



**THE POWER OF CITYVIEW**  
TYSONS

7901 Westpark Dr. McLean, VA 22102



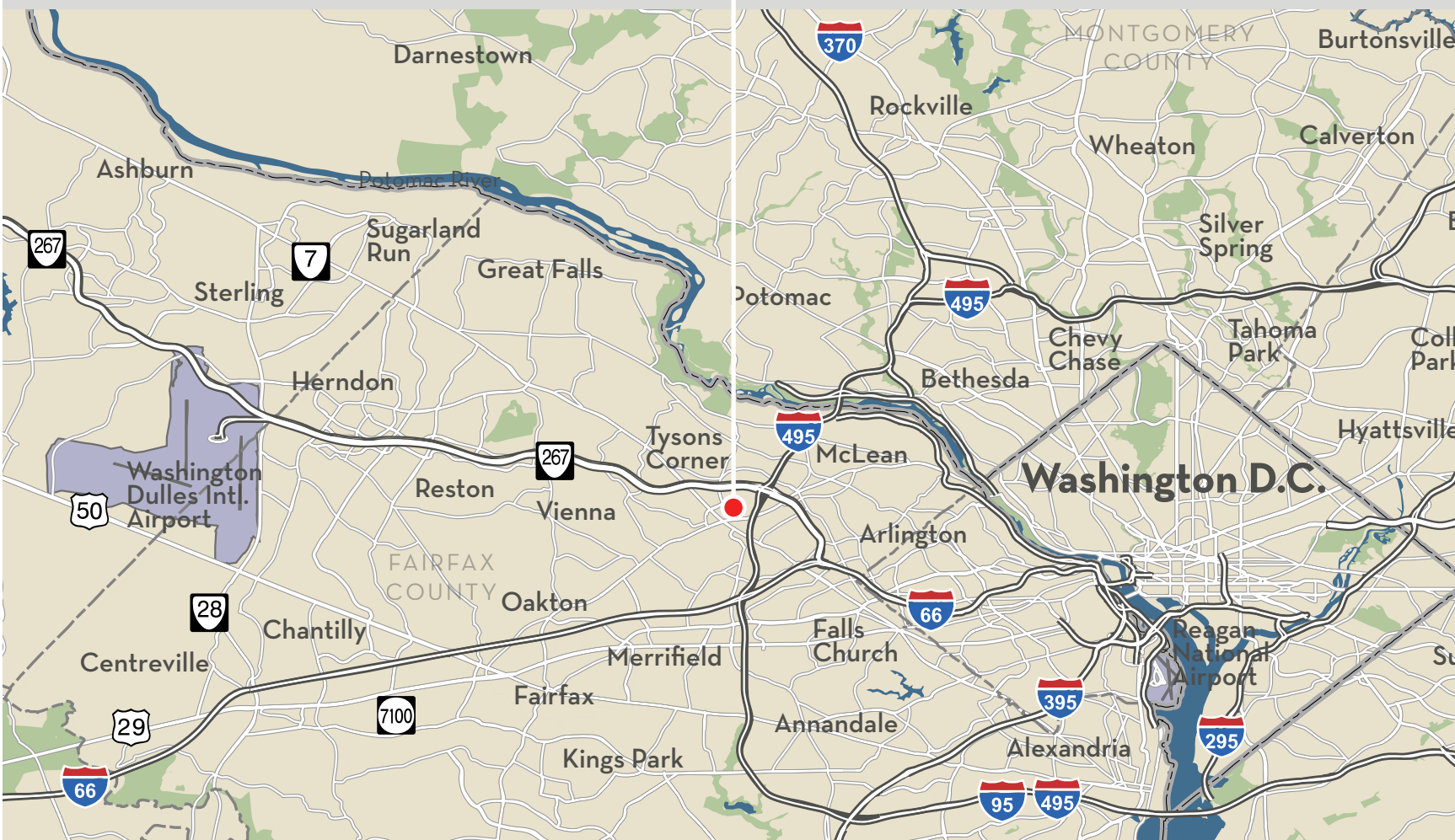


**LOCATION  
ACCESS  
VISIBILITY  
THE POWER OF  
AMENITIES  
DESIGN  
EFFICIENCY**



# LOCATION

## A PROPERTY OVERVIEW



City View is the premier location in the Metropolitan area with an iconic all-glass design, unparalleled views, and a highly visible location at the entrance to the I-495 HOT Lanes.

- 200,000 SF, 10-STORY OFFICE TOWER
- AT THE CENTER OF THE NEW TYSONS, ONE BLOCK FROM THE SILVER LINE METRO
- UNPARALLELED OPPORTUNITY FOR MID-SIZED TENANTS TO COMMAND A PRESENCE COMPLETE WITH BRANDED BUILDING SIGNAGE – IN THE TYSONS MARKET
- IMMEDIATE ACCESS TO THE BELTWAY AND HOT LANES PROVIDING EASY ACCESS TO ENTIRE DC METRO AREA
- ROOFTOP TERRACE WITH EXPANSIVE VIEWS OF TYSONS
- ONSITE FITNESS CENTER AND CAFÉ
- DEDICATED GARAGE AND SURFACE PARKING
- WALKING DISTANCE TO A VARIETY OF SHOPS AND RESTAURANTS THROUGH THE NEARBY ARBOR ROW GATEWAY TO TYSONS CORNER

Located at 7901 Westpark Drive in vibrant Tysons Corner, this LEED Gold certified masterpiece is a block from the Silver Line Metro. Replete with highly efficient floor plates flooded with natural light, this is a polished, prominent position for tenants large and small.



# ACCESS & VISIBILITY

A POWERFUL LOCATION

With a distinguished address and commanding presence in the market, City View is the crown jewel of the new Tysons. One block from the Silver Line Metro and moments from the region's most important connectors – including the Capital Beltway and HOT Lanes, Dulles Toll Road, and Routes 7 and 123 – City View is powerfully positioned and exceptionally accessible.



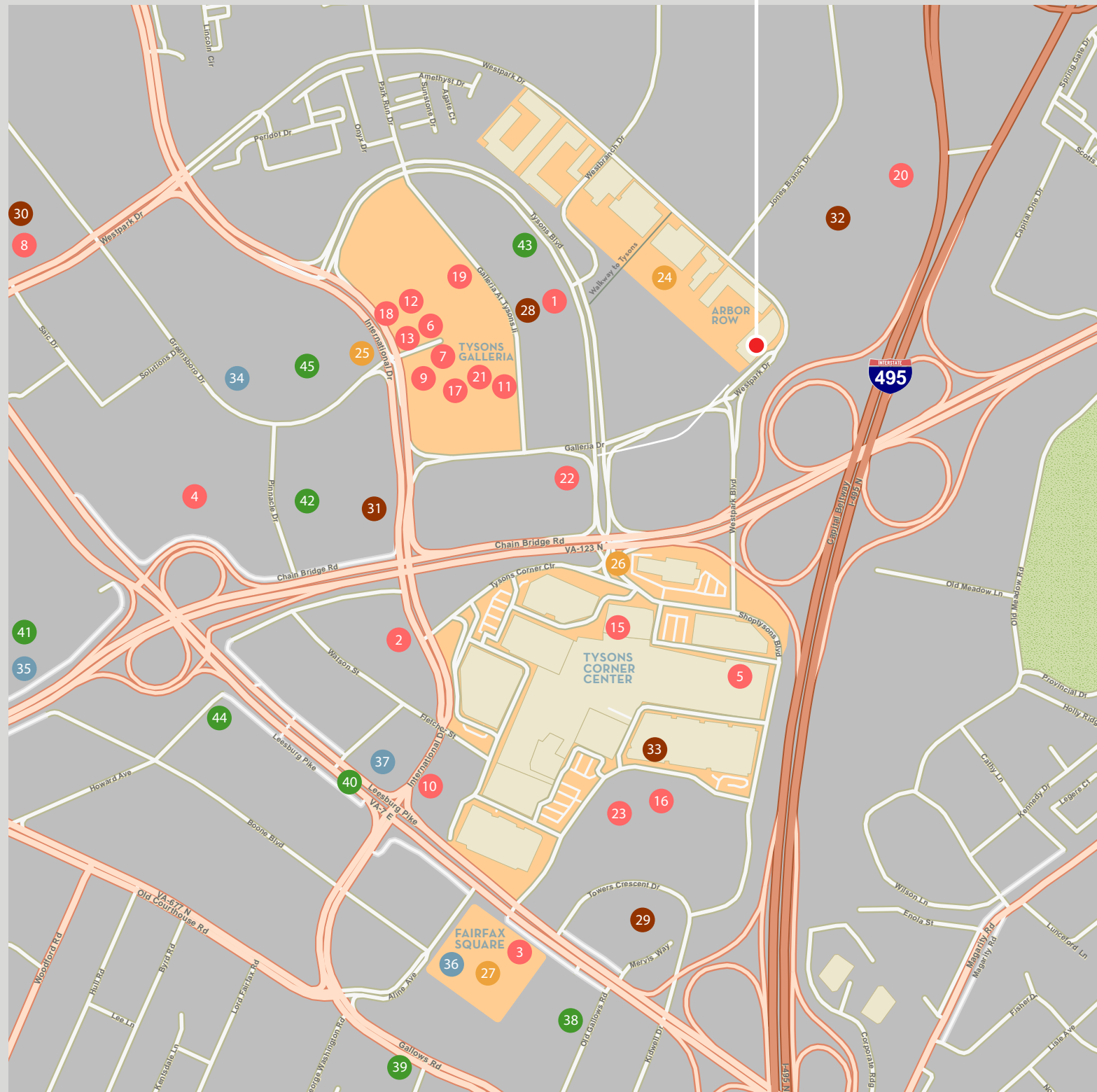




# AMENITIES

## A HIGH-PROFILE MARKET

Walking distance from scores of the region's best shopping, dining, entertainment, and hospitality offerings, City View offers a work-lifestyle beyond compare.



### DINING

- 1 The Palm
- 2 Café Deluxe
- 3 Chef Geoff's
- 4 Clyde's
- 5 Coastal Flats
- 6 Legal Sea Foods
- 7 Maggiano's Little Italy
- 8 McCormick & Schmick's
- 9 Paul: French Family Bakery and Patisserie
- 10 The Capital Grille
- 11 Entyse Bar & Lounge
- 12 P.F. Chang's
- 13 Cheesecake Factory
- 14 Seasons 52
- 15 California Pizza Kitchen
- 16 La Madeleine
- 17 Vino Volo
- 18 Wildfire
- 19 Piazza di Giorgio
- 20 Härth
- 21 Lebanese Taverna
- 22 Founding Farmers (Coming Soon)
- 23 Eddie V's (Coming Soon)

### SHOPPING

**24 Arbor Row**  
A walkable urban center mixed use project with hotels, retail, and restaurants

### 25 Tysons Galleria

Saks, Neiman Marcus, Macys, Burberry, Cartier, Chanel and Versace, as well as a selection of boutiques including Lily Pulitzer, Thomas Pink, Eileen Fisher, and Henri Bendel

### 26 Tysons Corner Center

Nordstrom, Bloomingdale's, Macy's, Lord & Taylor, American Girl, L.L. Bean, Louis Vuitton, Gucci, Michael Kors, Lacoste, CUSP by Neiman Marcus, C. Wonder, Apple, The Disney Store

### 27 Fairfax Square

Tiffany & Co., Elizabeth Arden's Red Door Salon & Spa, Gucci, Louis Vuitton, Hermes of Paris

### ACCOMMODATIONS

- 28 The Ritz-Carlton
- 29 Tysons Corner Marriott Corner
- 30 Embassy Suites Tysons Corner
- 31 Crowne Plaza Tysons Corner
- 32 McLean Hilton
- 33 Hyatt Regency Tysons Corner Center (Coming Soon)

### FITNESS

- 34 Sport&Health Club
- 35 Curves
- 36 Equinox
- 37 Gold's Gym

### BANKS

- 38 Bank of America
- 39 M&T Bank
- 40 PNC Bank
- 41 TD Bank
- 42 Wells Fargo Bank
- 43 Cardinal Bank
- 44 SunTrust
- 45 BB&T



# DESIGN

A MODERN CLASSIC



Remarkable inside and out, the monumental all-glass design of City View creates a powerful first impression.



The power of light is clearly exhibited through the building's lobbies and bright common areas.



# DESIGN

A MODERN CLASSIC



The stunning roof terrace offers expansive views of Tysons, collaborative workspaces, and event space for over 100 people.

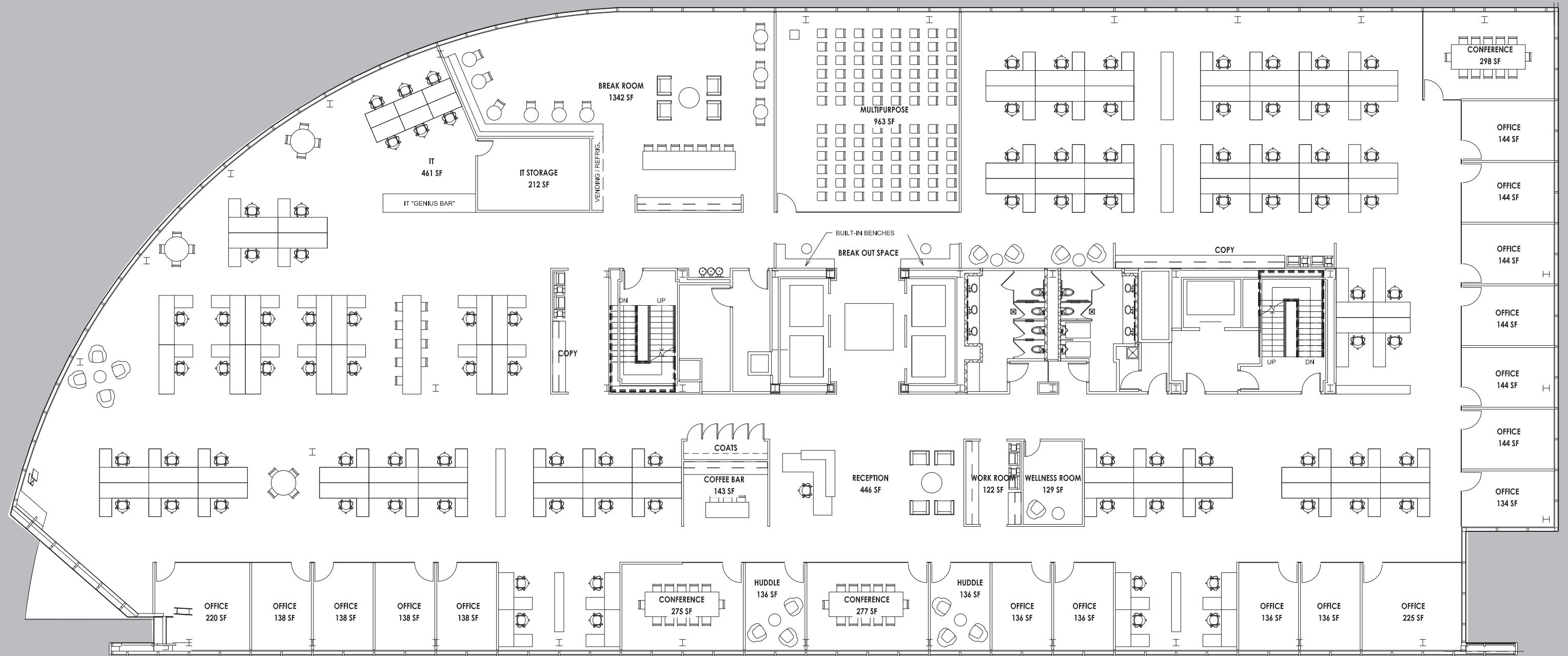


City View's iconic presence strikes a powerful silhouette – this is the centerpiece of the new Tysons.



# EFFICIENCY

TYPICAL FLOOR PLAN 23,000sq ft



• COLUMN FREE FLOOR PLATE

• GLASS CURTAIN WALL

• 9'+ CEILING HEIGHTS





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