

FOR LEASE

1945 Old Gallows Road, Vienna-Tysons, VA 22182



MORNING CALM
MANAGEMENT



THE ALLEY
AT 1945 OLD GALLOWS

LEASING INFORMATION

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BUILDING HIGHLIGHTS



**NEW
RENOVATIONS**



**CONFERENCE
CENTER**



**IMMEDIATE
HIGHWAY ACCESS**



**AMENITY RICH
AREA**



**ON-SITE
MANAGEMENT**



**ABUNDANT FREE
GARAGE PARKING**



**TENANT
LOUNGE**



**FITNESS
CENTER**



**NEARBY
METRO STATION**



THE ALLEY



**ENVIRONMENTALLY
CONSCIOUS**



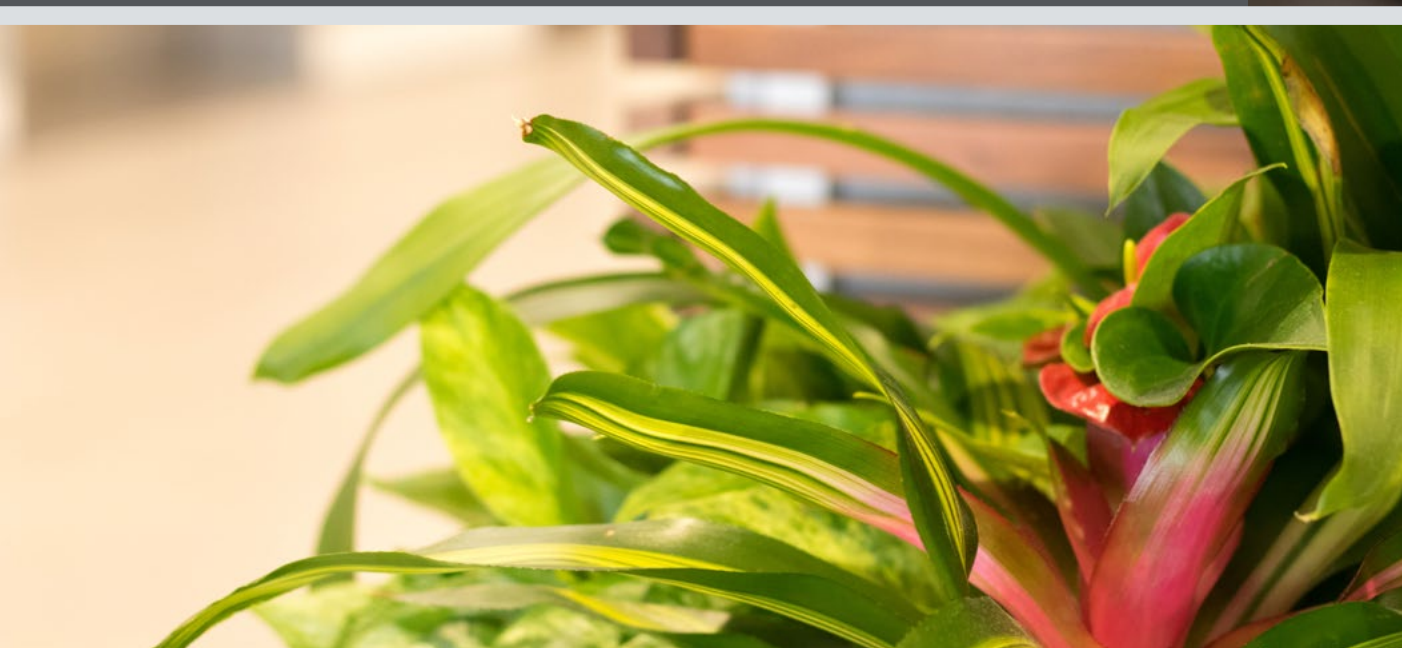
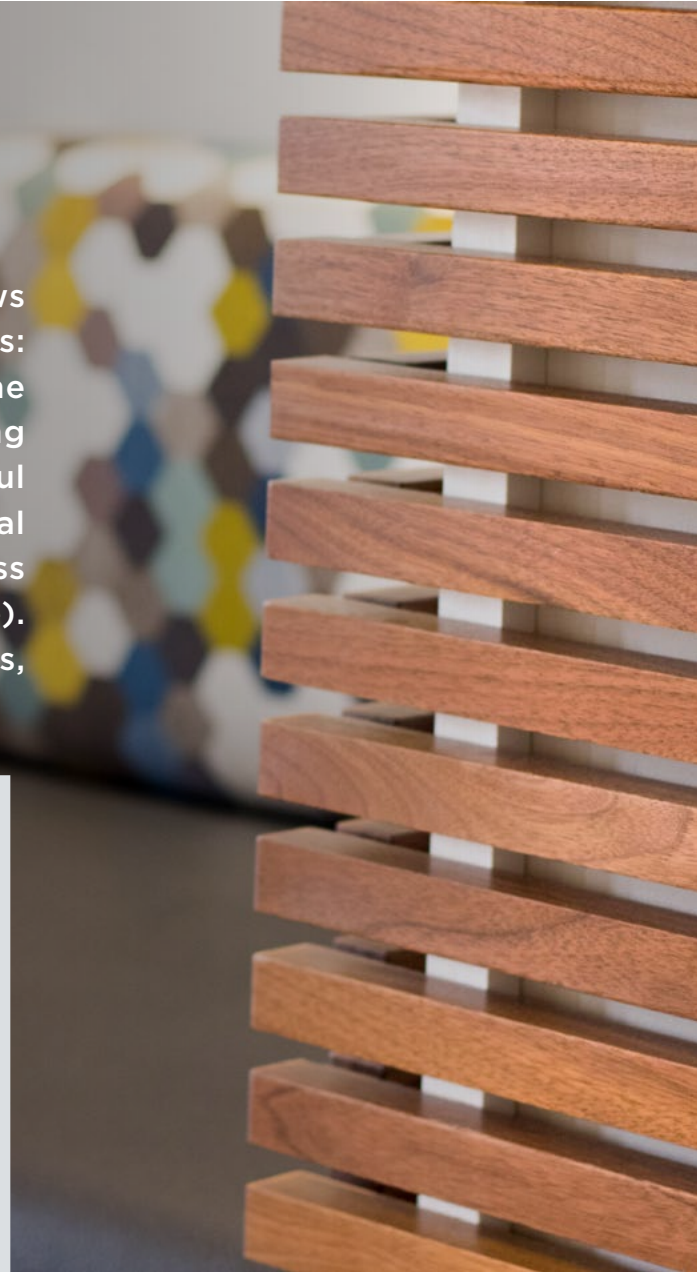
**COVID
INITIATIVES**



NEW RENOVATIONS

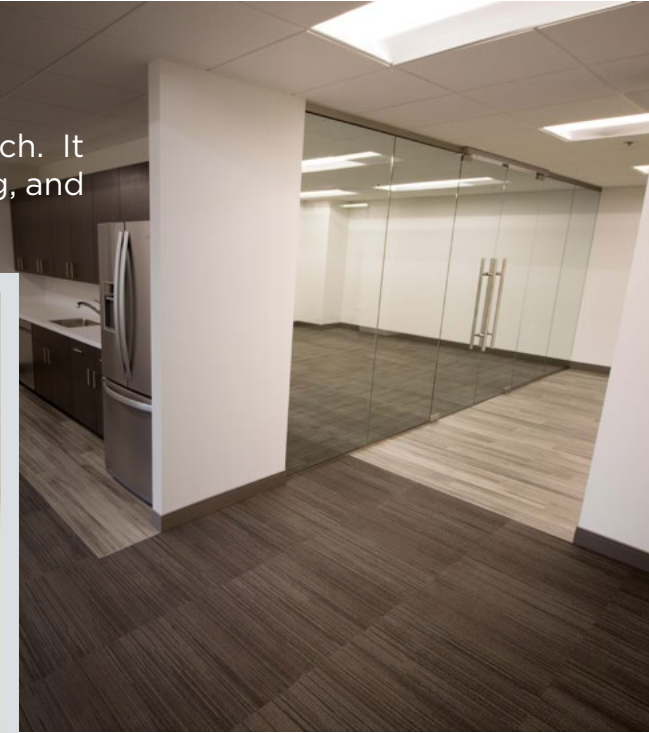
MODERN ECO CHIC

As part of a multi-million dollar complete building renovation, 1945 Old Gallows was rebranded THE ALLEY, which highlights one of the most prominent features: an indoor-outdoor tenant lounge in the western “alleyway” of the building. The designers, GTM Architects, cultivated a fresh industrial eco chic image providing a welcoming and modern approach to the workplace. The complete overhaul included improvements to the lobby, upper floors, restrooms, and communal areas. The new amenities offer practicality (conference center), wellness (fitness studio), convenience (grab-n-go market), and entertainment (tenant lounge). The renovations have not only created an impressive display for your clients, but an extraordinary environment for your employees and future hires.



MOVE-IN READY

Move-in ready upgraded suites immediately available, or let us design from scratch. It begins with identifying a new space, maximizing efficiency with modern space planning, and customizing a buildout with contemporary finishes



STANDARD FEATURES

- Carpet Tiles and Luxury Vinyl Tile Flooring
- Stainless Steel Appliances
- Full-Height Glass Walls and Large Office Sidelights
- LED Lighting and White Acoustical Ceiling Tiles

NEW COMMON AREAS

Upgraded lobby, restrooms, elevator landings, and hallways. A clean, modern design commands every corner of the building creating an attractive entryway into your suite.



CONFERENCE CENTER

New multi-purpose conference and training facility with pre-function lobby, wi-fi, easy audio-visual access, and modular furniture. Tenants have access 24 / 7 / 365.



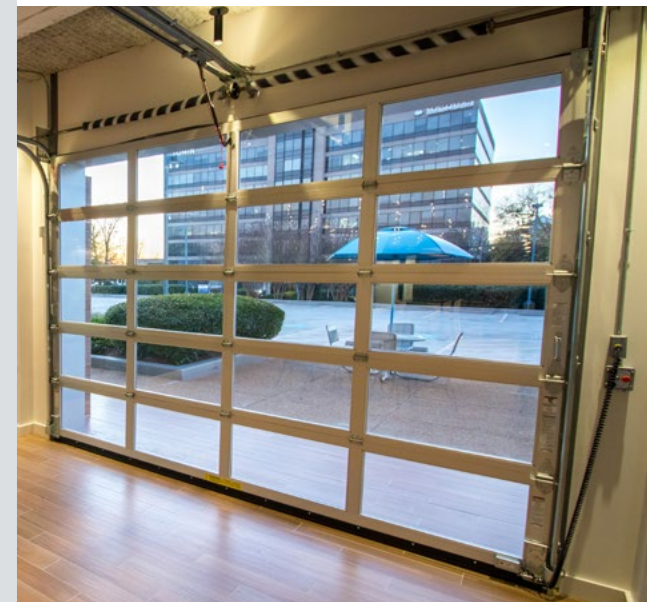
FITNESS STUDIO

New fitness studio with Peloton bikes, Matrix strength and cardio machines, plyometric equipment, showers and locker rooms.



THE ALLEY

The spirit behind the rebranding of the building to “The Alley” stems from the new indoor-outdoor tenant lounge. Challenge your inner gamer skills with classic arcade games or host a company happy hour in the spacious gathering area, which flows outdoors via the glass garage door.



TENANT LOUNGE

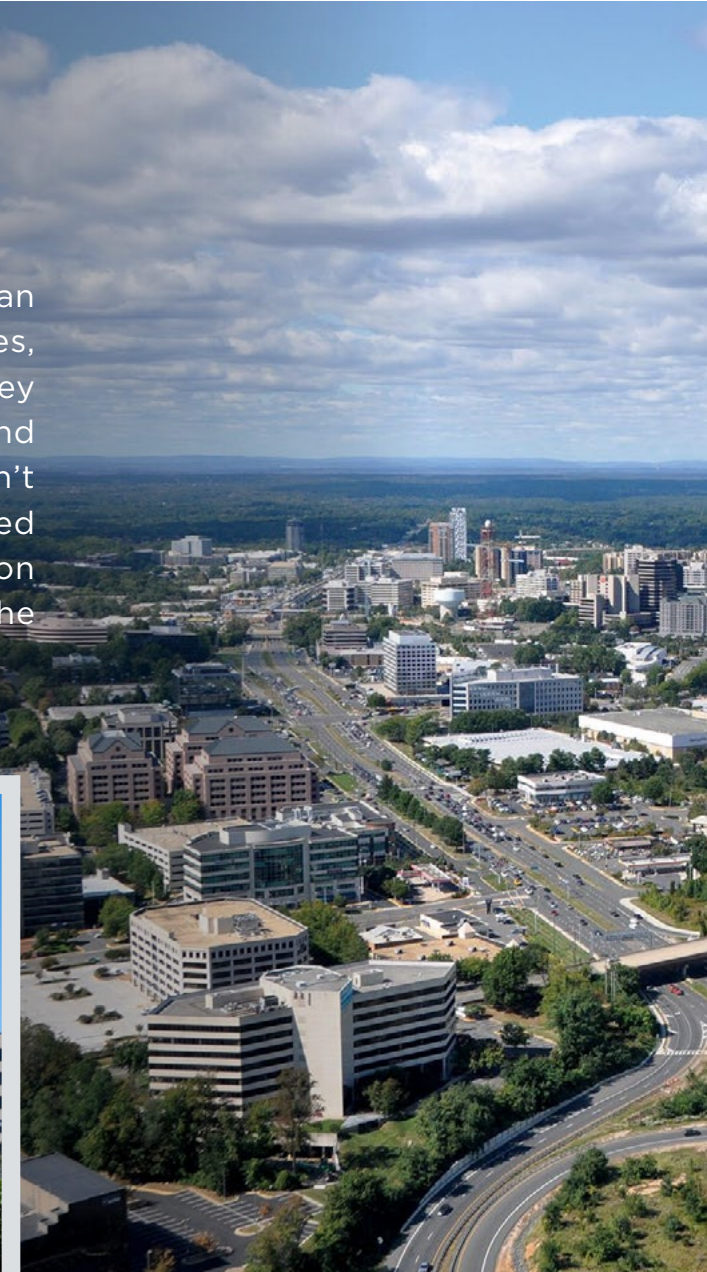
A communal plug-n-play vending cafe and lounge.



STRATEGIC LOCATION

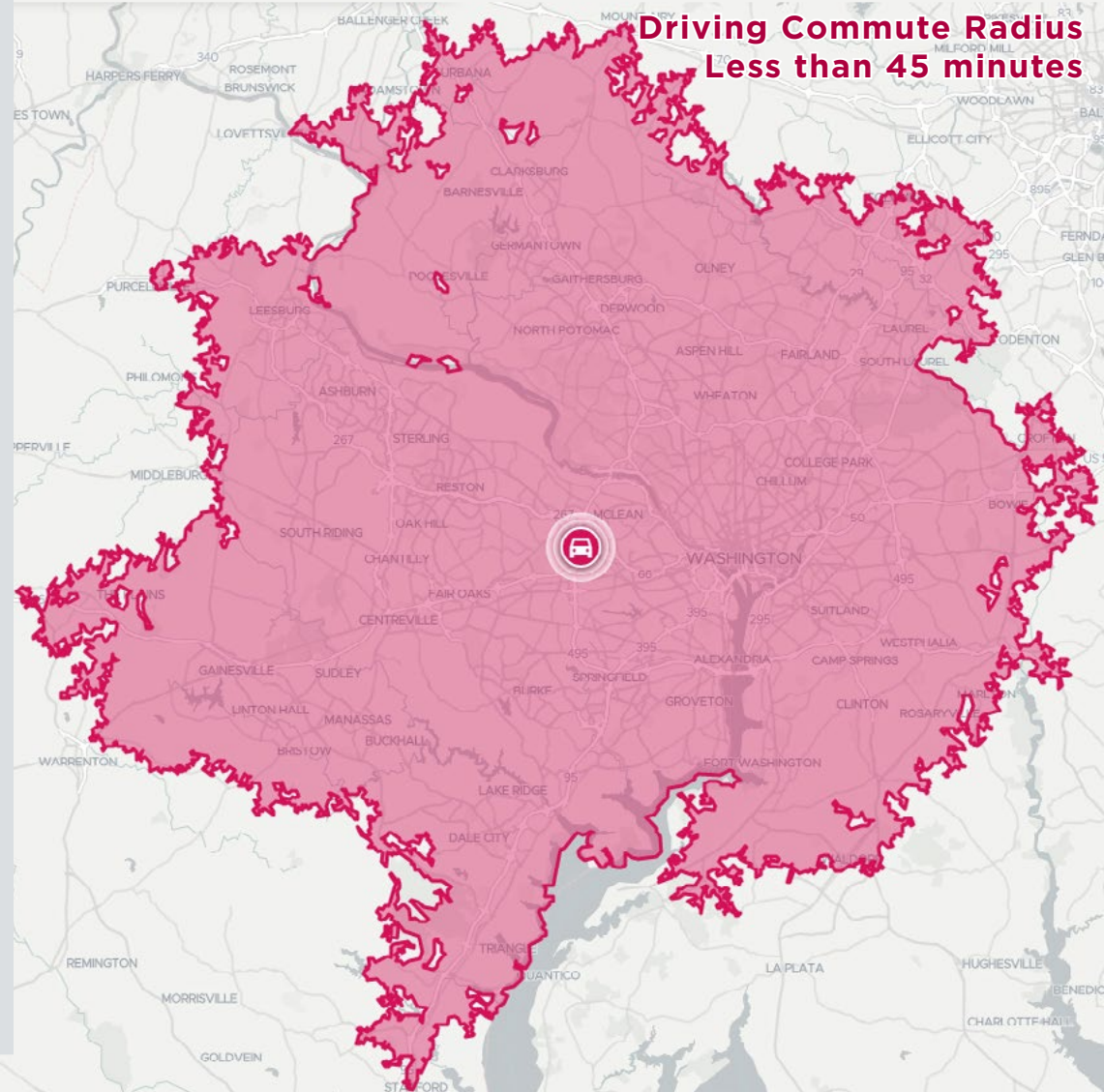
TYSONS ADDRESS

The streamlined connectivity to Route 7 and the Capital Beltway provides an extremely driver friendly address. Quick access to the I-495 Express Lanes, I-66, and the Dulles Toll Road reinvents accessibility across the DMV. The Alley is a logistical haven without sacrificing proximity to the tremendous retail and entertainment in Tysons, which are minutes away (walking or driving). And don't worry about parking, it's free and extensive at our building, including secured garage spaces. Our competitive advantage revolves around our strategic location and surprising affordability. Thanks to an abundance of tasteful amenities, the all-inclusive building provides incredible value in Northern Virginia.



DRIVER FRIENDLY

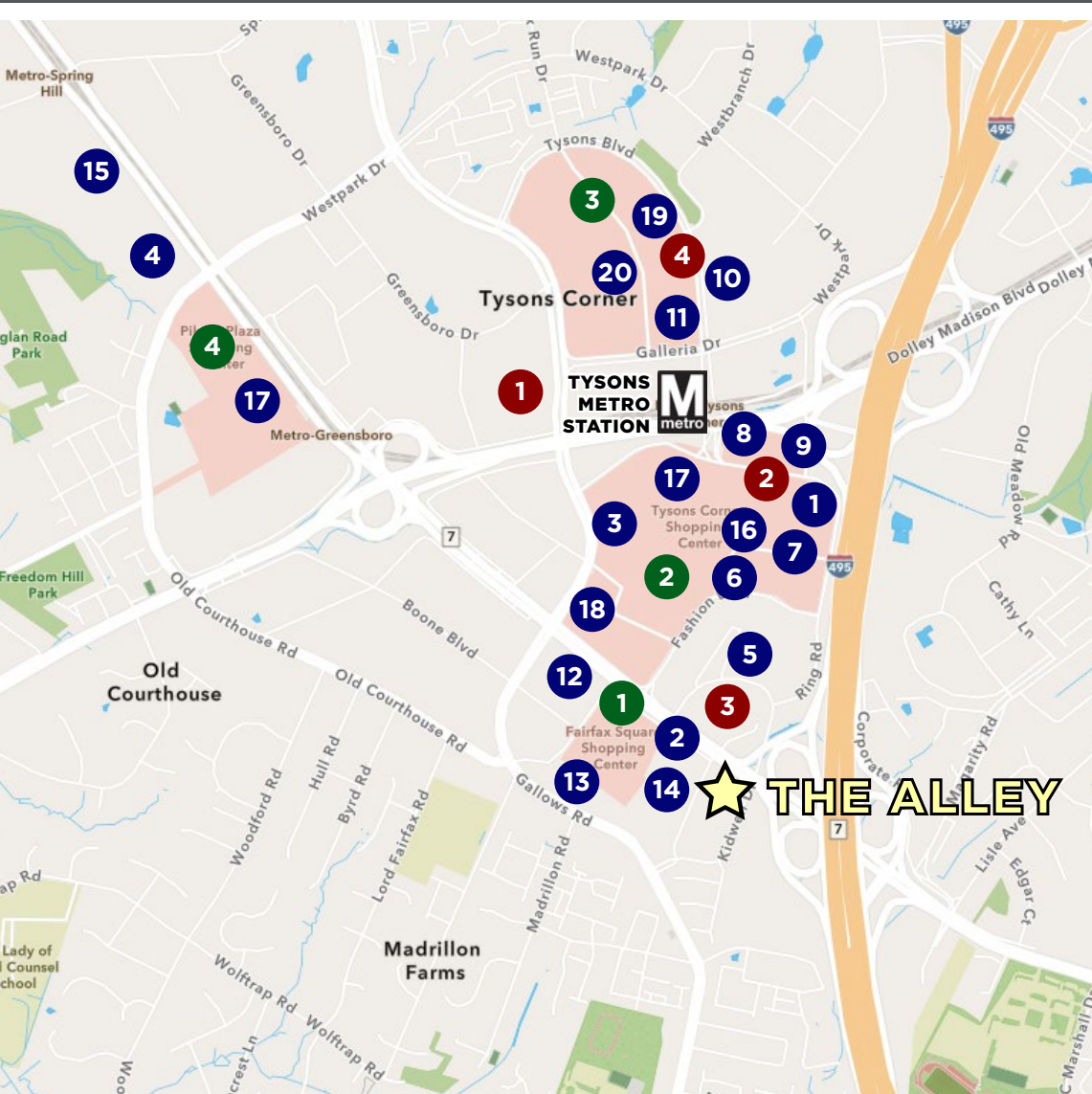
Quick access to Route 7 (Leesburg Pike) and the Capital Beltway (I-495) Express Lanes allowing tenants to bypass the heart of Tysons traffic and within two miles of I-66 and the Dulles Toll Road. The secured garage has a **parking ratio of 3.5 per 1,000 SF** and **FREE** parking.



**Driving Commute Radius
Less than 45 minutes**

THE NEIGHBORHOOD

Tysons is robust with area amenities and The Alley is steps or a short drive away from incredible dining, retail, and entertainment.



RESTAURANTS

- 1 Barrel & Bushel
- 2 BJ's Restaurant & Brewhouse
- 3 CAVA
- 4 Chick-fil-a
- 5 Chima Steakhouse
- 6 Chipotle
- 7 Coastal Flats
- 8 Earls Kitchen + Bar
- 9 Eddie V's Prime Seafood
- 10 Fogo de Chão Steakhouse
- 11 Founding Farmers Tysons
- 12 Nostos Greek
- 13 Patsy's American
- 14 Rango's Tex-Mex
- 15 Ruth's Chris Steak House
- 16 Seasons 52
- 17 Starbucks
- 18 The Capital Grille
- 19 The Palm
- 20 Wildfire

HOTELS

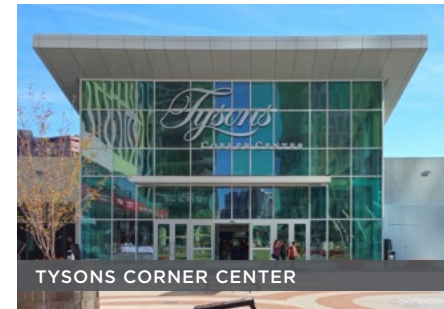
- 1 DoubleTree by Hilton
- 2 Hyatt Regency
- 3 Marriott
- 4 The Ritz-Carlton
- 5 The Westin

SHOPPING

- 1 The Shops at Fairfax Square
- 2 Tysons Corner Center
- 3 Tysons Galleria
- 4 Tysons Square



PATSY'S AMERICAN RESTAURANT



TYSONS CORNER CENTER



THE MARRIOTT HOTEL



TYSONS METRO STATION

EXPERIENCED OWNERSHIP

Vertically integrated with more than 9.5 million square feet of commercial real estate throughout the United States under ownership and management.



MORNING CALM
MANAGEMENT



CohnReznick



CliftonLarsonAllen



Liberty Mutual
INSURANCE



MINNEAPOLIS, MN



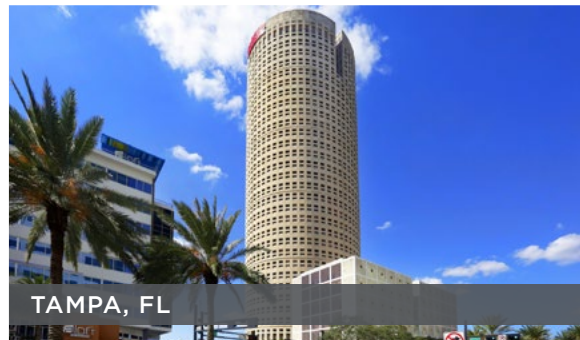
BOCA RATON, FL



PHILADELPHIA, PA



DALLAS, TX



TAMPA, FL



NASHVILLE, TN

FIRST CLASS SERVICE

Our promise, to all tenants, clients, and vendors, has always remained the same – provide the utmost devotion in every aspect of our relationship. This promise lies at the foundation of our operating philosophy and is embedded in every facet of our firm. We are unwavering in our commitment to meet obligations and proud of our ability to execute.

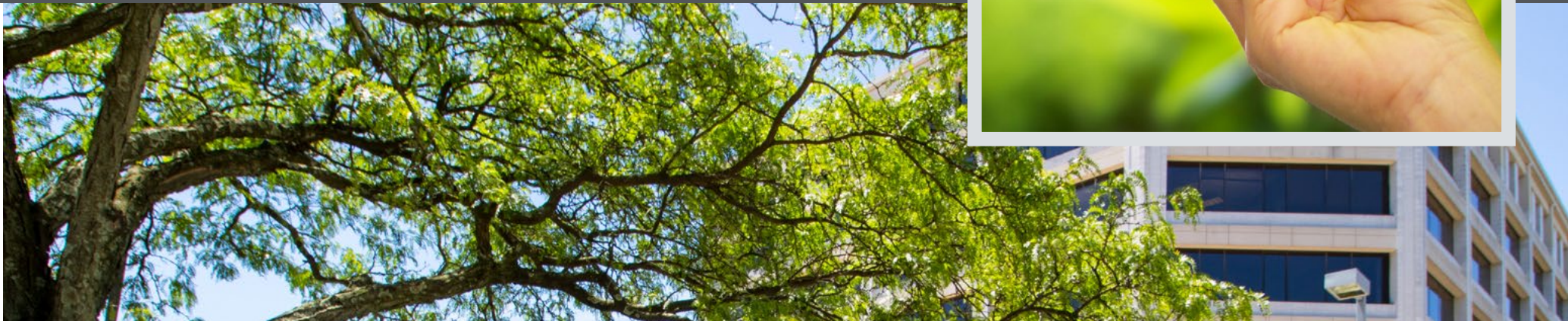
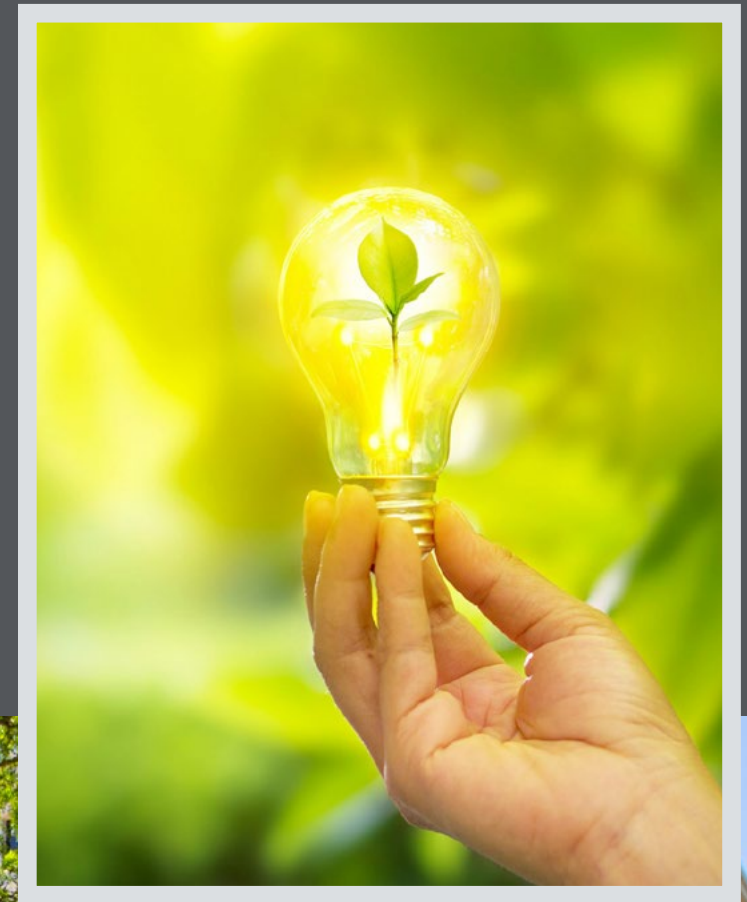
We continuously promote mental and emotional well-being through our on-site programs and services. These programs are part of Morning Calm's **MIND-BODY-PLANET** philosophy, the ethos that guides our focus on healthy lifestyles and corporate sustainability. We believe our real estate, and the tenants that use it each day, are as precious a resource as the ground on which our properties are built. This drives a deep-rooted culture across our portfolio – one that enables us to create innovative environments that foster connections with and between our tenants for years to come.



SUSTAINABILITY

We are committed to a sustainable future and to improving the social, economic and environmental well being of the community. The Alley has implemented several green initiatives including:

- Green seal certified cleaning products
- New recycling program
- Modern energy management system
- Elkay water fountain and bottle fill stations
- Energy Star rated appliances
- LED lighting installation providing exceptionally longer lifespans, significantly lower energy consumption, reduced maintenance costs, and higher safety



LEASING



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