

CAPITAL ONE TYSONS





RETAIL MAP



| BLOCK B | | |
|--------------|-----------|----------------------|
| B1 | 7840 SF | CITY WORKS |
| | 3927 SF | CITY WORKS MEZZANINE |
| B2 | 1833 SF | AT LEASE |
| B3 | 2875 SF | STARBUCKS |
| | 16,475 SF | |
| BLOCK A (L1) | | |
| A1 | 5290 SF | |
| A2 | 1874 SF | |
| A3 | 5593 SF | |
| A4 | 1539 SF | |
| A5 | 2195 SF | |
| A6 | 4559 SF | |
| A7 | 4541 SF | |
| | 25,591 SF | |
| BLOCK A (L2) | | |
| A3M | 35,982 SF | |
| | 35,982 SF | |
| BLOCK C | | |
| C1 | 11,014 SF | DAVIOS |
| C2 | 4229 SF | |
| C3 | 2370 SF | BIERGARTEN |
| | 17,613 SF | |
| BLOCK D | | |
| (FUTURE) | | |
| BLOCK E | | |
| (FUTURE) | | |

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



**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.



PROJECT ANCHOR: CAPITAL ONE EMPLOYEES



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.



RETAIL VIEWS: BLOCK B



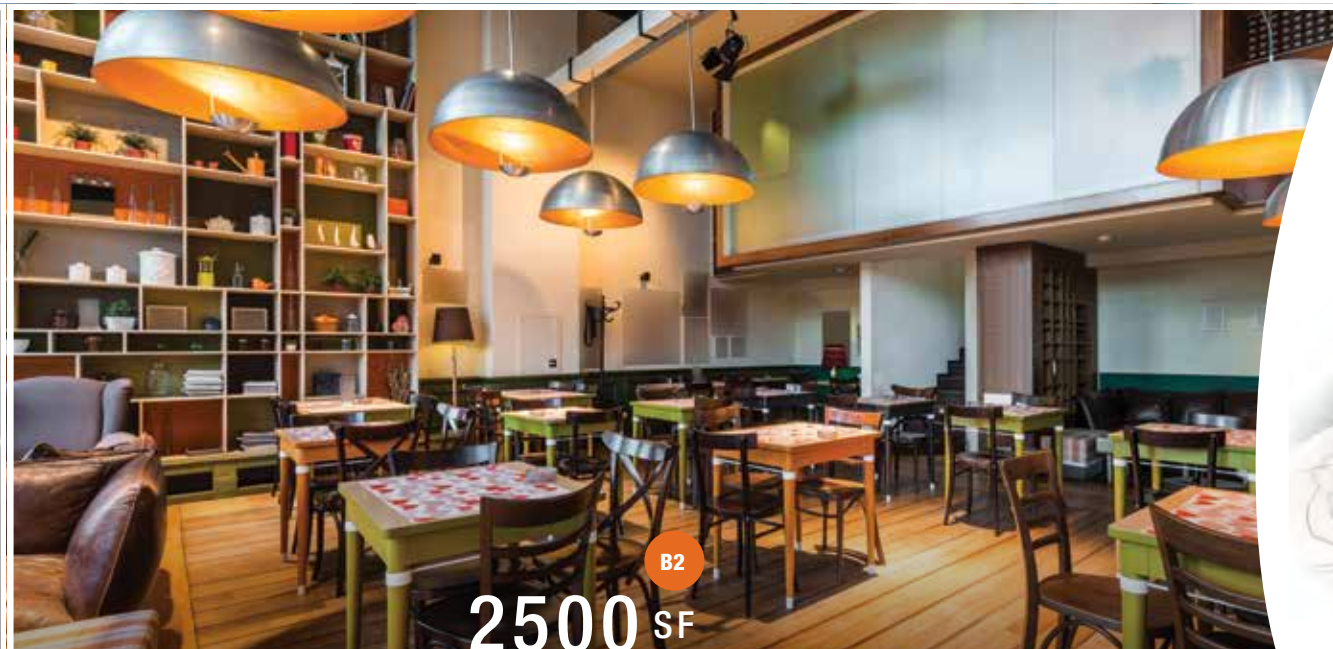
FULL SERVICE RESTAURANT, FAST CASUAL, CAFE' AND COFFEE SHOP: BLOCK B



9000 SF



2500 SF

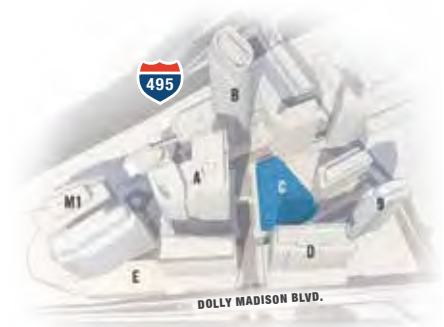


2500 SF



PROJECT ANCHOR CAPITAL ONE CENTER FOR THE PERFORMING ARTS

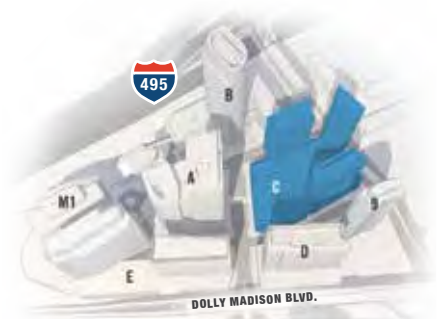
FEATURES MULTIPLE
VENUES FOR PRIVATE
AND CORPORATE EVENTS
WITH OVER 250
PERFORMANCES EACH
SEASON DRAWING
PATRONS AND VENUE
PARTICIPANTS FROM
THE REGION.





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.





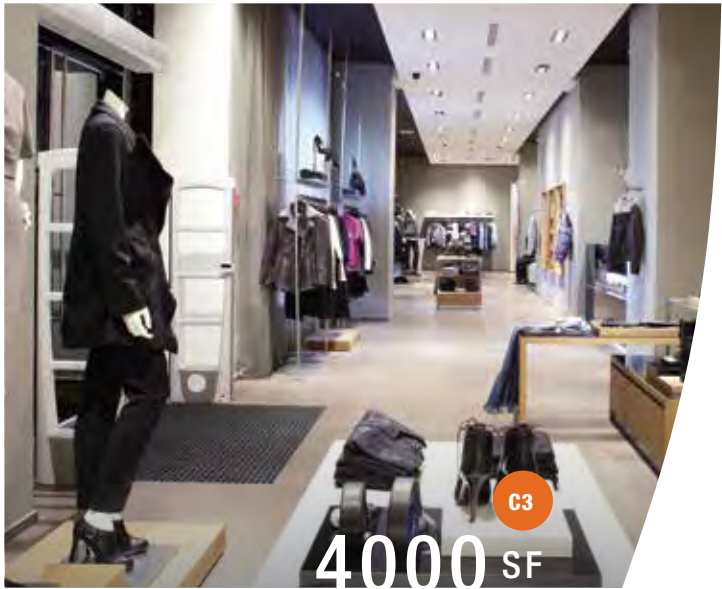
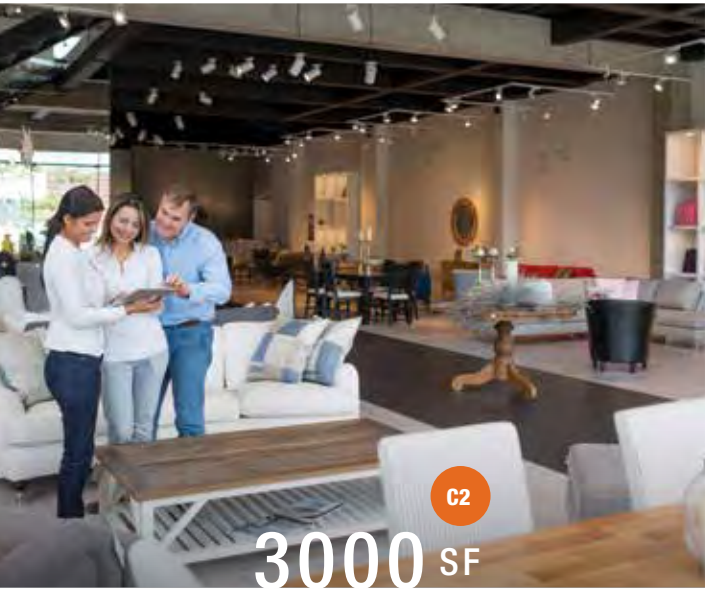
PROJECT ANCHOR WEGMANS

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



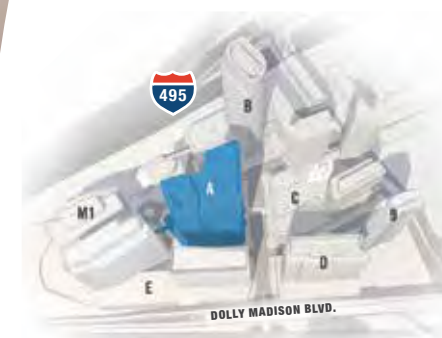
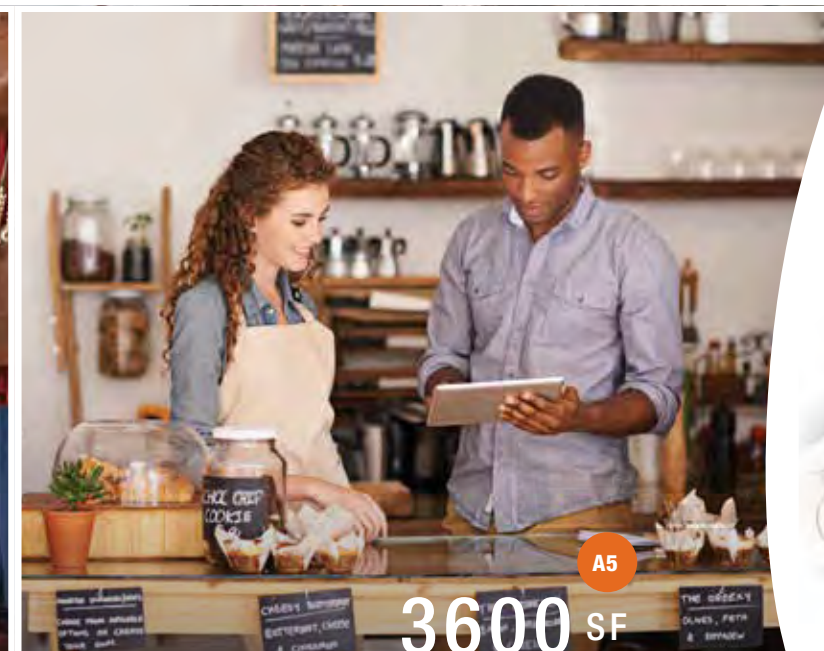
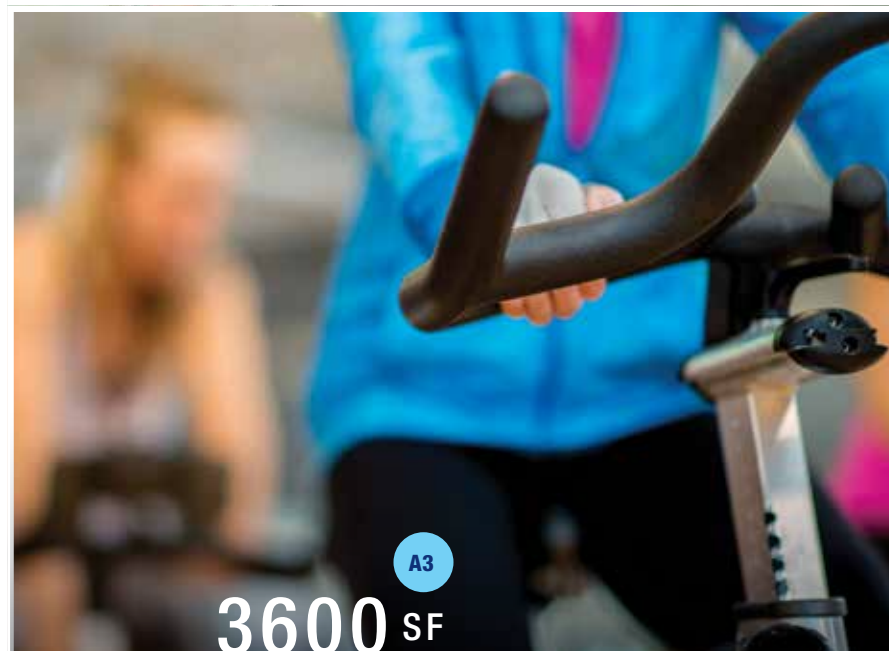
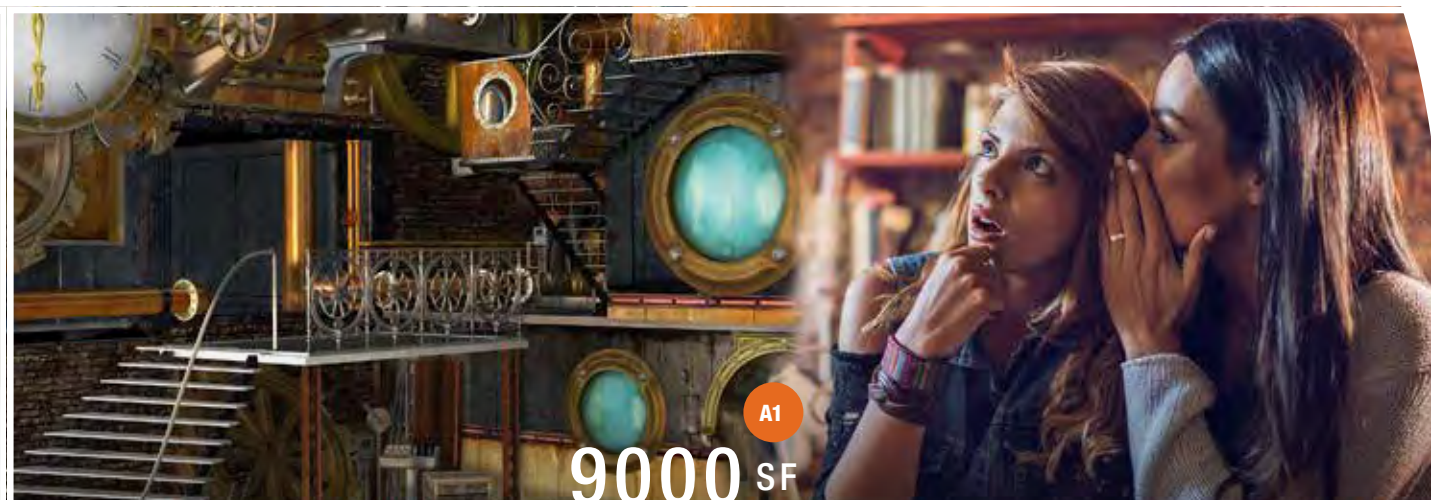
FULL SERVICE RESTAURANT, FULL SERVICE BREW PUB, FASHION, LIFESTYLE, FITNESS RETAIL: BLOCK C

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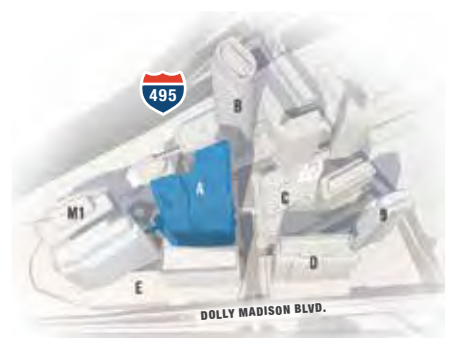
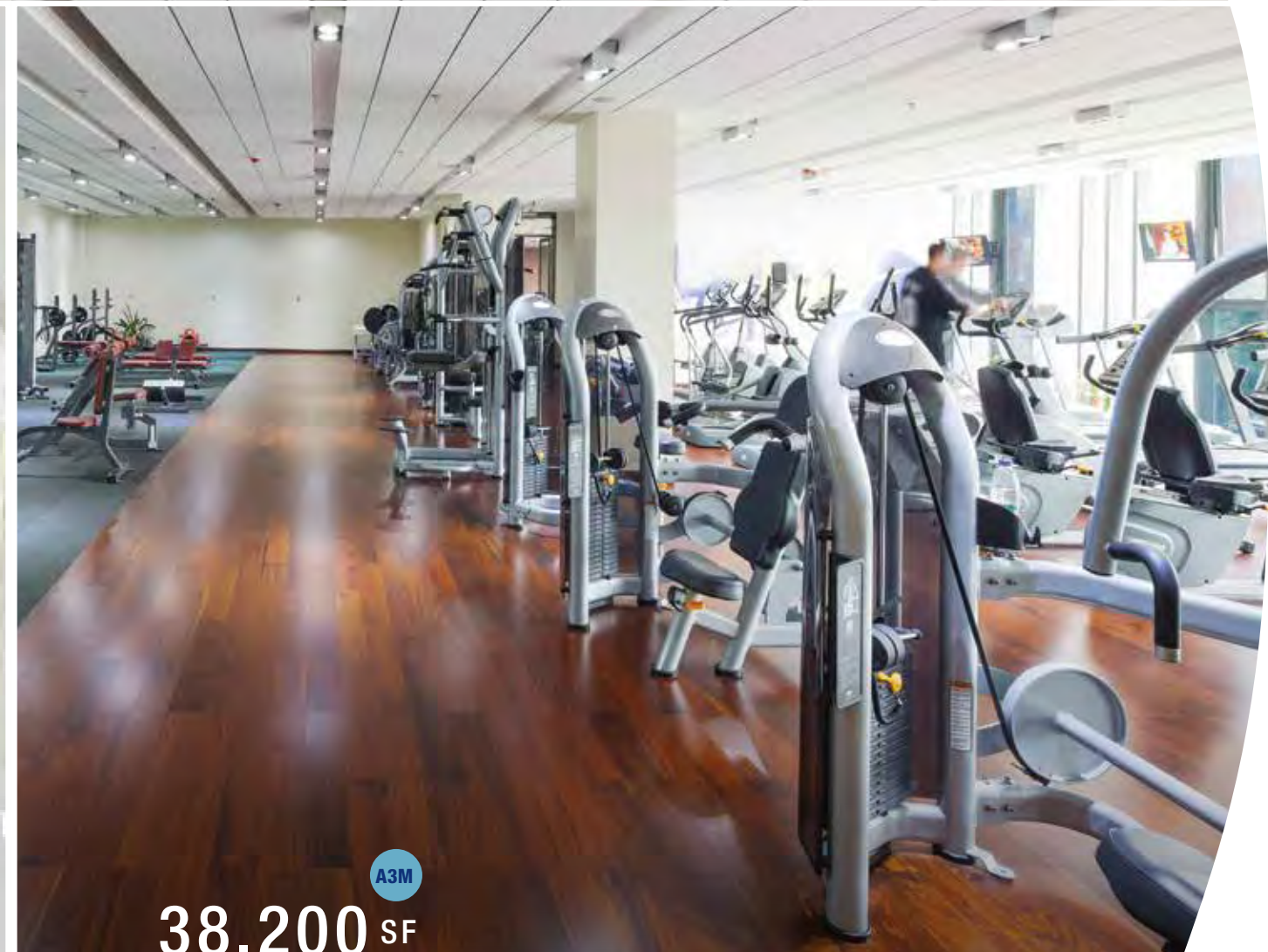


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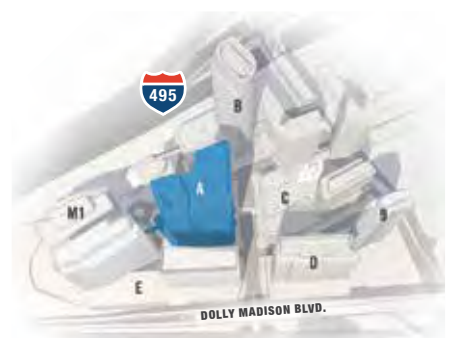
RETAIL FASHION, FULL SERVICE RESTAURANT, BAKERY, RETAIL LIFESTYLE AND 2ND FLOOR FITNESS ACCESS: BLOCK A (GROUND LEVEL)



FITNESS CENTER: BLOCK A (FITNESS LEVEL FLOOR 2)



RETAIL VIEWS: BLOCK A



RETAIL VIEWS: BLOCK C



HOUSEHOLD INCOME

AVERAGE (2016)

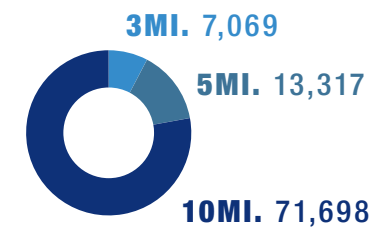
3MI. \$178,272

5MI. \$178,899

10MI. \$151,231

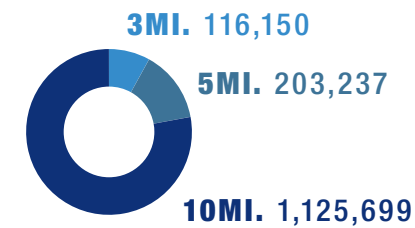
BUSINESS DAYTIME POP.

NUMBER OF BUSINESSES



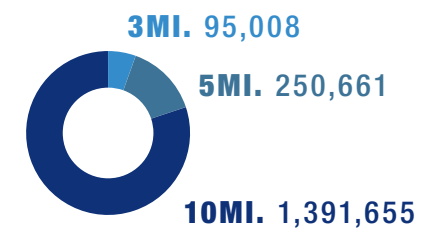
BUSINESS DAYTIME POP.

NUMBER OF EMPLOYEES



HOUSEHOLD DATA

POPULATION (2016)



POPULATION

169,455

HOUSEHOLDS

63,732

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

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%

ECONOMIC BASE

(PRIMARY INDUSTRY
EMPLOYER TYPE)

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

**EMPLOYEE
BASE**

29 OR YOUNGER:
43,750 - 23.5%

30 TO 54:
87,0060 - 59.0%

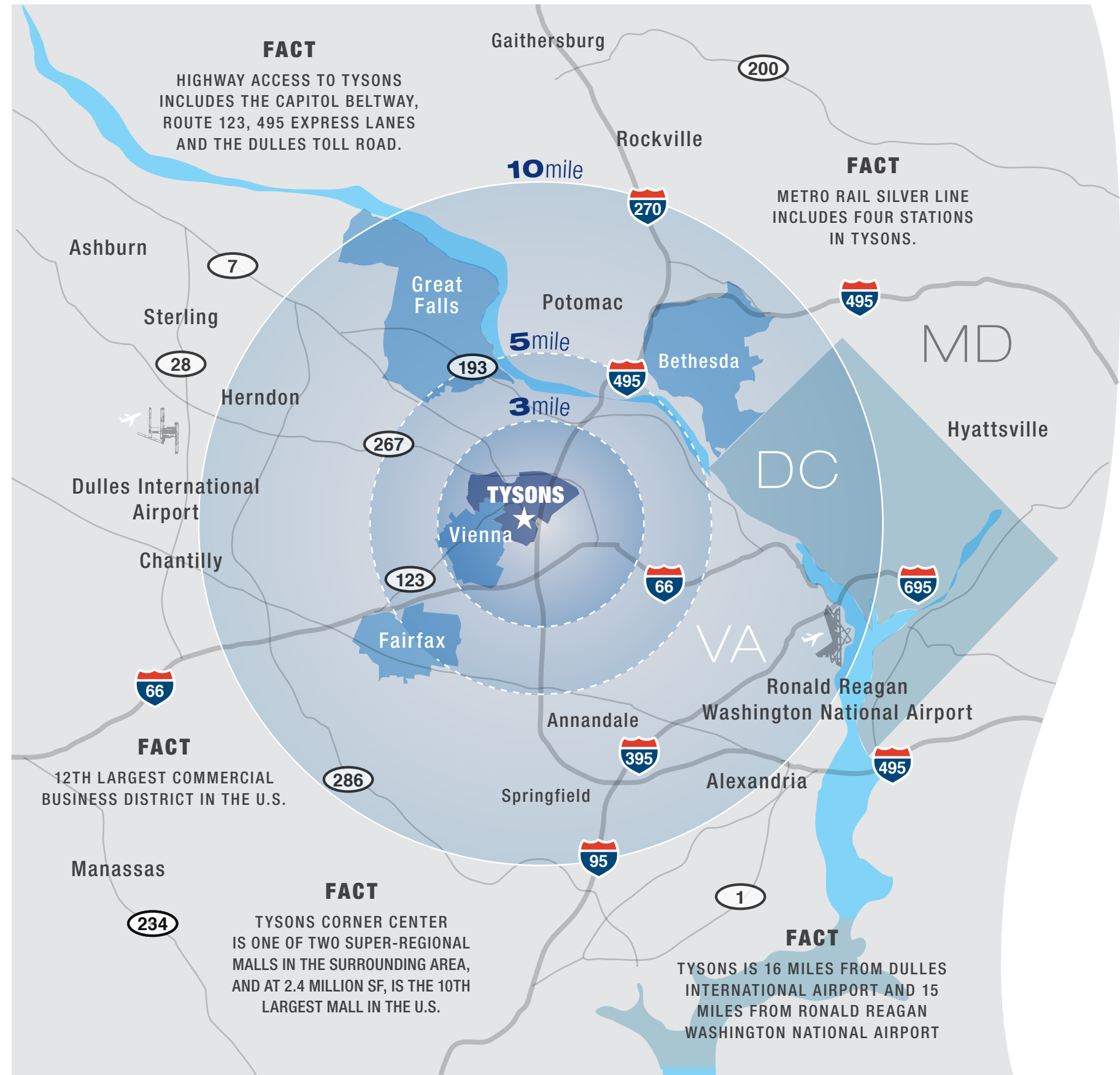
55 OR OLDER:
25,7560 - 17.5%

FACT

HIGHWAY ACCESS TO TYSONS
INCLUDES THE CAPITOL BELTWAY,
ROUTE 123, 495 EXPRESS LANES
AND THE DULLES TOLL ROAD.

FACT

METRO RAIL SILVER LINE
INCLUDES FOUR STATIONS
IN TYSONS.

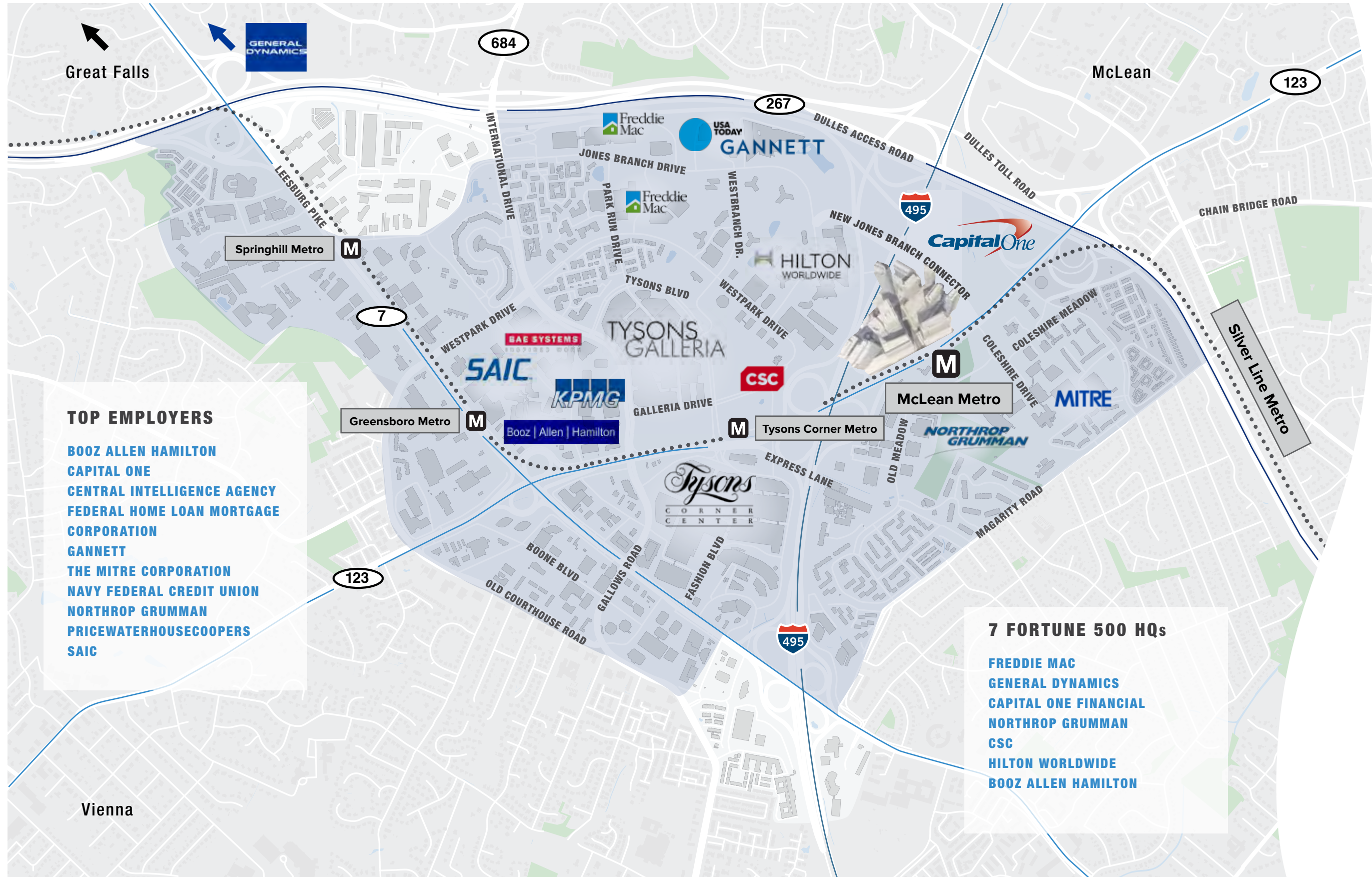


FACT

TYSONS CORNER CENTER
IS ONE OF TWO SUPER-REGIONAL
MALLS IN THE SURROUNDING AREA,
AND AT 2.4 MILLION SF, IS THE 10TH
LARGEST MALL IN THE U.S.

FACT

TYSONS IS 16 MILES FROM DULLES
INTERNATIONAL AIRPORT AND 15
MILES FROM RONALD REAGAN
WASHINGTON NATIONAL AIRPORT



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 RETAIL BOOK VERSION 33



CAPITAL ONE TYSONS

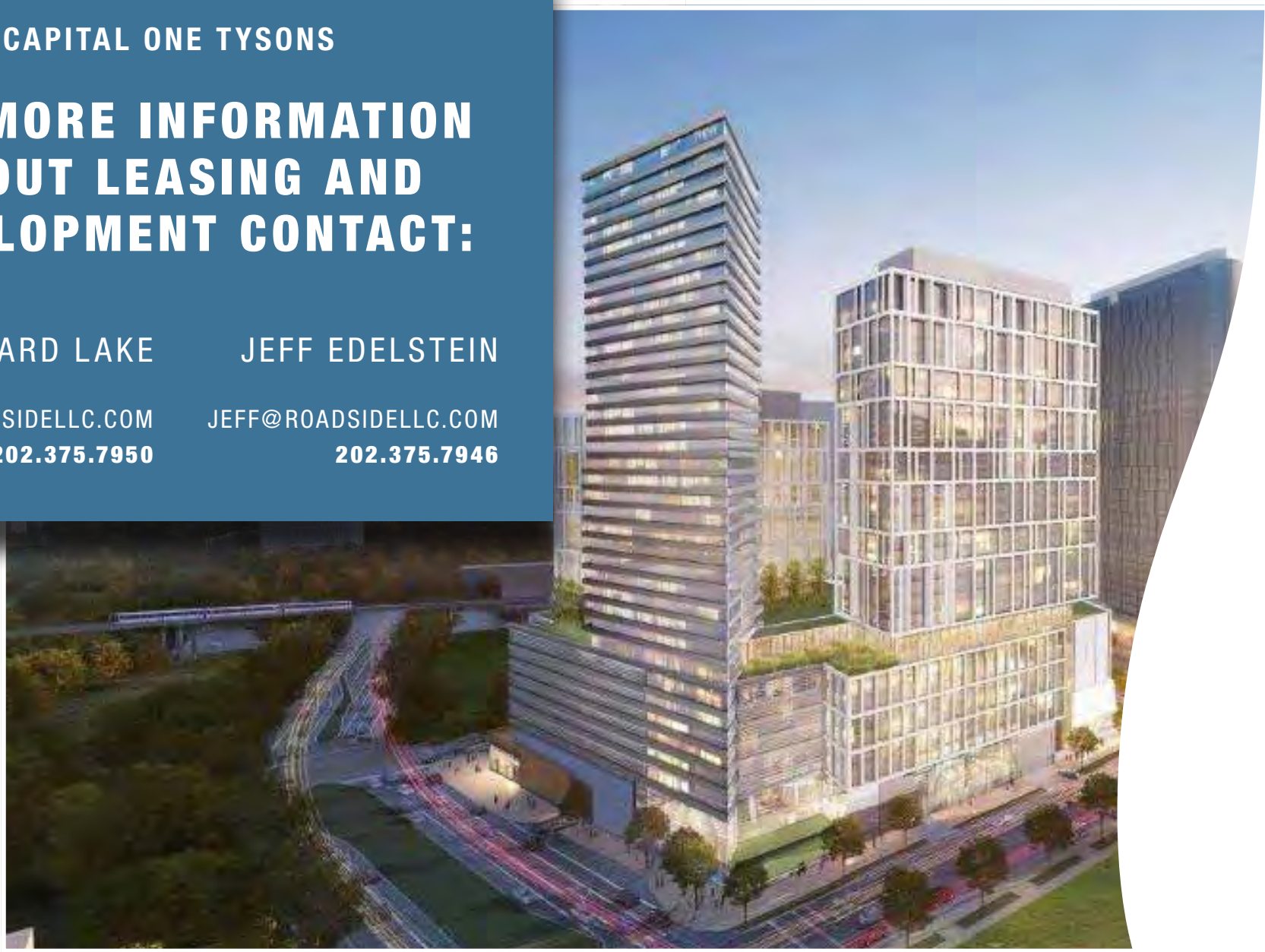
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