

1676

TYSONS, VA

Redefined

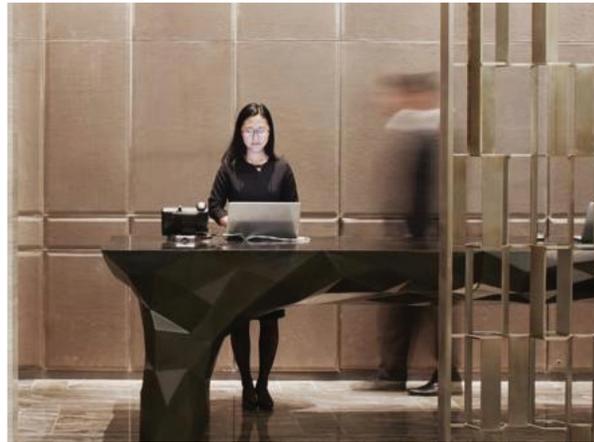


Engaged

A well-appointed and tailored lobby engages tenants and guests upon arrival. The lobby will include concierge services and a specialty coffee bar.



LUXURIOUS



ACCOMMODATING



ENERGIZING



495

7

123

Tyson's
CORNER CENTER™

Marriott

Hilton

THE RITZ-CARLTON

Tyson's Corner Metro

Greensboro Metro

1676

TYSONS GALLERIA

THE BORO
TYSONS

5 MINUTE WALK

8 MINUTE WALK

3 MINUTE WALK

TYSONS BLVD

INTERNATIONAL DR

GREENSBORO DR

Connected

Improved vehicular access will provide tenants quick and direct passage to the Capital Beltway (I-495), the Dulles Toll Road, and Route 7.



Premiere signage opportunity with 44,000 vehicles traveling on International Drive and Tysons Blvd per day.

Landscaped pedestrian path will link tenants to the Greensboro Metro and the thriving food, retail and entertainment amenities nearby.

Activated

Activated plaza outfitted with an inviting outdoor fireplace and lounge, oversized four-seasons TV, relaxation nooks, illuminated bocce court, putting green, and table tennis.





OPEN-AIR CONSERVATORY



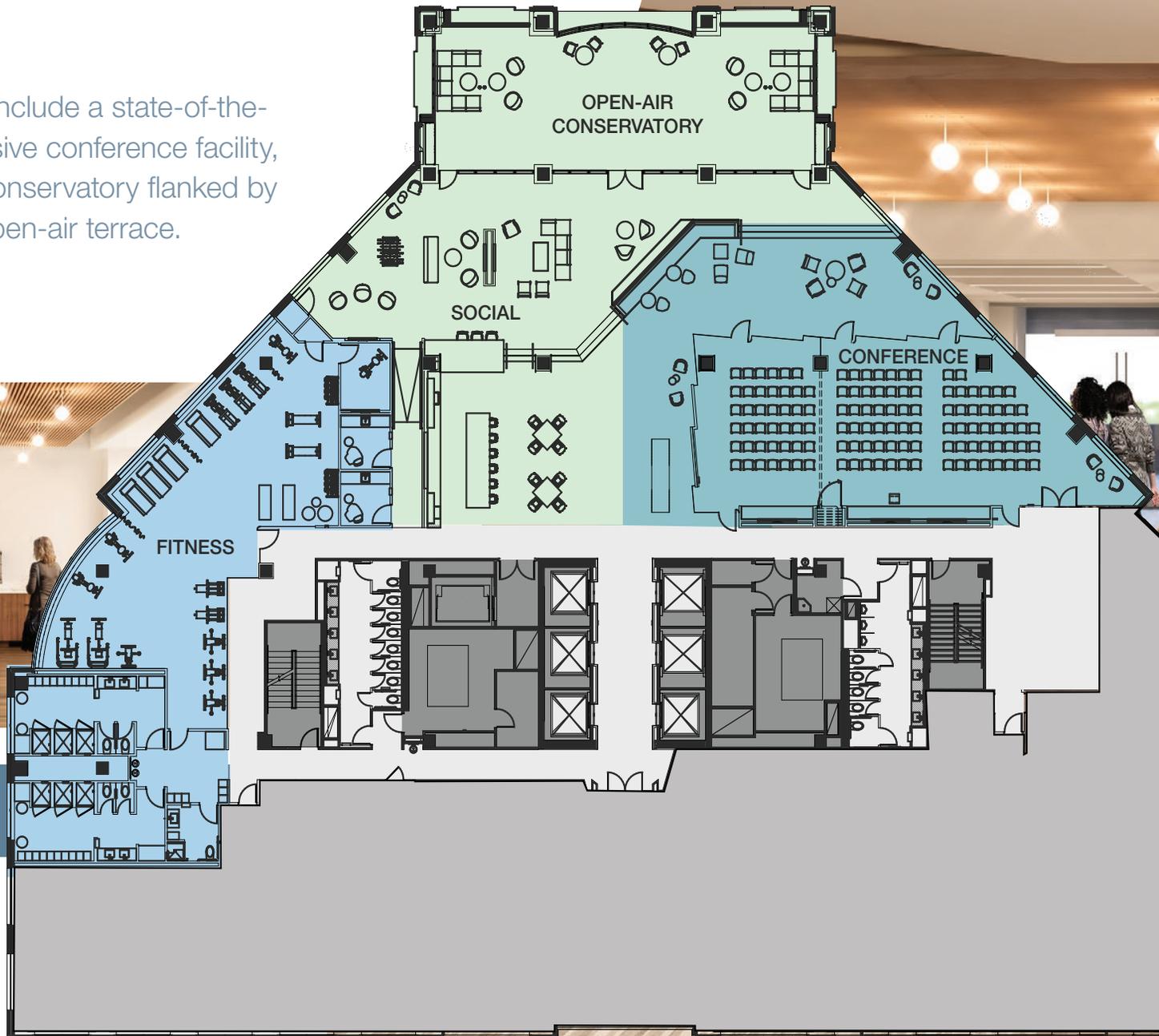
Elevated

An unrivaled penthouse amenity suite catering to tenants' every need- physical, intellectual, emotional, spiritual and social.



SCALABLE CONFERENCE FACILITY | SEATING UP TO 120

Penthouse amenity features include a state-of-the-art fitness center, an expansive conference facility, game area, social lounge and conservatory flanked by a four-seasons over 1,000 SF open-air terrace.



SOCIAL LOUNGE

PRE-FUNCTION SPACE



Delivery Q4 2019 (244,913 SF)

Penthouse Amenity Floor (15,000 SF)

Lobby Amenity (10,000 SF)

Courtyard Amenity (13,500 SF)

AMENITY FLOOR

12 - 36,296 SF

11 - 36,296 SF

10 - 36,296 SF

09 - 37,266 SF

08 - 37,266 SF

07 - 37,266 SF

06 - 37,261 SF

05 - 28,040 SF



Positioned

Outfitted with every possible convenience and designed to anticipate the future, 1676 is positioned to meet the ever-changing wants and needs of our tenants.



THE BRANDYWINE DIFFERENCE

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.

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JONES LANG LASALLE

Jones Lang LaSalle (NYSE:JLL) is a professional services and investment management firm offering specialized real estate services to clients seeking increased value by owning, occupying and investing in real estate.

With annual revenue of \$3.9 billion, Jones Lang LaSalle operates in 70 countries from more than 1,000 locations worldwide. On behalf of its clients, the firm provides management and real estate outsourcing services to a property portfolio of 2.6 billion square feet and completed \$63 billion in sales, acquisitions and finance transactions in 2012. Its investment management business, LaSalle Investment Management, has \$46.3 billion of real estate assets under management.



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1676

Exceptionally...

ENGAGED | CONNECTED | ACTIVATED | ELEVATED | POSITIONED