



AN ICONIC BUSINESS ADDRESS IN TYSONS II

The newest addition to Lerner's visionary master plan is the ultimate expression of innovation and sophistication. As the first building in Tysons designed to achieve LEED® Platinum certification, this pioneering landmark combines unparalleled sustainability with world-class amenities and cutting-edge design to create a truly inspirational workplace. For those seeking a work environment that defines elegance and ingenuity, there is only one address: 1775 Tysons Boulevard.



THE MODERN WORKPLACE REDEFINED

1775 Tysons Boulevard showcases striking contemporary architecture that sets a new standard in commercial design. The vision of world-renowned architects, Kohn Pedersen Fox, this 21st Century masterpiece is a brilliant integration of refinement and efficiency, featuring full height glass and open floor plans that enjoy magnificent views and an abundance of natural light.

Tenants and guests will delight in superb amenities more typically found in a luxury hotel. With the beautifully landscaped Central Park and spa-quality health club, the opportunity to refresh and recharge is always close at hand. The spacious and flexible conference center is the ideal meeting venue to host large meetings, while the elevated outdoor terrace and Wi-Fi social lounge are perfect for informal meetings in a relaxed, collaborative environment. At the street level, a planned signature restaurant will be highlighted by outdoor seating areas that take full advantage of the vibrant setting.





INNOVATIVE WI-FI SOCIAL LOUNGE



MODERN, FLEXIBLE CONFERENCE CENTER



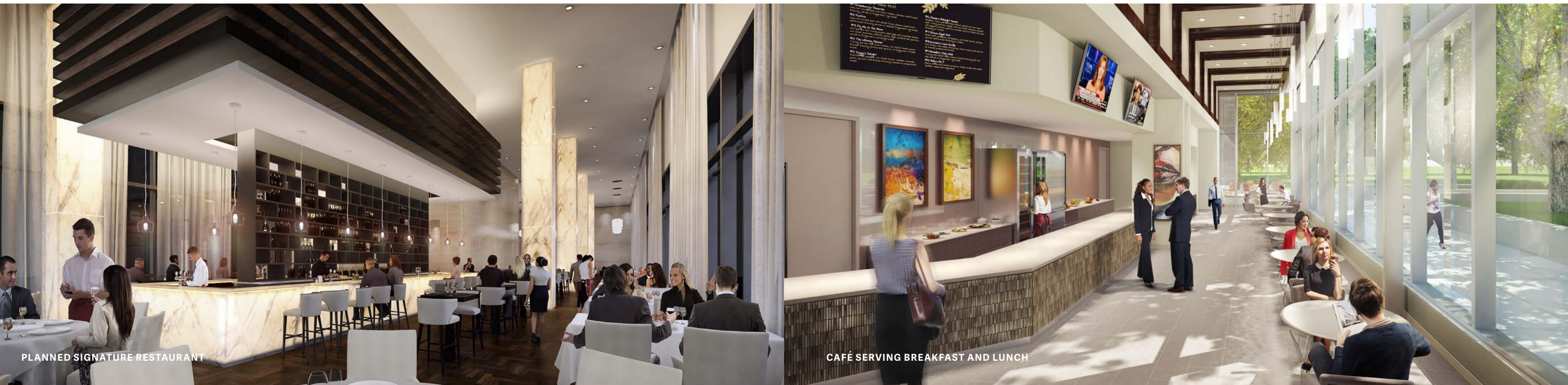
SPA-QUALITY HEALTH CLUB



ELEVATED OUTDOOR TERRACE



OPEN FLOOR PLAN WITH PANORAMIC VIEWS



PLANNED SIGNATURE RESTAURANT

CAFÉ SERVING BREAKFAST AND LUNCH





A MONUMENT TO SUSTAINABILITY AND EXCELLENCE

Designed to Achieve LEED® Platinum

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As the first building in Tysons designed to achieve LEED® Platinum certification — the highest standard of sustainability as measured by the U.S. Green Building Council® — 1775 Tysons Boulevard reaffirms Lerner's commitment to leadership in world-class, sustainable development.

Many of the nation's most forward-thinking and successful companies have embraced LEED® because they recognize the diverse benefits and best business practices associated with sustainable design. These industry leaders understand that by optimizing the work environment of their employees, they are able to increase productivity and profitability and decrease turnover. 1775 Tysons Boulevard far exceeds

industry standards for indoor environmental quality, including abundant access to daylight and views, use of low-emitting materials and unsurpassed air quality and thermal comfort — all of which are crucial to employee health and wellness.

With state-of-the-art engineering that minimizes environmental impact by utilizing recycled and locally-sourced materials, conserving precious resources such as energy and water, and drastically reducing carbon dioxide emissions and stormwater runoff, 1775 Tysons Boulevard is a responsible high-rise office building that provides a luxuriously healthy, vibrant and productive workplace.



BUSINESS WITHIN REACH

With its unrivaled accessibility, 1775 Tysons Boulevard is the ideal location for business. The building is only one block from the Tysons Corner Metro Station — connecting Tysons to the entire Washington metropolitan area — and frequent, complimentary shuttle service to the Metro provides even greater convenience. At the same time, drivers enjoy structured onsite parking and multiple express lane access points onto the Capital Beltway (I-495) and the Dulles Toll Road (Route 267). Direct access to an extensive highway network makes Maryland, downtown Washington, Reagan National and Dulles International Airports only a short drive away.



View North from 1775 Tysons Boulevard



FIVE-STAR SURROUNDINGS

THE RITZ-CARLTON®

Saks Fifth Avenue

★ macy's

Neiman Marcus

GUCCI

Cartier

PRADA

Ermenegildo Zegna

INTERMIX

J. CREW

WILLIAMS-SONOMA

Palm
RESTAURANT
EST. 1926

FOUNDING FARMERS
TYSONS

P.F. CHANG'S

sweetgreen®

The Cheesecake Factory



Located in the heart of Tysons II, the most prestigious mixed-use master-planned development in metropolitan Washington, 1775 Tysons Boulevard is surrounded by premier amenities that make for an elevated business lifestyle.

Tenants and guests will enjoy world-class shopping at the Tysons Galleria, along with a variety of high-end restaurants and the magnificent accommodations and facilities of The Ritz-Carlton Hotel. 1775 Tysons Boulevard enjoys easy access to all of Tysons II by means of a secure, climate-controlled pedestrian walkway, providing the perfect combination of luxury and convenience.





“THE NEXT GREAT AMERICAN CITY”

As home to nearly 30 million square feet of commercial office space and the headquarters or major regional offices of fourteen Fortune 1000 companies, Tysons is a major economic force — currently the 4th largest business district on the East Coast and the 12th largest in the United States.

Additionally, with two of the most prominent shopping malls in the country in Tysons Galleria and Tysons Corner Center, as well as its ideal location in prestigious Fairfax County, Tysons is widely recognized as an unparalleled retail destination.

With an ambitious eye towards the future, Tysons is undergoing a dramatic transformation into a 21st century live-work-play urban center that is the largest, most significant urban planning project anywhere in the world — envisioned as Fairfax County’s “downtown,” with Tysons II and 1775 Tysons Boulevard in the center of it all.





A WASHINGTON INSTITUTION

Balancing vision and innovation with experience and integrity, Lerner Enterprises is one of Washington's largest and most respected real estate development and management companies. Founded by Theodore N. Lerner in 1952, Lerner is a best-in-class developer with a diverse, award-winning portfolio of office, residential, retail, hospitality and mixed-use properties. No other company has done more to transform and define the landscape of metropolitan Washington than Lerner.

In addition to its unwavering commitment to designing and building properties that stand the test of time, Lerner is also renowned for the unrivaled quality of its property management. As a long-term owner and operator, the company has always focused on providing first-class management services to ensure that its properties are maintained to the very highest standards.

The history of Tysons is closely intertwined with the history of Lerner, as it was Ted Lerner who first envisioned what Tysons could become. Ted built Tysons Corner Center in the 1960's when the area was only farmland, followed by Tysons Galleria and the rest of Tysons II. Today, as an already thriving commercial center poised to ascend to even greater heights in the coming decades, Tysons stands as a testament to the power of Ted's original vision over 60 years ago.



“ODDS ARE THAT EVERY ADULT IN WASHINGTON HAS LIVED, WORKED, OR SHOPPED IN A BUILDING DEVELOPED BY TED LERNER....”

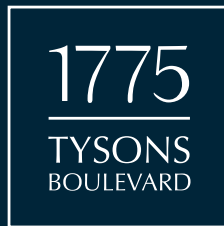
- Washingtonian Magazine



HILTON WORLDWIDE

THE LERNER PHILOSOPHY IS
'GENERATIONAL'. THAT IS, WE
CONSIDER HOW OUR BUILDINGS
WILL SERVE TENANTS AND
RESIDENTS FOR DECADES, NOT JUST
THE SHORT TERM....

- Theodore N. Lerner, Founder and Chief Executive Officer



1775Tysons.com



LERNER

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