

# CAPITAL ONE CENTER



DOCHTER & ALEXANDER  
RETAIL ADVISORS



## HIGHLIGHTS

- Capital One Center is a true live-work-play market, home to **12,000 Tysons associates**, **year-round events** at Capital One Hall, The Perch, and Capital One Park, a **diverse mix of restaurants**, and a **Wegmans** for everyday essentials
- Set in Tysons—Northern Virginia's **strongest commercial district** and home to **four Fortune 500 headquarters**—all within immediate proximity to the project.
- Located within reach of a **dense and affluent consumer base**, this strong residential market boasts access to over **1.47 million** people within a 10-mile radius and an impressive average household income of **\$213,914**

## OPPORTUNITIES

- A1** | 7,319 SF + Outdoor Patio + Vented
- A3** | 2,928 SF + Vented
- A5** | 24,967 SF Divisible + Outdoor Terrace + Vented
- C1** | 11,667 SF + Outdoor Patio + Vented

## COTENANCY

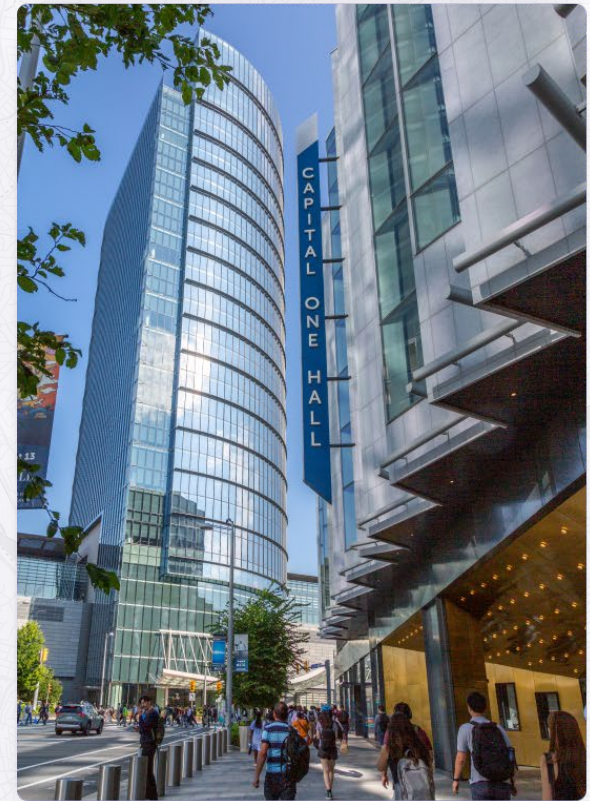


## CONTACT

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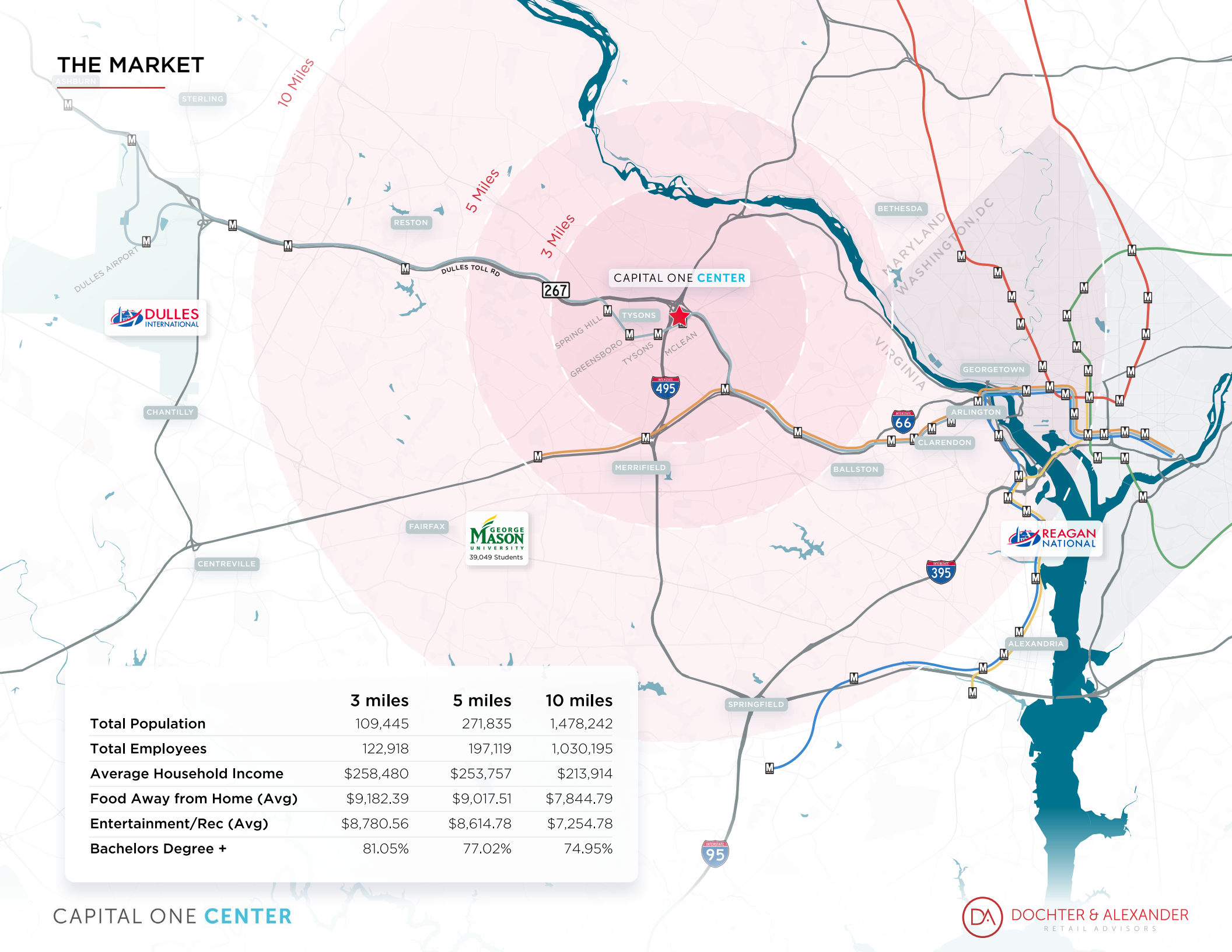
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## THE MARKET



	3 miles	5 miles	10 miles
Total Population	109,445	271,835	1,478,242
Total Employees	122,918	197,119	1,030,195
Average Household Income	\$258,480	\$253,757	\$213,914
Food Away from Home (Avg)	\$9,182.39	\$9,017.51	\$7,844.79
Entertainment/Rec (Avg)	\$8,780.56	\$8,614.78	\$7,254.78
Bachelors Degree +	81.05%	77.02%	74.95%



# REGIONAL CUSTOMER

## GREAT FALLS

🚗 \$11,475  
🏠 \$336,516

🚗 Average Food Away From Home Annual  
3 Mile

🏠 Average Household Income  
3 Mile

## Average Annual Household Food Spend Away from Home

\*2025 Data

15 Minute Drive  
Downtown DC  
\$6,663.26

15 Minute Drive  
Capital One Center  
\$8,424.25

Difference  
+21%

## RESTON

🚗 \$6,944  
🏠 \$192,130

DULLES TOLL RD

267

## CAPITAL ONE CENTER

## TYSONS

🚗 \$8,511  
🏠 \$237,555

SPRING HILL  
GREENSBORO  
TYSONS  
MCLEAN

## VIENNA

🚗 \$8,048  
🏠 \$224,160

## MERRIFIELD

🚗 \$7,345  
🏠 \$203,287

## FAIRFAX

🚗 \$6,985  
🏠 \$194,353

GEORGE  
MASON  
UNIVERSITY  
39,049 Students

## ANNANDALE

🚗 \$6,220  
🏠 \$170,529

## BETHESDA

🚗 \$10,022  
🏠 \$281,758

## MCLEAN

🚗 \$10,028  
🏠 \$282,540

## GEORGETOWN

🚗 \$7,763  
🏠 \$202,972

## RB CORRIDOR

🚗 \$8,018  
🏠 \$214,010

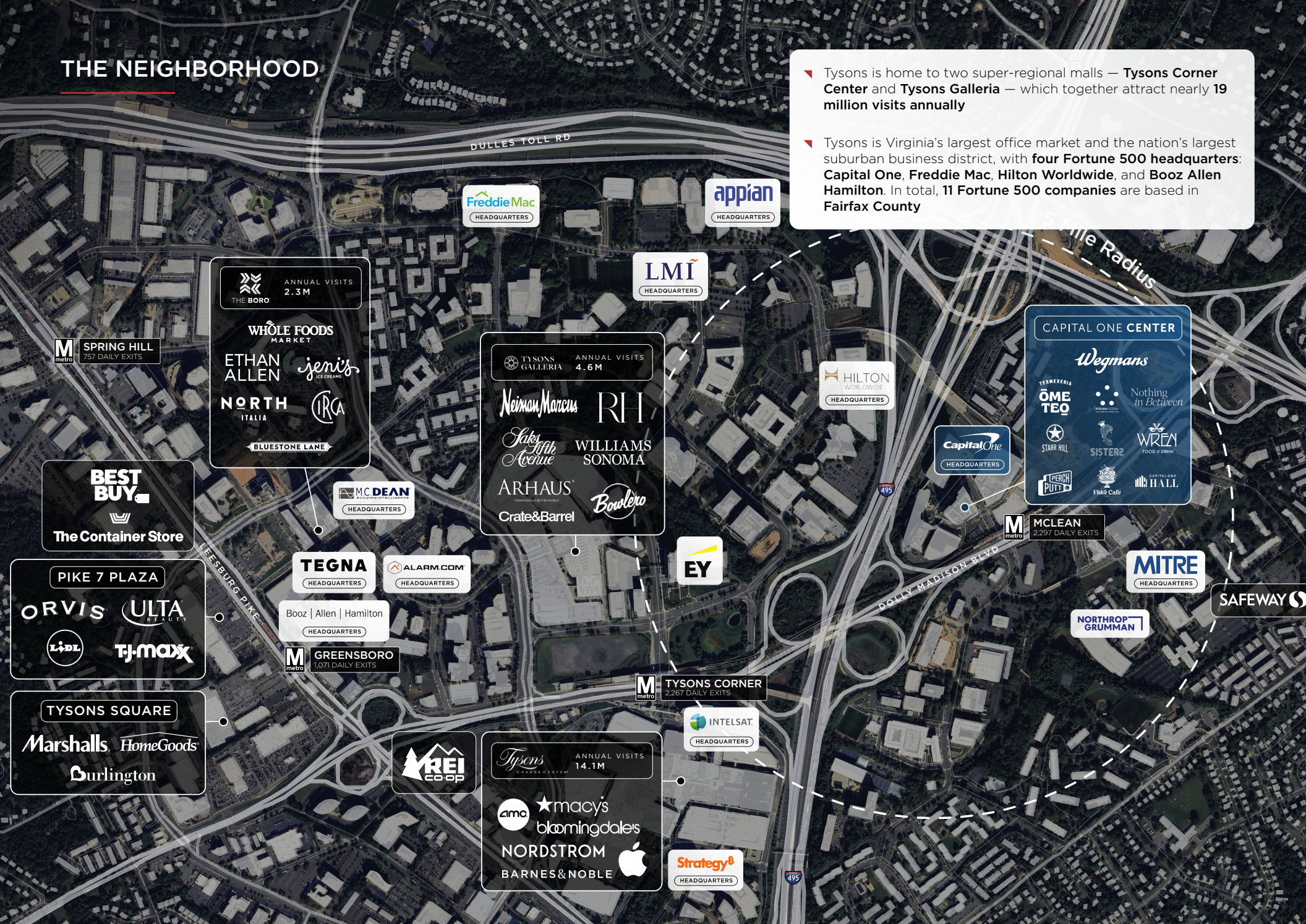
15 MINUTE DRIVE

REAGAN NATIONAL



# THE NEIGHBORHOOD

- ▼ Tysons is home to two super-regional malls — **Tysons Corner Center** and **Tysons Galleria** — which together attract nearly 19 million visits annually
- ▼ Tysons is Virginia's largest office market and the nation's largest suburban business district, with **four Fortune 500 headquarters**: **Capital One**, **Freddie Mac**, **Hilton Worldwide**, and **Booz Allen Hamilton**. In total, 11 Fortune 500 companies are based in Fairfax County





# CAPITAL ONE CENTER

## COTENANCY

TEXMEXERIA  
**OME  
TEO**

**SISTER2**

**STELLINA PIZZERIA**  
ITALY PIZZA STYLE FOOD LOVE

**STARR HILL**

**WREN**  
FOOD // DRINK

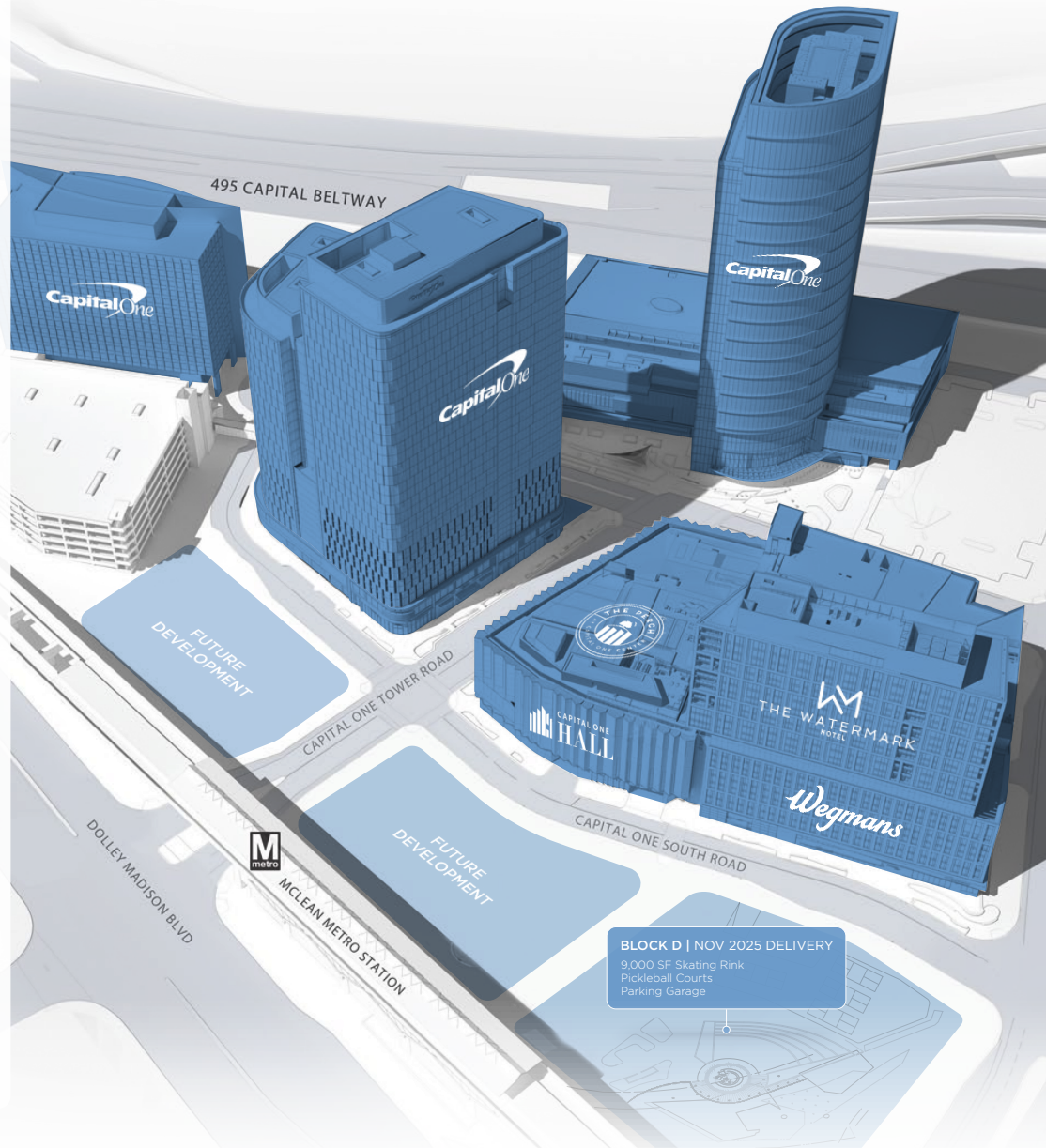
**THE NAISHO ROOM**

**Villa Yara**

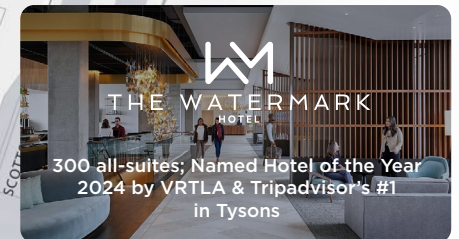
Nothing  
in Between

**PERCH  
PUTT**

Capital One Center is a 35-acre mixed-use district in the heart of Tysons, anchored by Capital One's global headquarters and home to 12,000 Tysons associates—featuring destinations like Capital One Hall, The Perch, and Capital One Park



## PROJECT ANCHORS





## DELIVERING THIS YEAR

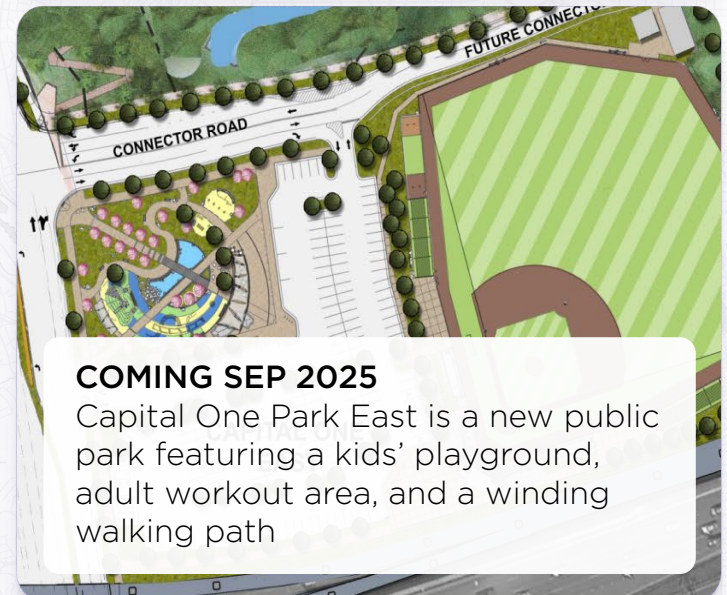


### COMING NOV 2025

Seasonal 9K Ice Rink in winter, pickleball courts in summer—all above a landscaped park with convenient underground parking



Summer brings active energy with dedicated pickleball courts



### COMING SEP 2025

Capital One Park East is a new public park featuring a kids' playground, adult workout area, and a winding walking path



## THE SPACES

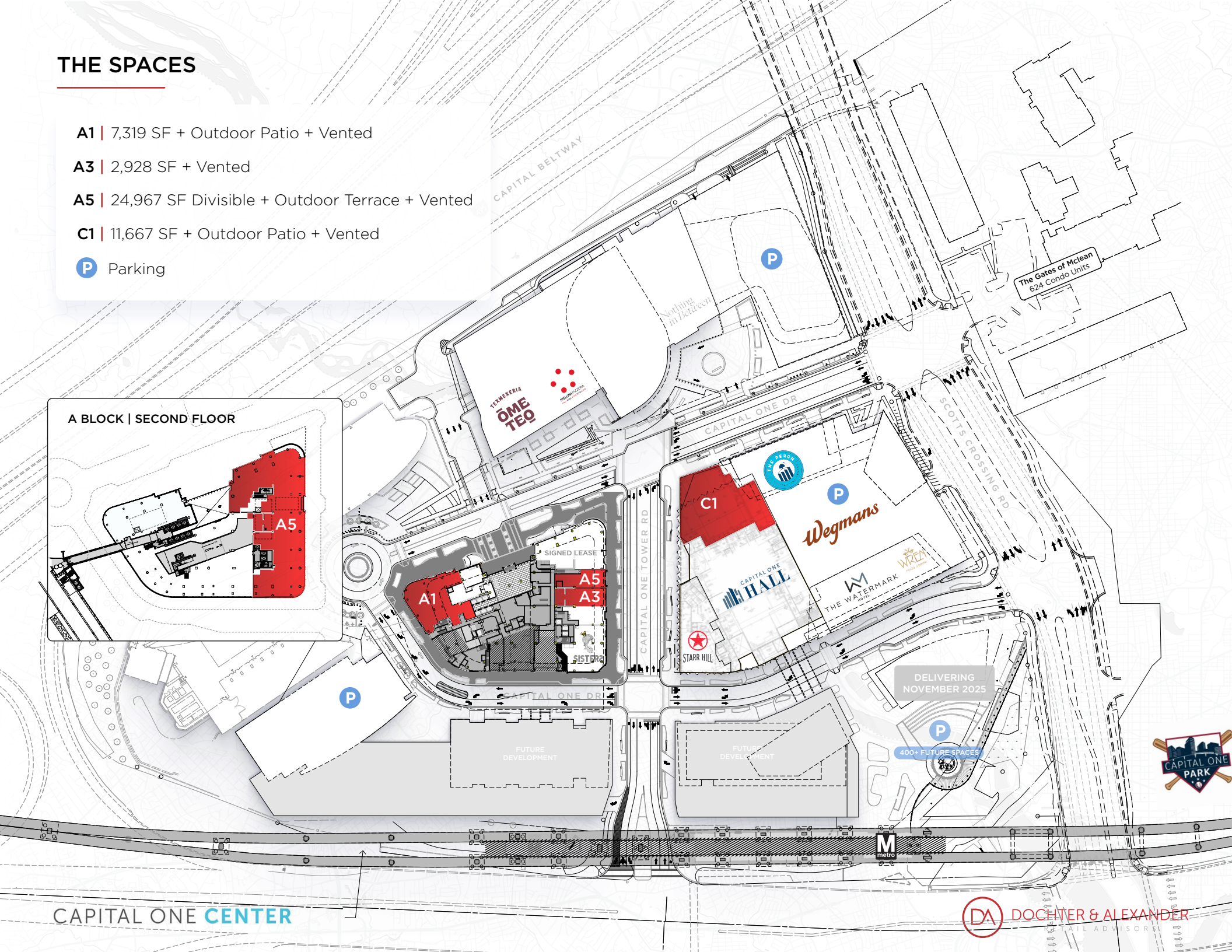
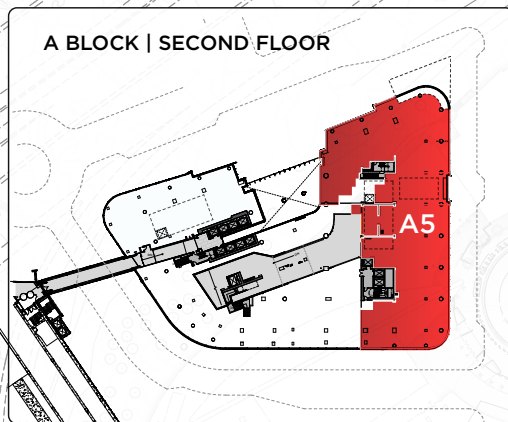
**A1** | 7,319 SF + Outdoor Patio + Vented

**A3** | 2,928 SF + Vented

**A5** | 24,967 SF Divisible + Outdoor Terrace + Vented

**C1** | 11,667 SF + Outdoor Patio + Vented

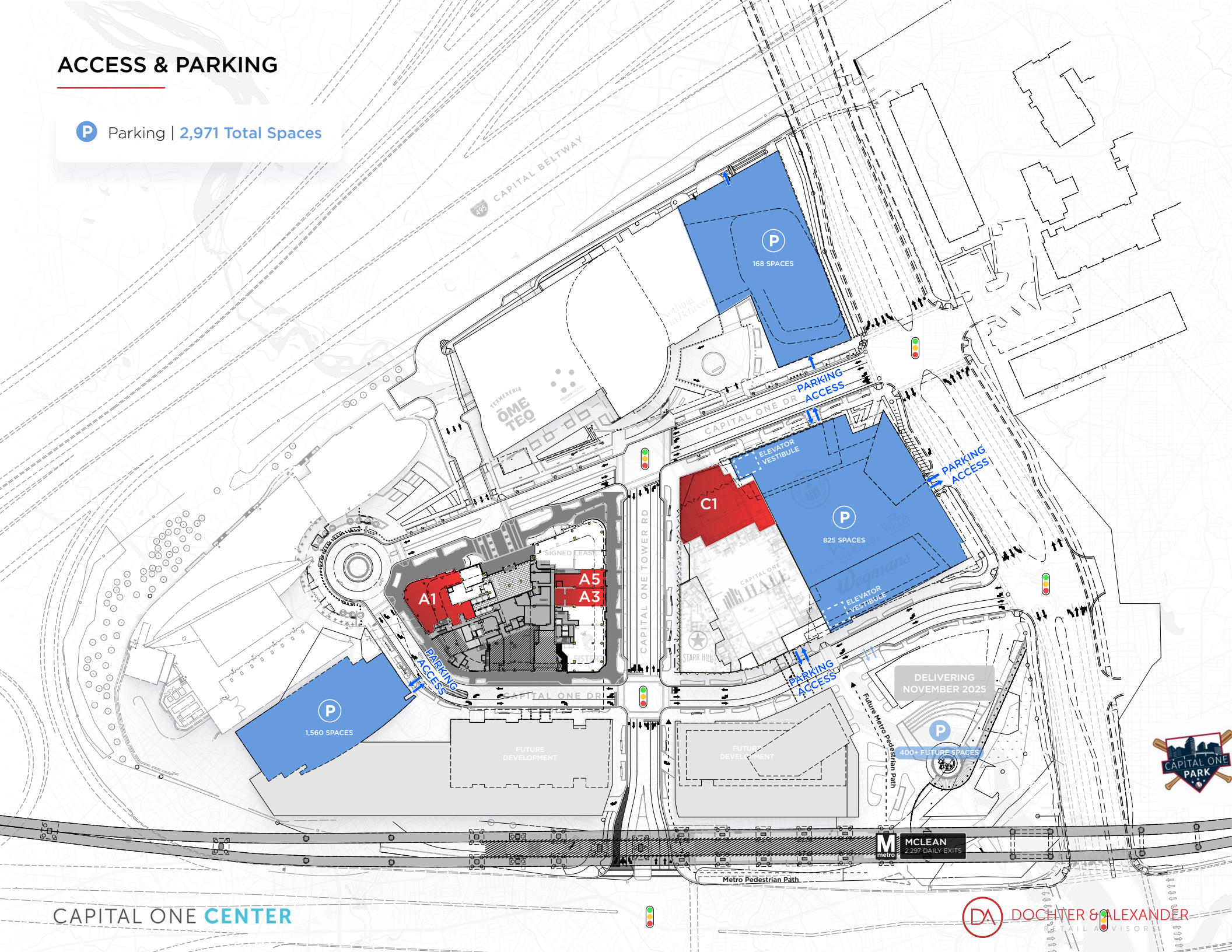
 Parking





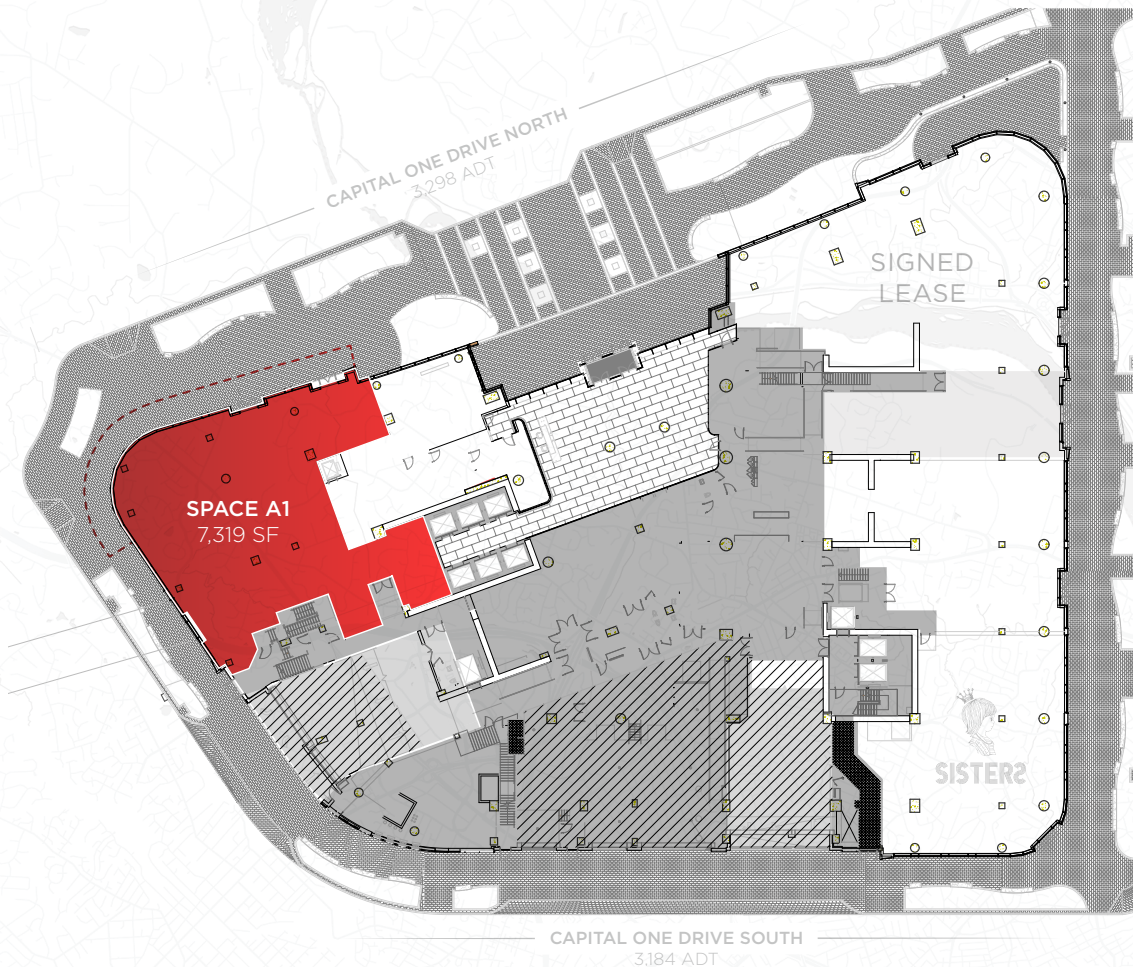
# ACCESS & PARKING

**P** Parking | **2,971 Total Spaces**





## SPACE A1



## SPECS

- Square Footage** | 7,319 SF
- Frontage** | 181'
- Ceiling Heights** | 16' 9"
- Timing** | Immediate
- Rent/Nets** | Negotiable
- Features** | Vented Space with Outdoor Patio

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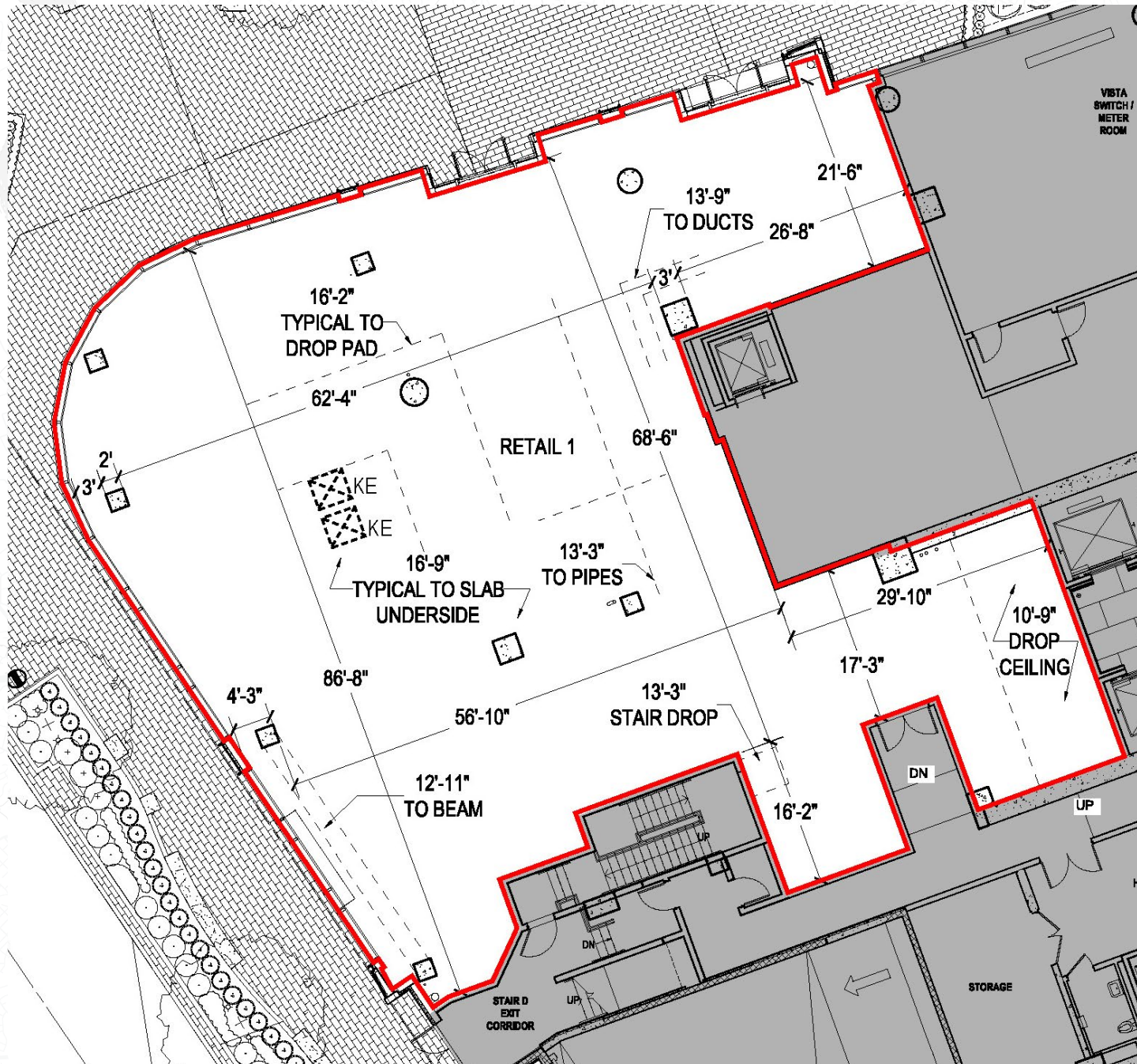
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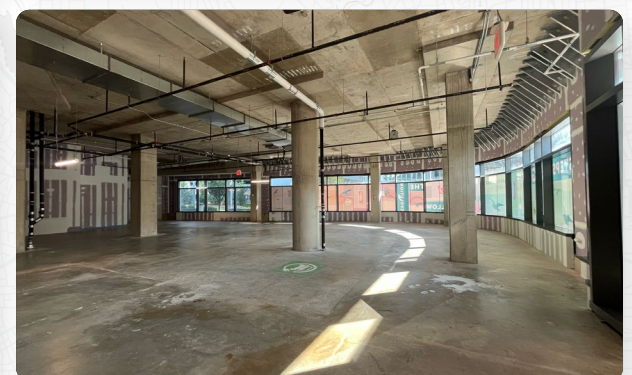


## CAPITAL ONE CENTER



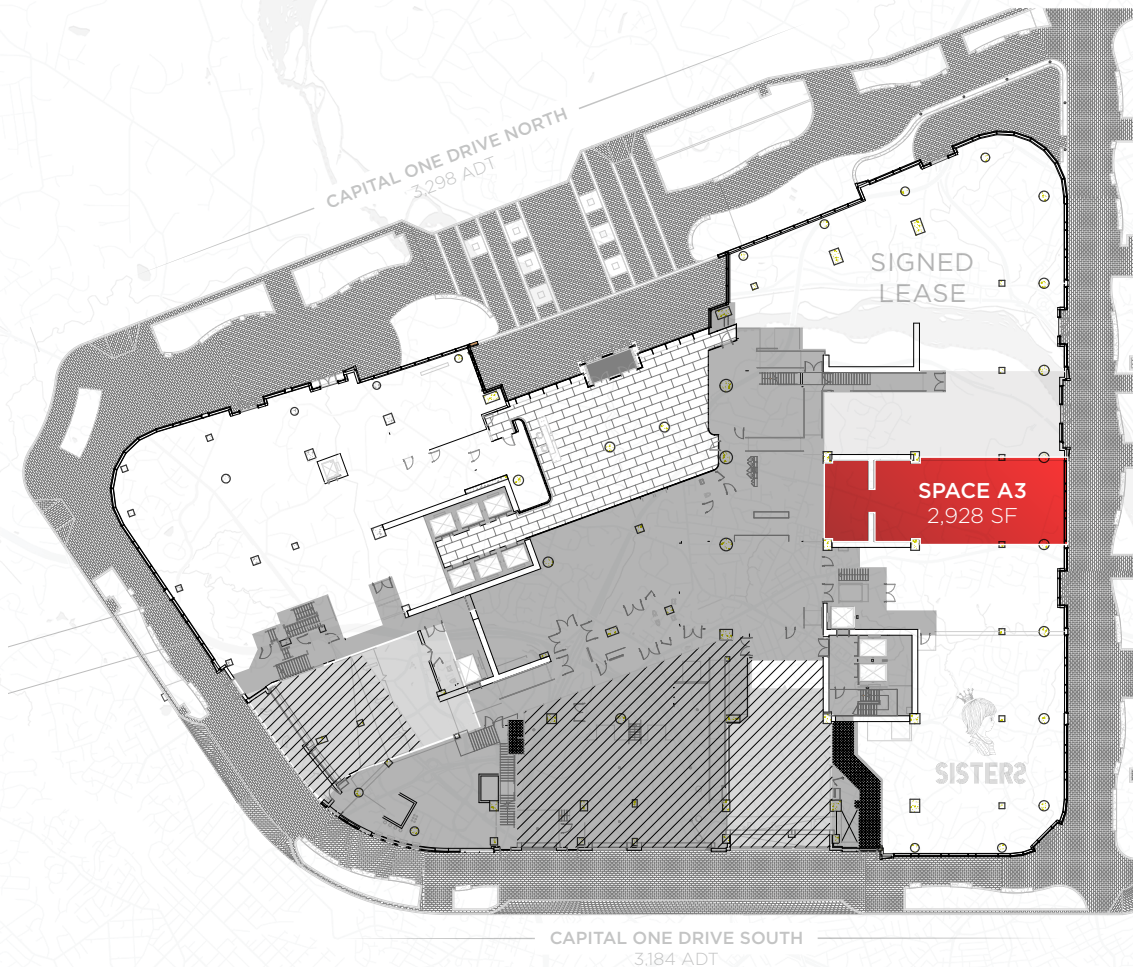


## SPACE A1





## SPACE A3



## SPECS

**Square Footage** | 2,928 SF

**Frontage** | 29'

**Ceiling Heights** | 23' 1"

**Timing** | Immediate

**Rent/Nets** | Negotiable

**Features** | Vented Space

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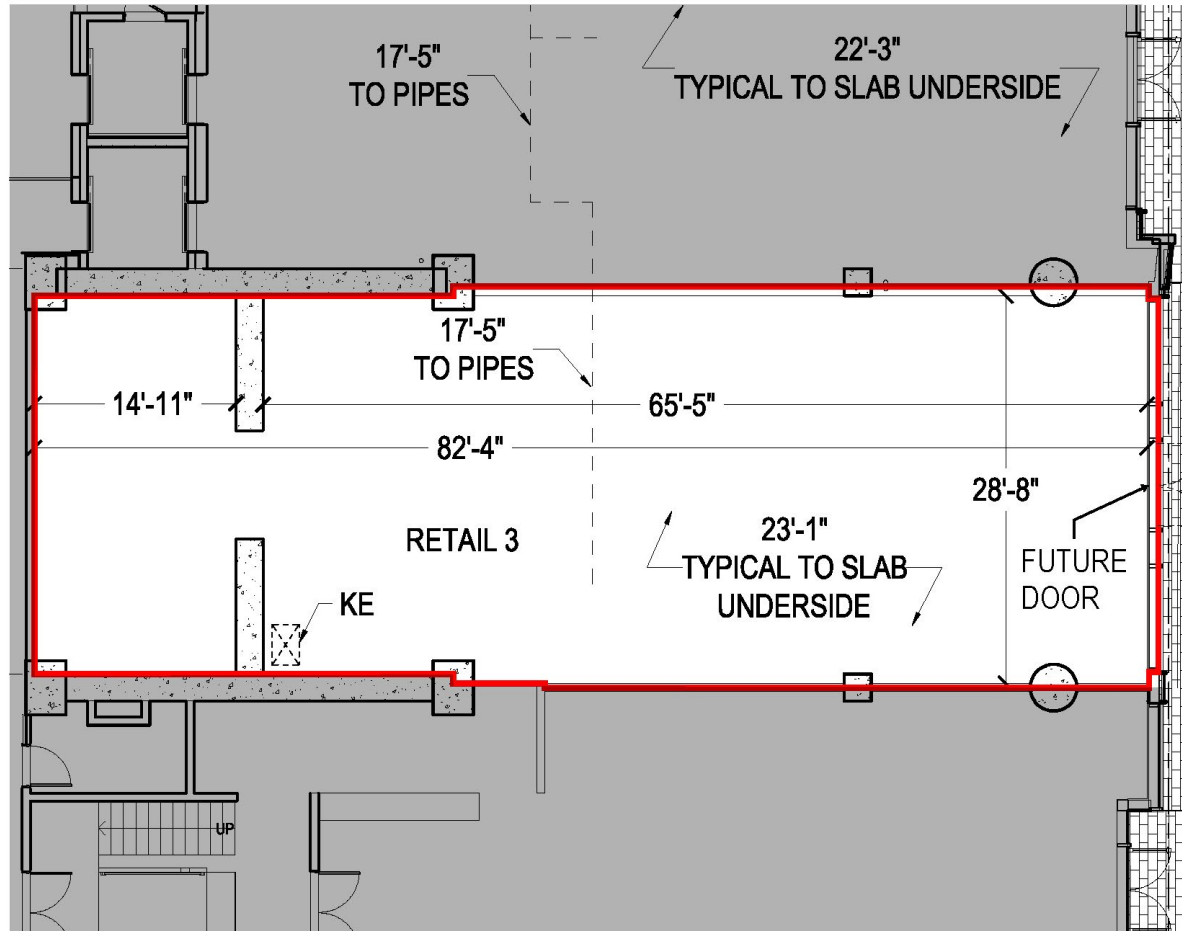
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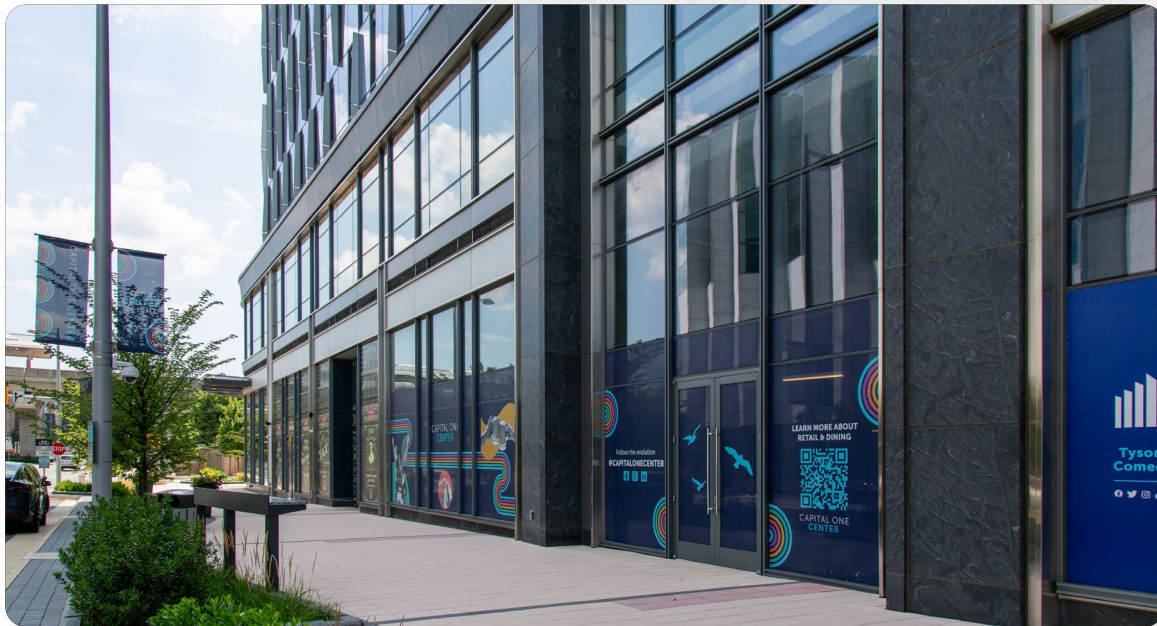


## SPACE A3



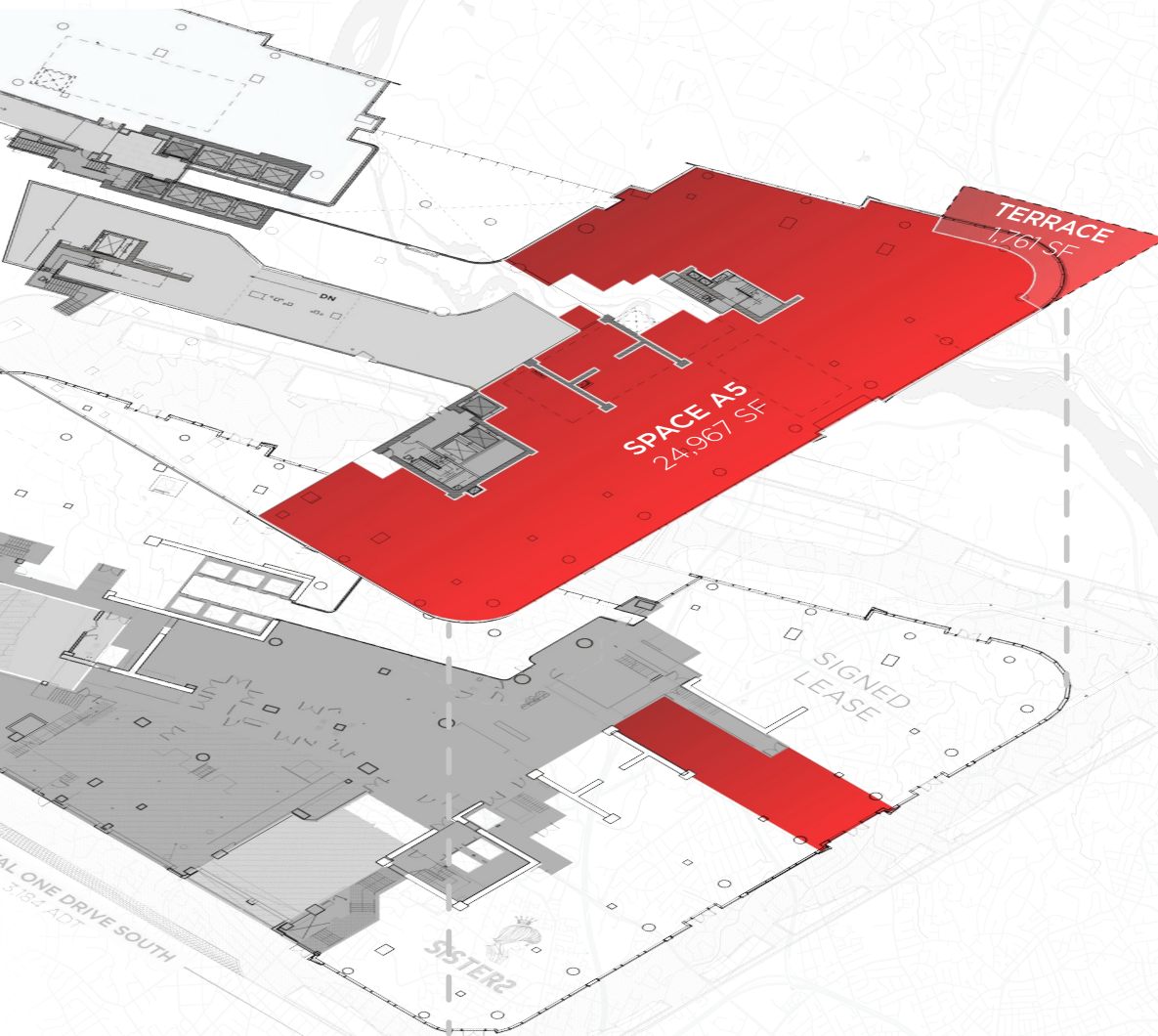


## SPACE A3





## SPACE A5



## SPECS

- Square Footage** | 24,967 SF
- Street Frontage** | 34'
- Second Floor Frontage** | 330'+
- Ceiling Heights** | 11' 9" - 13' 1"
- Timing** | Immediate
- Rent/Nets** | Negotiable
- Features** | Vented Space with Outdoor Terrace

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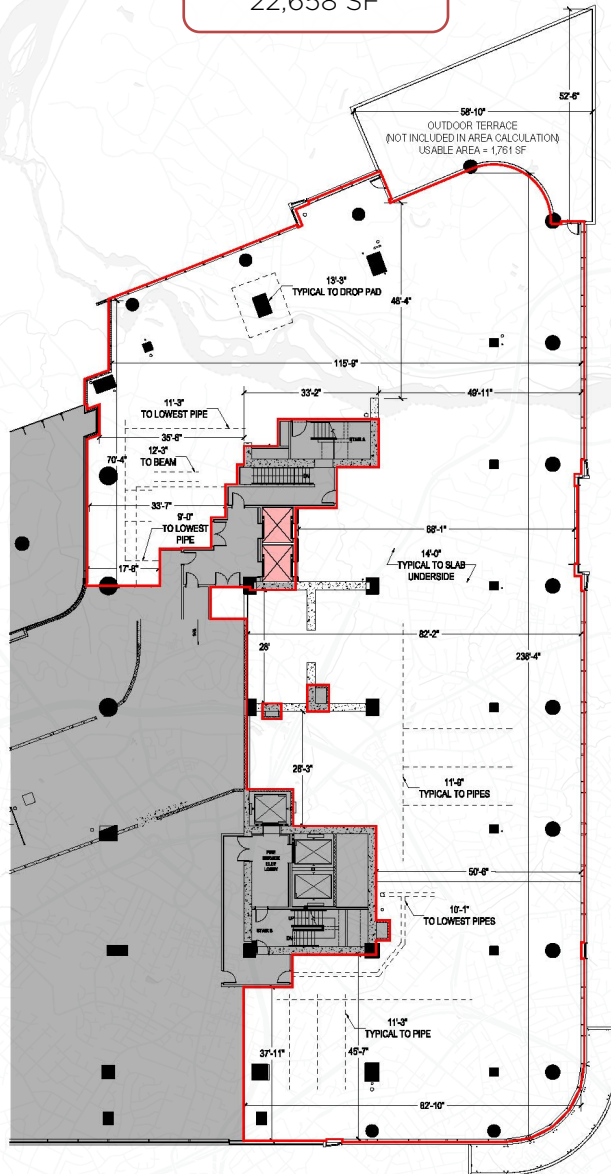
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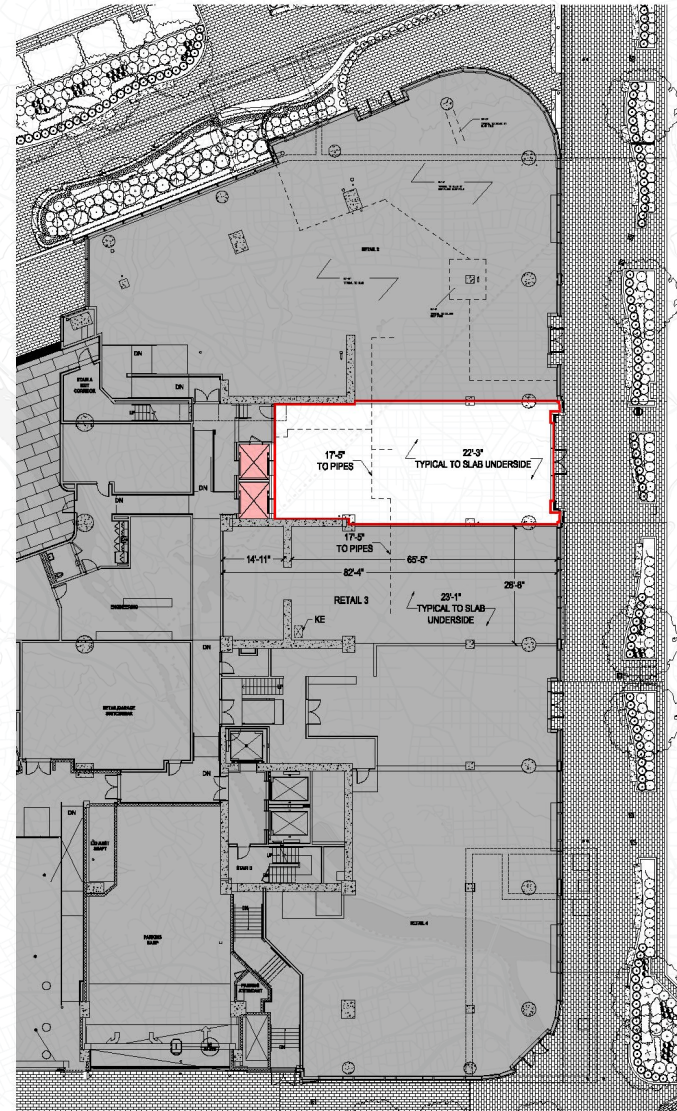


## SPACE A5

**SECOND FLOOR**  
22,658 SF

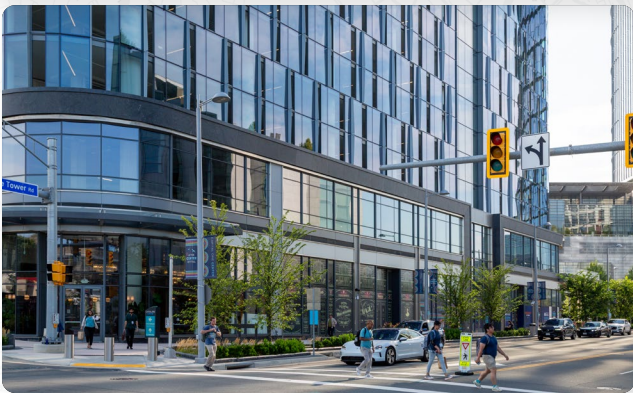


**GROUND FLOOR**  
2,309 SF



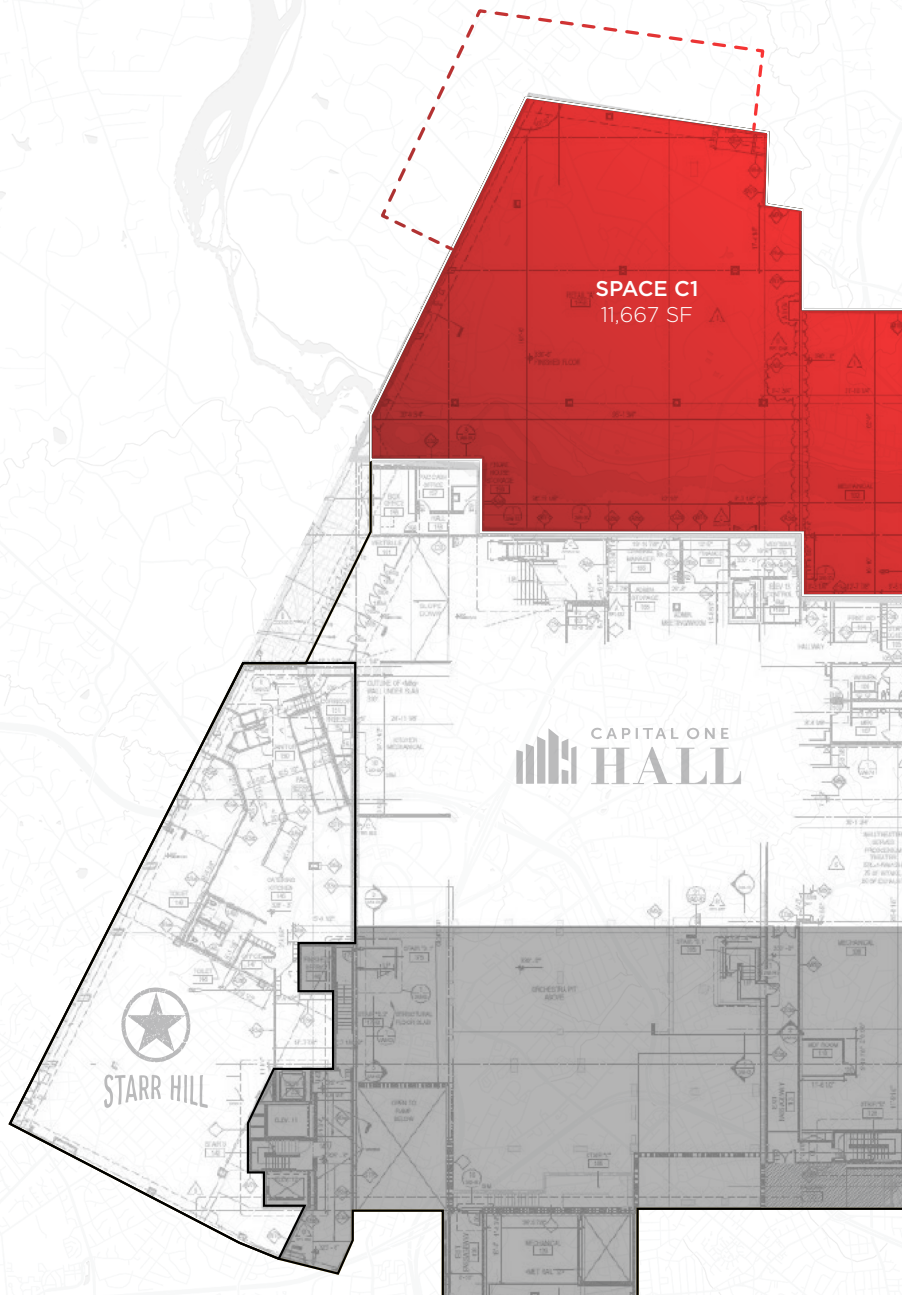


## SPACE A5





## SPACE C1



## SPECS

**Square Footage** | 11,667 SF

**Frontage** | 164'

**Ceiling Heights** | 20' 10"

**Timing** | Immediate

**Rent/Nets** | Negotiable

**Features** | Vented Space with Outdoor Patio

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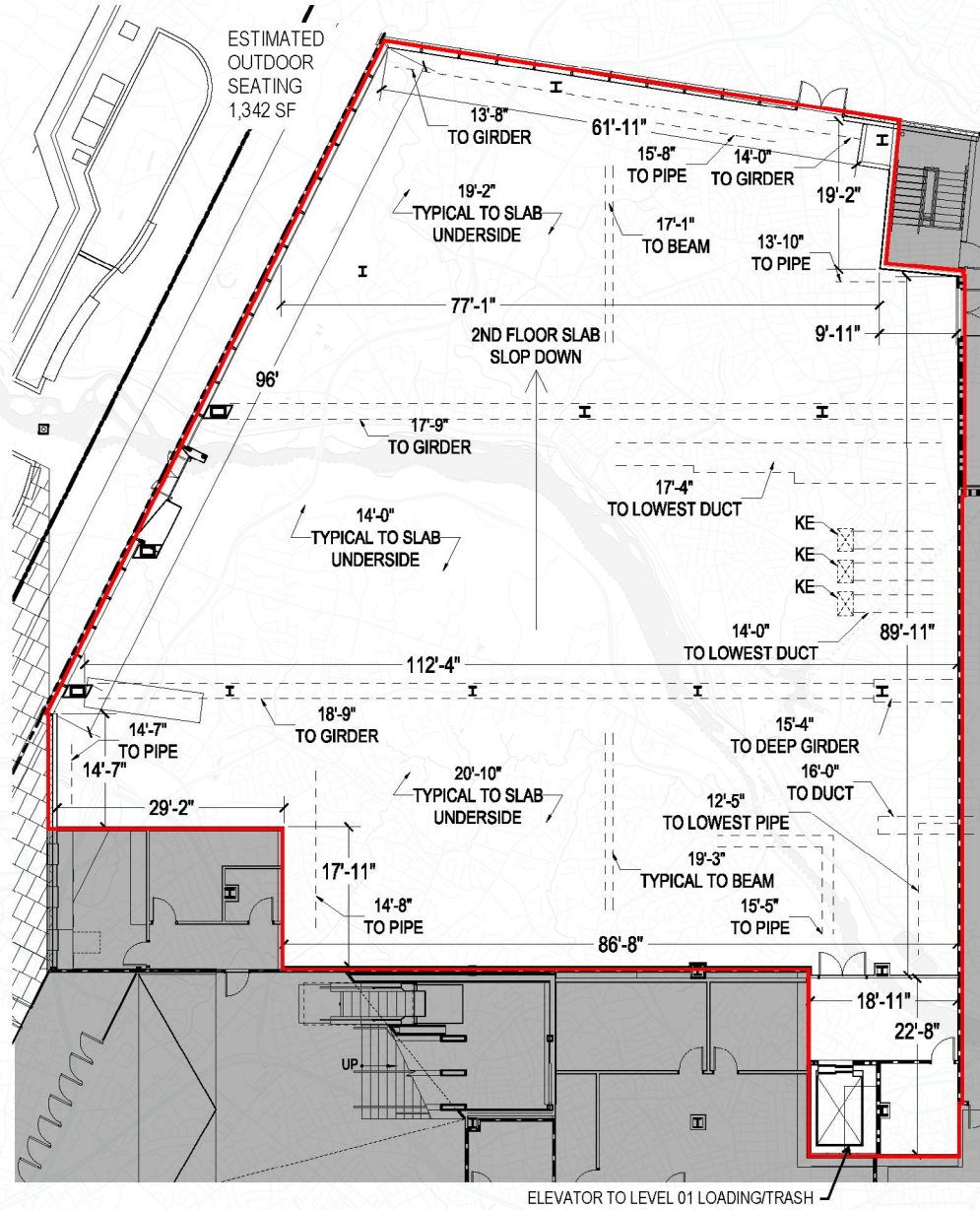
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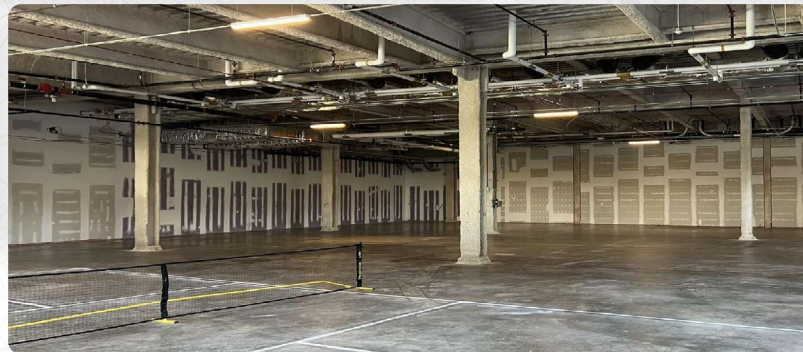
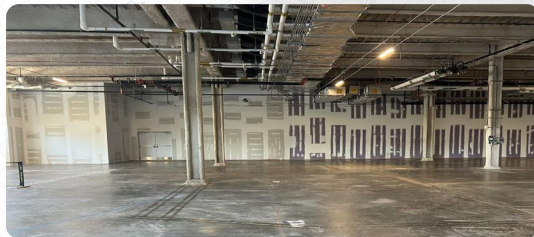
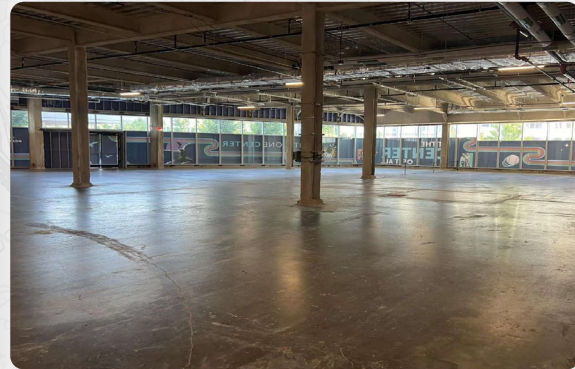


## SPACE C1





## SPACE C1







## PROJECT ANCHORS AT CAPITAL ONE CENTER

CAPITAL ONE  
HALL

Wegmans



THE WATERMARK  
HOTEL

## NEARBY TRAFFIC COUNTS ON WEEKDAYS

2,297 79,339  
MCLEAN METRO ADT ON I495

## TOTAL ANNUAL VISITS AT CAPITAL ONE CENTER

1.8M

## TOTAL ANNUAL EVENTS AT CAPITAL ONE HALL, NCAA STADIUM & THE PERCH

400+

## DEMOGRAPHICS\*

### 3 Miles

### 5 Miles

### 10 Miles

TOTAL POPULATION	109,445	271,835	1,478,242
TOTAL EMPLOYEES	122,918	197,119	1,030,195
HOUSEHOLD INCOME (AVG)	\$258,480	\$253,757	\$213,914
FOOD AWAY FROM HOME (AVG)	\$9,182.39	\$9,017.51	\$7,844.79
ENTERTAINMENT & RECREATIONAL (AVG)	\$8,780.56	\$8,614.78	\$7,254.78
BACHELOR'S DEGREE+	81%	77%	75%

\*2025 Data