

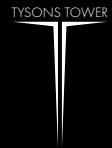


TYSONS TOWER



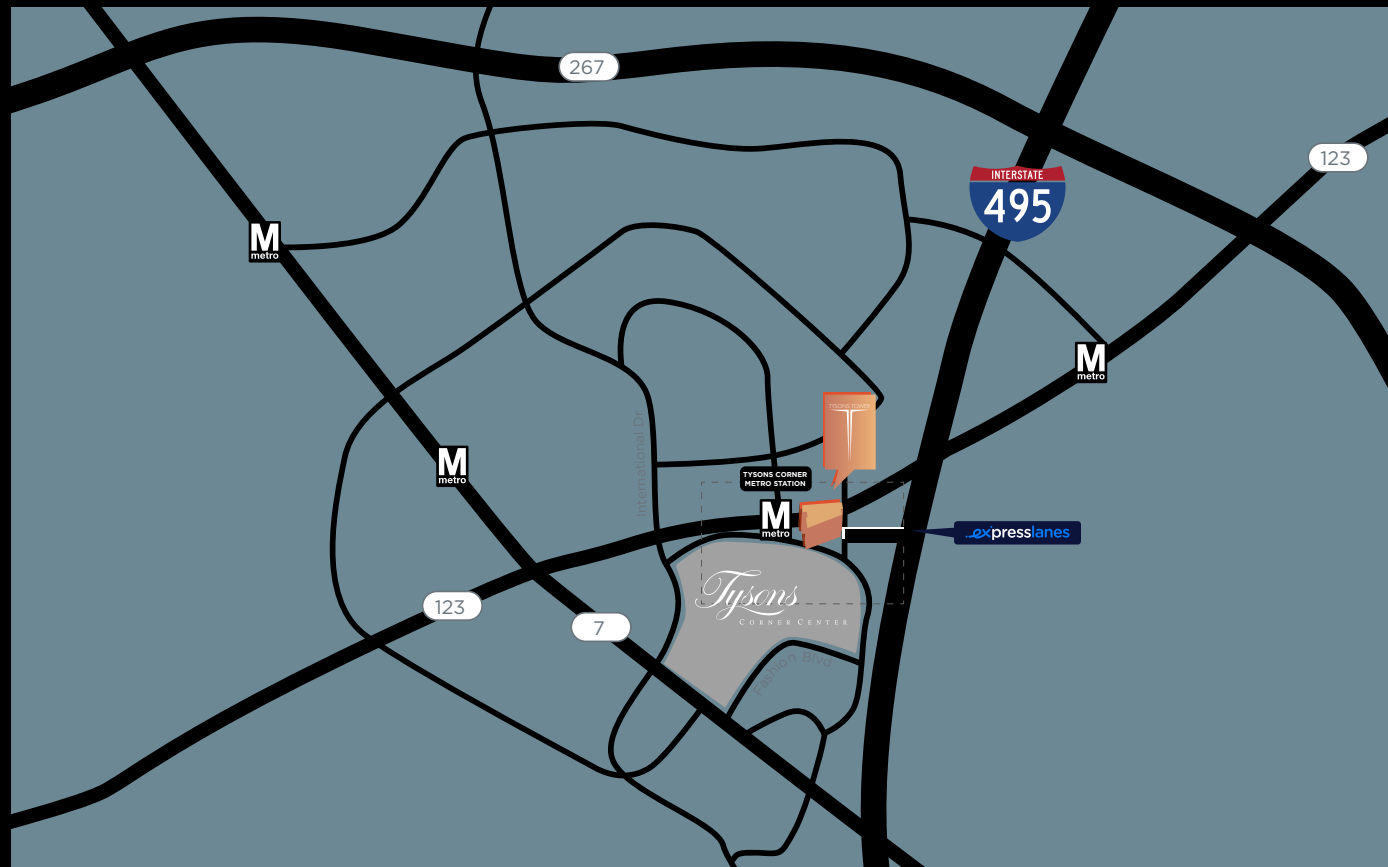
7900 Tysons One Place | Tysons, VA





LOCATION AND ACCESS

Located at the center of one of the most important transit hubs of the region, **Tysons Tower** offers unrivaled access to all destinations. Directly connected to the Tysons Silver Line Metro Station, I-495, I-495 Express Lanes, Route 7 and Route 123, Tysons Tower gives employees quick in-and-out access 24/7.



AT THE EPICENTER
OF CONVENIENCE WITH
EASY REGIONAL ACCESS



DIRECT ACCESS TO
TYSONS SILVER LINE
METRO STATION



16-MINUTE DRIVE
TO DULLES
INTERNATIONAL AIRPORT





**ON-SITE & ADJACENT
RESTAURANTS**

Eddie V's
PRIME SEAFOOD

Barrel&Bushel earls
KITCHEN + BAR



DIRECTLY ADJACENT TO TYSONS CORNER CENTER

Tyson's
CORNER CENTER

Directly connected to the Tysons Corner Center Mall and its 300+ retailers and restaurants, Tysons Tower offers a truly unique experience. All tenants have direct access to one of the top 10 malls in the nation, and can enjoy the best dining and shopping at any time of the day.





EXCLUSIVE TENANT PERKS

ELEVATE YOUR WORKSPACE EXPERIENCE WITH UNPARALLELED CONVENIENCE

AN EXCLUSIVE APP FOR ALL TYSONS TOWER TENANTS

Building Information & Access

- Important Building Contacts
- Tower Security
- Link to Tenant Portal Website
- Building Calendar
- Fitness Center: Wavier, Class Schedule, Personal Training
- Penthouse: Space Information and Reservation Requests
- Bloom Salon: Make an Appointment

Convenient Food & Drink

- Grab & Go Lunch Schedule - Reserve your Meal
- Meal Delivery through Concierge
- All Food & Drink Options on Campus
- Happy Hours

Concierge Services

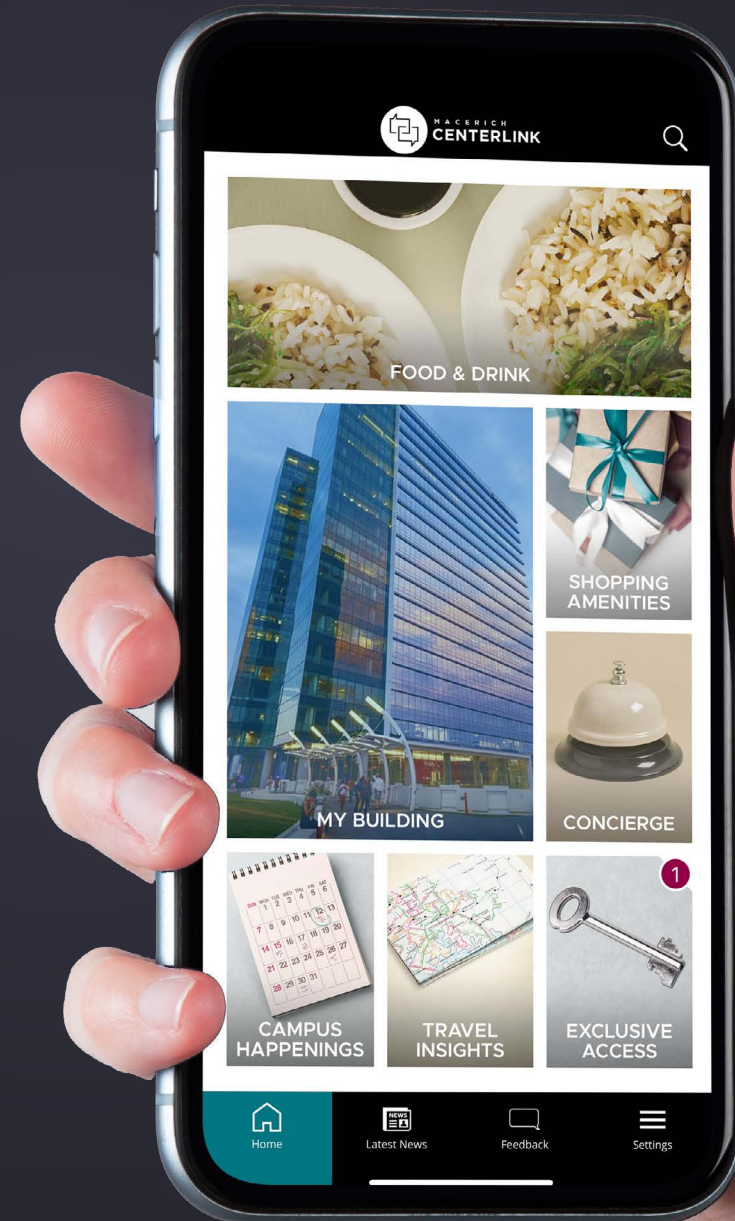
- Text Concierge, available 7 days a week
- Discounted AMC Movie Tickets
- Dining Reservations
- Car Detailing Appointments including special tenant rate
- Shoe Repair & Alterations
- Travel Planning and Itinerary Assistance

Priority Shopping Access

- VIP Discounts at Tysons Corner Center Shops & Restaurants
- Directory and Interactive Store-finding Map
- Public Sales & Promotions
- Shopping with a Twist

Events & Entertainment

- Tysons Corner Center Events Calendar, including VIP experiences for the Office within those events
- Art Exhibits at the Center
- Pop-Up Retailer events at Tysons Tower
- Experiential Activations Ticket Information and Discounts



AT YOUR FINGERTIPS.



PERKS DESIGNED FOR YOU



LEVEL99

A FIRST-OF-ITS-KIND DESTINATION FOR ADULTS FEATURING REAL-WORLD, INTERACTIVE SOCIAL GAMING WITH OVER 50 PHYSICAL AND MENTAL CHALLENGES SET IN ARTISTIC ENVIRONMENTS.



THE PERFECT PLACE FOR TEAM CONNECTIONS AND ADVENTURES

STEER OUT, LEVEL UP!



Rooms

THEMED CHALLENGES

Work together in dozens of unique challenge rooms with your team of 2-6 players to test your body and mind. Your team has each room to yourself, but only 1-4 minutes to complete each challenge, so act quick!



Local Art

INSTALLATIONS BY LOCAL ARTISTS

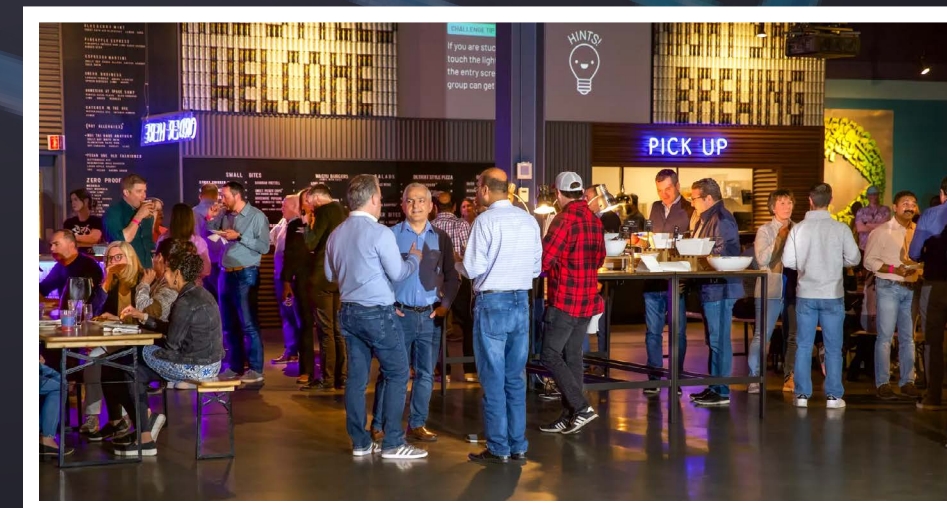
Featuring over 50 pieces of local one-of-a-kind art, our games will have you searching, solving, and discovering every inch of this wonderland space.

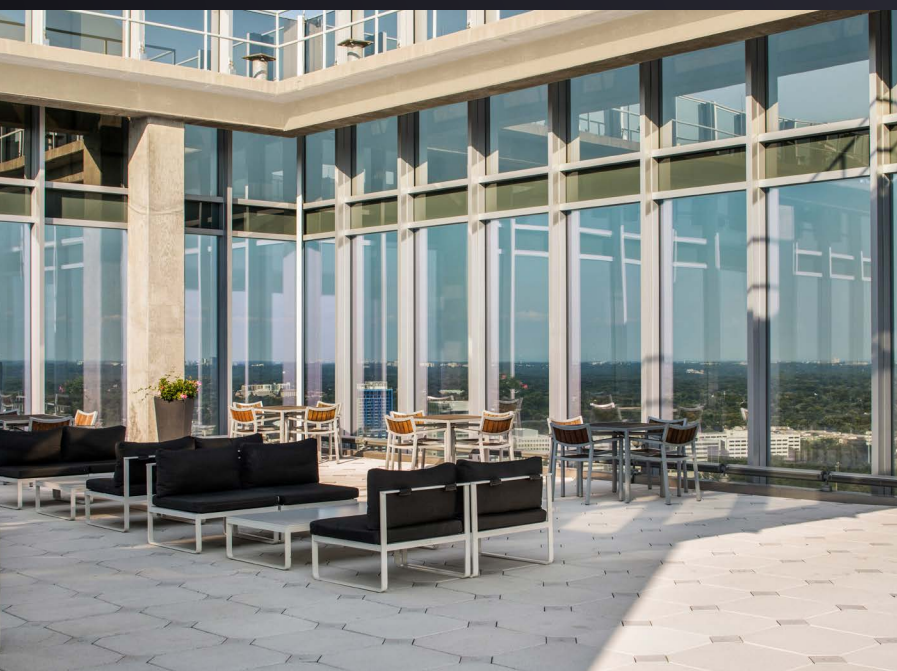


Duels

PLAYER - VS - PLAYER

If competition is more your style, face off against your friends in a variety of player-vs-player competitions for glory and bragging rights.





PROPERTY FEATURES AND AMENITIES

- Directly connected to the Tysons Corner Center Mall (300+ cafés, restaurants & stores)
- On-site Tysons Silver Line Metro Station
- Direct access to I-495, I-495 Express Lanes & Route 123
- Fully equipped fitness center with locker rooms, showers, and Peloton bikes
- Eddie V's Prime Seafood restaurant on upper level lobby
- Earls Kitchen + Bar restaurant in adjacent VITA residential building
- Tyson's All Access Rewards: concierge services, food delivery and tenant reward program
- Rooftop terrace with panoramic views
- Ample parking located conveniently to nearby attractions
- EV charging stations
- Secured bike storage available for commuters
- Dramatic two-story lobby
- On-site property management
- Adjacent to Hyatt Regency, connecting guests to over 300 shopping and dining options

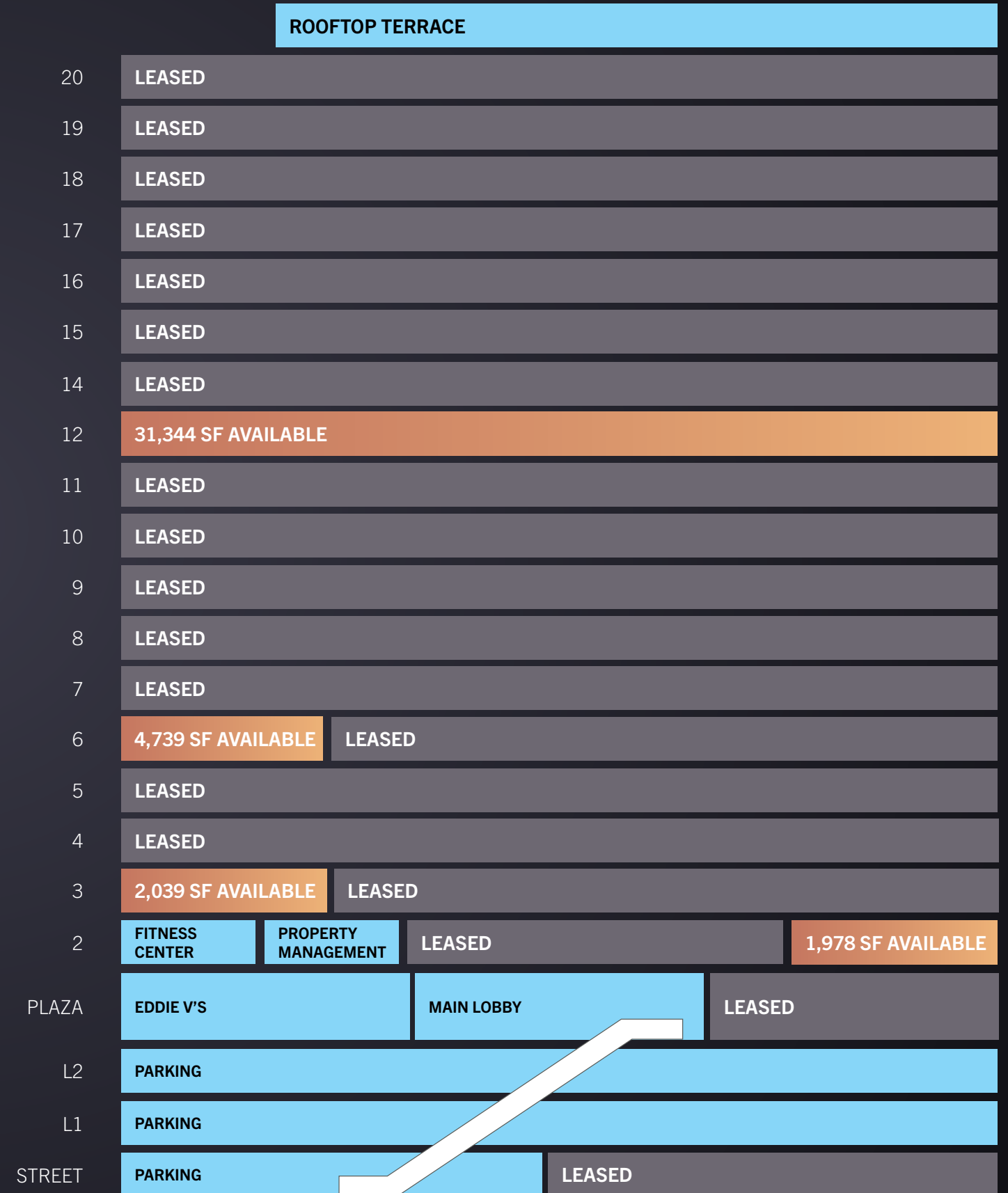
WELLNESS & SUSTAINABILITY CERTIFICATIONS





STACKING PLAN

1,978 - 31,344 RSF AVAILABLE





AVAILABLE SPACE CURRENT BUILD-OUT

2ND FLOOR

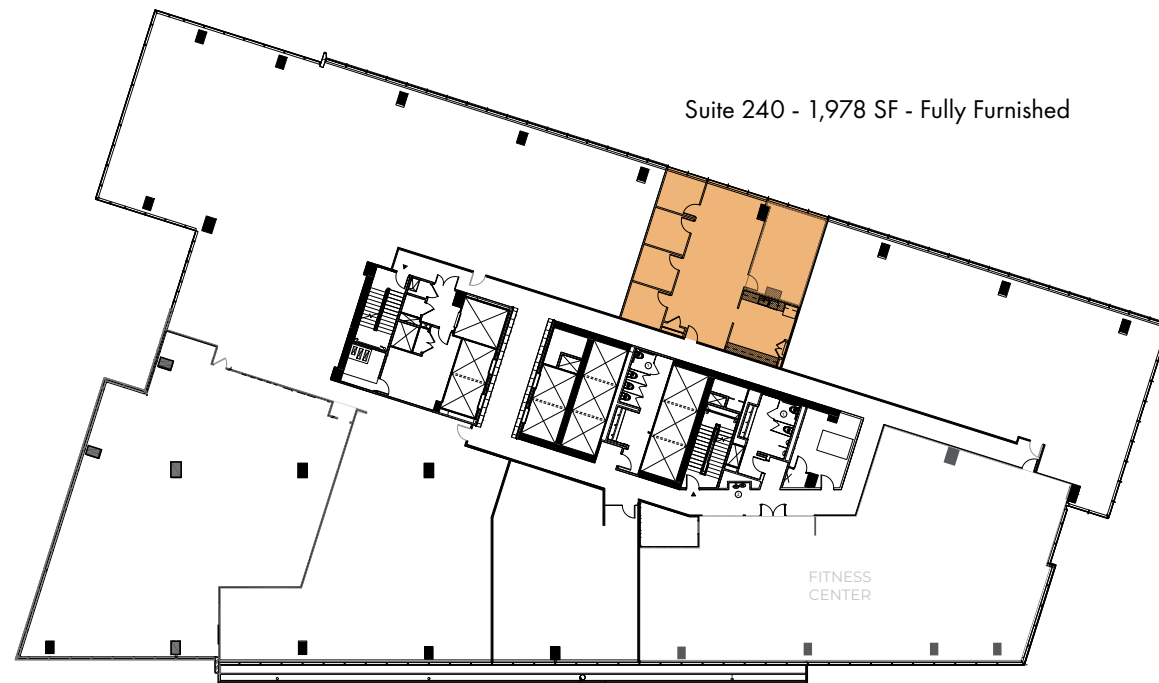
Suite 240: **1,978 SF** Fully Furnished

SUITE 240 — click for tour

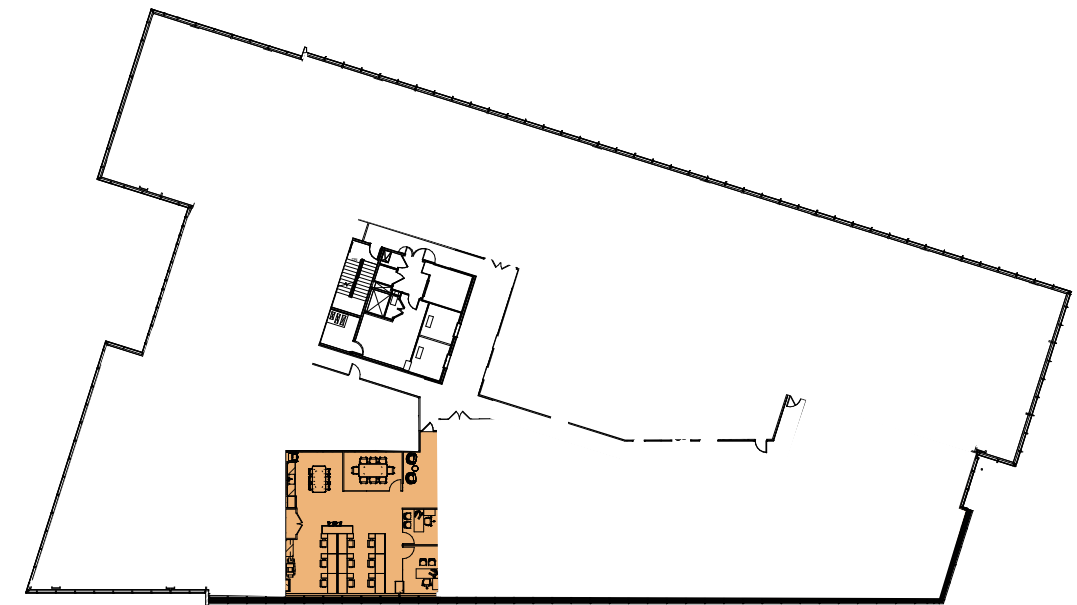


3RD FLOOR

Suite 305 - **2,039 SF**



Suite 240 - 1,978 SF - Fully Furnished



Suite 305 - 2,039 SF
Prospective Layout Shown

6TH FLOOR

Suite 675: **4,739 SF** - Partially Furnished

SUITE 675 — click for tour



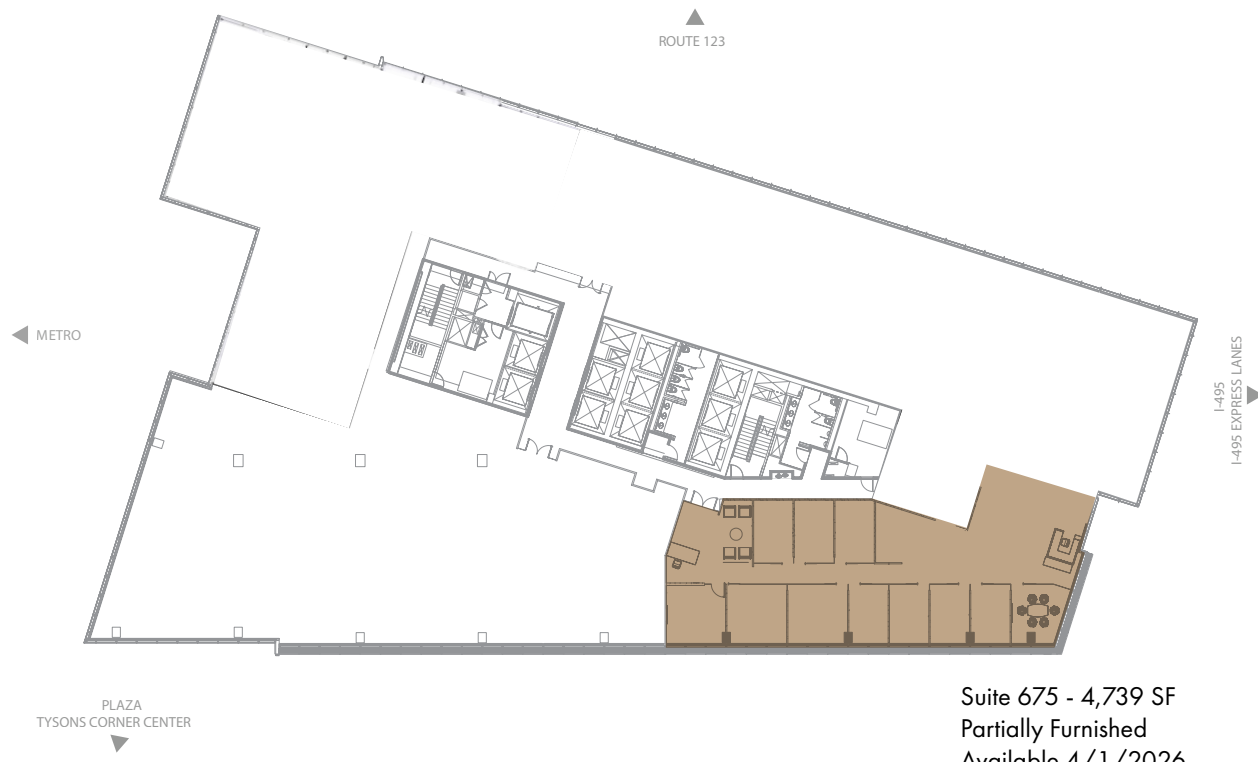
12TH FLOOR

31,344 SF

SUITE 1200 (1) — click for tour



SUITE 1200 (2) — click for tour



Suite 675 - 4,739 SF
Partially Furnished
Available 4/1/2026





INTERIOR PHOTOS





BUILDING SPECIFICATIONS

Owner / Master Developer:	Macerich / Alaska Permanent Fund Corporation (APFC)
Development Manager:	Hines
Architect:	Gensler
Master Planner:	RTKL
Exclusive Leasing Agent:	Stream Realty Partners
Site:	Located at Tysons Corner Center with direct access to Capital Beltway (I-495), I-495 Express Lanes and connected to Tysons Metro Station (Silver Line)
Delivery:	2014
Scope:	22 stories / 570,090 RSF
Typical Floor:	Mid-rise (floors 2-9): 30,914 RSF High-rise (floors 10-20): 31,353 RSF
Ceiling Height:	9' 6" finished ceiling height
Typical Column Spacing:	42' x 30'
Elevators:	Passenger - 10 Garage - 3 Service - 1
Parking:	Abundant structured above and below-grade parking (3.0 per 1,000 SF)
Security:	Electronic perimeter and elevator-access control and on-site security personnel
Certifications:	Registered with the U.S. Green Building Council Certified LEED Gold, ENERGY STAR certified and Best Workplace for Commuters
WELL Health-Safety Rating:	WELL Health-Safety certification
Other Features:	<ul style="list-style-type: none">• Dynamic escalator-interconnected, two-story lobby• Fully equipped fitness center, locker rooms, bike racks and showers• Access to Tysons Corner Center via pedestrian plaza• On-site white-tablecloth restaurant• Activated plaza and rooftop terrace

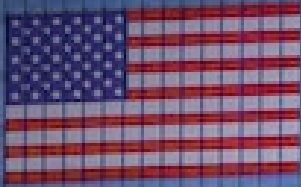




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TYSONS TOWER

INTELSAT



FOR LEASING INFORMATION, PLEASE CONTACT:

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