



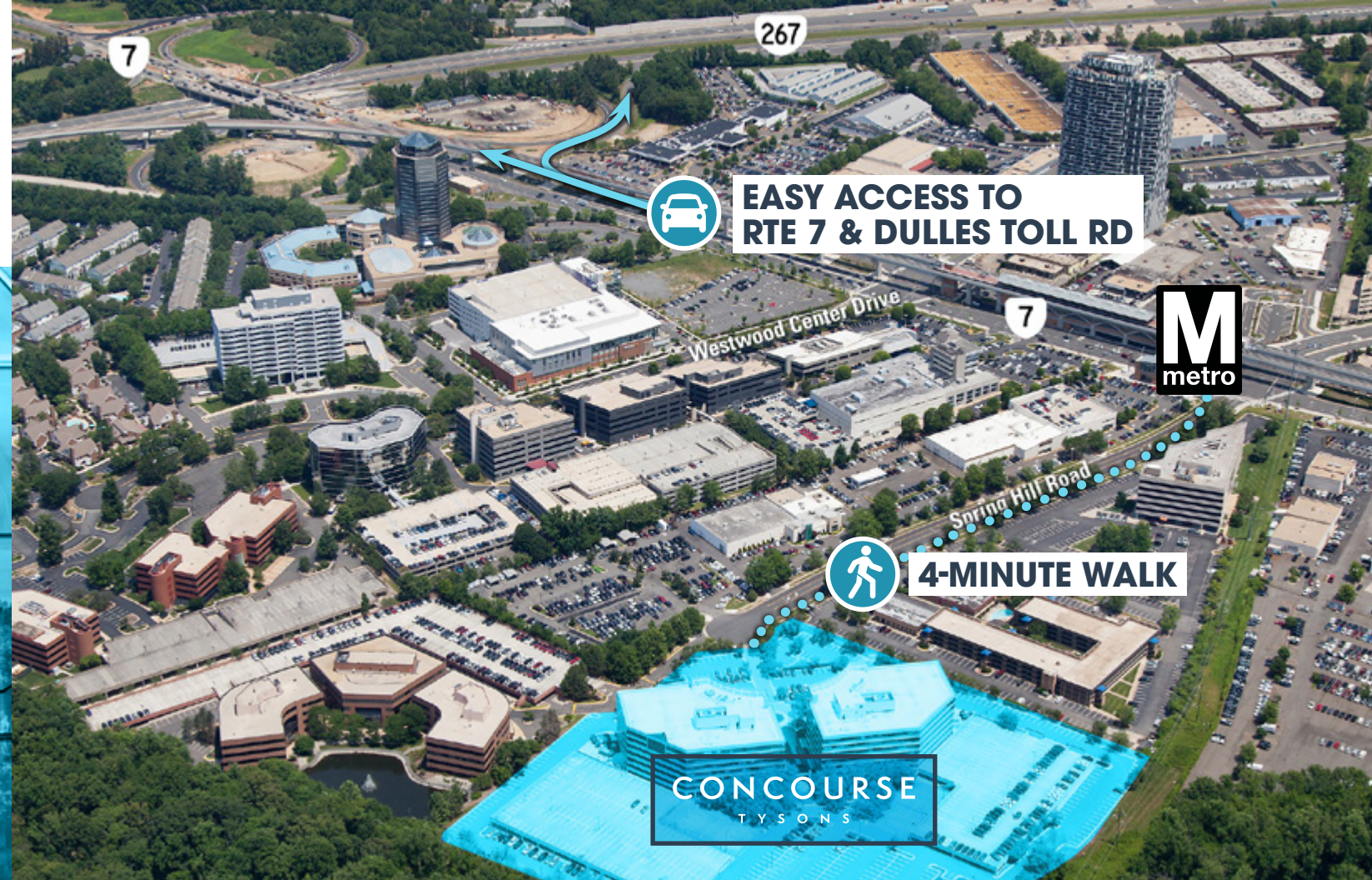
CONCOURSE

T Y S O N S

1593 | 1595 SPRING HILL ROAD, TYSONS VA



WELCOME TO CONCOURSE TYSONS



Natural and man-made beauty provides the backdrop for Concourse, an iconic office project comprised of two 7-story buildings nestled amongst the quiet trees of Raglan Road Park in Tysons, Virginia and Only steps to the Spring Hill Metro. Acres of adjacent county parkland, preserved in perpetuity, provide miles of wooded trails and gardens enhanced by the campus' outdoor patios and easy walkable access to the bustling amenities of Tysons West. The tree-lined ceremonial driveway provides a dramatic introduction to the iconic buildings' light filled, three-story glass atrium which joins the twin towers, together totaling 347,684 square feet. With strong ownership support of Atlantic Realty Company and Angelo Gordon, Concourse has recently undergone a comprehensive renovation that has transformed and modernized the project facade, lobby atrium, common areas, restrooms, backyard and auditorium. Further enhancements include a fitness center expansion, a new and tasty on-site café, and a cozy tenant lounge.



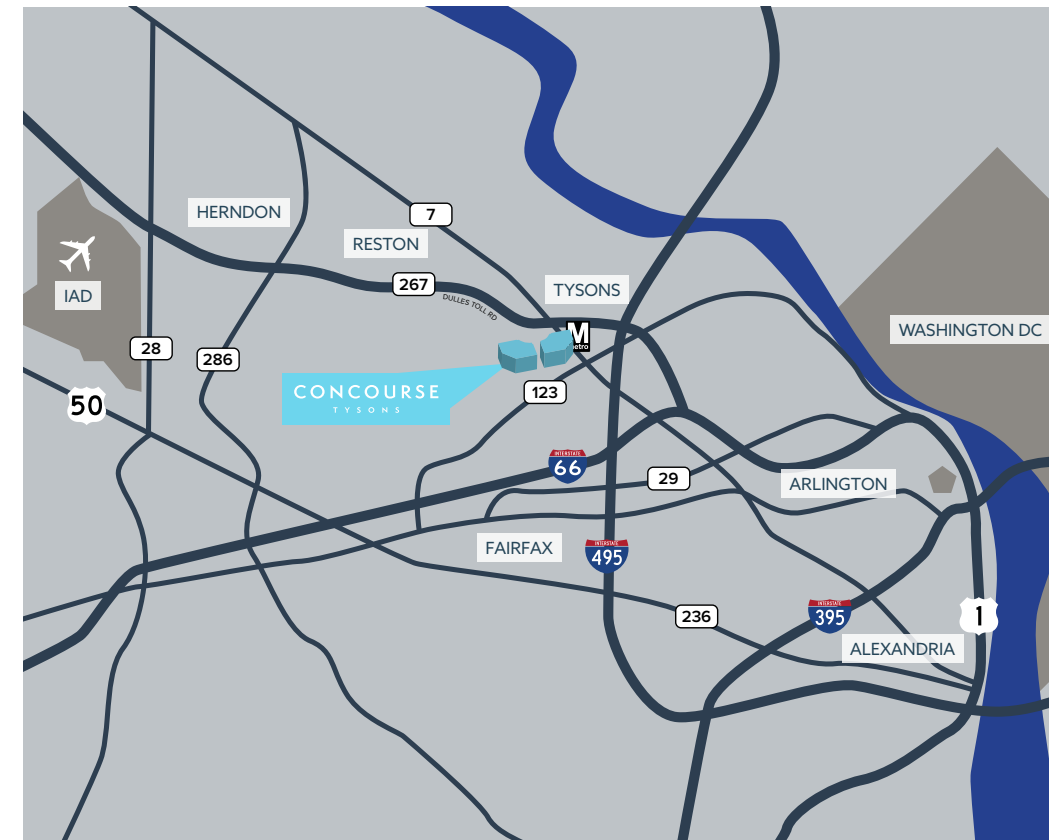
LOCATION & ACCESS



**4-MINUTE WALK TO
SPRING HILL
METRO STATION**

TIME TO

- ▶ **IAD:** 17 minutes
- ▶ **Arlington:** 15 minutes
- ▶ **Washington DC:** 25 minutes
- ▶ **DCA:** 25 minutes
- ▶ **National Landing:** 25 minutes





131-SEAT, THEATRE-STYLE AUDITORIUM



 VIRTUAL TOUR

CAFÉ WITH OUTDOOR PATIO



FULLY EQUIPPED FITNESS CENTER



 VIRTUAL TOUR

OUTDOOR SPACE



PREMIUM ON-SITE AMENITIES

The property features a host of on-site amenities exclusive for tenants. Amenities include:

- ▶ State of the art 131-seat, theatre-style auditorium
- ▶ Café with outdoor patio shaded by a large tree grove
- ▶ Full-size outdoor basketball and pickleball courts
- ▶ Outdoor lawn with bocce ball court and observation bar
- ▶ Fitness center equipped with showers and locker rooms
- ▶ Tenant lounge with comfortable seating

TENANT LOUNGE



TAKE 2



BE INSPIRED BY OUR TENANTS

Explore what your office space can be at Concourse Tysons with a special look at Take 2 and CapTech's space

RENOVATED COMMON AREAS



CAPTCH



EXPLORE YOUR NEIGHBORHOOD



The transformation of Tysons into a live-work-play community has been accelerated by significant investments from major valuable retailers. Most notable is the newly delivered Walmart Super Center and 24 Hour Fitness Club at Tysons West – a half mile from Concourse’s door. Additional restaurant amenities at Tysons West include: District Taco, Moby Dick, Perfect Pita, and Bombay Tandoor. Future development within Tysons West will add 700 multifamily units and 100,000 square feet of additional fast-casual retailers, providing a direct infusion to the growing live-work-play environment surrounding the property.



SURROUNDING AMENITIES

Concourse Tysons is a short drive away from destination shopping centers and restaurants. Less than a mile away, discover the new Boro District with the largest Whole Foods Market on the east coast and with premier restaurants like North Italia, Open Road, Fish Taco & Santouka Ramen.

TIME TO

- ▶ **Boro District:** 4 minutes
- ▶ **Tysons Galleria:** 6 minutes
- ▶ **Tysons Corner Center:** 8 minutes



MULTIPLE SIGNAGE
OPTIONS AVAILABLE



AVAILABLE SPACE

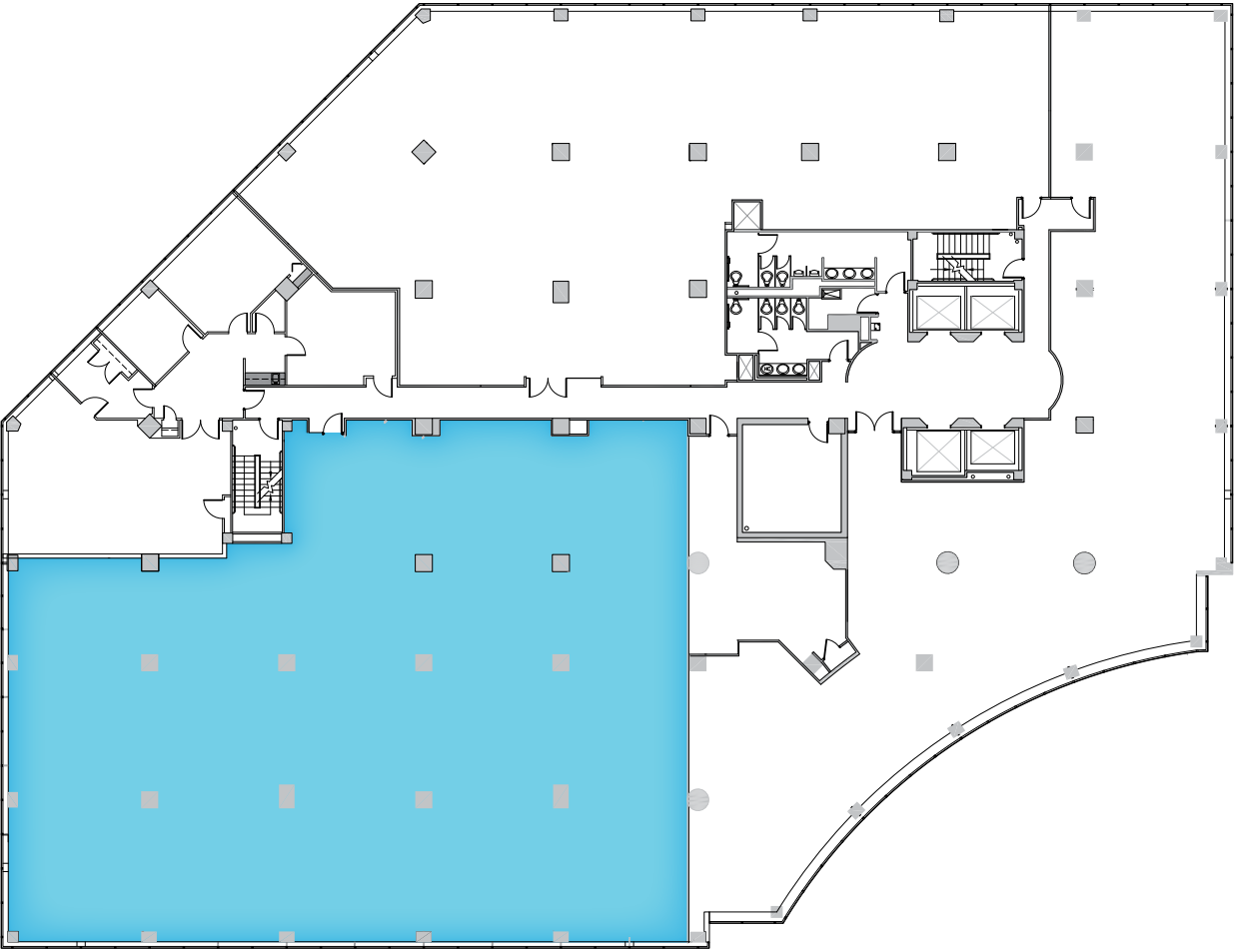
CONCOURSE T Y S O N S

1593 SPRING HILL RD
SUITE 220
10,038 SF

1593 SPRING HILL RD

1595 SPRING HILL RD

7	SUITE 700 10,560 SF - AVAILABLE 5/1/22		SUITE 700 FULL FLOOR - 25,780 SF
6			
5	SPEC SUITE SUITE 530 4,395 SF	SUITE 540 4,561 SF	SUITE 500 11,263 SF
4			
3	SUITE 300 FULL FLOOR - 26,084 SF	SPEC SUITE SUITE 310 1,574 SF	
2	SUITE 220 10,038 SF		SUITE 200 FULL FLOOR - 26,084 SF
1		FITNESS CENTER	CAFE
		SUITE 100 4,230 SF	CONFERENCE CENTER



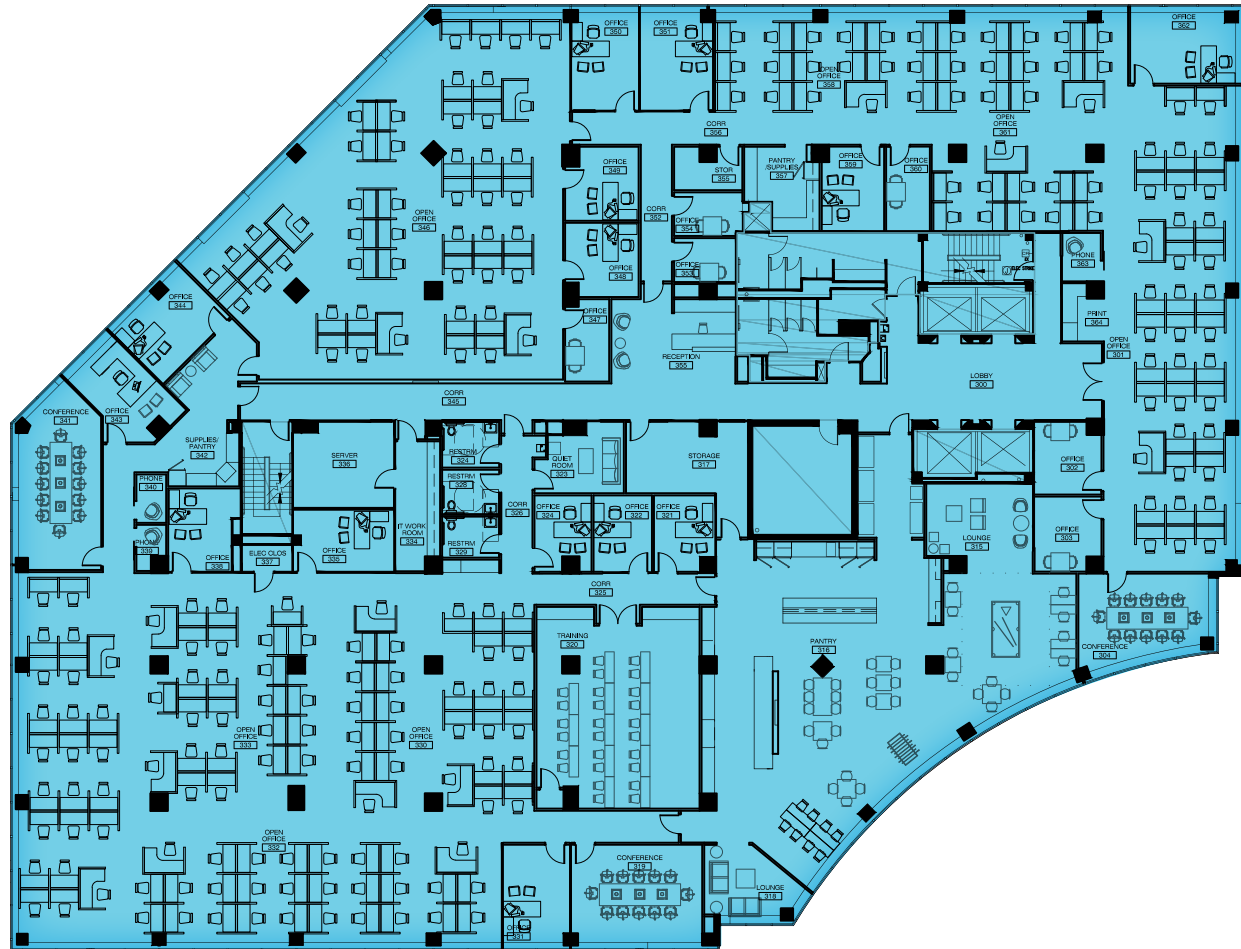
SHELL CONDITION



1593 SPRING HILL RD

SUITE 300

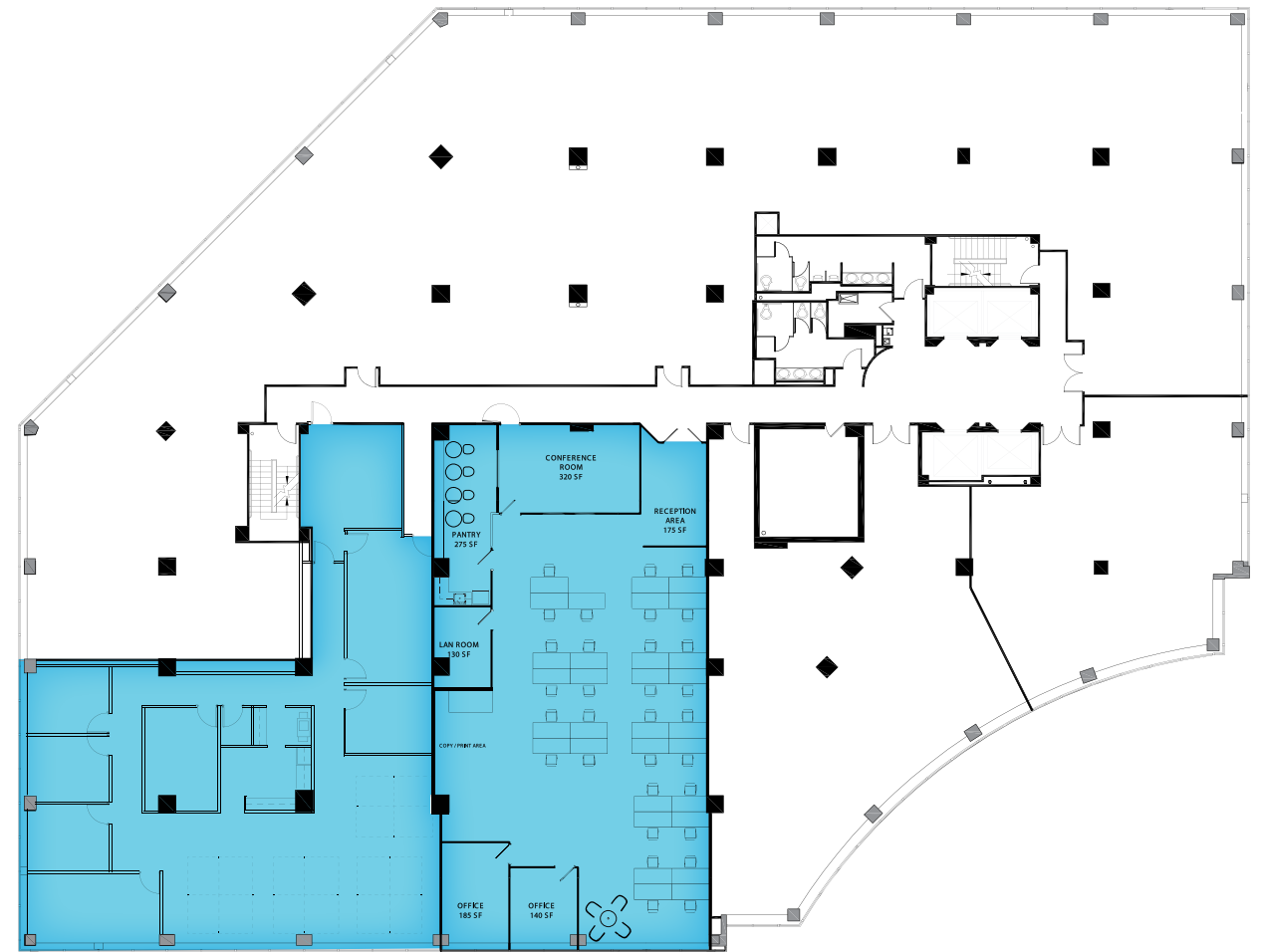
26,084 SF



1593 SPRING HILL RD

SUITE 530/540

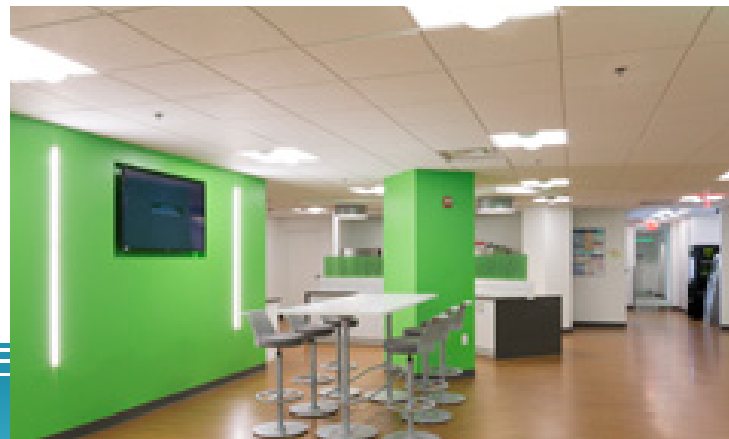
8,956 SF



SUITE 540
4,561 SF

SPEC SUITE 530
4,395 SF

 VIRTUAL TOUR

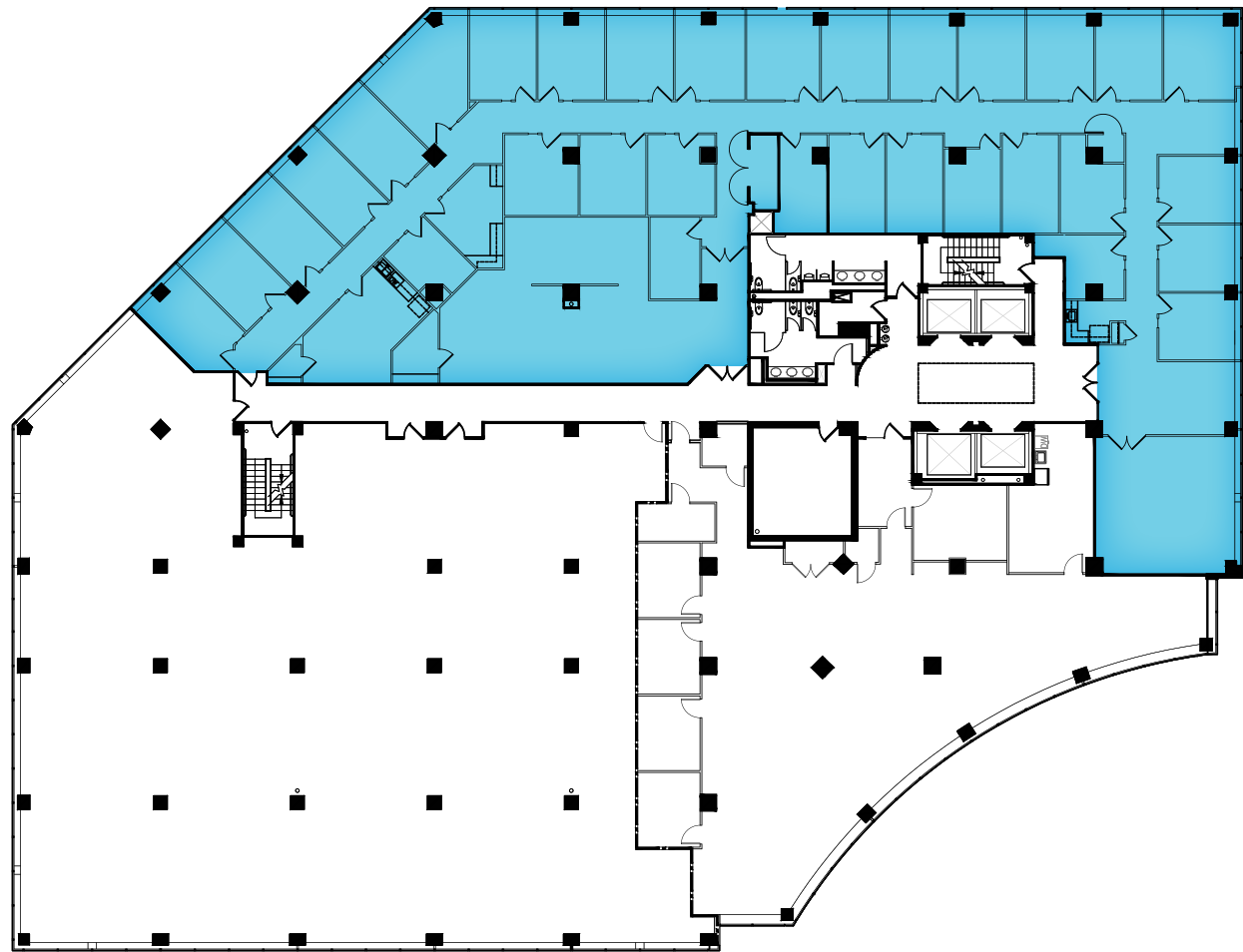


1593 SPRING HILL RD

SUITE 700

10,560 SF

AVAILABLE 5/1/22



1595 SPRING HILL RD

SUITE 100

4,230 SF

AVAILABLE 12/1/22



1595 SPRING HILL RD

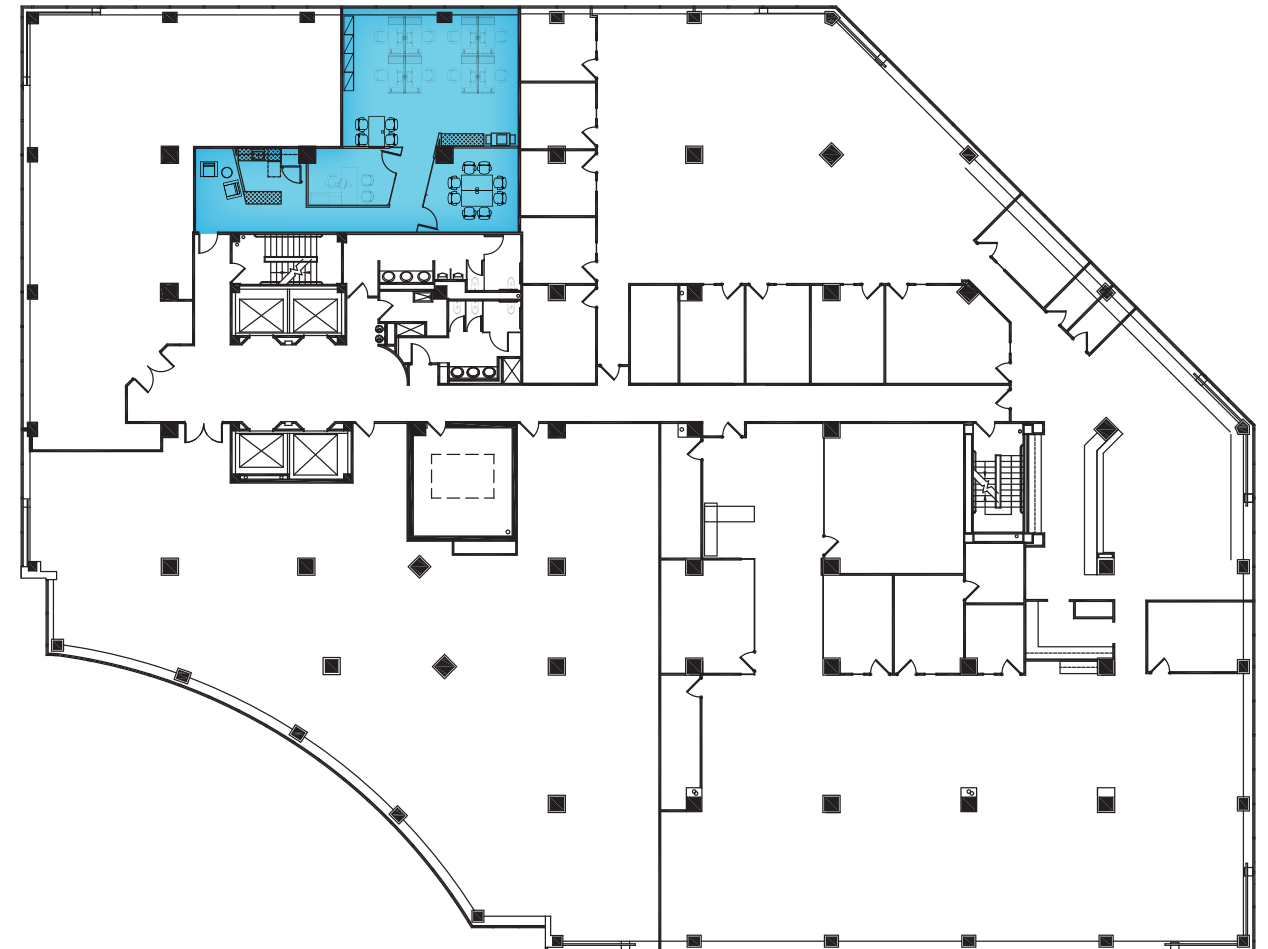
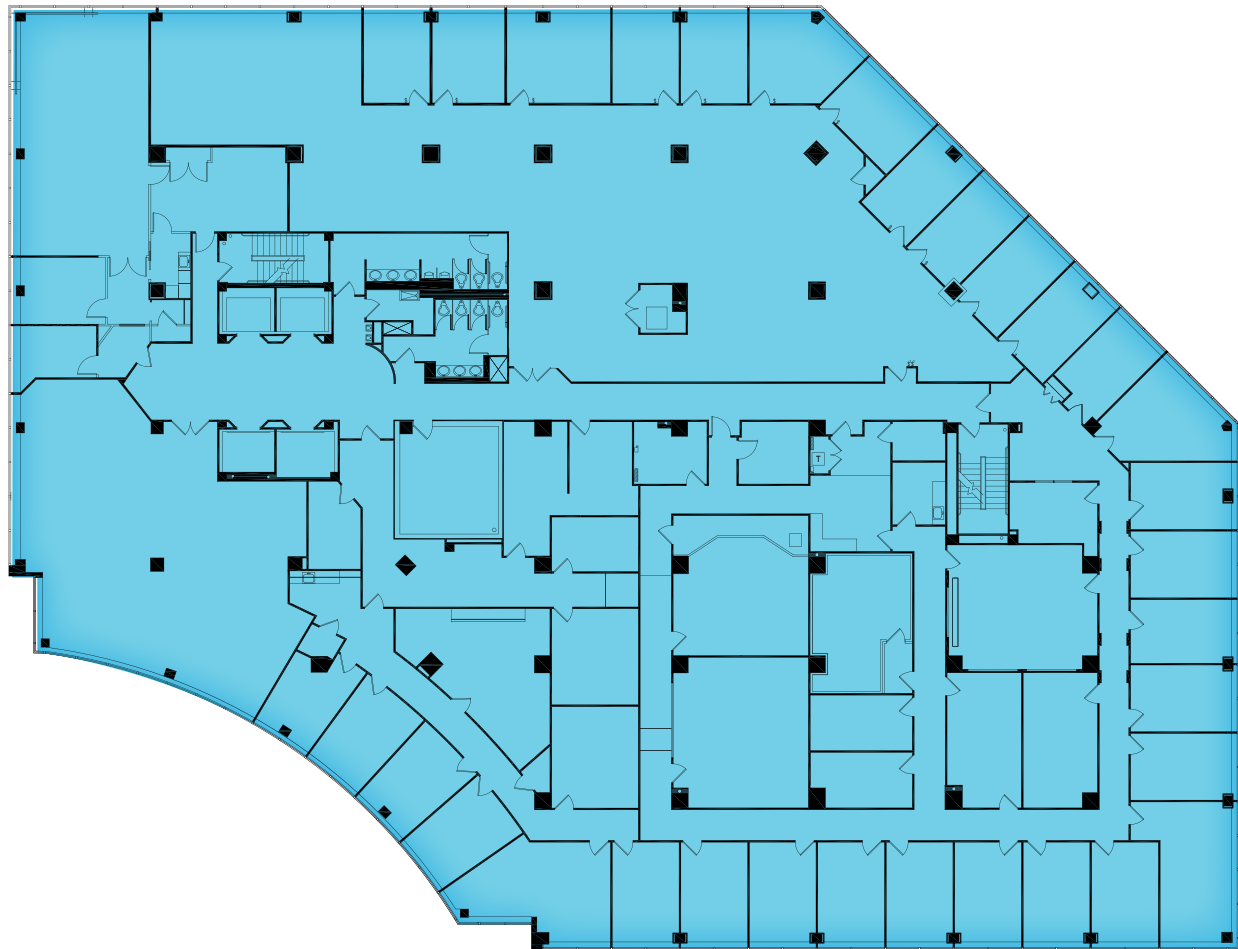
SUITE 200

26,084 SF

1595 SPRING HILL RD

SPEC SUITE 310

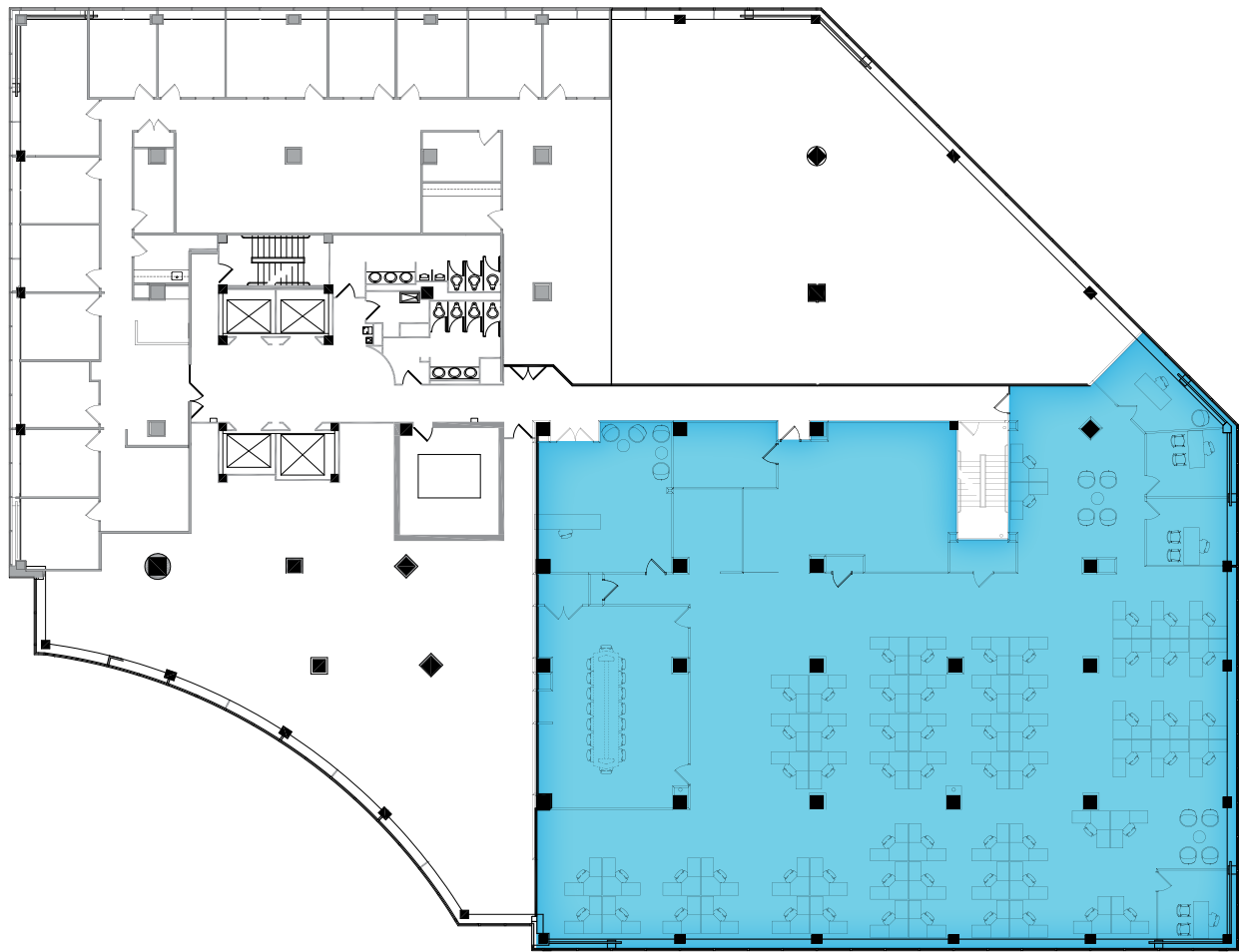
1,574 SF



1595 SPRING HILL RD

SUITE 500

11,263 SF

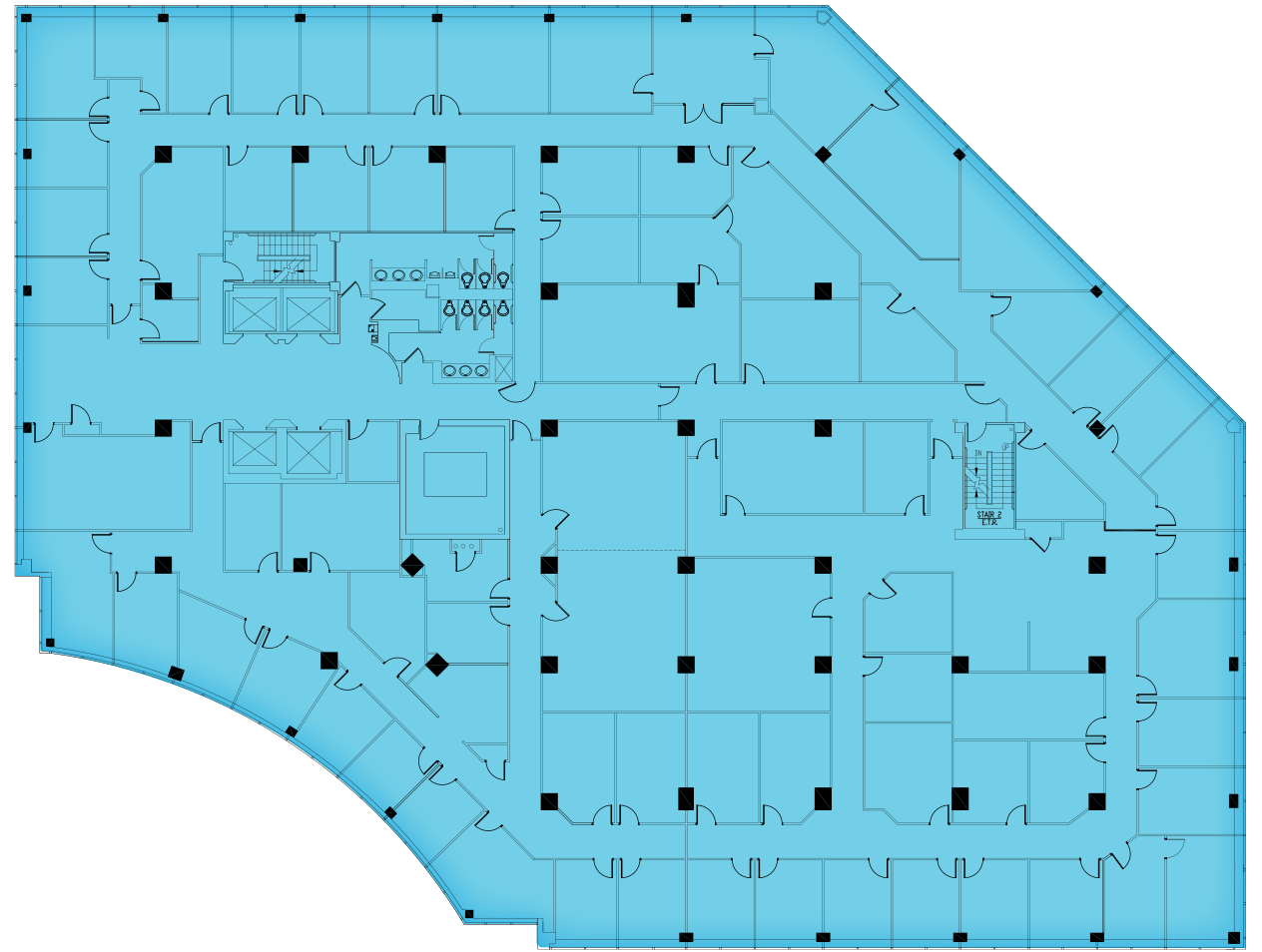


SUITE 500
11,263 SF

1595 SPRING HILL RD

SUITE 700

25,780 SF



CONCOURSE

TYSONS

LEASING INFORMATION

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