

7950 JONES BRANCH DRIVE, TYSONS, VA



VALO

PARK


STREAM

 Tamares
Real Estate

7950 JONES BRANCH DRIVE



THE GALLERY

ORDS

STREAM REALTY PARTNERS

REDEFINING THE WORKPLACE



ACCESS



Located at the intersection of I-495 and the Dulles Toll Road

Adjacent to 495 Express Lanes

12 miles to Downtown DC



15-minute drive to Washington Dulles Intl. Airport

25-minute drive to Reagan Natl. Airport



10-minute walk to Metro station

Served by Fairfax Connector

17-minute ride to Clarendon station

29-minute ride to Metro Center station in Downtown DC



Free shuttle service to Tysons & McLean Metro Stations



Free Uber rides to Tysons and McLean Metro Stations

TYSONS CORNER CENTER



TYSONS GALLERIA



HOTELS



BE WELL AT VALO

Valo Park is where the definition of workplace expands. Creating an **unrivaled office experience** for employees and visitors alike, the abundance of common area and amenity spaces within the building are supplemented by an on-site wellness team. The BeWell Team regularly hosts tenant events aimed at fostering a sense of community and reinforcing a sense of purpose in the work one performs.



BUILDING SERVICES



Dry cleaning



Fitness center



Free EV charging station



Car detailing



Shuttle services



Bike storage



VALO PARK

UBER FOR BUSINESS

FREE UBER RIDES ARE AVAILABLE TO ALL VALO PARK TENANTS

TO AND FROM
 TYSONS GALLERIA
 TYSONS CORNER CENTER
 TYSONS METRO STATION
 MCLEAN METRO STATION

* RIDES LIMITED TO UBERPOOL AND UBERX, MONDAY-FRIDAY, FROM 6:00AM TO 9:00PM BETWEEN PERMITTED LOCATIONS



VALO PARK IS WIREScored PLATINUM

| | |
|---------------------------|----------|
| Building Connectivity | 55/59 |
| Building Infrastructure | 24/25 |
| Readiness | 13/16 |
| Total | 92/100 |
| Wired Certification Level | Platinum |



In order to accommodate the diverse needs of our tenants, a variety of dedicated, high speed connectivity options are available. These include Verizon, FiberLight, XO Communications and Cox. Zayo and Nextlink are also available to offer dark fiber private network leases and internet connections that run independently from the wire line infrastructure entering the building from the street.

From an infrastructure perspective, the building has two points of entry on Jones Branch Drive respectively accessible in the North and South Telco Rooms. This provides carriers with multiple pathways into the building from the street, and affords tenants the option to receive physically diverse, redundant internet connections. For vertical distribution, the North and South Towers both have two continuous, protected risers. This provides carriers with multiple pathways in both towers to deliver their services to tenants throughout the building.

From a readiness standpoint, there is capacity at both points of entry to support new carriers entering from the street, available floor and wall space within the North Telco Room to support new equipment, and capacity within the North and South Towers risers to support the distribution of new services to tenants on each floor. This enables management to easily support the introduction of new services to the building should a tenant request.

Valo is built to exceed the connectivity needs of any tenant.



Fiber providers available



Wireless connectivity from rooftop



Multiple points of entry



Dedicated, protected space for equipment



On-campus wifi



Back-up generator



MAIN LOBBY



VALO MARKET



THE BISTRO



OUTDOOR AMENITIES

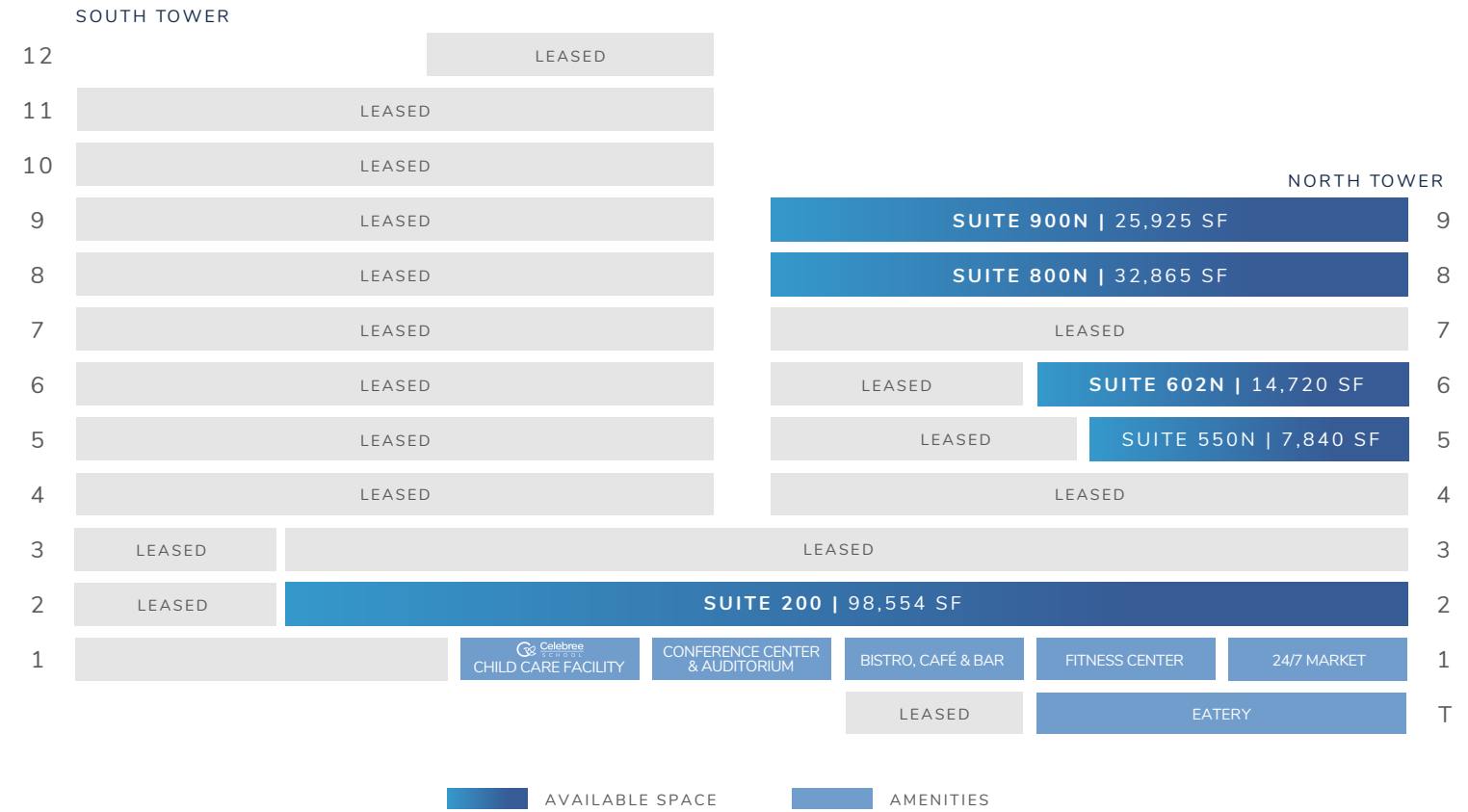


THE RECENTLY DELIVERED 11,000 SF FOOD HALL, THE EATERY

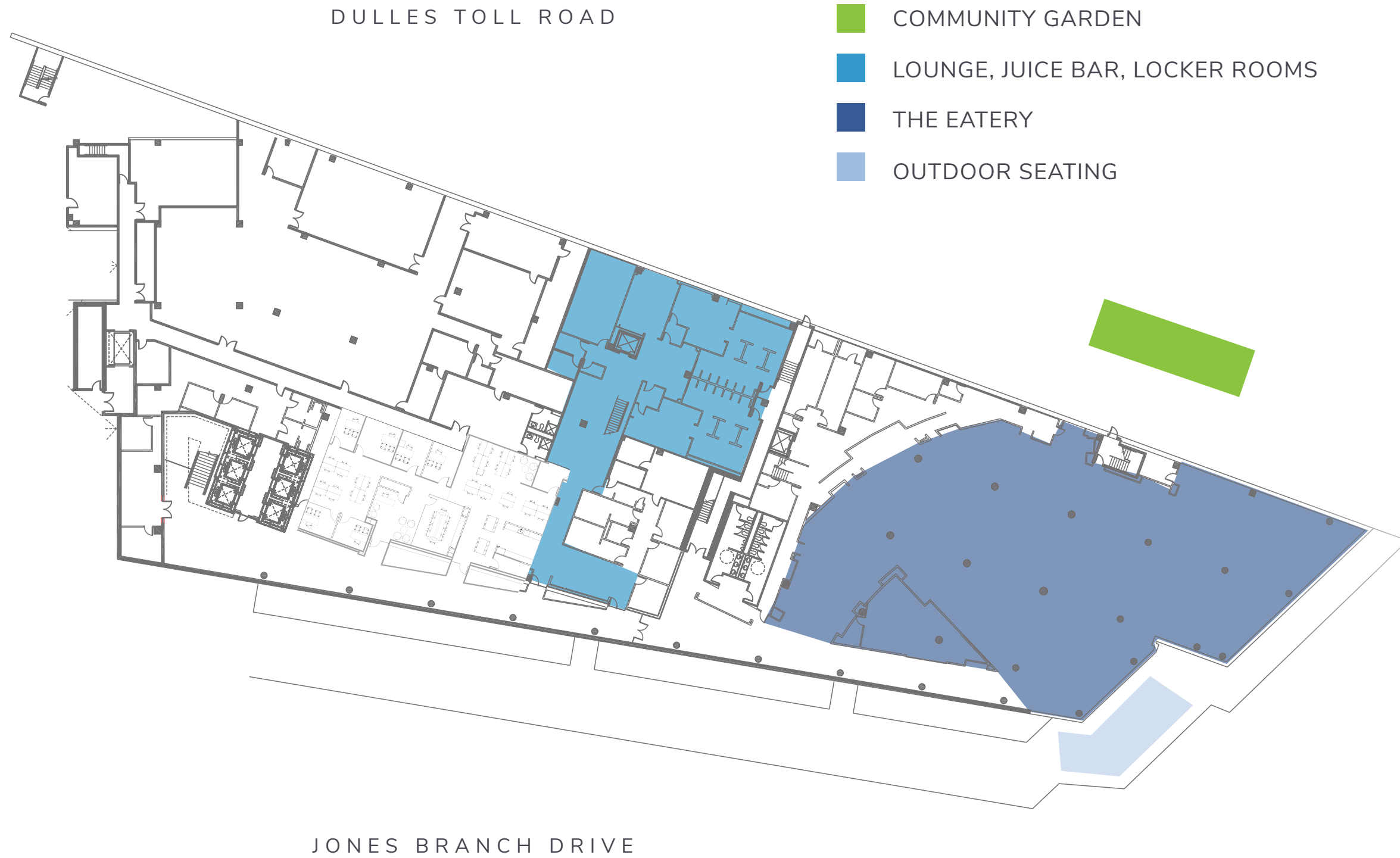


OFFERING VARIOUS FOOD STATIONS

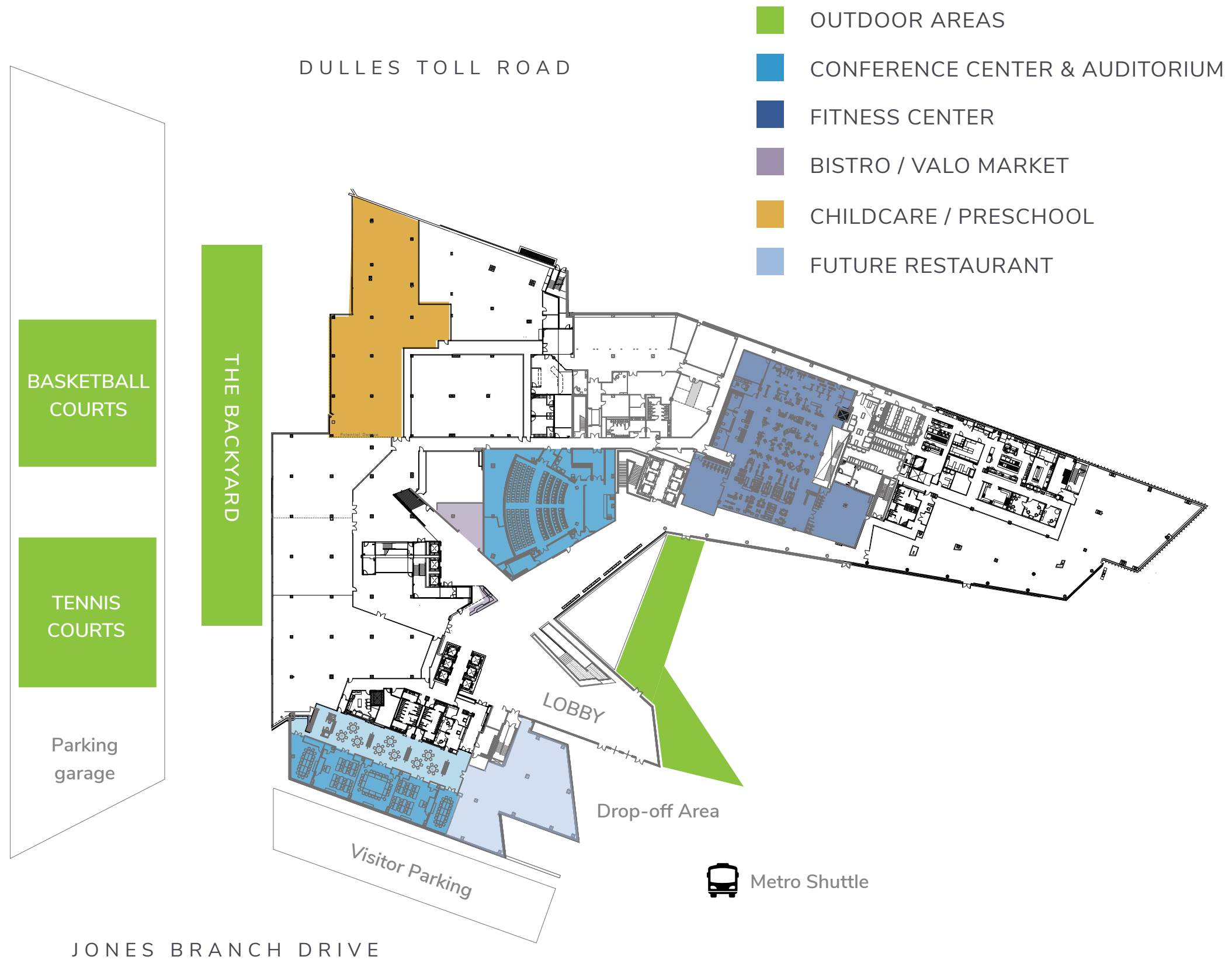
VALO PARK



T LEVEL



1ST FLOOR

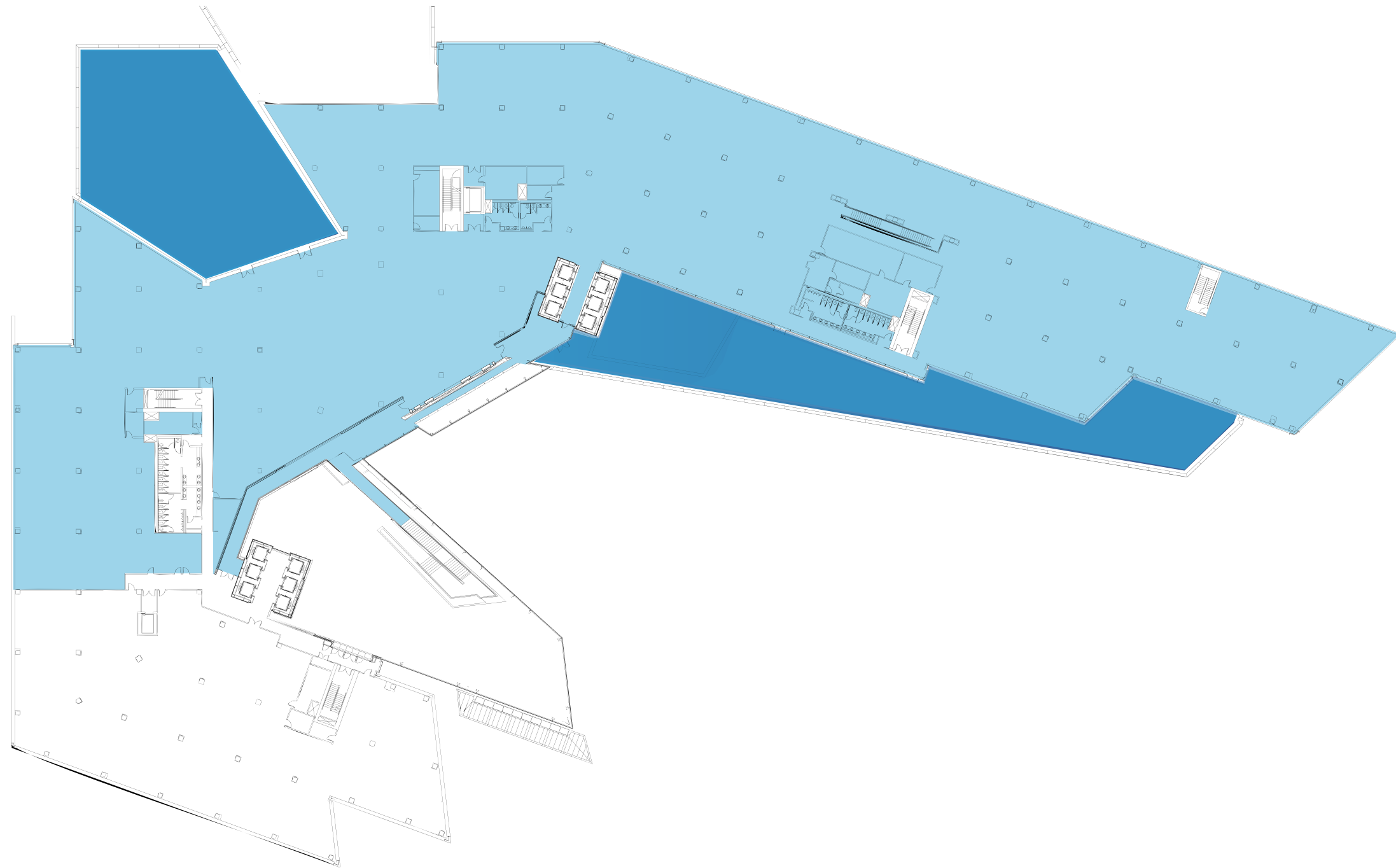


2ND FLOOR

SUITE 200 | 98,554 SF

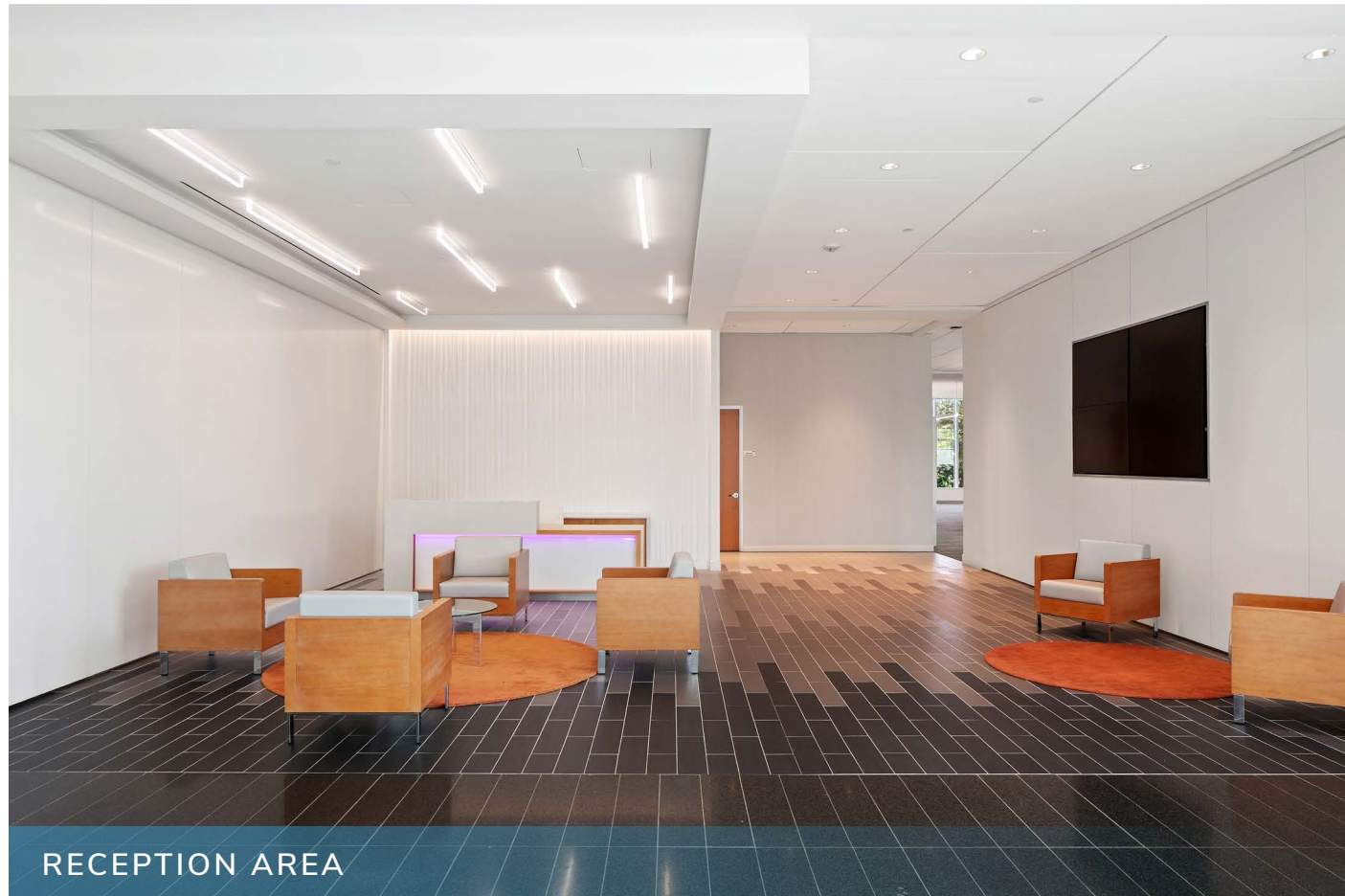


DULLES TOLL ROAD



JONES BRANCH DRIVE





RECEPTION AREA

SECOND FLOOR FINISHES



CONFERENCE ROOM

SECOND FLOOR FINISHES



OPEN WORKSPACE

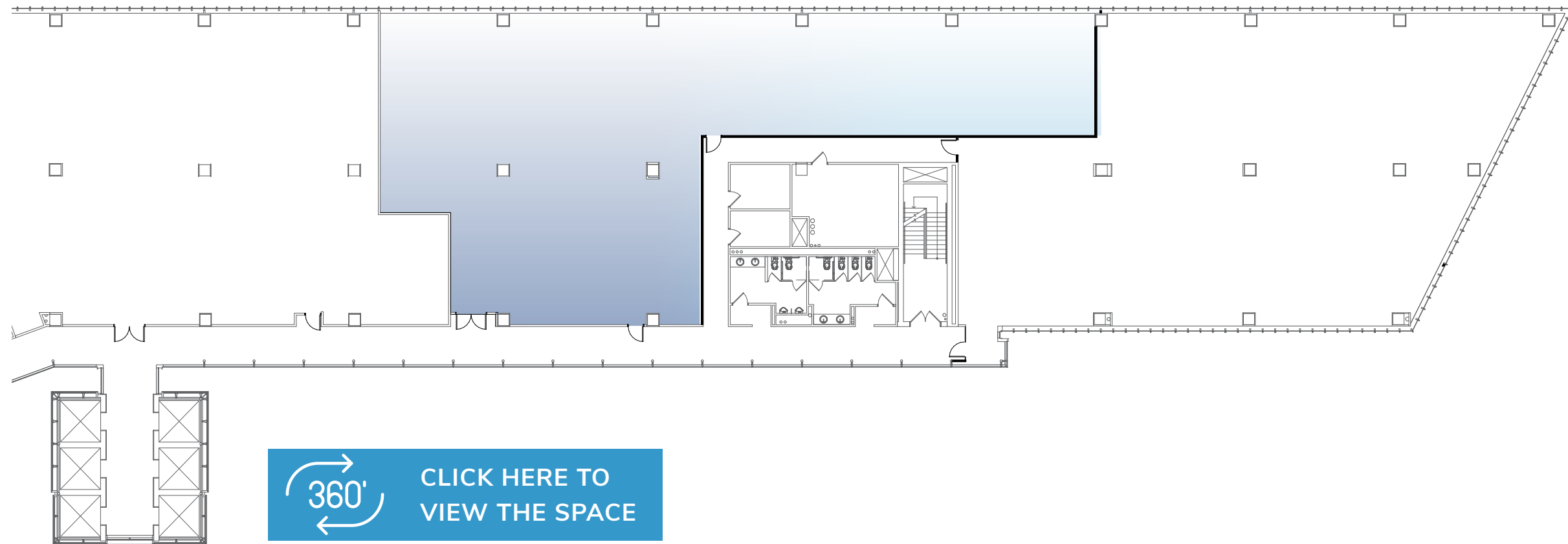


INDIVIDUAL PRIVATE WORKSTATION

5TH FLOOR

NORTH TOWER

SUITE 550N | 7,840 SF



6TH FLOOR

NORTH TOWER

SUITE 602N | 14,720 SF

AVAILABLE 11/1/2026



8TH FLOOR

NORTH TOWER

SUITE 800N | 32,865 SF

8TH & 9TH CONTIGUOUS AT 58,790 SF

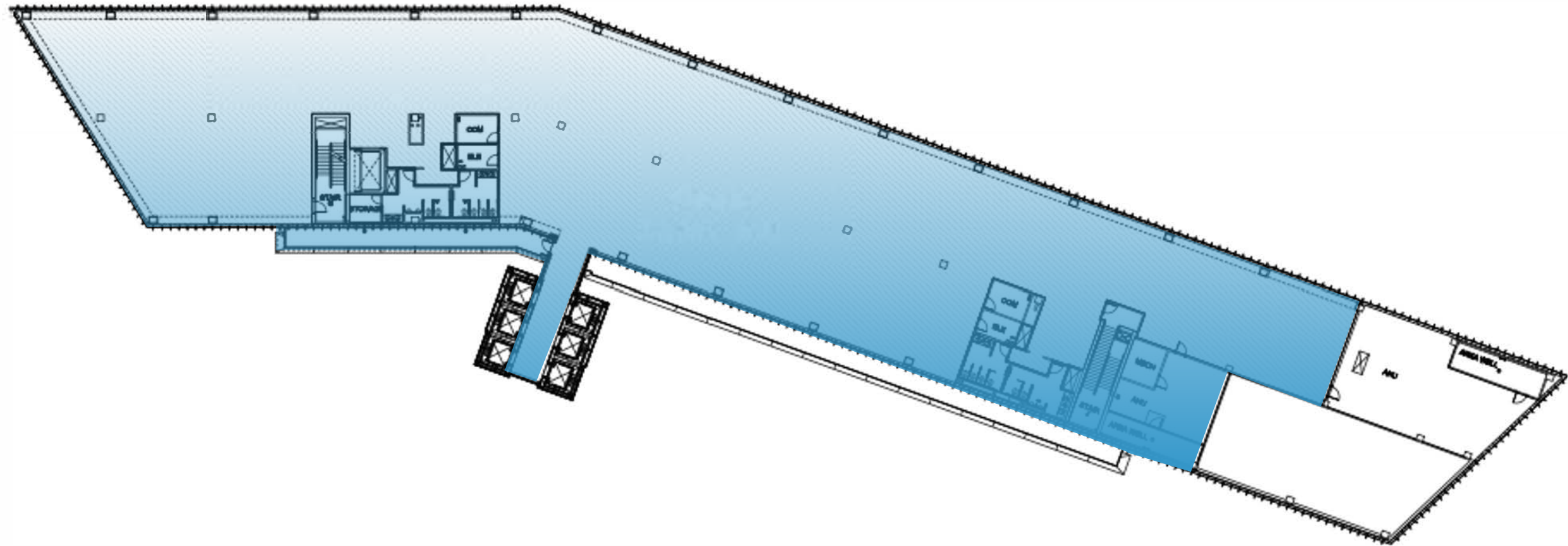


9TH FLOOR

NORTH TOWER

25,925 SF

8TH & 9TH CONTIGUOUS AT 58,790 SF





VALO FACT SHEET

| | |
|--------------------------------|--|
| OWNER | Tamares |
| DEVELOPMENT MANAGER | Hines |
| EXTERIOR DESIGNER | Kohn Pederson Fox |
| INTERIOR DESIGNER | Lehman Smith McLeish |
| LANDSCAPE DESIGNER | Michael Vergason Landscape Architects |
| EXCLUSIVE LEASING AGENT | Stream Realty Partners |
| SITE | 16 acres at the front door of the 495 Express Lanes on Jones Branch Drive. This provides immediate access to the Capital Beltway and creates a gateway to the entire Washington region from the heart of Tysons. |
| DELIVERY | 2001 |
| SCOPE | 707,052 SF (65,687m ²), 2 tower office building North Tower: 9 floors, 254,539 SF (23,647m ²) South Tower: 12 floors, 452,513 SF (42,039m ²) |
| TYPICAL FLOOR SIZE | North Tower: 35,142 SF South Tower: 29,651 SF |
| CEILING HEIGHT | 9' ceiling heights on all floors; 20' ceilings on the second floor 12' Slab-to-slab |
| FLOOR DEPTH | 62.5' |
| TYPICAL COLUMN SPACING | 3.0'x27.5' |
| PARKING | 200 surface spaces and 2,048 covered spaces are available; ratio of 3.0/1,000 SF |
| HVAC | VAV system with variable frequency drives (VFD) |
| WIREScore | Platinum |



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