

FOR LEASE

1950 Old Gallows Road
VIENNA, VIRGINIA

PROPERTY HIGHLIGHTS

- Quick, easy access to/from I-495
- Ample, covered & free parking
- On-site deli/lobby shop
- Impressive three-story atrium lobby
- Immediately adjacent to numerous restaurants
- Dozens of additional restaurants nearby
- Minutes to Tyson Corner Center / Tysons Galleria
- On-site storage space
- On-site property management

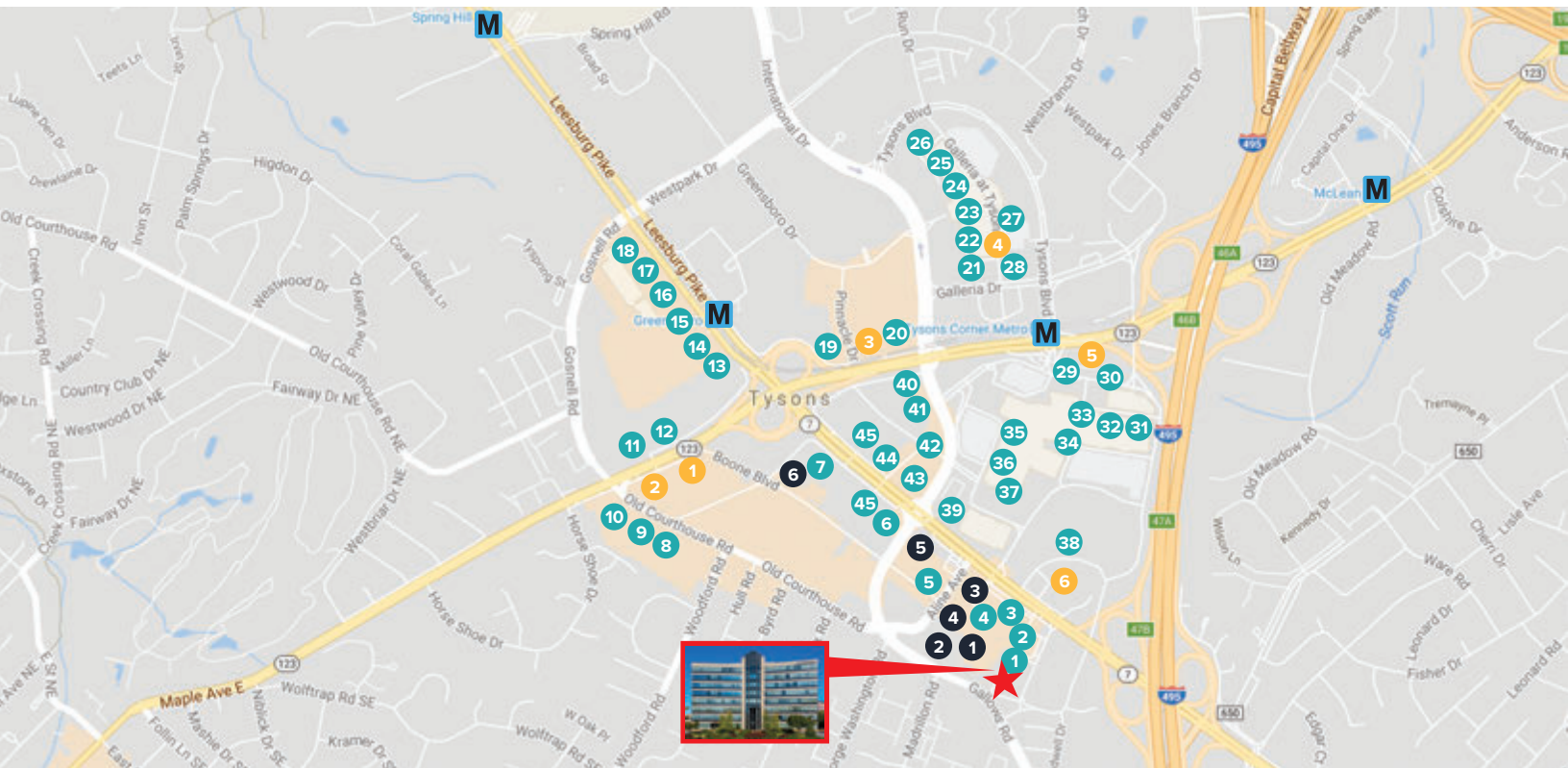




TRANSPORTATION & COMMUTING

- Dulles Toll Road
- Route 7
- Beltway (Interstate 495)
- Route 123
- Tysons Corner Metro Station
- Greensboro Metro Station
- Interstate 66





LOCAL AMENITIES WITHIN 1 MILE RADIUS

RESTAURANTS ●

1. Paladar Latin Kitchen & Rum Bar
2. Neisha Thai Restaurant
3. BJ's Restaurant & Brew-house
4. Chef Geoff's Tysons
5. Nostos Restaurant
6. Olive Garden Italian Restaurant
7. Kizuna Sushi & Ramen
8. Levant Restaurant & Lounge
9. Crust Pizzeria Napoletana
10. Alborz Restaurant
11. The O-Lounge
12. Greenhouse Bistro
13. Super Chicken
14. Manhattan Pizza Tysons
15. Panera Bread
16. Sakura Japanese Steak
17. Pho 7
18. Thai Pilin Restaurant
19. Da Domenico Ristorante
20. Fleming's Prime Steakhouse & Wine Bar
21. Maggiano's Little Italy
22. Corner Bakery Café
23. Lebanese Taverna
24. Sweetgreen
25. P.F. Chang's
26. Legal Sea Foods
27. The Palm Tysons Corner
28. Founding Farmers
29. Earls Kitchen + Bar
30. Eddie V's Prime Seafood
31. Coastal Flats
32. Gordon Biersch
33. Shake Shack
34. California Pizza Kitchen
35. CAVA
36. BGR The Burger Joint
37. Le Pain Quotidien
38. Chima Steakhouse
39. The Capital Grille
40. Cafe Deluxe
41. J R's Stockyards Inn
42. Silver Diner
43. Peet's Coffee

44. Paddy Barry's
45. Dunkin' Donuts
46. Tyson's Bagel Market

HOTELS/LODGING ●

1. Hilton Garden Inn
2. Residence Inn
3. Marriott Courtyard
4. Ritz Carlton
5. Hyatt Regency
6. Marriott

OTHER ●

1. Bank of America
2. Equinox
3. Miele
4. Red Door Spa
5. CVS
6. SunTrust Bank

BUILDING RENTABLE AREA

115,498 Rentable Square Feet

FLOORS

Eight-story building plus Lower level

— First Floor	8,519	rentable square feet
— Second Floor	9,148	rentable square feet
— Third Floor	8,923	rentable square feet
— Fourth Floor	17,542	rentable square feet
— Fifth Floor	18,001	rentable square feet
— Sixth Floor	17,865	rentable square feet
— Seventh Floor	17,635	rentable square feet
— Eighth Floor	17,865	rentable square feet
— Lower Level	6,285	rentable square feet

YEAR BUILT

1984

ZONING

C-3 Commercial

STRUCTURAL

The building is constructed with a cast-in-place, reinforced concrete slab at the first floor. The superstructure system consists of cast-in-place concrete framing including columns, beams, and upper floor and roof slabs with masonry curtain wall non load-bearing exterior walls.

EXTERIOR WALL

The exterior walls are constructed of metal curtain wall framing consisting of flush frames with steel stiffeners and spandrel glass, insulating glass, and five-inch pre-cast concrete with exposed aggregate and a one inch reveal.

EXTERIOR WINDOWS

One inch tinted vision glass and spandrel glass that is part of the curtain wall, utilizing double glazing and vertical mullions.

ROOFING

The roof covering the entire building is flat roofing, with a cast-in-place concrete roof deck. There is a single-ply rubber roofing membrane base and edge flashing. Parapet walls have metal copings.

CEILING HEIGHTS

The finished ceiling height is 8'6" with suspended acoustic tiles and a mix of recessed LED direct/indirect and incandescent lighting. The slab-to-slab height is 10'0".

ELEVATORS

The building is served by three (3) elevators. Two (2) 2,500 pound capacity elevators service floors 1 thru 8. One (1) 3,500 pound capacity freight elevator services floors lower level thru 8.

RESTROOMS

Each floor has common Men's and Women's restrooms, with ADA accommodations.

MECHANICAL SYSTEM

The building is heated by a forced warm air system with variable air volume (VAV) units in the ducts. There is electric reheat in the ceilings. Heating is electric. The building is cooled by a four pipe Carrier centrifugal chiller with a 325 ton cooling tower on the roof.

ELECTRIC SYSTEM

The building service size is 277/480 volt, three phase, four wire alternating current serving two (2) 3,000 amp, and one (1) 1,000 amp main panels.

BACK-UP GENERATOR

A diesel-powered pad-mounted emergency electrical generator provides back-up power for the emergency lighting, fire pump, and fire alarm system.

FIRE PROTECTION

The fire protection system is a wet-pipe sprinkler system. Each access corridor is equipped with smoke detectors wired to the building's electrical system, pull stations and alarm horns. The pull stations are located adjacent to the corridor exit doors and the building exit doors.

COMMUNICATION/ CABLE ACCESS

Verizon and Cox fiber currently provides high speed internet access.

PARKING

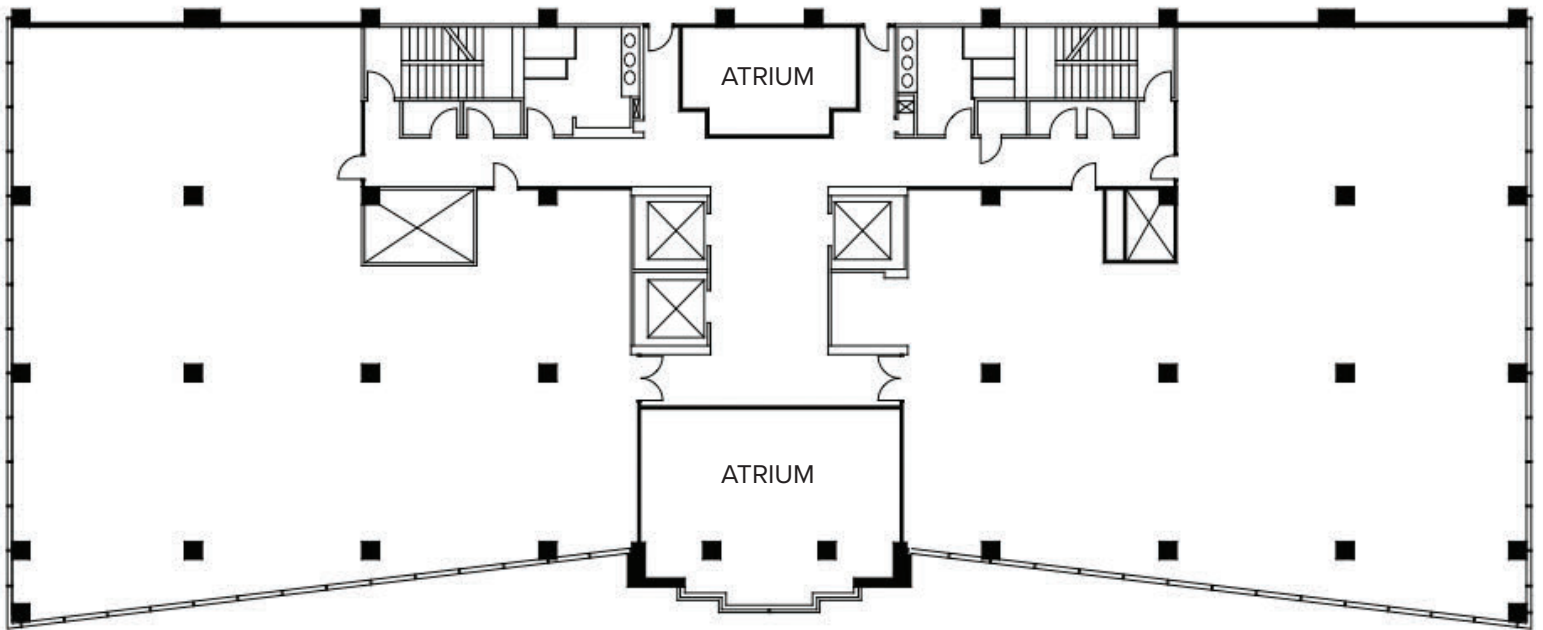
The building provides 397 parking spaces in the 4 story, structured parking lot, equal to a ratio of 3.4 parking spaces per 1,000 rentable square feet leased.

CARD READER ACCESS

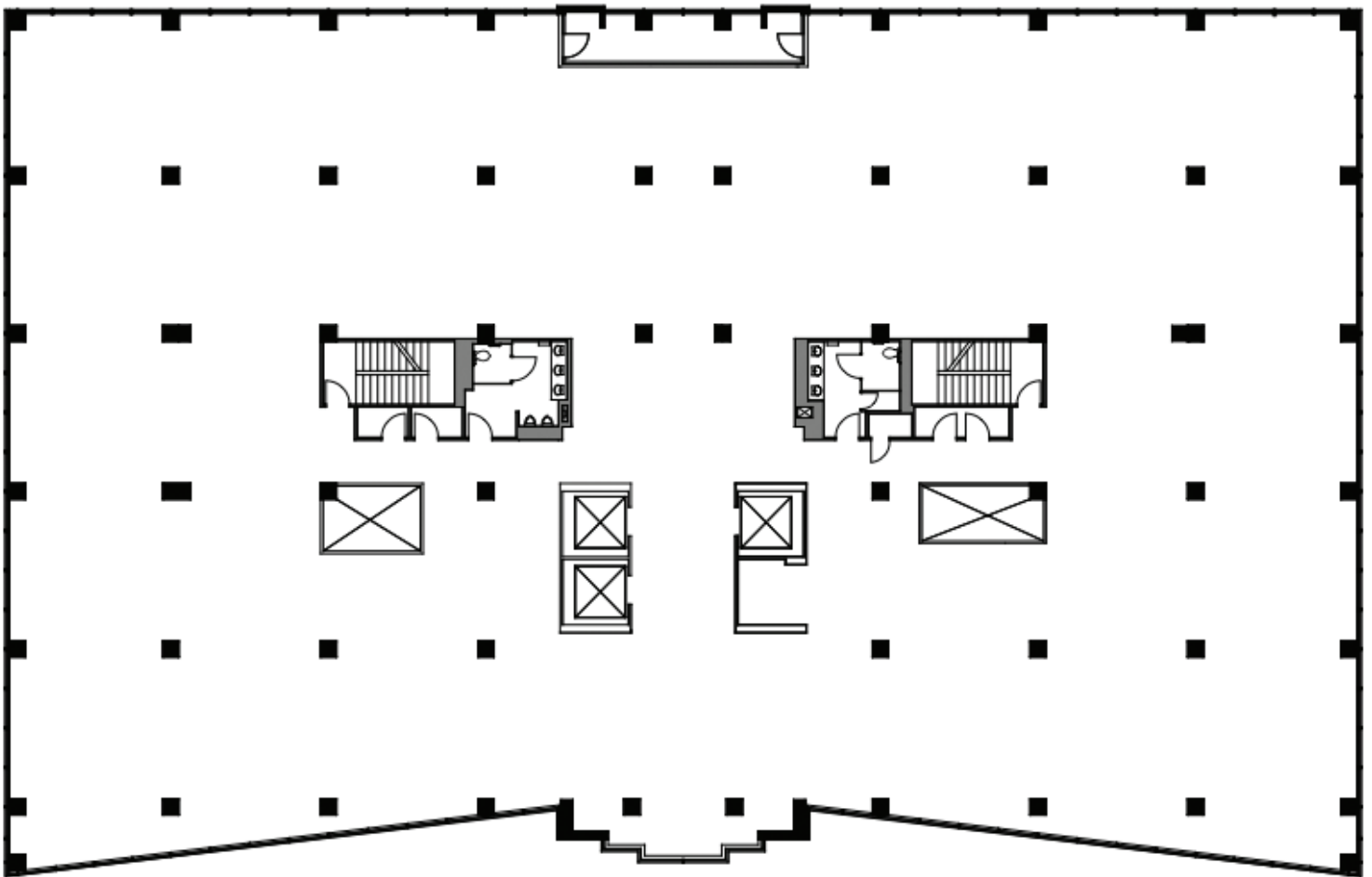
The building is equipped with a card reader system maintained by *United Security*.



TYPICAL FLOOR PLAN
FLOORS 1 THRU 3



TYPICAL FLOOR PLAN
FLOORS 4 THRU 8





FEATURES & BENEFITS

- Peripheral Tysons location - Avoids heavy traffic congestion
- Quick, easy access to/from I-495 - Saves times; reduces stress
- Covered parking - Maximizes convenience; protects automobiles from the elements
- Atrium lobby – Impressive client reception
- On-site deli - Quick, efficient food options
- Adjacent restaurants – Client entertainment
- Metro stations nearby for convenient urban-access / future-access to Dulles Airport
- Available on-site storage space - Reduces occupancy costs





FOR LEASE



1950 OLD GALLOWS ROAD | VIENNA, VA 22182