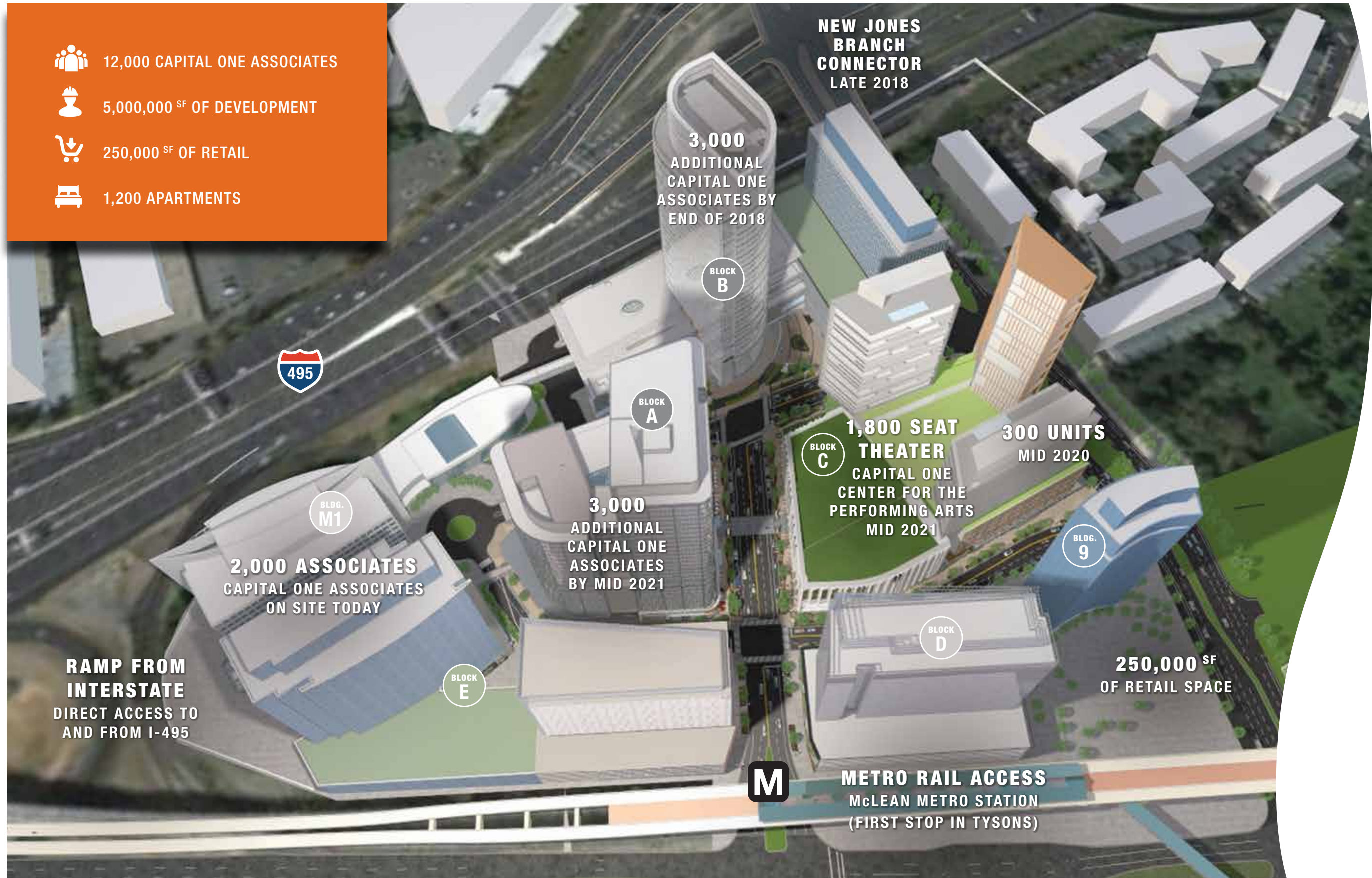


CAPITAL ONE TYSONS



FOR RETAIL LEASING: CONTACT: JEFF EDELSTEIN // JEFF@ROADSIDELL.C.COM // 202.375.7946: RICHARD LAKE // RLAKE@ROADSIDELL.C.COM // 202.375.7950

-  12,000 CAPITAL ONE ASSOCIATES
-  5,000,000 SF OF DEVELOPMENT
-  250,000 SF OF RETAIL
-  1,200 APARTMENTS



**NEW JONES
BRANCH
CONNECTOR**
LATE 2018

3,000
ADDITIONAL
CAPITAL ONE
ASSOCIATES BY
END OF 2018

BLOCK B

BLOCK A

BLOCK C

**1,800 SEAT
THEATER**
CAPITAL ONE
CENTER FOR THE
PERFORMING ARTS
MID 2021

300 UNITS
MID 2020

BLDG. 9

3,000
ADDITIONAL
CAPITAL ONE
ASSOCIATES
BY MID 2021

2,000 ASSOCIATES
CAPITAL ONE ASSOCIATES
ON SITE TODAY

BLDG. M1

BLOCK D

250,000 SF
OF RETAIL SPACE

BLOCK E

**RAMP FROM
INTERSTATE**
DIRECT ACCESS TO
AND FROM I-495

M

METRO RAIL ACCESS
McLEAN METRO STATION
(FIRST STOP IN TYSONS)



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**ANCHORED BY CAPITAL ONE HEADQUARTERS,
WEGMANS, AND A PERFORMING ARTS CENTER.
A NEW DESTINATION IS BORN.**

250,000^{SF} of Retail, 3,000,000^{SF} of Office, 12,000 Employees,
1,200 Apartments, and more than 250 performances each year at the
1800-seat capacity Capital One Center for the Performing Arts.



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**PROJECT ANCHOR
CAPITAL ONE**
THE CAPITAL ONE HEADQUARTERS CAMPUS WILL INCLUDE OVER 12,000 ASSOCIATES SPANNING 5,000,000 SF OF WALKABLE PROPERTY.
TYSONS LEADS THE AREA MARKETS FOR PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICE JOBS.



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**PROJECT ANCHOR
WEGMANS**
THE NATIONS NUMBER ONE RANKED GROCERY STORE OCCUPYING OVER 80,000^{SF} OF SPACE IS WASHINGTON'S FIRST INSIDE THE BELTWAY LOCATION.



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PROJECT ANCHOR CAPITAL ONE CENTER FOR THE PERFORMING ARTS

FEATURES MULTIPLE
VENUES FOR PRIVATE
AND CORPORATE EVENTS
WITH OVER 250
PERFORMANCES EACH
SEASON DRAWING
PATRONS AND VENUE
PARTICIPANTS FROM
THE REGION.



FOR RETAIL LEASING: CONTACT: JEFF EDELSTEIN // JEFF@ROADSIDELL.COM // 202.375.7946: RICHARD LAKE // RLAKE@ROADSIDELL.COM // 202.375.7950



**PROJECT ANCHOR
CAPITAL ONE
SKYPARK**

DESTINED TO BECOME THE REGION'S PREMIER OUTDOOR ENTERTAINMENT VENUE, THE ELEVATED SKYPARK FEATURES A BIERGARTEN, OUTDOOR AMPHITHEATER, CONCESSIONS, AND PANORAMIC VIEWS.



FOR RETAIL LEASING: CONTACT: JEFF EDELSTEIN // JEFF@ROADSIDELL.C.COM // 202.375.7946; RICHARD LAKE // RLAKE@ROADSIDELL.C.COM // 202.375.7950



BLOCK B	
B1	9000 SF
B2	2500 SF
B3	2500 SF
B4	2500 SF
16,500 SF	
BLOCK A (L1)	
A1	9000 SF
A2	7280 SF
A3	3600 SF
A4	3600 SF
A5	3600 SF
27,200 SF	
BLOCK A (L2)	
A3M	38,200 SF
38,200 SF	
BLOCK C	
C1	7000 SF
C2	3000 SF
C3	4000 SF
C4	8000 SF
C5	2000 SF
24,000 SF	
BLOCK D (FUTURE)	
BLOCK E (FUTURE)	



FULL SERVICE RESTAURANT, FAST CASUAL, CAFE' AND COFFEE SHOP: BLOCK B

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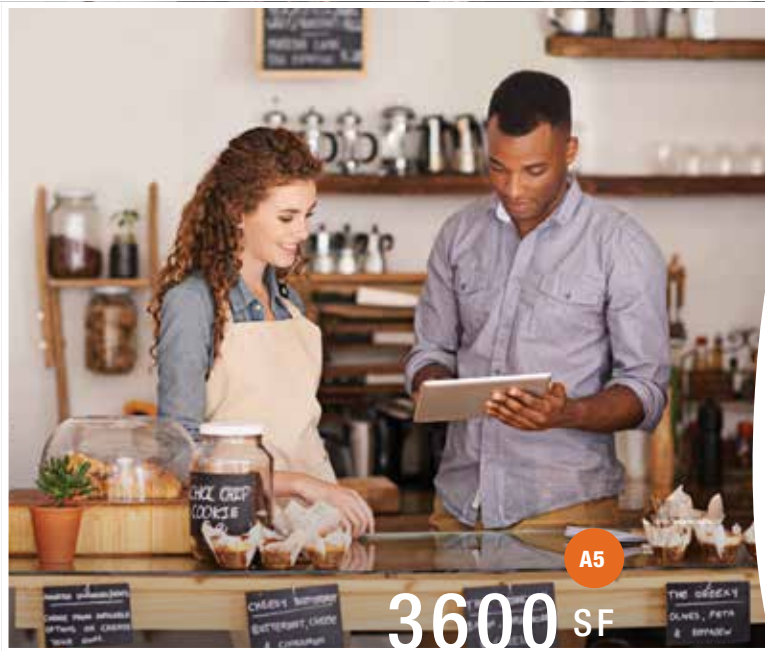
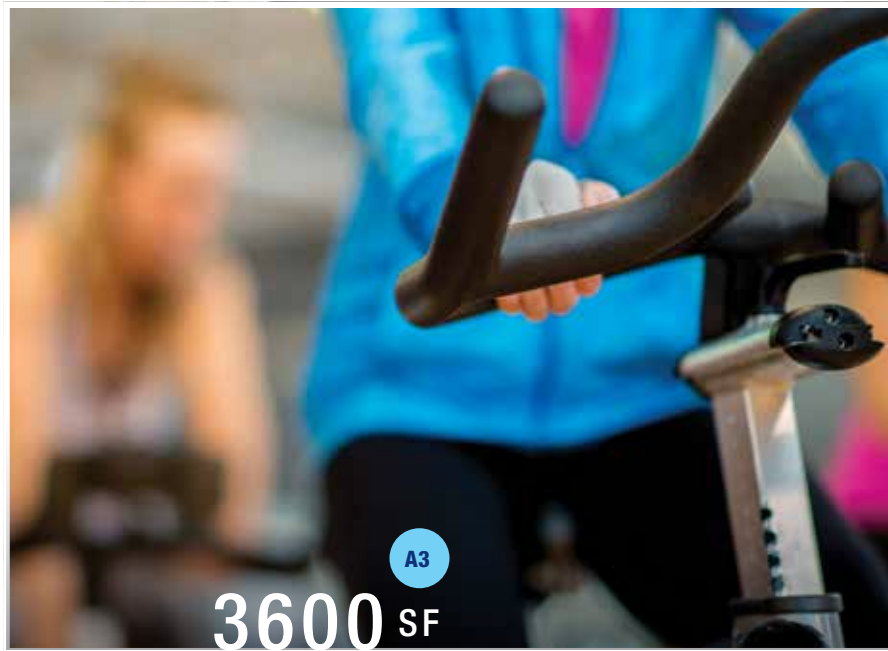


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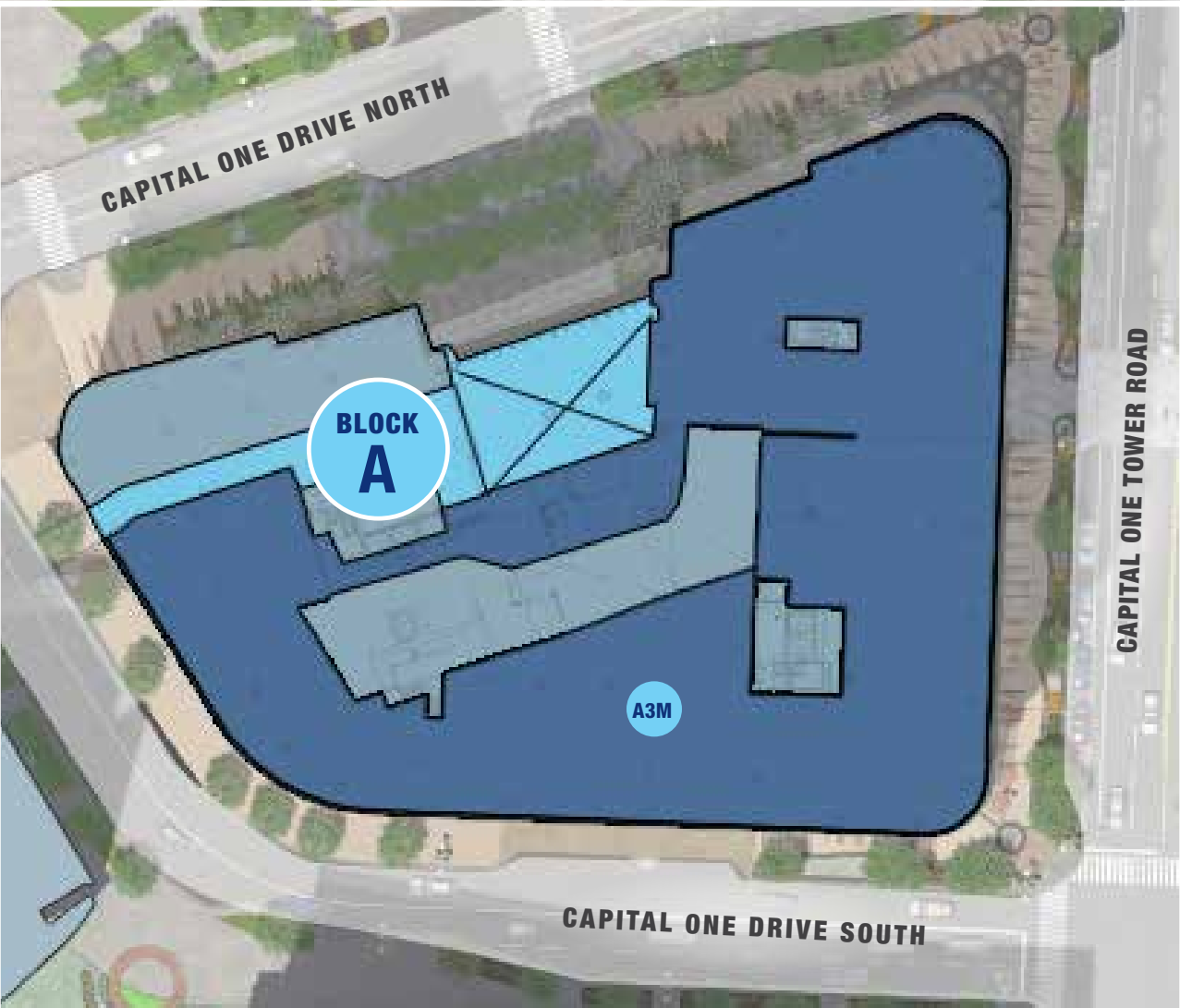
RETAIL FASHION, FULL SERVICE RESTAURANT, BAKERY, RETAIL LIFESTYLE AND 2ND FLOOR FITNESS ACCESS: BLOCK A (GROUND LEVEL)

FOR RETAIL LEASING: CONTACT: JEFF EDELSTEIN // JEFF@ROADSIDELL.C.COM // 202.375.7946; RICHARD LAKE // RLAKE@ROADSIDELL.C.COM // 202.375.7950



FITNESS CENTER: BLOCK A (FITNESS LEVEL FLOOR 2)

FOR RETAIL LEASING: CONTACT: JEFF EDELSTEIN // JEFF@ROADSIDELL.C.COM // 202.375.7946; RICHARD LAKE // RLAKE@ROADSIDELL.C.COM // 202.375.7950

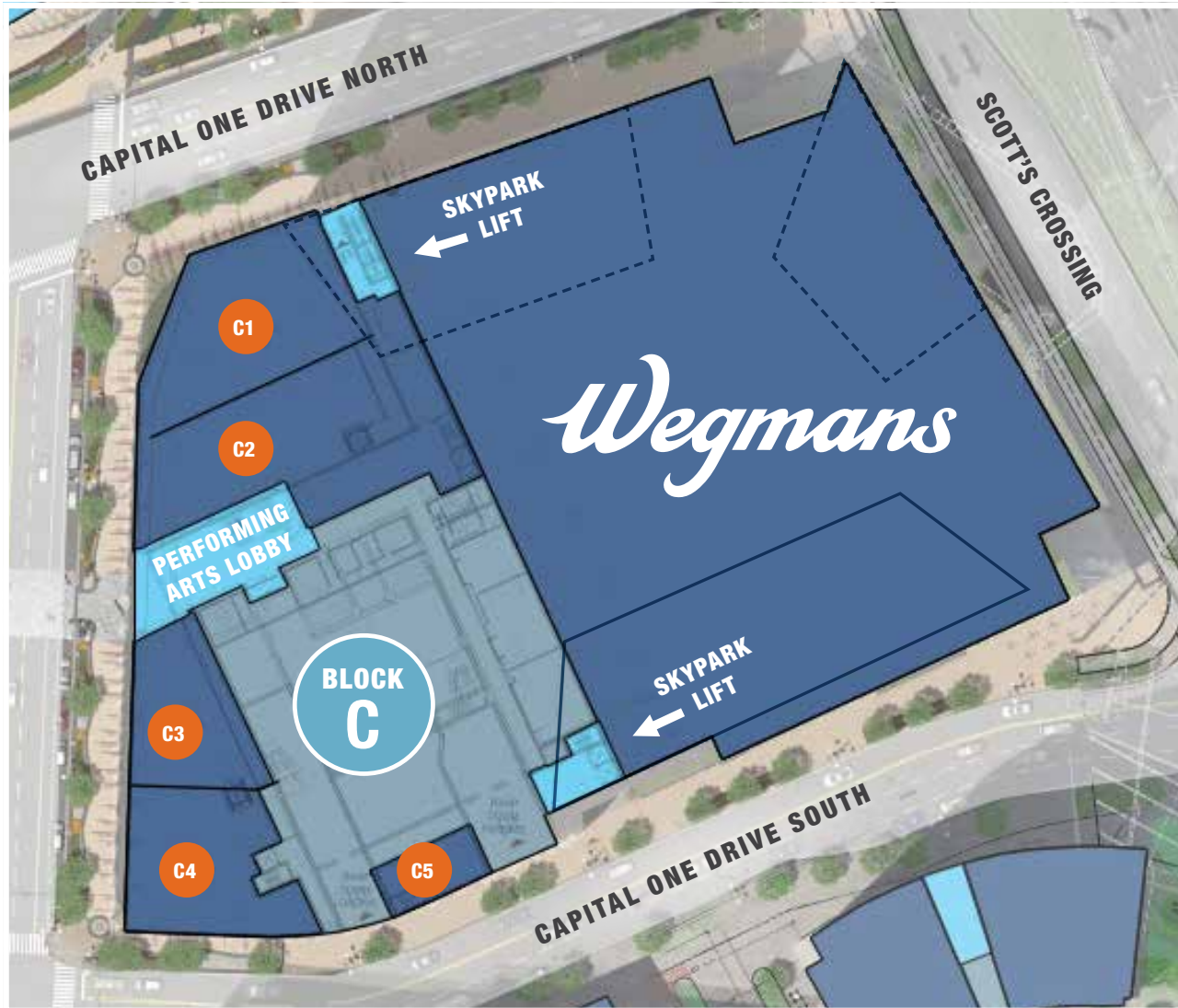


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FULL SERVICE RESTAURANT, FULL SERVICE BREW PUB, FASHION, LIFESTYLE, FITNESS RETAIL: BLOCK C

FOR RETAIL LEASING: CONTACT: JEFF EDELSTEIN // JEFF@ROADSIDELL.C.COM // 202.375.7946; RICHARD LAKE // RLAKE@ROADSIDELL.C.COM // 202.375.7950



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TYSONS : INCLUDING MCLEAN, TOWN OF VIENNA AND GREAT FALLS

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HOUSEHOLD INCOME

AVERAGE (2016)



POPULATION

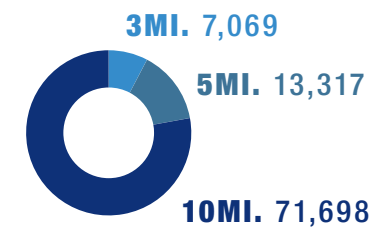
169,455

HOUSEHOLDS
63,732

% OF POPULATION, AGES 25 AND UP, WITH A BACHELORS DEGREE OR HIGHER.
68%

BUSINESS DAYTIME POP.

NUMBER OF BUSINESSES



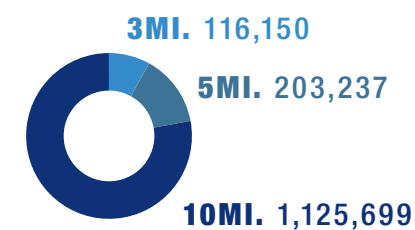
FIRMS

(SIZE BY NUMBER OF EMPLOYEES)

- 1-9 71.9%
- 10-49 20.7%
- 50-99 24.0%
- 100-249 23.0%
- 250+ 2.1%

BUSINESS DAYTIME POP.

NUMBER OF EMPLOYEES



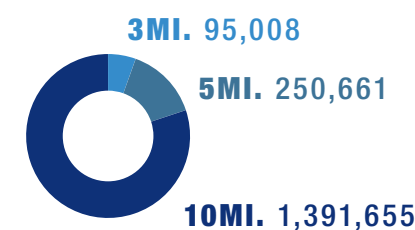
ECONOMIC BASE

(PRIMARY INDUSTRY EMPLOYER TYPE)

PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES:
43,525 - 35.5%

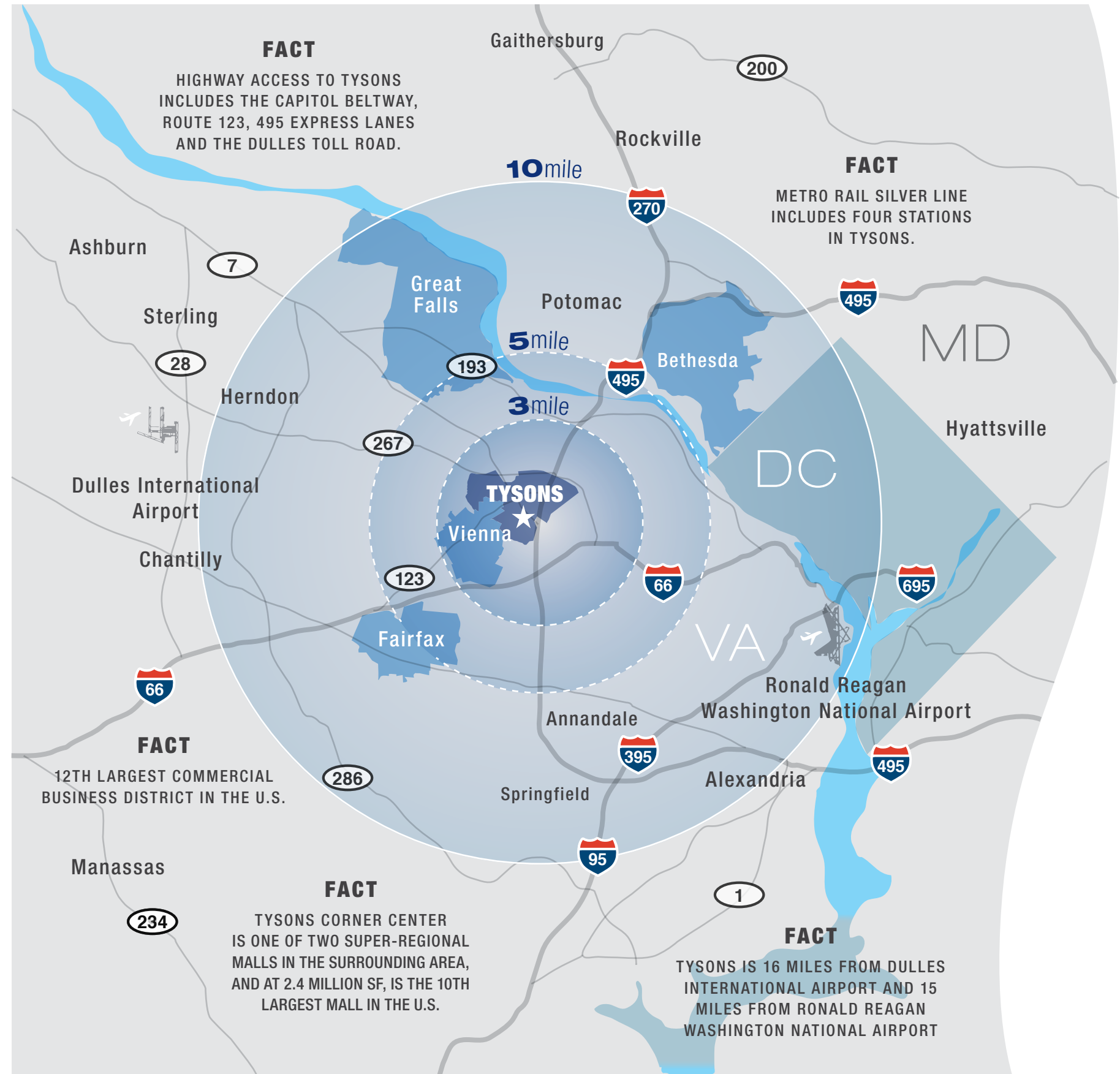
HOUSEHOLD DATA

POPULATION (2016)

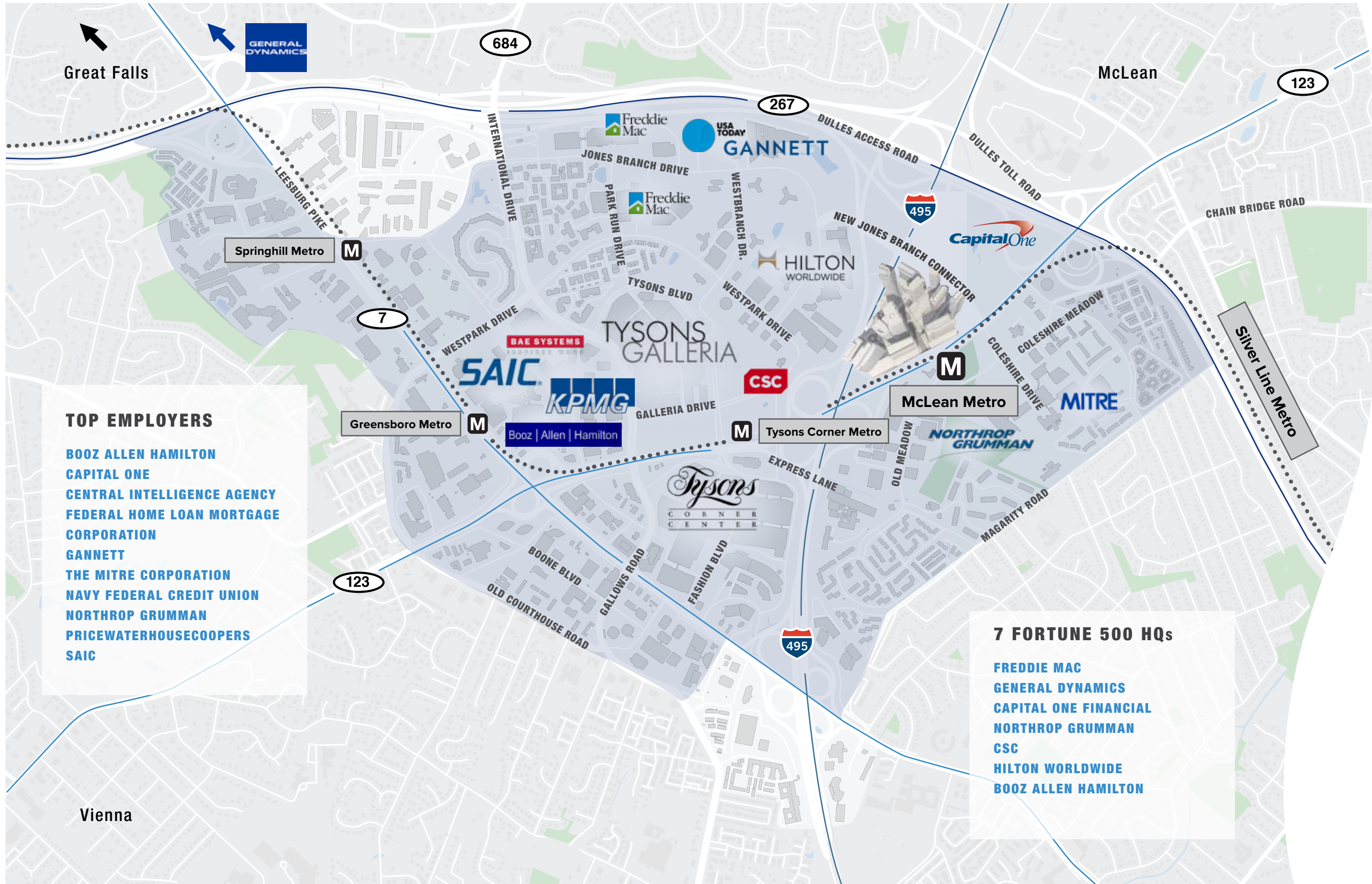


EMPLOYEE BASE

- 29 OR YOUNGER:
43,750 - 23.5%
- 30 TO 54:
87,0060 - 59.0%
- 55 OR OLDER:
25,7560 - 17.5%



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TOP EMPLOYERS

- BOOZ ALLEN HAMILTON
- CAPITAL ONE
- CENTRAL INTELLIGENCE AGENCY
- FEDERAL HOME LOAN MORTGAGE CORPORATION
- GANNETT
- THE MITRE CORPORATION
- NAVY FEDERAL CREDIT UNION
- NORTHROP GRUMMAN
- PRICEWATERHOUSECOOPERS
- SAIC

7 FORTUNE 500 HQs

- FREDDIE MAC
- GENERAL DYNAMICS
- CAPITAL ONE FINANCIAL
- NORTHROP GRUMMAN
- CSC
- HILTON WORLDWIDE
- BOOZ ALLEN HAMILTON

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CAPITAL ONE TYSONS
FOR MORE INFORMATION ABOUT LEASING AND DEVELOPMENT CONTACT:
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RLAKE@ROADSIDELLC.COM JEFF@ROADSIDELLC.COM
202.375.7950 **202.375.7946**

