

ONE
TYSONS
EAST



McLean
Station

McLean
000

EXIT

A BUILDING DESIGNED TO **CULTIVATE**
GREAT EXPERIENCES

DESIGNED FOR THE **INSPIRED IN LIFE**

Work is about more than just earning a living—it's a powerful source of meaning for people. But the world of work still has a lot of ordinary spaces and not enough great places. That's what inspired us to create One Tysons East—a building designed to cultivate great experiences for people who crave meaningful work and are making a positive mark in the world.

Developed by Akridge and the Ronald D. Paul Companies, One Tysons East is a boutique building for businesses committed to giving their talented people what they need to do great work. An extraordinary place that challenges the Tysons status quo with the total comfort of seamless access and joy of an engaging environment for those seeking a higher experience at work.

**BUILDING
OVERVIEW**

) 1690 OLD MEADOW ROAD
TYSONS, VIRGINIA 22102

) ONETYSONSEAST.COM
703.485.8800





IDEALLY SITUATED FOR SEAMLESS ACCESS

One Tysons East provides paramount access and the most transportation options.

- **Capital Beltway**
(I-495 North) 0.2 miles
- **495 Express Lanes**
0.2 miles
- **I-66**
0.4 miles
- **Dulles Toll Road**
Two minutes
- **McLean station**
Two minute walk
- **Tysons Corner station**
One Metro stop
- **Wiehle-Reston East station**
Four Metro stops
- **Ballston-MU station**
Two Metro stops
- **Clarendon station**
Three Metro stops
- **Foggy Bottom-GWU station**
Seven Metro stops

LOCATION
& ACCESS

1690 OLD MEADOW ROAD
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ACCESS & CONVENIENCE

- Immediate access to the Capital Beltway (I-495), 495 Express Lanes, I-66, and the Metro
- One Metro stop to Tysons Corner station
- Three high-end hotels within one mile radius



PEDESTRIAN-FRIENDLY



SITE PLAN
GROUND LEVEL

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OPTIMIZED FOR WORKING WELL

One Tysons East offers a distinctive presence for Clients. From the outside, the curved and layered shape of the building stand out from other Class A offices in the new Tysons skyline.

Inside, the experience is geared toward human comfort, wellness, and performance. Floor-to-ceiling windows, expansive views, and generous ceiling heights make the interior open, flexible, and filled with daylight. Column-free floor plates afford Clients countless options for user-shaped and activity-based workspaces.

**WORKSPACE
OVERVIEW**

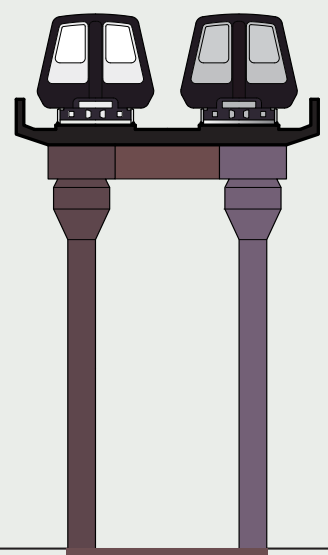
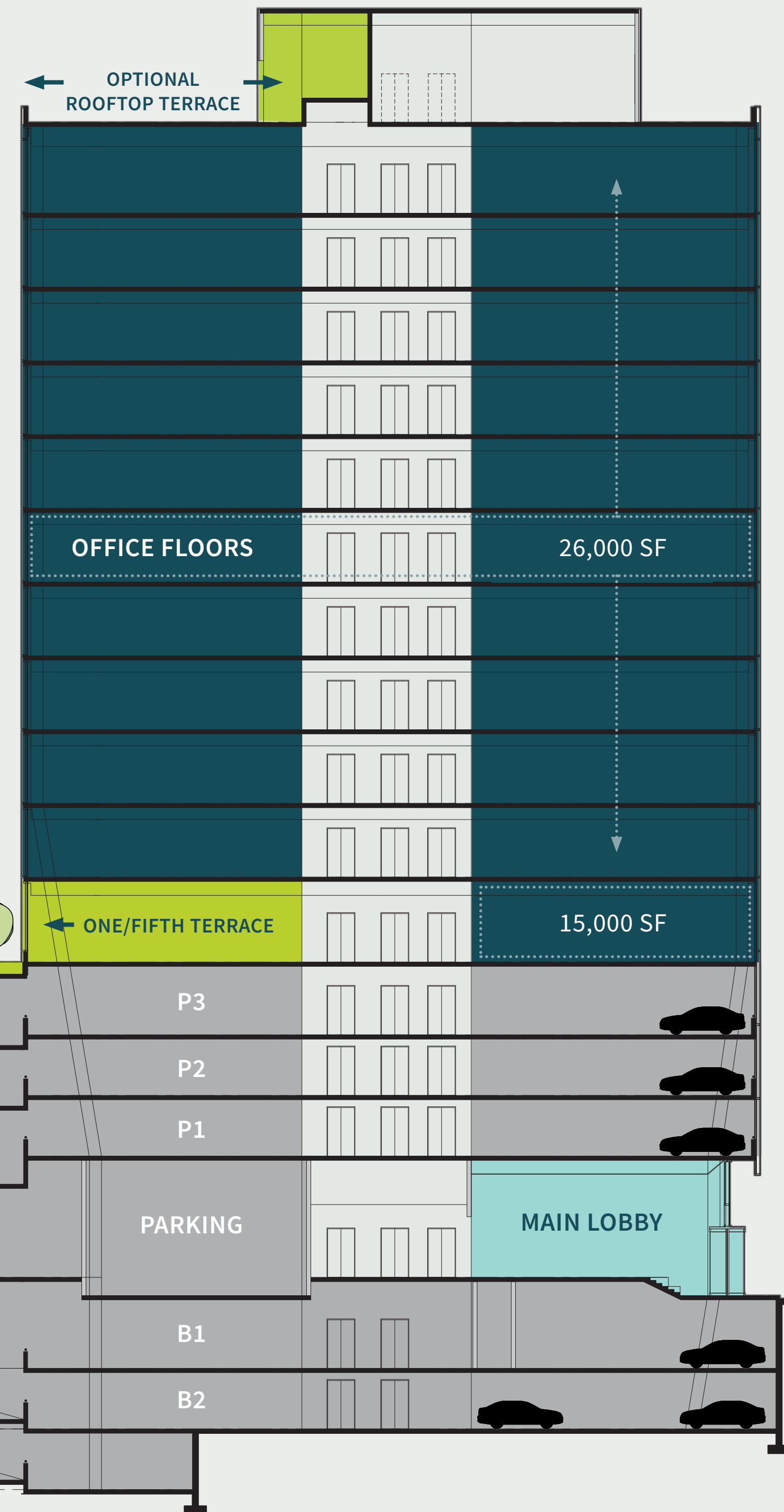
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ONE TYSONS EAST

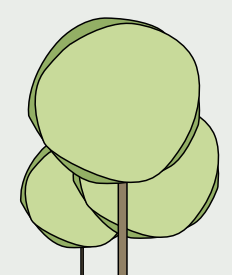
- **11 office floors**
Totaling 290,000 square feet
- **15 stories**
- **Five levels of parking with 500 parking spaces—**
2/1,000 square feet



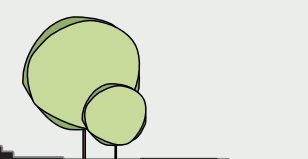
METRO
(TWO MINUTE WALK)



DOLLEY MADISON BOULEVARD (ROUTE 123)



PARKING
ENTRANCE



OLD MEADOW
ROAD

STACKING PLAN

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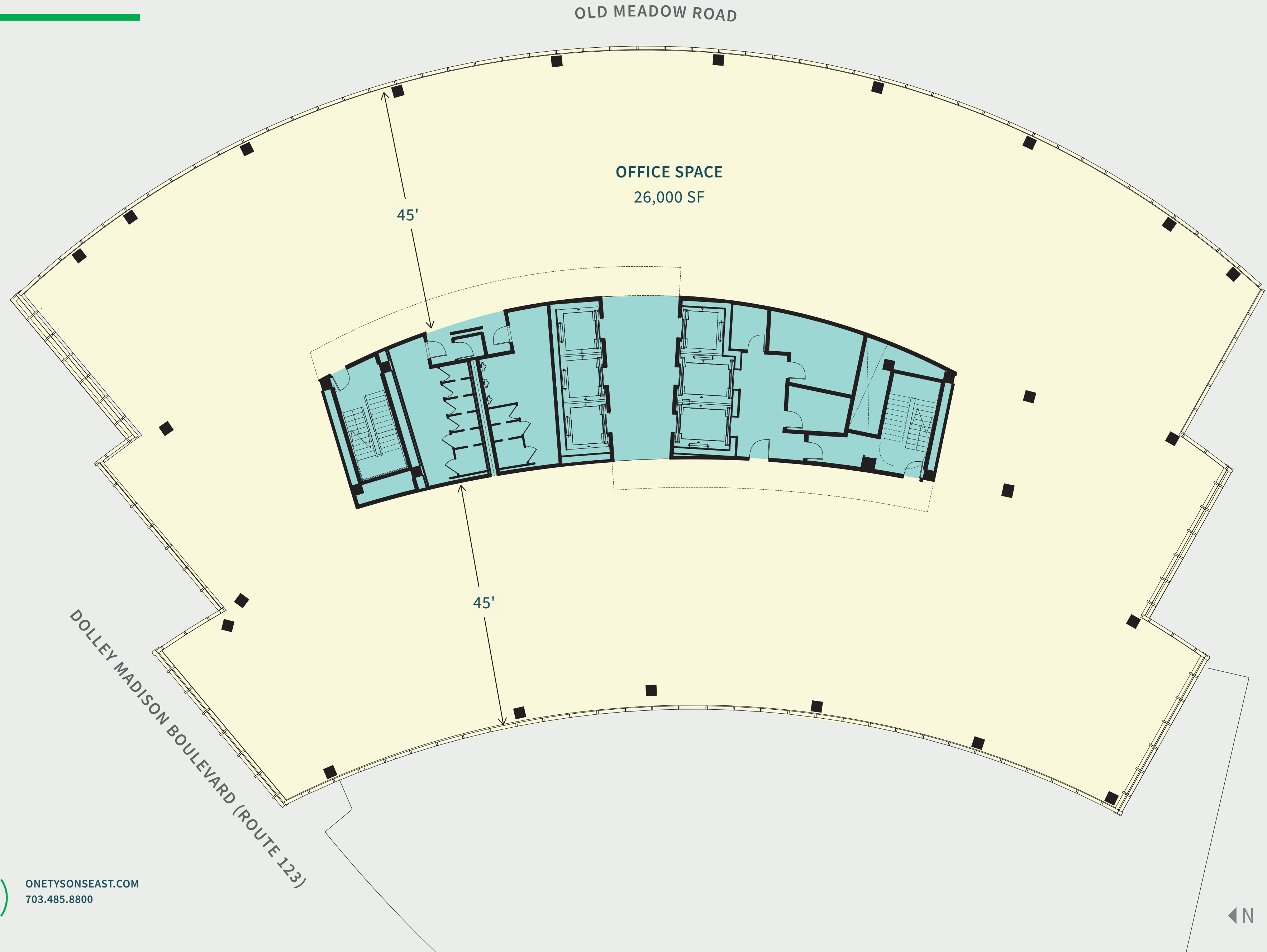
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TYPICAL OFFICE (FLOORS 5-15)

Floor plate:

- Approximately 26,000 square feet
- Floor-to-ceiling glass throughout
- Free-standing, corner location
- Long uninterrupted views
- 12'-2" slab-to-slab exposed ceiling
- 9' finished ceiling height
- Virtually column-free, two floating columns



ONE/FIFTH FLOOR 5

Imagine the most creative and inspirationally designed, indoor/outdoor Client amenity environment... Welcome to One/Fifth— An experience meant to enhance employee productivity as well as assist in attracting and retaining the region's top talent.

- Client-only café and wifi lounge
- Coffee bar
- Windowed conference facility (seats up to 20)
- State-of-the-art fitness center
- Yoga space
- Spa-like locker rooms
- Bocce court







THOUGHTFUL AMENITIES

With the light-filled fitness center, Clients can easily incorporate their active lifestyle into their work day. On the ground level, convenient on-site retail means that Clients are also never more than a few steps from healthy food options. And for those cycling to work, there's an on-grade storage room where bicycles hang in a visible, secure rack at the front of the building. It gives peace of mind to bike owners and an engaging reminder that work is about more than what happens inside an office building.

**BUILDING
AMENITIES**

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**CLIENT-ONLY CAFÉ
AND WIFI LOUNGE**

YOGA SPACE

STATE-OF-THE-ART FITNESS CENTER

SPA-LIKE LOCKER ROOMS

ON-SITE DINING AND RETAIL

LANDSCAPED TERRACE

ON-SITE BIKE STORAGE

CONFERENCE FACILITY



A BUILDING DESIGNED TO **EXCEED**
EXPECTATIONS FOR EFFICIENCY

ONE TYSONS EAST

Property Address:

1690 Old Meadow Road
Tysons, Virginia 22102

Architecture:

- Designed by world-known architect, KGD Architecture
- Curved facades and leaning planes
- Sculptural garage screening with metal panels
- Two-story lobby
- Floor-to-ceiling, glass curtainwall

Building Size:

- 15 stories
- 290,000 square feet
- 11 office floors
- Five parking floors

Parking:

2/1,000 square feet

Floor Plate:

Floors 5–11
26,000 square feet

Ceiling Height:

- Floors 5–11
9' typical finished ceiling
- 12'-2" slab-to-slab

Elevators:

- Six high-speed elevators for the office tower
- Three high-speed shuttle elevators for the garage

HVAC System:

DOAS (Dedicated Outdoor Air System)

Sustainability:

Pursuing LEED Silver

Bike Storage:

Secure bike storage facility

Security:

24/7 front desk guard

Features:

- Steps to McLean station
- Open plaza with restaurants along main road
- Light-filled main lobby
- Amenity floor with client-only café and wifi lounge, conference facility, fitness center, landscaped terrace, yoga space, bocce court
- Optional rooftop terrace

TEAM & LEASING

Leasing Information:

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JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. A Fortune 500 company, JLL helps real estate owners, occupiers and investors achieve their business ambitions. In 2016, JLL had revenue of \$6.8 billion and fee revenue of \$5.8 billion and, on behalf of clients, managed 4.4 billion square feet, or 409 million square meters, and completed sales acquisitions and finance transactions of approximately \$136 billion. At the end of the first quarter of 2017, JLL had nearly 300 corporate offices, operations in over 80 countries and a global workforce of more than 78,000. As of March 31, 2017, LaSalle Investment Management had \$58.0 billion of real estate under asset management.

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Akridge is a comprehensive real estate services company that has invested in the Washington Metropolitan area for over four decades. It provides acquisitions, design and construction management, development, finance and asset management, leasing, and property management services. For over forty years, the company has acquired, developed, or entitled more than 18.0 million square feet of office, industrial flex, residential, retail, and entertainment space. Akridge has another 8.9 million square feet in its active pipeline, currently manages approximately 3.1 million square feet, and has a portfolio with an estimated value of over \$2.1 billion. Notable projects include the 1-million-square-foot Gallery Place, the internationally recognized Homer Building, and the 3-million-square-foot Burnham Place air rights development project at Union Station.

For more information, visit www.akridge.com

CONTACT
INFORMATION

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