



# LERNER ENTERPRISES

Washington's Address for Business®

Lerner Enterprises is pleased to announce the development of 1775 Tysons Boulevard, a state-of-the-art 18-story world class office tower in The Corporate Office Centre at Tysons II, and the fifth office building within the award-winning mixed-use development. Designed by acclaimed architectural firm of Kohn Pedersen Fox Associates (KPF) of New York.

### Location

The Corporate Office Centre at Tysons II  
Tysons Corner, Virginia

Most visible Tysons Corner commercial property  
Access to Dulles Toll Road and Capital Beltway  
One block to the Tysons I & II Metro Station  
coming in early 2014  
Served by regional bus system

### Available

475,000 net rentable sq. ft.

### Building Features

Designed for LEED® Platinum Certification  
360° views  
30,000 net rentable sq. ft. floor plates  
9' - 0" finished ceilings  
Artistic lobby design  
State-of-the-art building systems  
Exclusive ground floor banking and retail opportunities fronting on Tysons Boulevard  
Planned fine dining restaurant  
Concierge, Café, Fitness Center, Conference Center  
24 hour on-site security  
1-acre central park  
Enclosed climate controlled Skywalk across Tysons Boulevard to:  
The Ritz-Carlton Hotel, Palm Restaurant,  
Tysons Galleria shops and restaurants  
Adjoining multi-level covered parking garage

### Site Features

The Corporate Office Centre at Tysons II is a 117-acre mixed-use development featuring:  
Mature tree-lined roadways  
Pedestrian walkways  
Prime office campus  
Luxury hotel, meeting facilities & dining  
Luxury residential condominiums  
High visibility from Capital Beltway & Route 123

### Leasing



Brian F. Tucker  
Brian.Tucker@cushwake.com  
703.847.2757

Moe Hamilton  
Moe.Hamilton@cushwake.com  
703.847.2770

John B. Dragelin  
John.Dragelin@cushwake.com  
703.847.2771

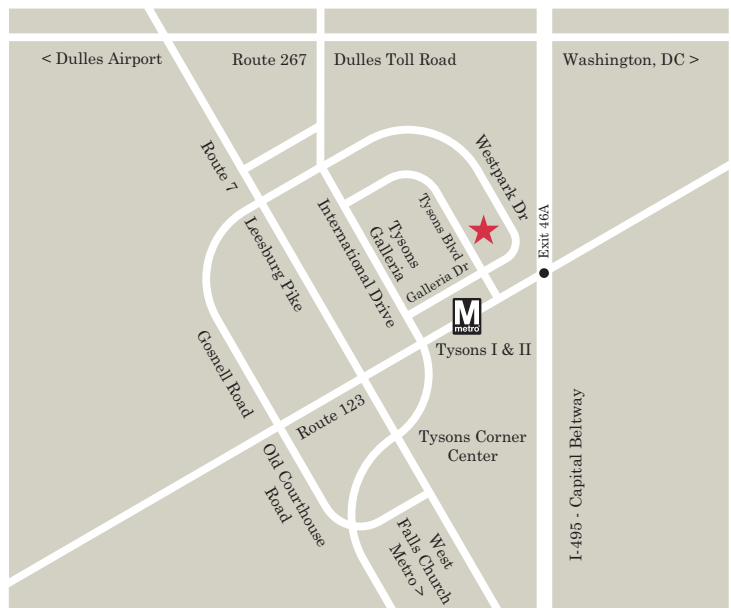
Lerner.com Tysons2.com



## THE CORPORATE OFFICE CENTRE

TYSONS II

1775 TYSONS BOULEVARD

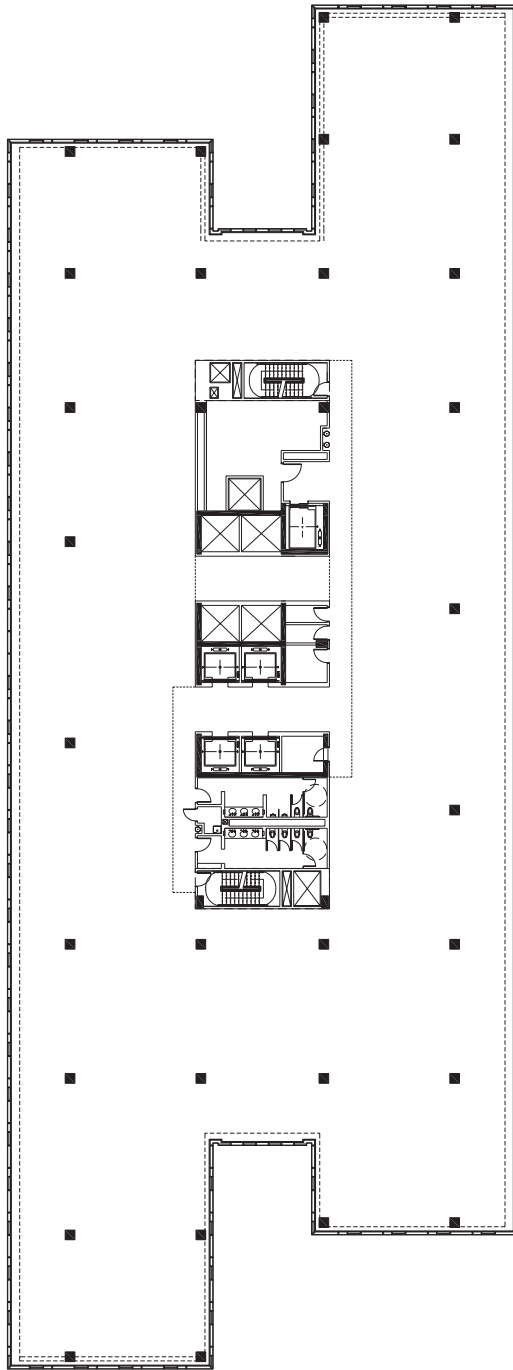




THE CORPORATE OFFICE CENTRE

TYSONS II

1775 TYSONS BOULEVARD



Typical Floor