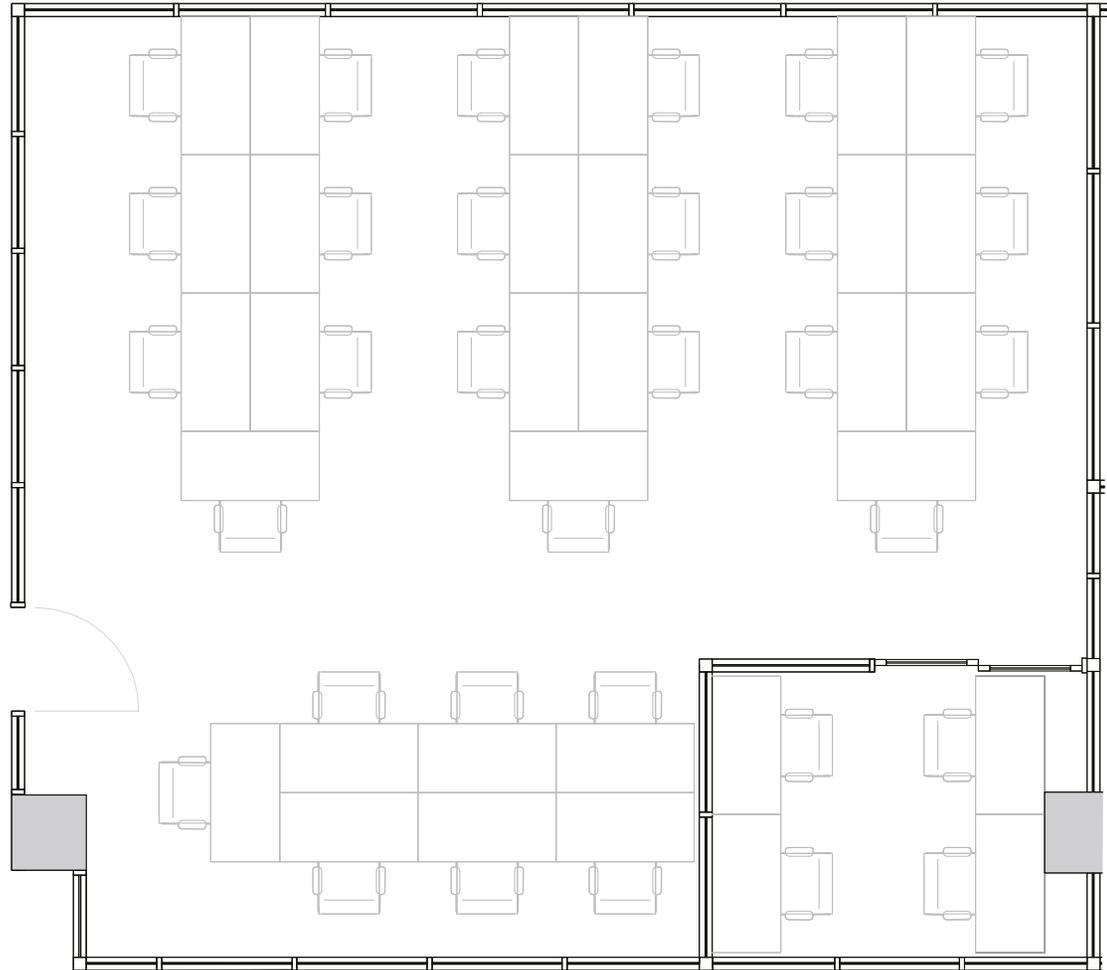
PRIVATE OFFICE(S)

1,551 RSF

RENTABLE AREA



TYSONS BOULEVARD



# 4th Floor

31,043 RSF

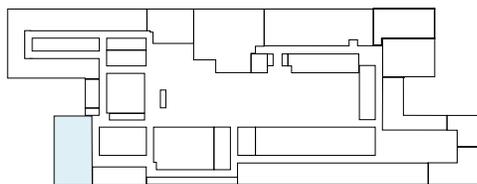
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2  
PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

# Suite 04178

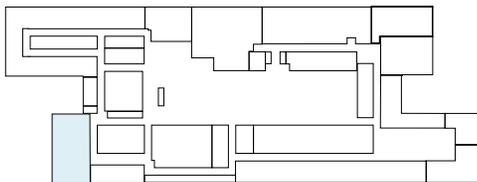
4th Floor

2

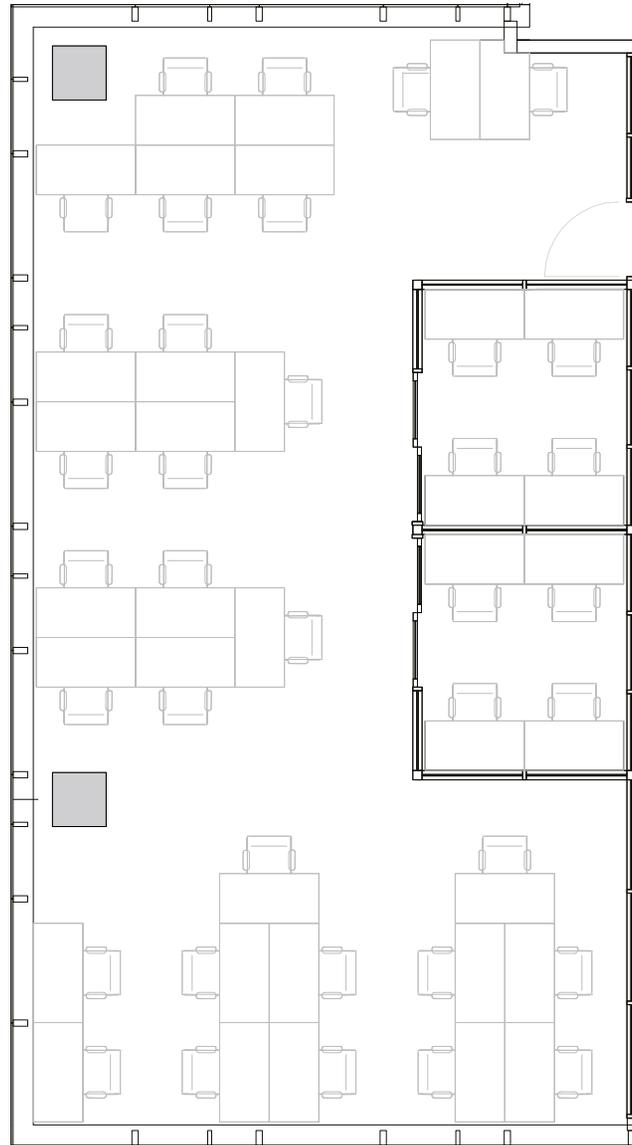
PRIVATE OFFICE(S)

1,943 RSF

RENTABLE AREA



TYSONS BOULEVARD



# 5th Floor

29,977 RSF



12  
MEETING ROOM(S)

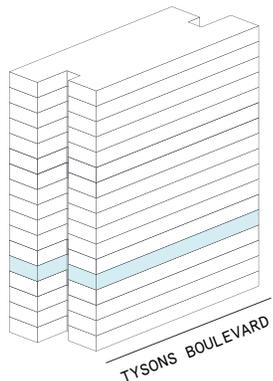
6  
SHARED WORKSPACE(S)

## LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



TYSONS BOULEVARD



# 5th Floor

29,977 RSF

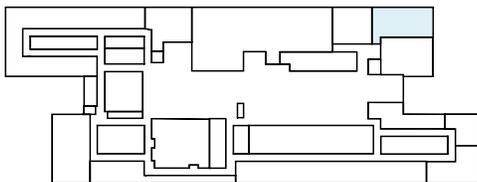
1,773 RSF Suite 05102



1  
PRIVATE OFFICE(S)



TYSONS BOULEVARD



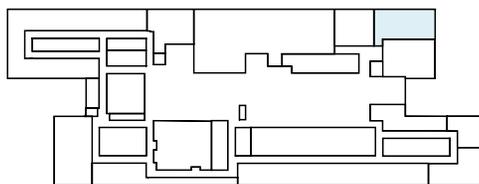
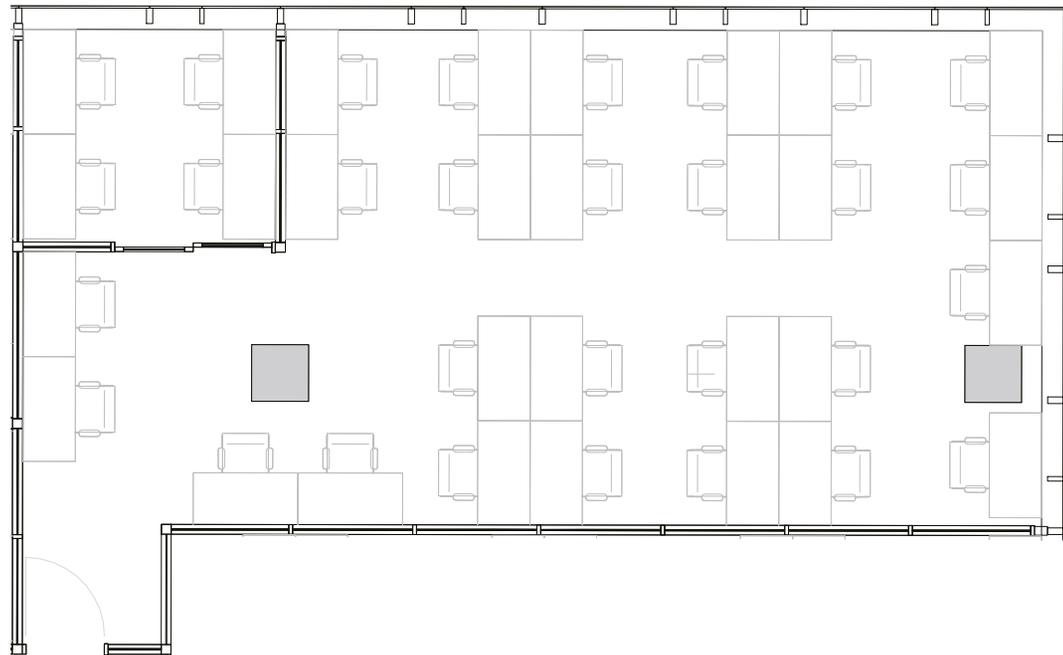
TYSONS BOULEVARD

# Suite 05102

5th Floor

1  
PRIVATE OFFICE(S)

1,773 RSF  
RENTABLE AREA



TYSONS BOULEVARD

# 5th Floor

29,977 RSF

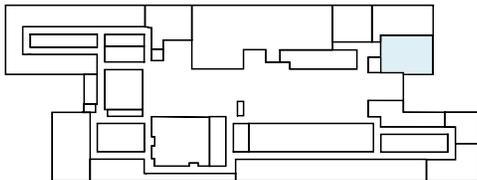
1,855 RSF Suite 05103



1  
PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

# Suite 05103

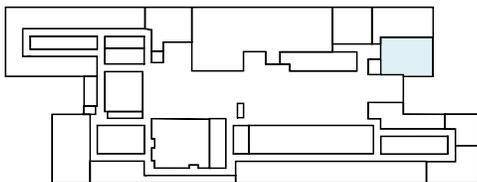
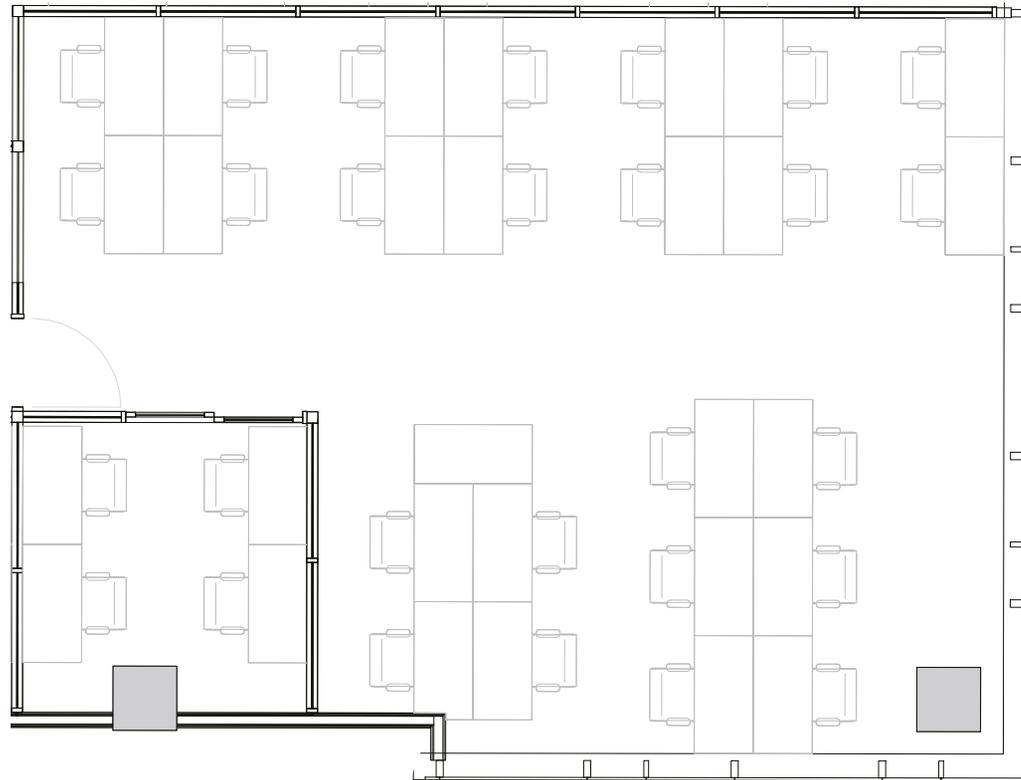
5th Floor

1

PRIVATE OFFICE(S)

1,855 RSF

RENTABLE AREA



TYSONS BOULEVARD

# 5th Floor

29,977 RSF

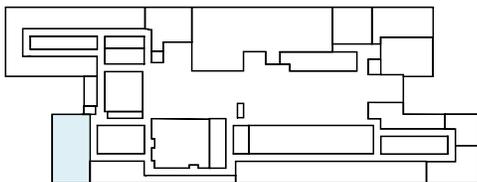
2,388 RSF Suite 05175



2  
PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

# Suite 05175

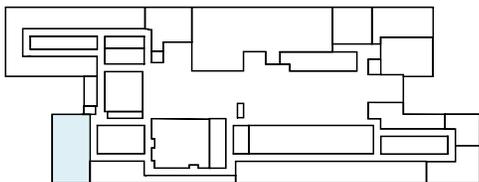
5th Floor

2

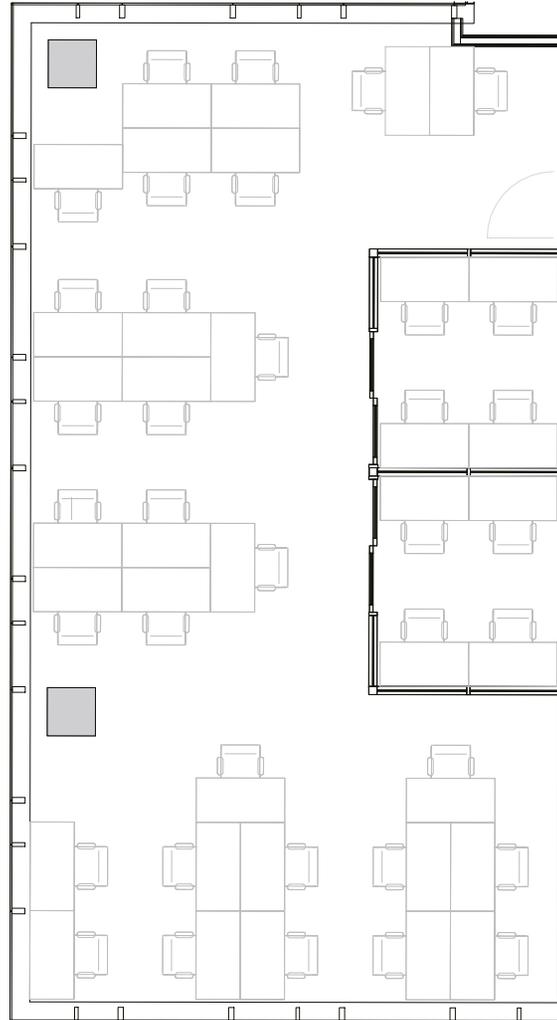
PRIVATE OFFICE(S)

2,388 RSF

RENTABLE AREA



TYSONS BOULEVARD



# 6th Floor

31,038 RSF

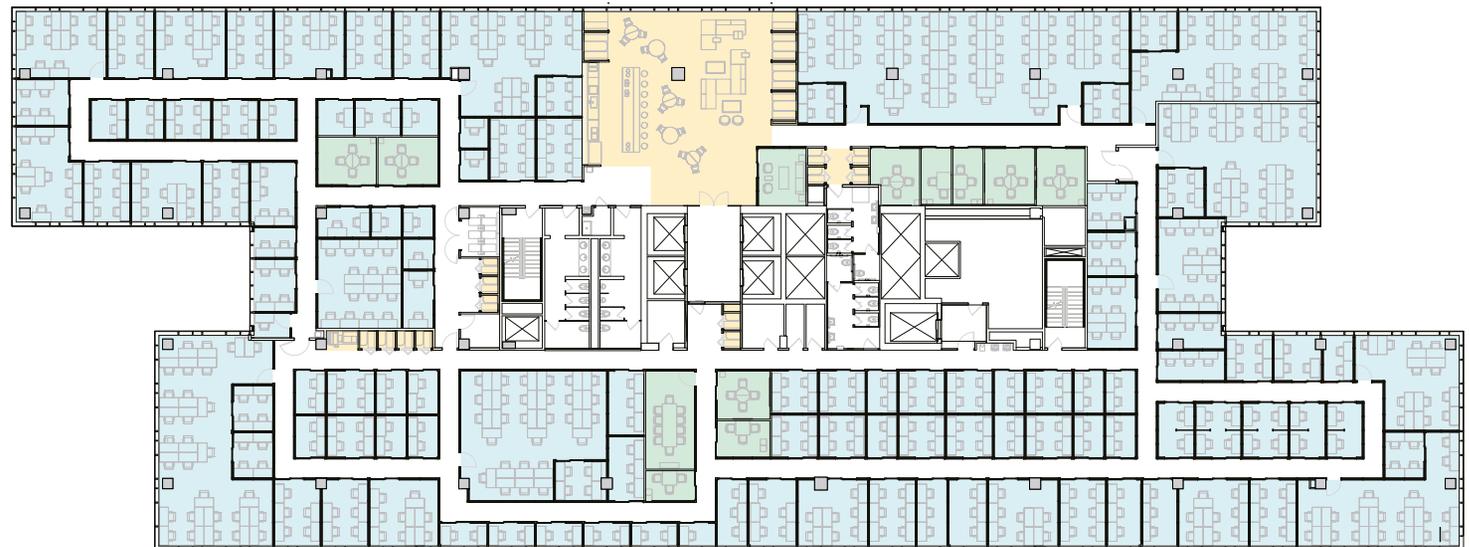


12  
MEETING ROOM(S)

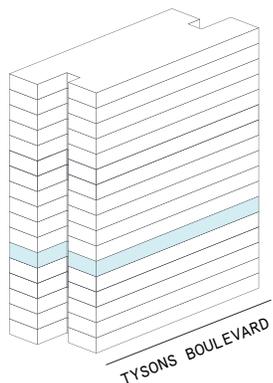
7  
SHARED WORKSPACE(S)

## LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



TYSONS BOULEVARD



# 6th Floor

31,038 RSF

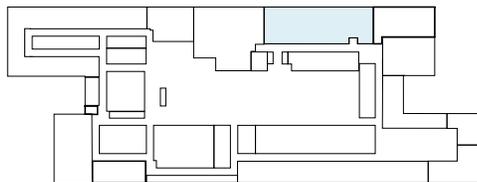
3,043 RSF Suite 06100



2  
PRIVATE OFFICE(S)



TYSONS BOULEVARD

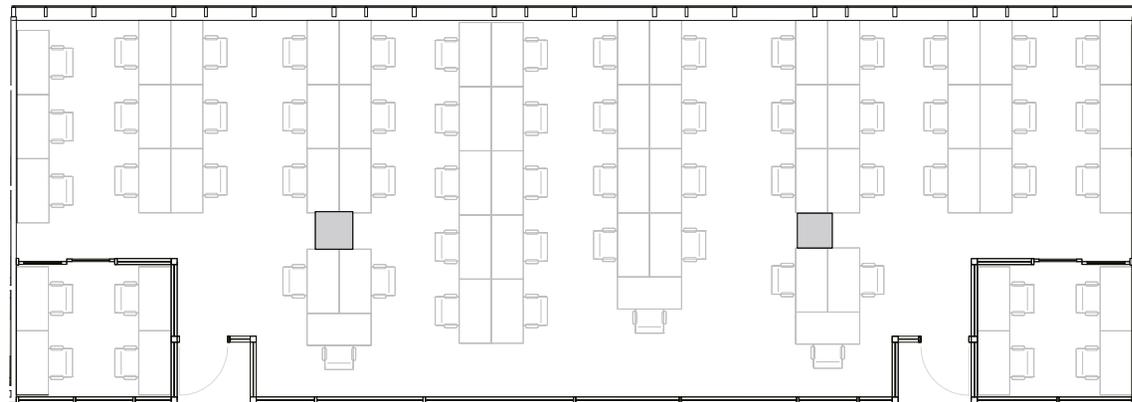


TYSONS BOULEVARD

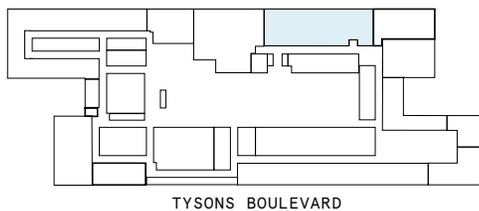
# Suite 06100

6th Floor

2  
PRIVATE OFFICE(S)



3,043 RSF  
RENTABLE AREA



# 6th Floor

31,038 RSF

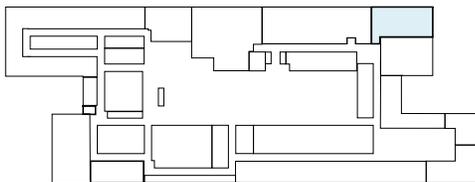
1,438 RSF Suite 06104



1  
PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

# Suite 06104

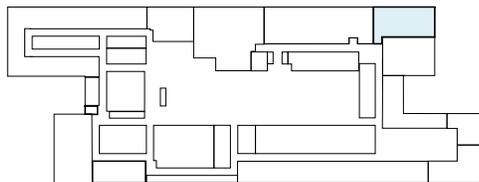
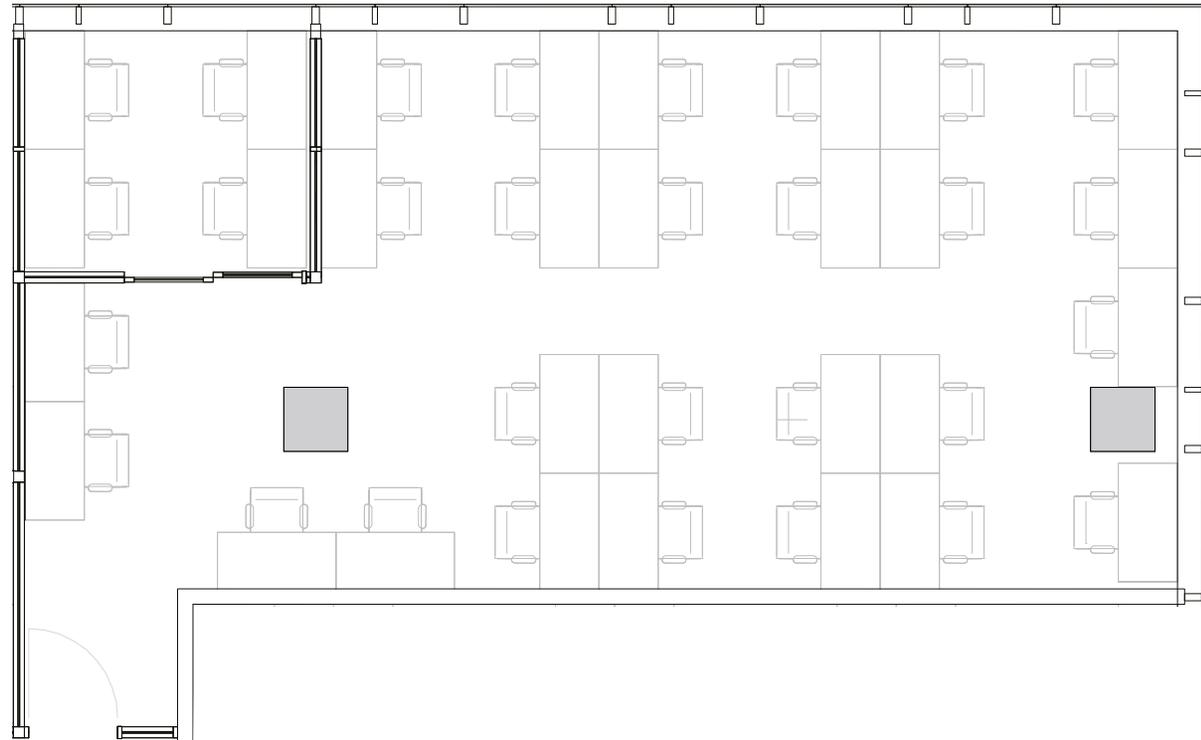
6th Floor

1

PRIVATE OFFICE(S)

1,438 RSF

RENTABLE AREA



TYSONS BOULEVARD

# 6th Floor

31,038 RSF

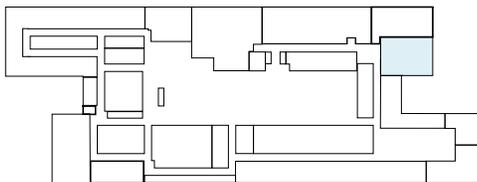
1,538 RSF Suite 06105



1  
PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

# Suite 06105

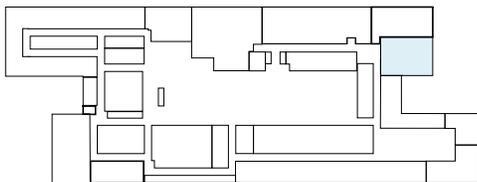
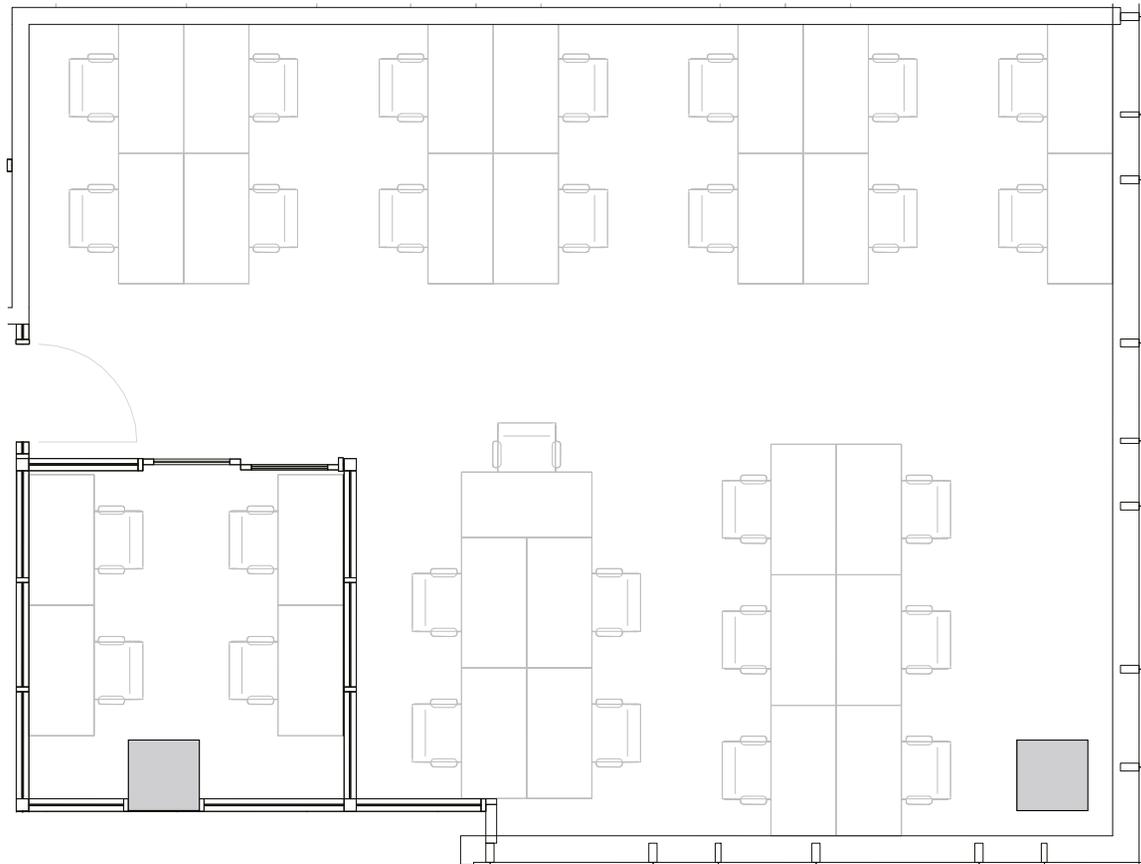
## 6th Floor

1

PRIVATE OFFICE(S)

1,538 RSF

RENTABLE AREA



TYSONS BOULEVARD

# 6th Floor

31,038 RSF

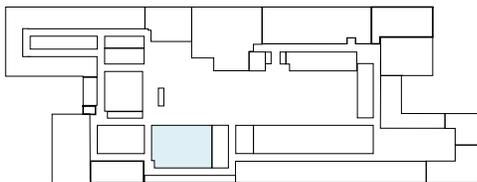
1,578 RSF Suite 06165



1  
PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

# Suite 06165

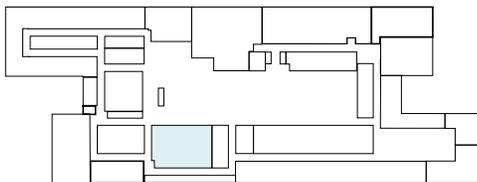
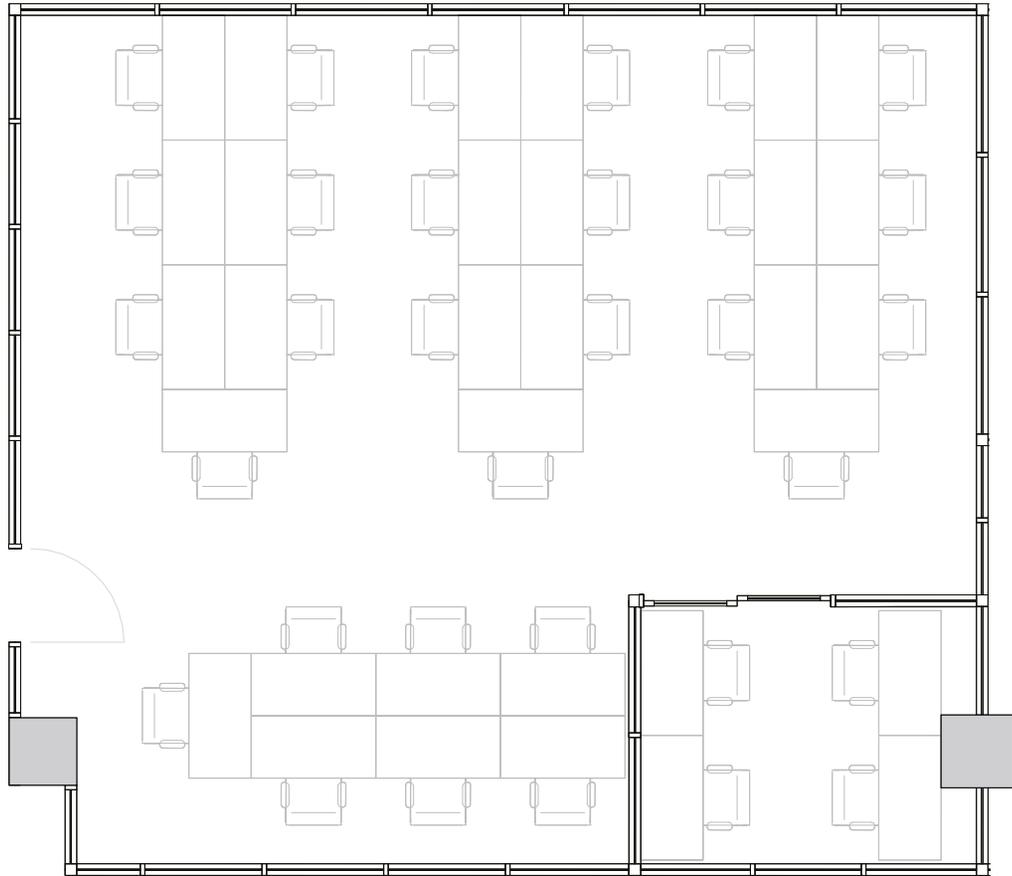
6th Floor

1

PRIVATE OFFICE(S)

1,578 RSF

RENTABLE AREA



TYSONS BOULEVARD

# 6th Floor

31,038 RSF

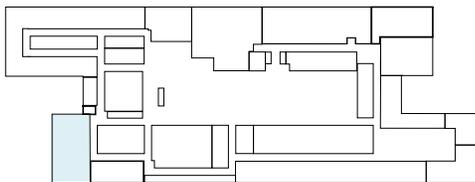
1,982 RSF Suite 06178



2  
PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

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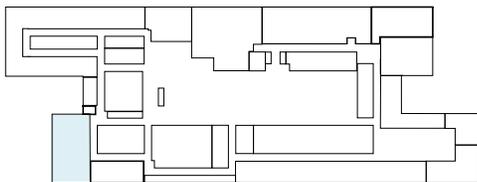
6th Floor

2

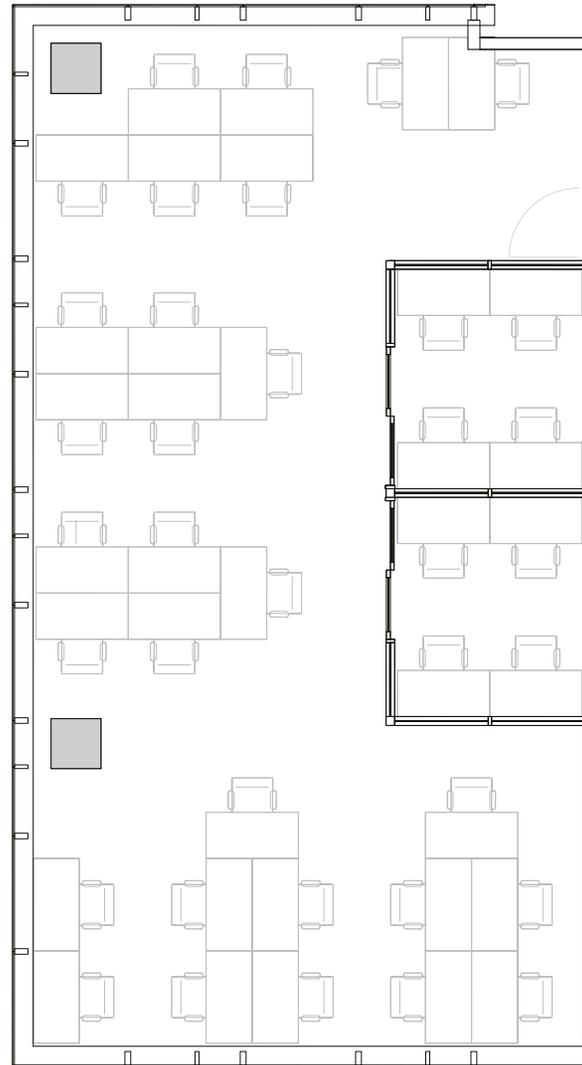
PRIVATE OFFICE(S)

1,982 RSF

RENTABLE AREA



TYSONS BOULEVARD



# 11th Floor

31,190 RSF

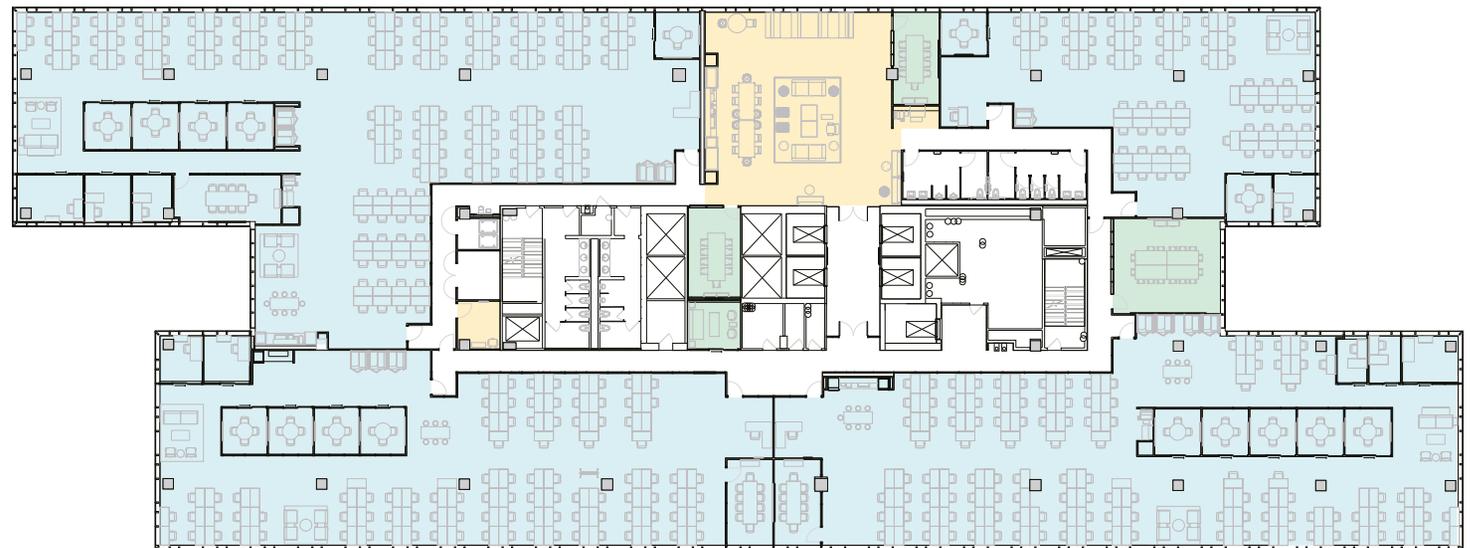


4  
MEETING ROOM(S)

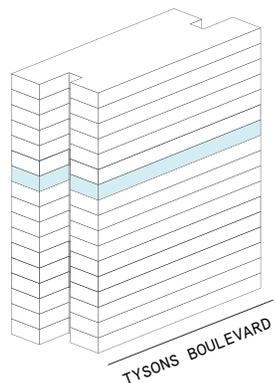
3  
SHARED WORKSPACE(S)

## LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



TYSONS BOULEVARD



# 11th Floor

31,190 RSF

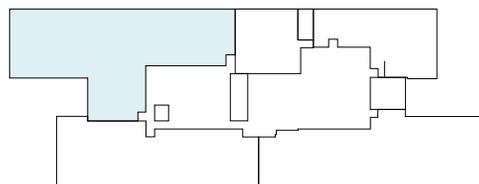
10,242 RSF Suite 11W101



- 6 MEETING ROOM(S)
- 3 PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

# Suite 11W101

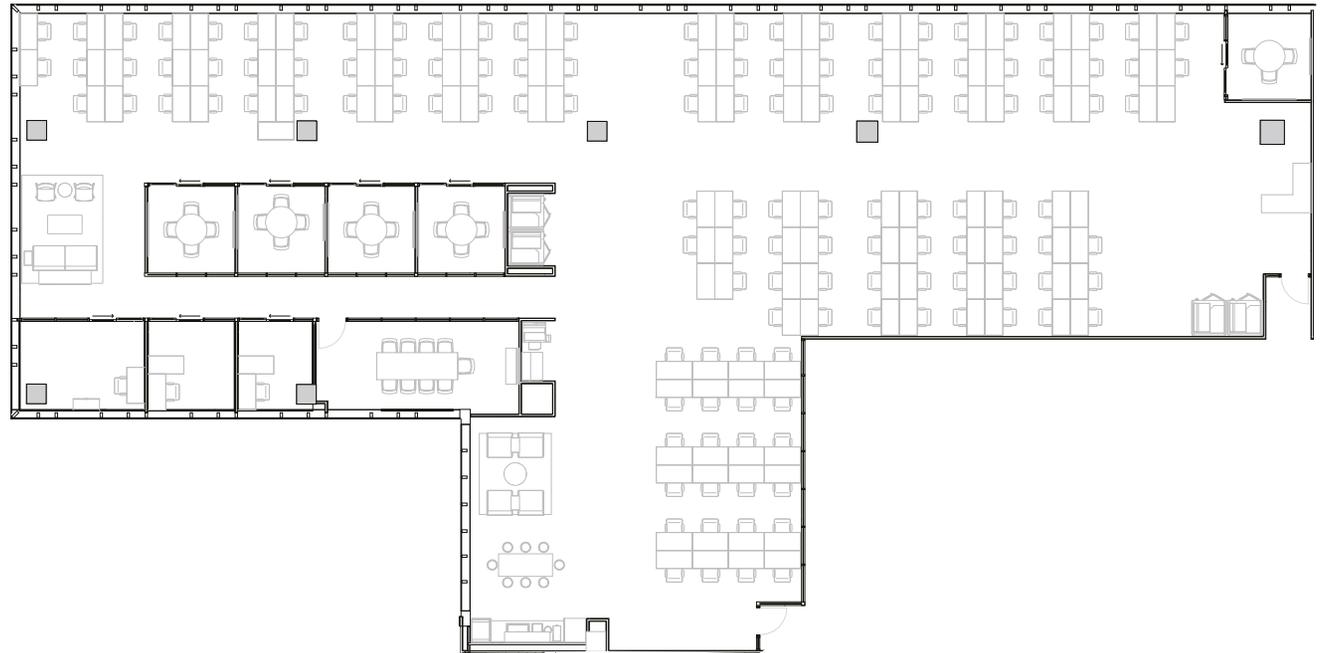
11th Floor

6

MEETING ROOM(S)

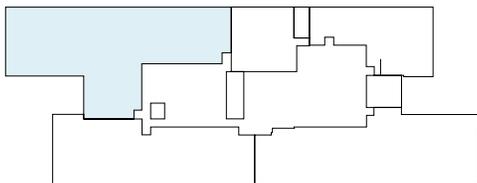
3

PRIVATE OFFICE(S)



10,242 RSF

RENTABLE AREA



TYSONS BOULEVARD

# 11th Floor

31,190 RSF

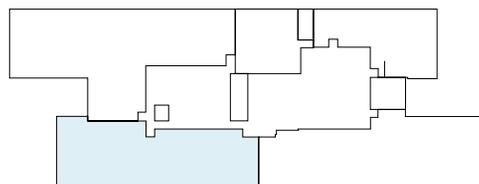
7,452 RSF Suite 11W102



- 5 MEETING ROOM(S)
- 2 PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

# Suite 11W102

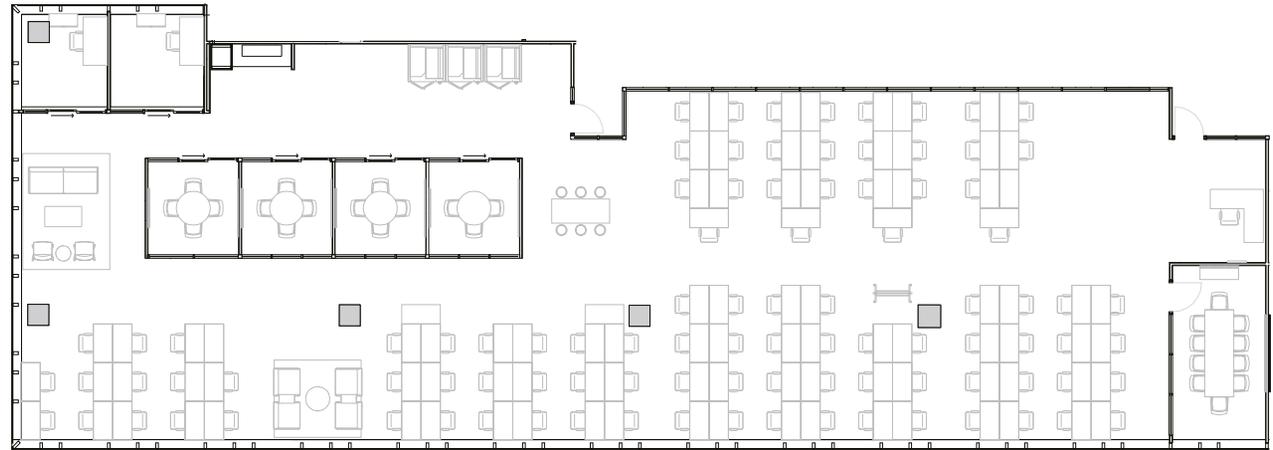
## 11th Floor

5

MEETING ROOM(S)

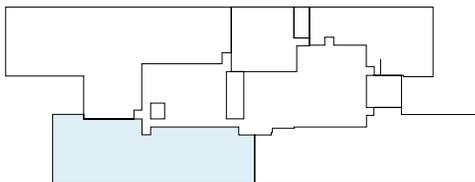
2

PRIVATE OFFICE(S)



7,452 RSF

RENTABLE AREA



TYSONS BOULEVARD

# 11th Floor

31,190 RSF

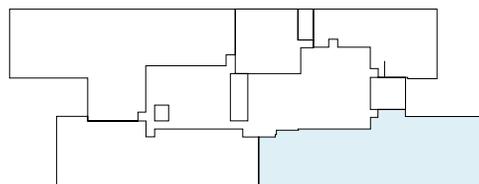
8,733 RSF Suite 11W103



- 6 MEETING ROOM(S)
- 3 PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

# Suite 11W103

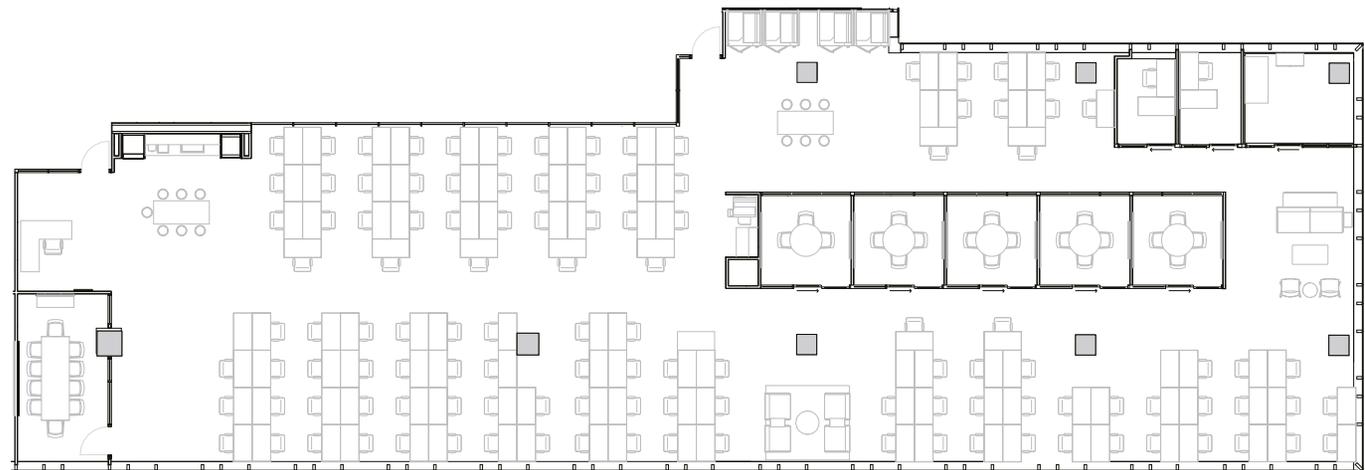
11th Floor

6

MEETING ROOM(S)

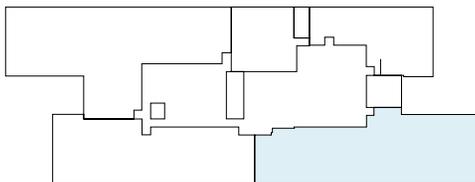
3

PRIVATE OFFICE(S)



8,733 RSF

RENTABLE AREA



TYSONS BOULEVARD

# 11th Floor

31,190 RSF

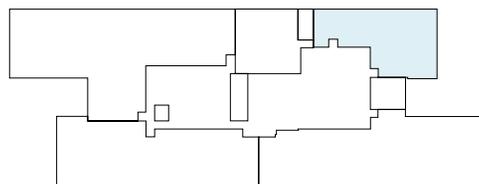
4,065 RSF Suite 11W104



2  
MEETING ROOM(S)  
1  
PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

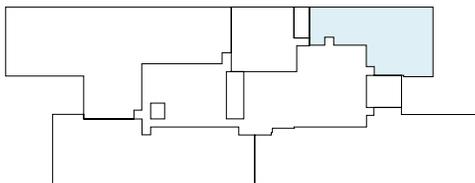
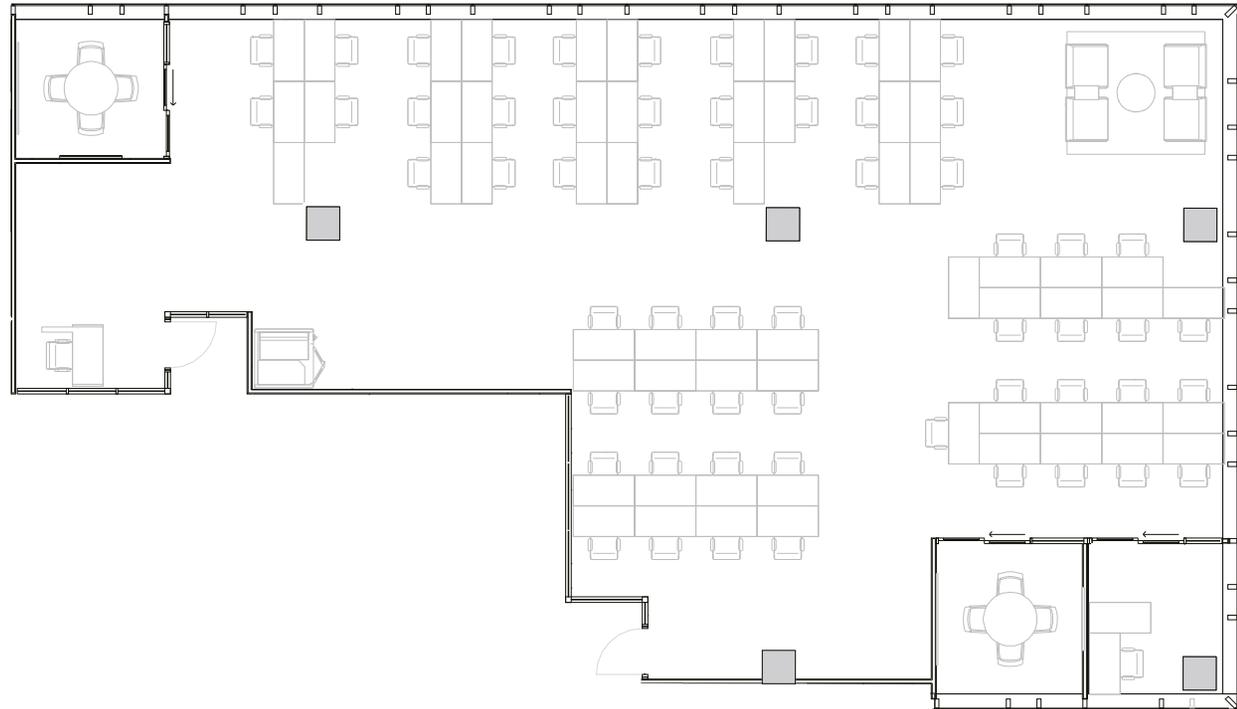
# Suite 11W104

## 11th Floor

2  
MEETING ROOM(S)

1  
PRIVATE OFFICE(S)

4,065 RSF  
RENTABLE AREA



TYSONS BOULEVARD

# 12th Floor

30,795 RSF



4

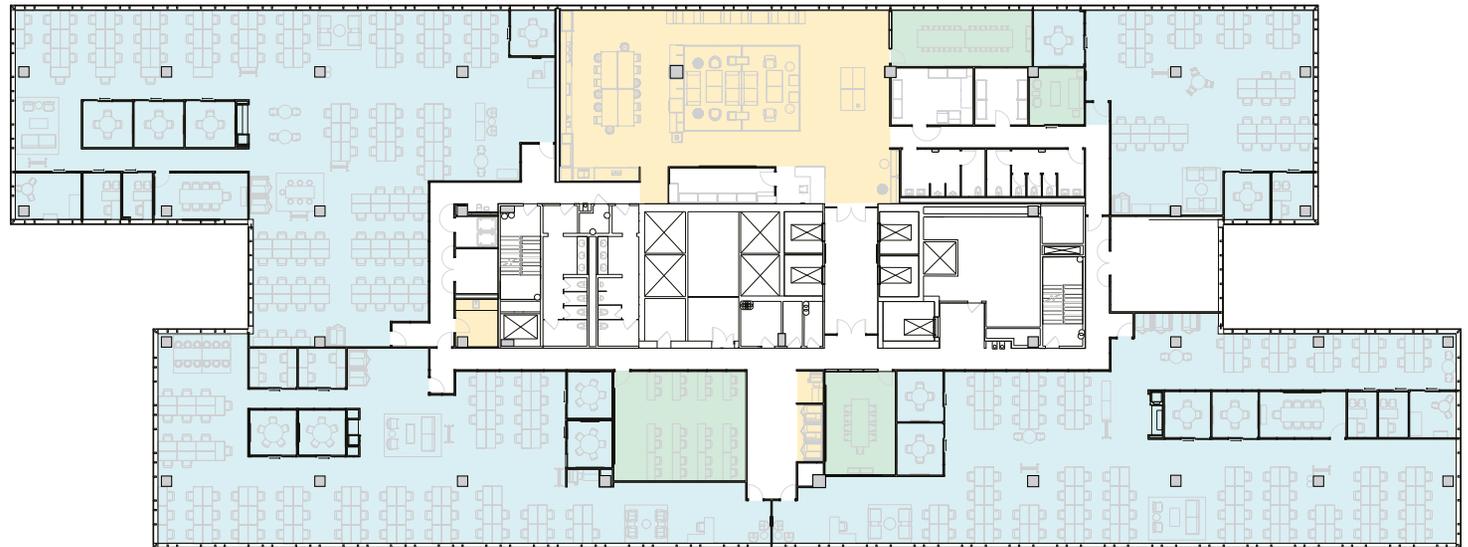
MEETING ROOM(S)

4

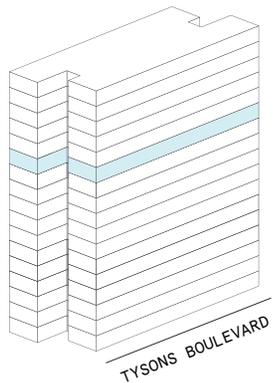
SHARED WORKSPACE(S)

## LEGEND

-  MEETING ROOM
-  SHARED WORKSPACE
-  DEDICATED SPACE



TYSONS BOULEVARD



# 12th Floor

30,795 RSF

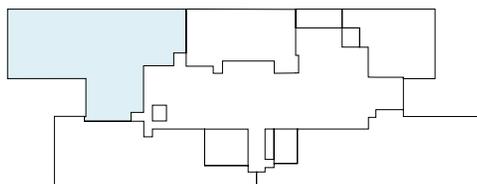
10,079 RSF Suite 12W101



- 5 MEETING ROOM(S)
- 3 PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

# Suite 12W101

## 12th Floor

5

MEETING ROOM(S)

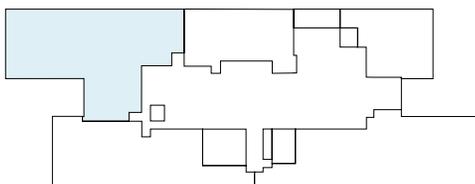
3

PRIVATE OFFICE(S)



10,079 RSF

RENTABLE AREA



TYSONS BOULEVARD

# 12th Floor

30,795 RSF

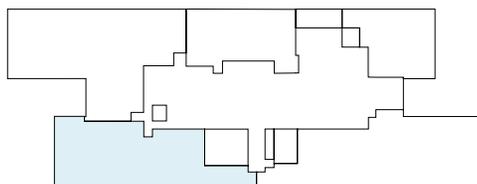
7,482 RSF Suite 12W102



- 4 MEETING ROOM(S)
- 2 PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

# Suite 12W102

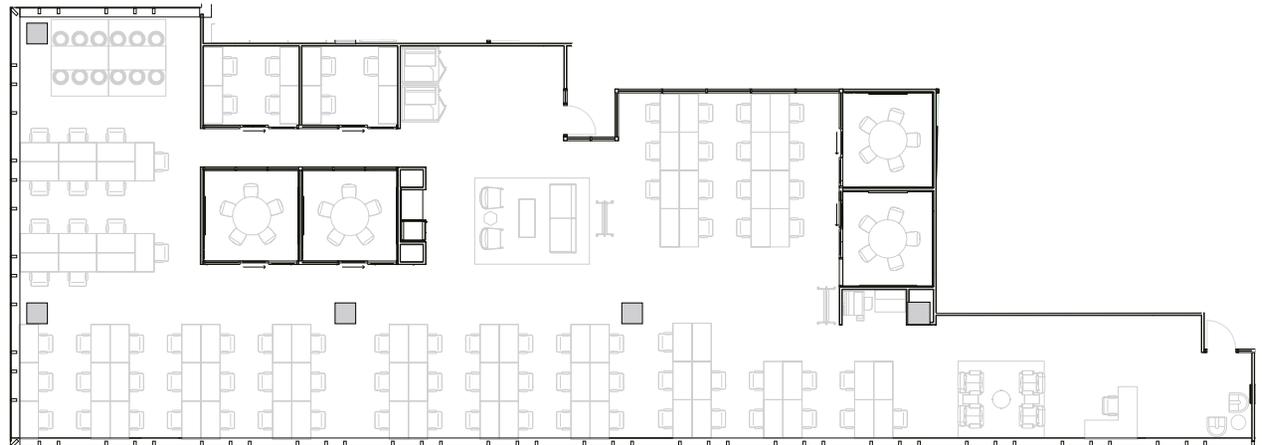
## 12th Floor

4

MEETING ROOM(S)

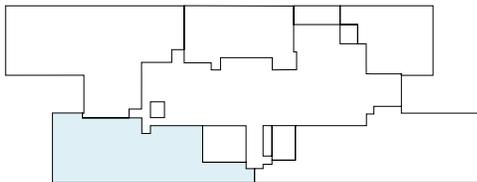
2

PRIVATE OFFICE(S)



7,482 RSF

RENTABLE AREA



TYSONS BOULEVARD

# 12th Floor

30,795 RSF

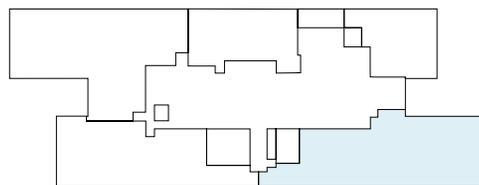
9,452 RSF Suite 12W103



- 5 MEETING ROOM(S)
- 3 PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

# Suite 12W103

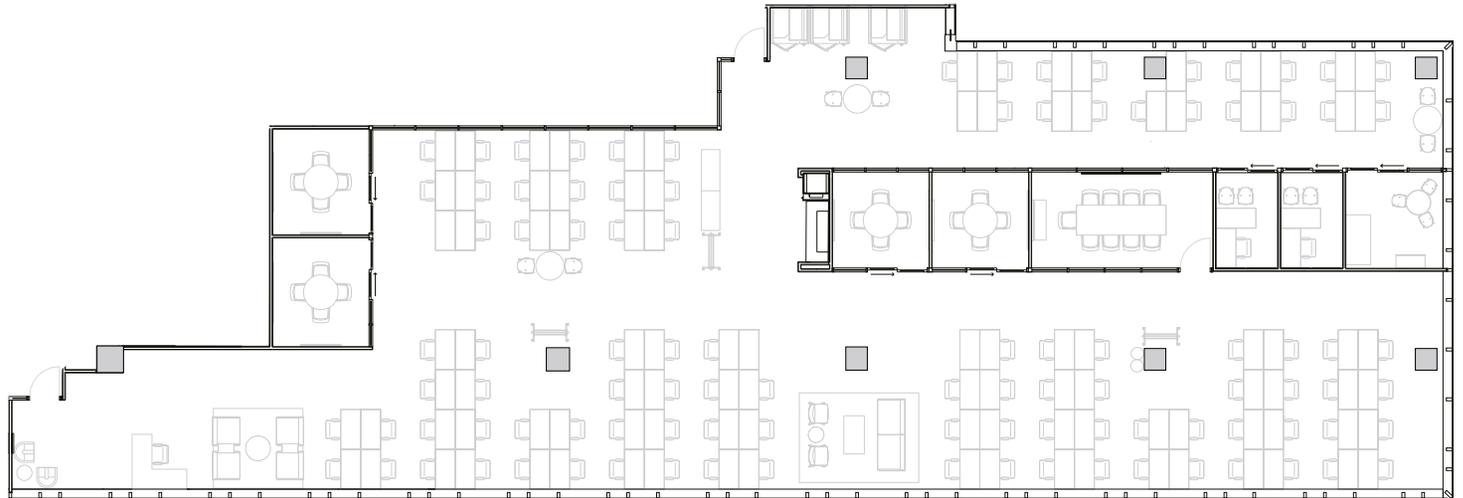
## 12th Floor

5

MEETING ROOM(S)

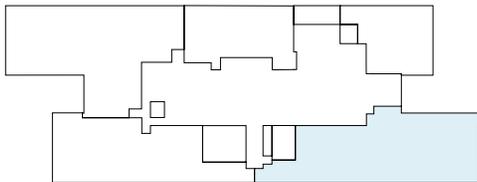
3

PRIVATE OFFICE(S)



9,452 RSF

RENTABLE AREA



TYSONS BOULEVARD

# 12th Floor

30,795 RSF

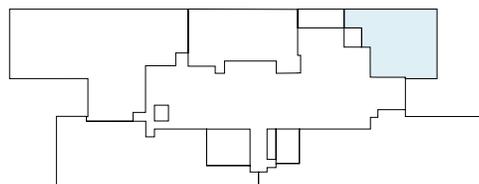
3,782 RSF Suite 12W104



- 2 MEETING ROOM(S)
- 1 PRIVATE OFFICE(S)



TYSONS BOULEVARD



TYSONS BOULEVARD

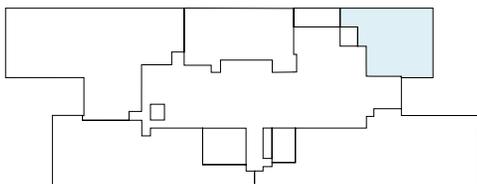
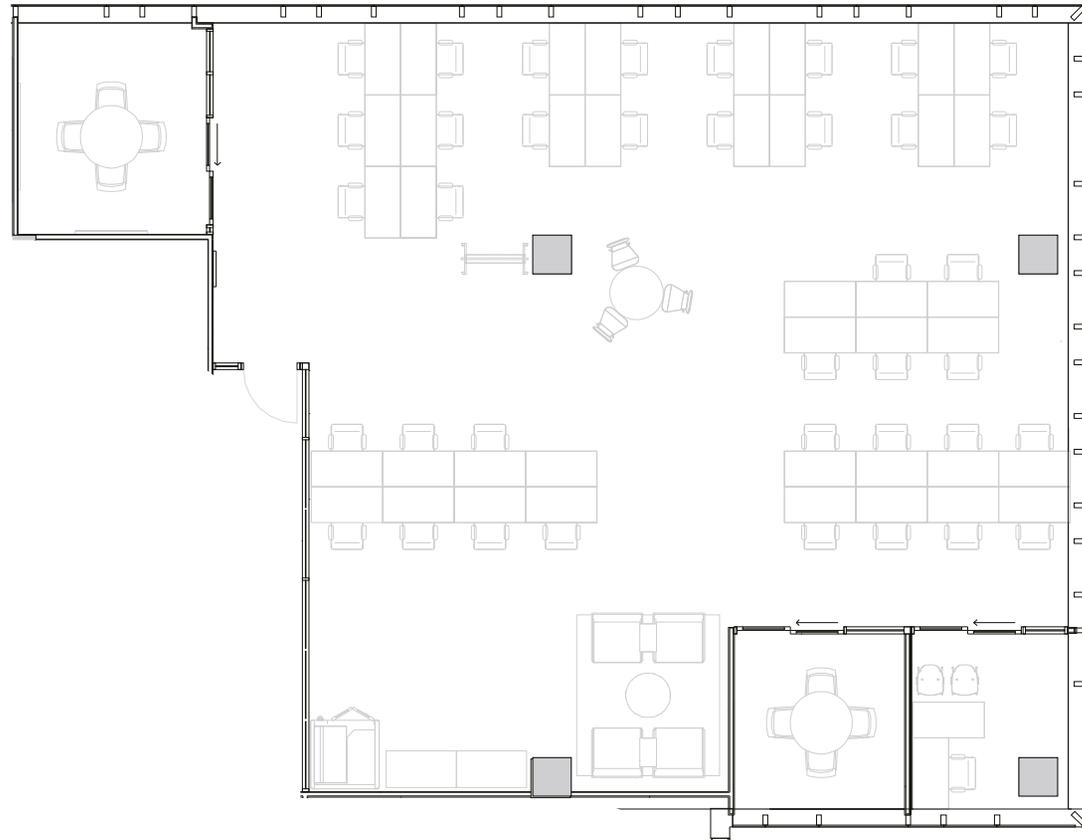
# Suite 12W104

## 12th Floor

2  
MEETING ROOM(S)

1  
PRIVATE OFFICE(S)

3,782 RSF  
RENTABLE AREA



TYSONS BOULEVARD

# Contact

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For leasing inquiries please reach out to our team.



## Dave Belford

LEASING DIRECTOR  
DAVE.BELFORD@WEWORK.COM  
240.601.2991

## David Constance

LEASING MANAGER  
DAVID.CONSTANCE@WEWORK.COM  
571.402.5491

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