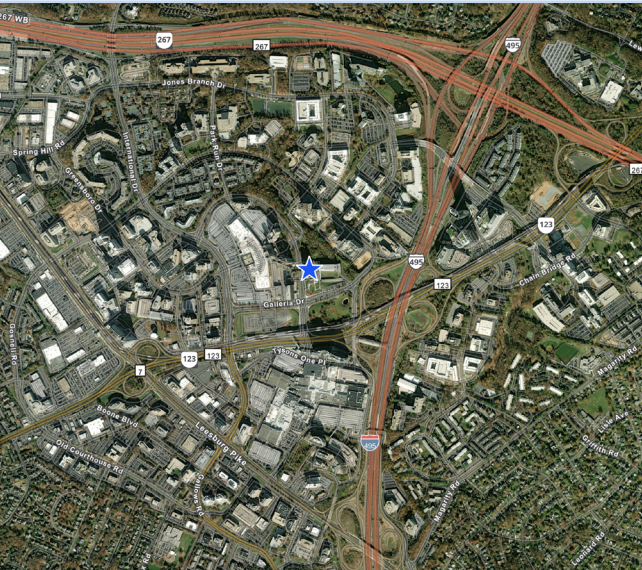


FOR SUBLEASE

1 7 7 5

Tysons Blvd.
MCLEAN, VA 22102

- > Suite 1420: 8,141 SF
- > Rent: Negotiable, Full Service
- > Term: Thru 9/30/2032
- > Available: Immediately
- > Trophy Tysons Office Space



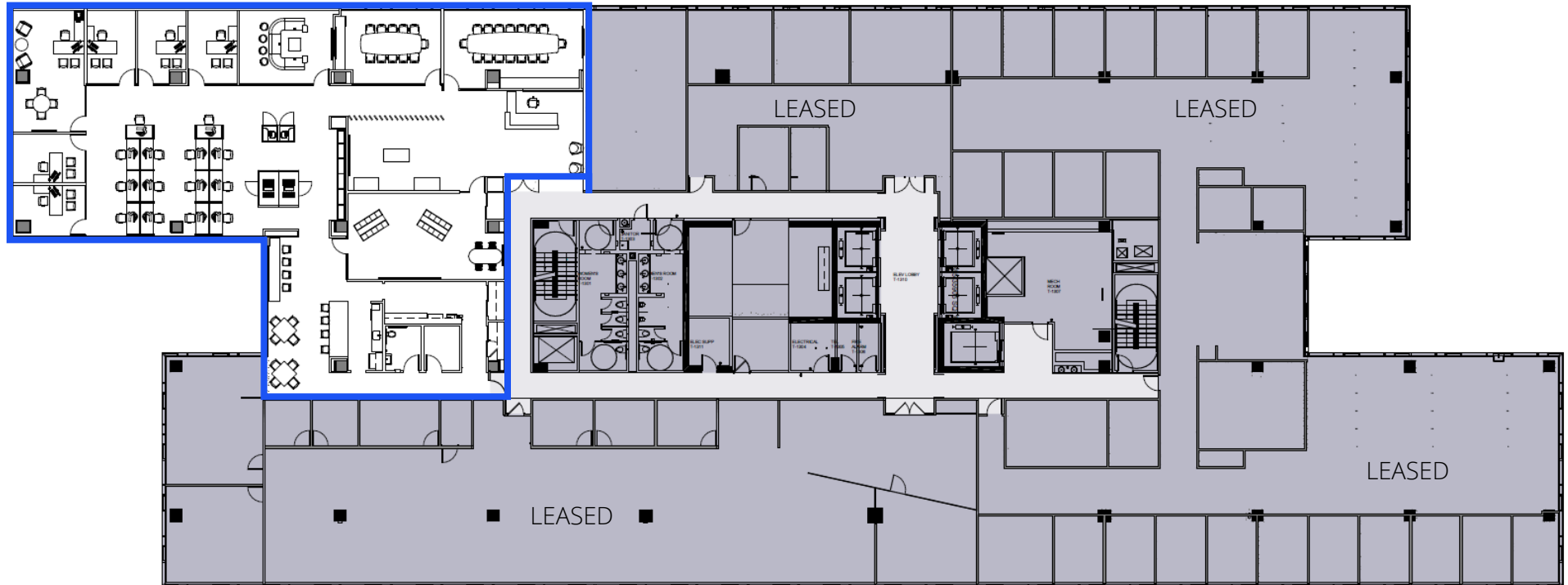
TROPHY TYSONS OFFICE SPACE AVAILABLE



Colliers International
1753 Pinnacle Drive | 12th Floor
McLean, VA 22102
P: +1 703 394-4800

Adam Schindler
Vice Chair
Dir +1 202 534 3604
adam.schindler@colliers.com

FLOOR PLAN



Space Highlights: 8,141 SF

- Double-door glass entry
- Formal reception and waiting area
- Two (2) private call/recharge rooms
- Fourteen (14) open workstations
- Six (6) private windowed offices
- Full kitchen with seating
- One (1) 12-person conference room
- One (1) 16-person conference room
- One (1) multi-purpose conference room
- One (1) multi-purpose training/collaboration space
- Storage and IT room
- Production space
- Internal suite restroom



Colliers International
1753 Pinnacle Drive | 12th Floor
McLean, VA 22102
P: +1 703 394-4800

Adam Schindler
Vice Chair
Dir +1 202 534 3604
adam.schindler@colliers.com

FOR SUBLEASE

colliers.com/washingtondc



Colliers International
1753 Pinnacle Drive | 12th Floor
McLean, VA 22102
P: +1 703 394-4800

Adam Schindler
Vice Chair
Dir +1 202 534 3604
adam.schindler@colliers.com



BUILDING OVERVIEW



Covered Parking
2.6/1,000 SF



Conference Facility



Tenant Lounge



Renovated Building Lobby



Fitness Center



24/7 Security



Superior Highway Access



On-site Café

Space Highlights:

- Modern and new furniture design intended to maximize workplace efficiencies
- Bright workspace with window-line exposure
- Excellent credit Sublandlord

On-Site Amenities:

- Conference center and WiFi-enabled social lounge with outdoor terrace and soft seating
- On-site upscale café
- Spa-quality fitness center with lockers, showers and complimentary towel service
- Concierge services along with 24/7 stationed and roving security
- Stunning 2-story lobby with water feature
- Designated bicycle parking area in the building garage
- 1 acre landscaped park with seating

Access:

- Enclosed, climate-controlled access to Tysons Galleria, The Ritz Carlton, and adjacent Tysons II office buildings
- Covered parking with a ratio of 2.6/1,000 SF
- One block to Tysons Corner Metro Station (Silver Line) with tenant-only Metro shuttle service
- Unbeatable access to the region's major road network and 495 Express Lanes



Colliers International
1753 Pinnacle Drive | 12th Floor
McLean, VA 22102
P: +1 703 394-4800

Adam Schindler
Vice Chair
Dir +1 202 534 3604
adam.schindler@colliers.com