

CAPITAL ONE CENTER



DOCHTER & ALEXANDER
RETAIL ADVISORS

HIGHLIGHTS

- ▼ **Capital One Center** is a true live-work-play market, home to **13,500 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 | 6,900 SF Divisible + Outdoor Patio + Vented

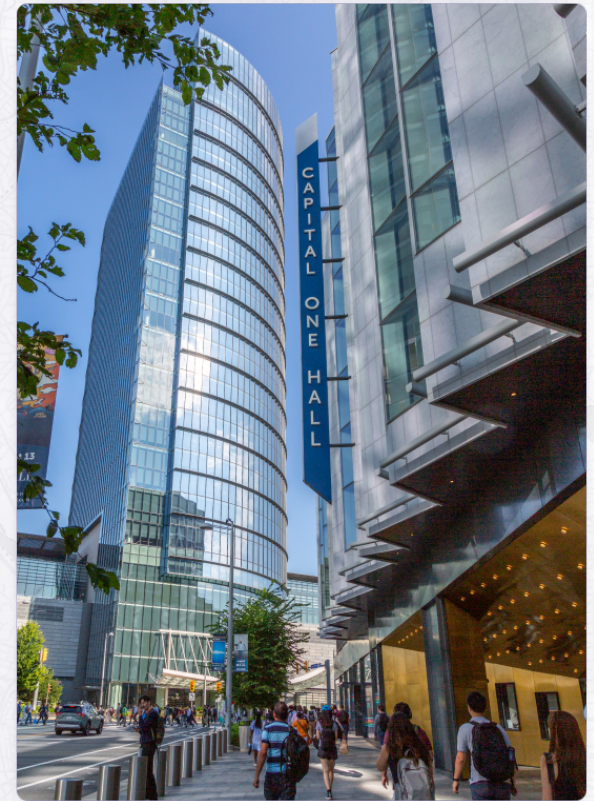
A3 | 2,928 SF Vented AT LOI

A5 | 14,742 SF Divisible + Outdoor Terrace + Vented SIGNED LEASE

A6 | 6,641 SF Vented

C1 | 11,667 SF Outdoor Patio + Vented AT FINAL LOI

COTENANCY



CONTACT

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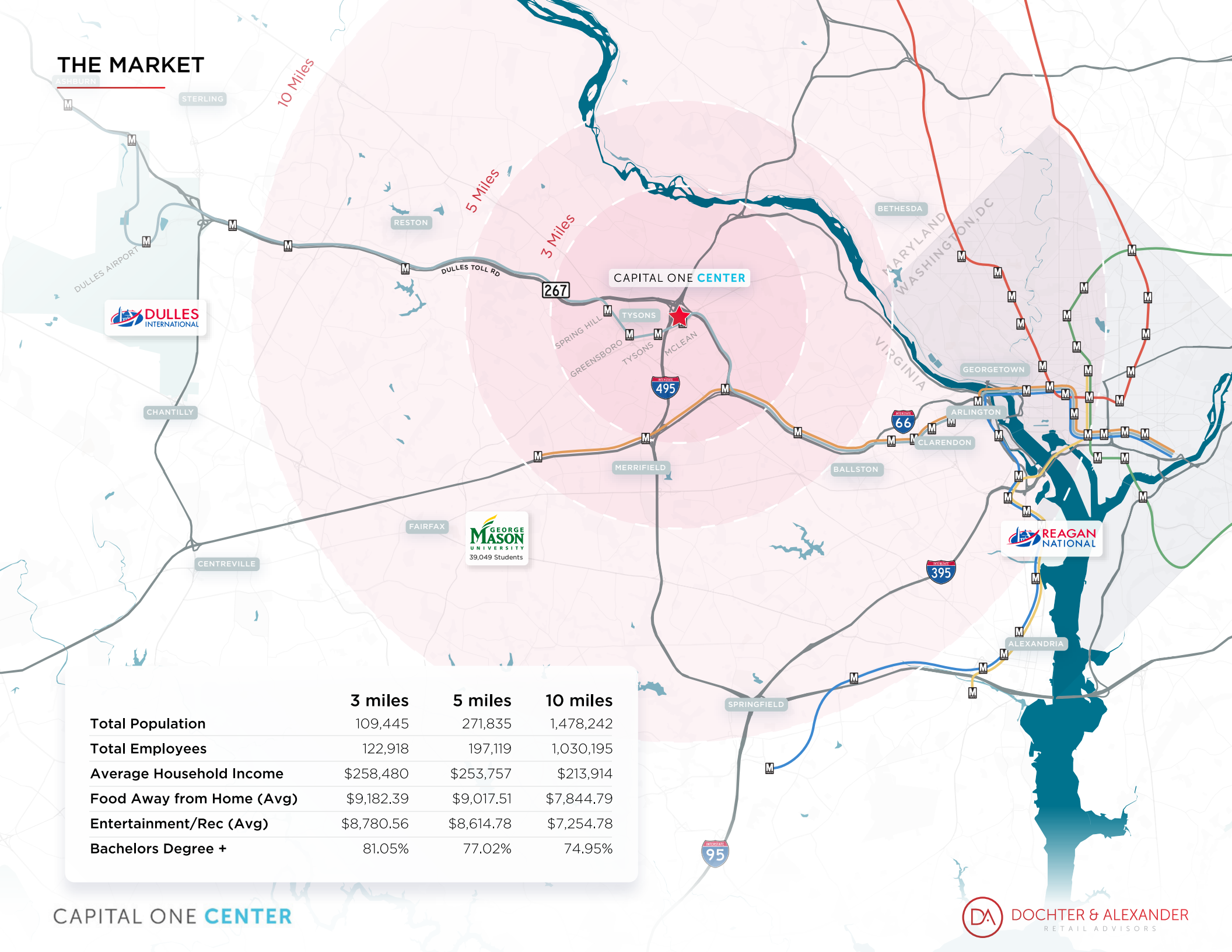
David Dochter

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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

 Average Food Away From Home Annual
3 Mile

 Average Household Income
3 Mile

GREAT FALLS
 \$11,475
 \$336,516

Average Annual Household Food Spend Away from Home
*2025 Data

15 Minute Drive	15 Minute Drive	Difference
Downtown DC	Capital One Center	
\$6,663.26	\$8,424.25	+21%

RESTON
 \$6,944
 \$192,130

BETHESDA
 \$10,022
 \$281,758

MCLEAN
 \$10,028
 \$282,540

CAPITAL ONE CENTER

TYSONS
 \$8,511
 \$237,555

GEORGETOWN
 \$7,763
 \$202,972

VIENNA
 \$8,048
 \$224,160

RB CORRIDOR
 \$8,018
 \$214,010

MERRIFIELD
 \$7,345
 \$203,287

FAIRFAX
 \$6,985
 \$194,353

GEORGE MASON UNIVERSITY
39,049 Students

ANNANDALE
 \$6,220
 \$170,529

REAGAN NATIONAL

THE NEIGHBORHOOD

- ▼ The Tysons market draws **65.3 million visits annually**, driven by major destinations including **Tysons Corner Center**, **Tysons Galleria**, **The Boro**, and **Capital One Center**
- ▼ Tysons is Virginia's largest office market and the nation's largest suburban business district, with **three Fortune 500 headquarters**: **Capital One**, **Freddie Mac** and **Hilton Worldwide**. 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



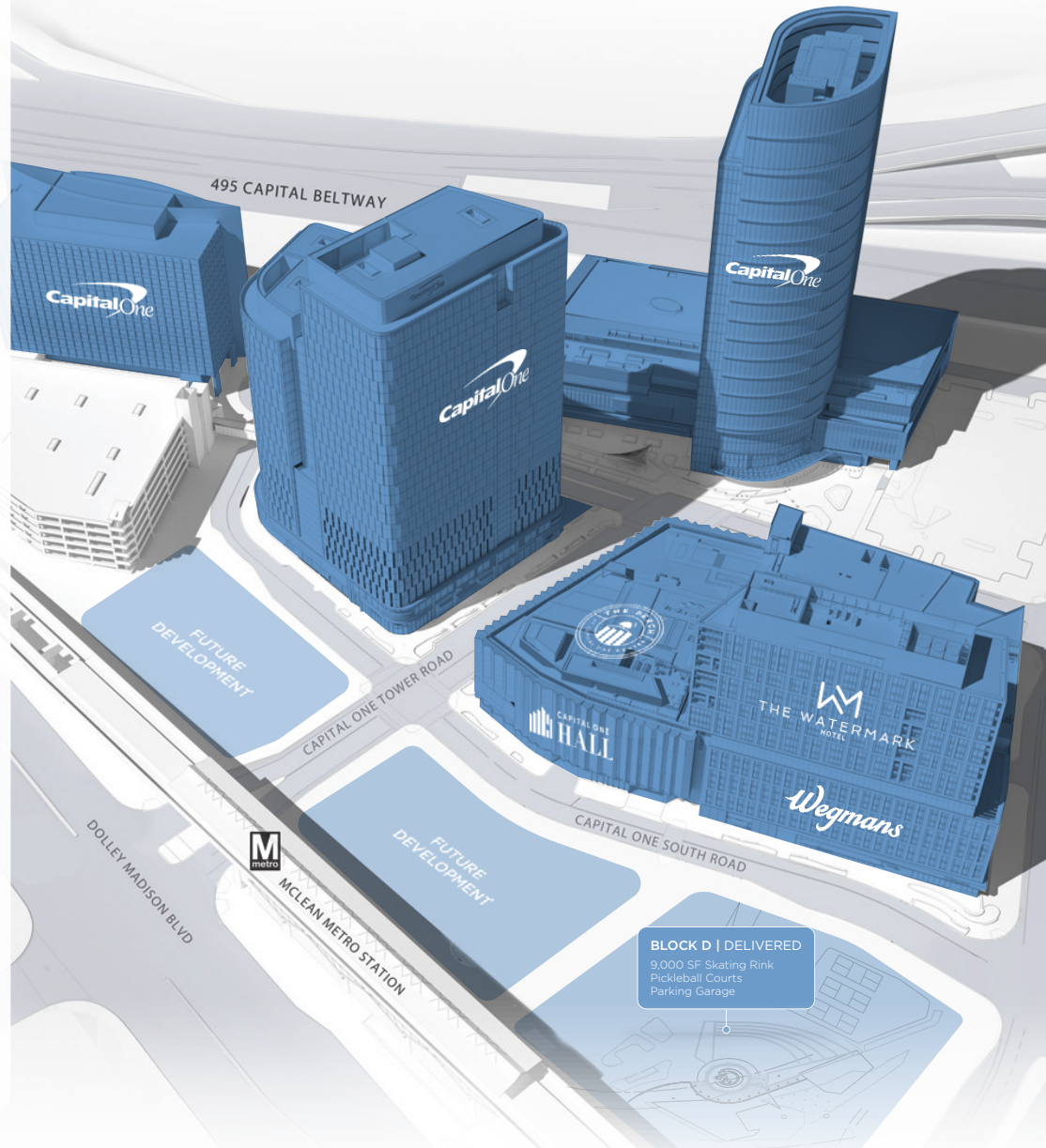
THE NAI SHO ROOM

Villa Yara

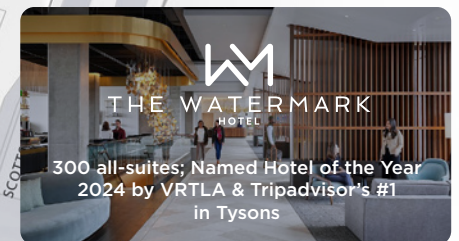
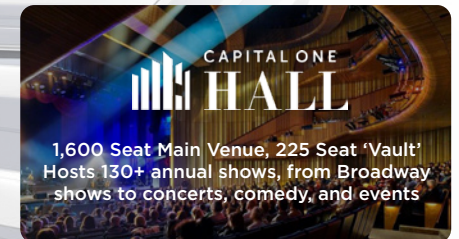
Nothing
in Between



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 13,500 Tysons associates—featuring destinations like Capital One Hall, The Perch, and Capital One Park



PROJECT ANCHORS



NEW AMENITIES



THE SPACES

A1 | 6,900 SF *Divisible + Outdoor Patio + Vented*

A3 | 2,928 SF *Vented* AT LOI

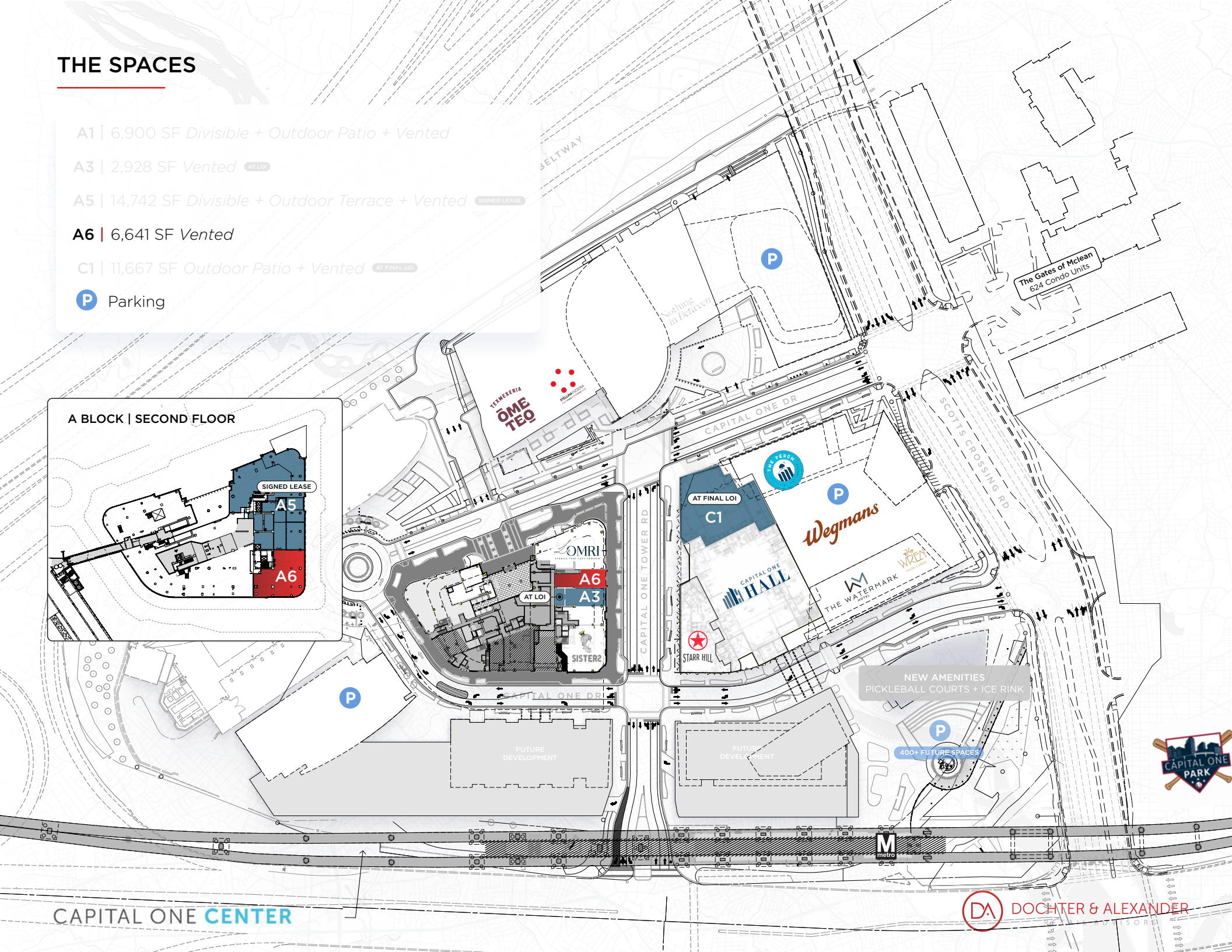
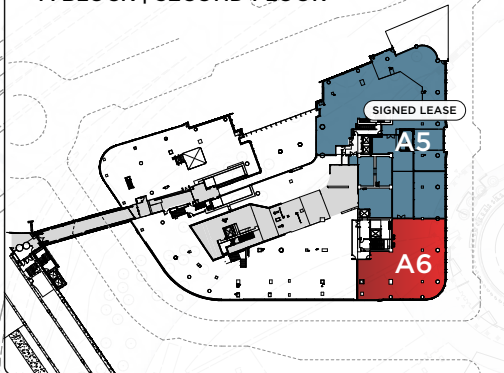
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A6 | 6,641 SF *Vented*

C1 | 11,667 SF *Outdoor Patio + Vented* AT FINAL LOI

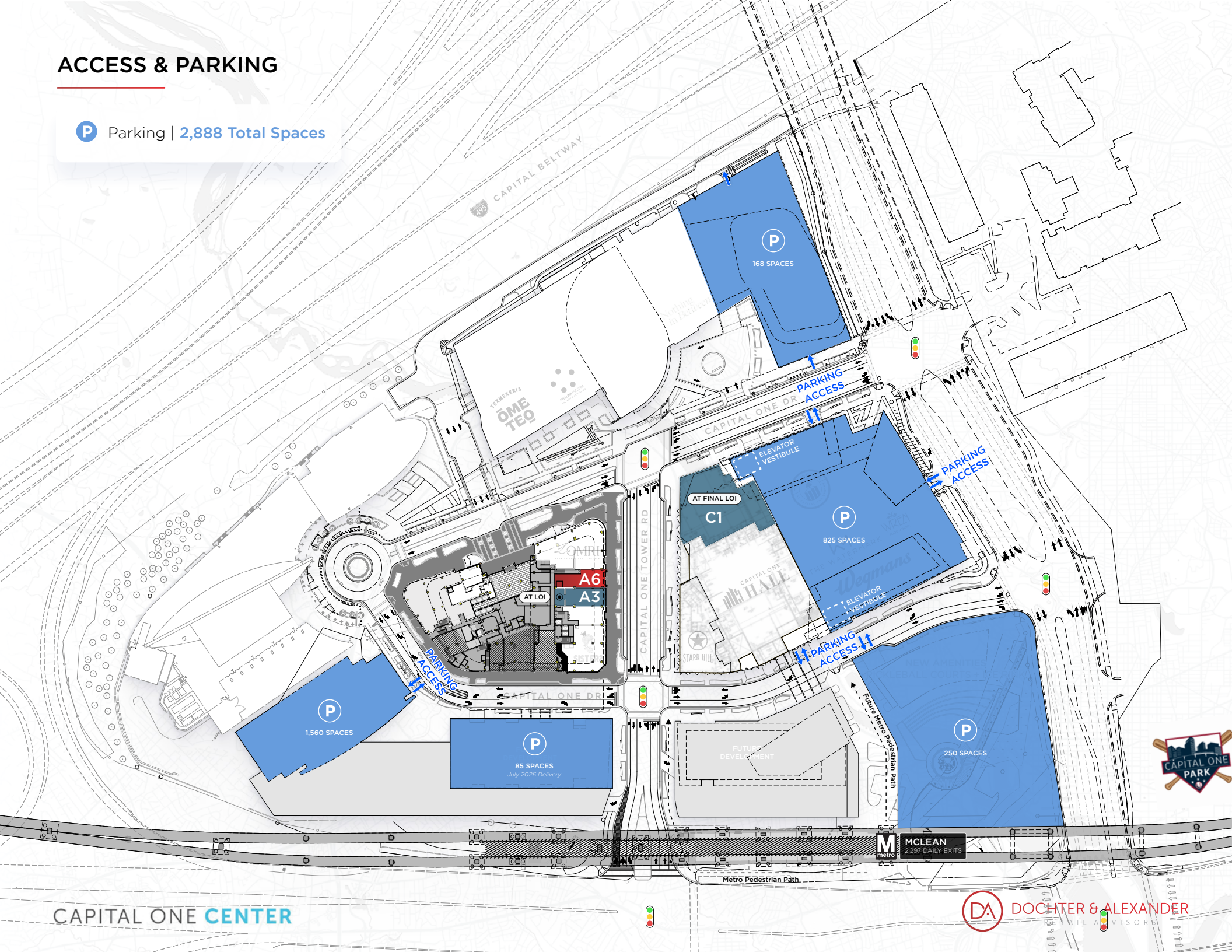
P Parking

A BLOCK | SECOND FLOOR

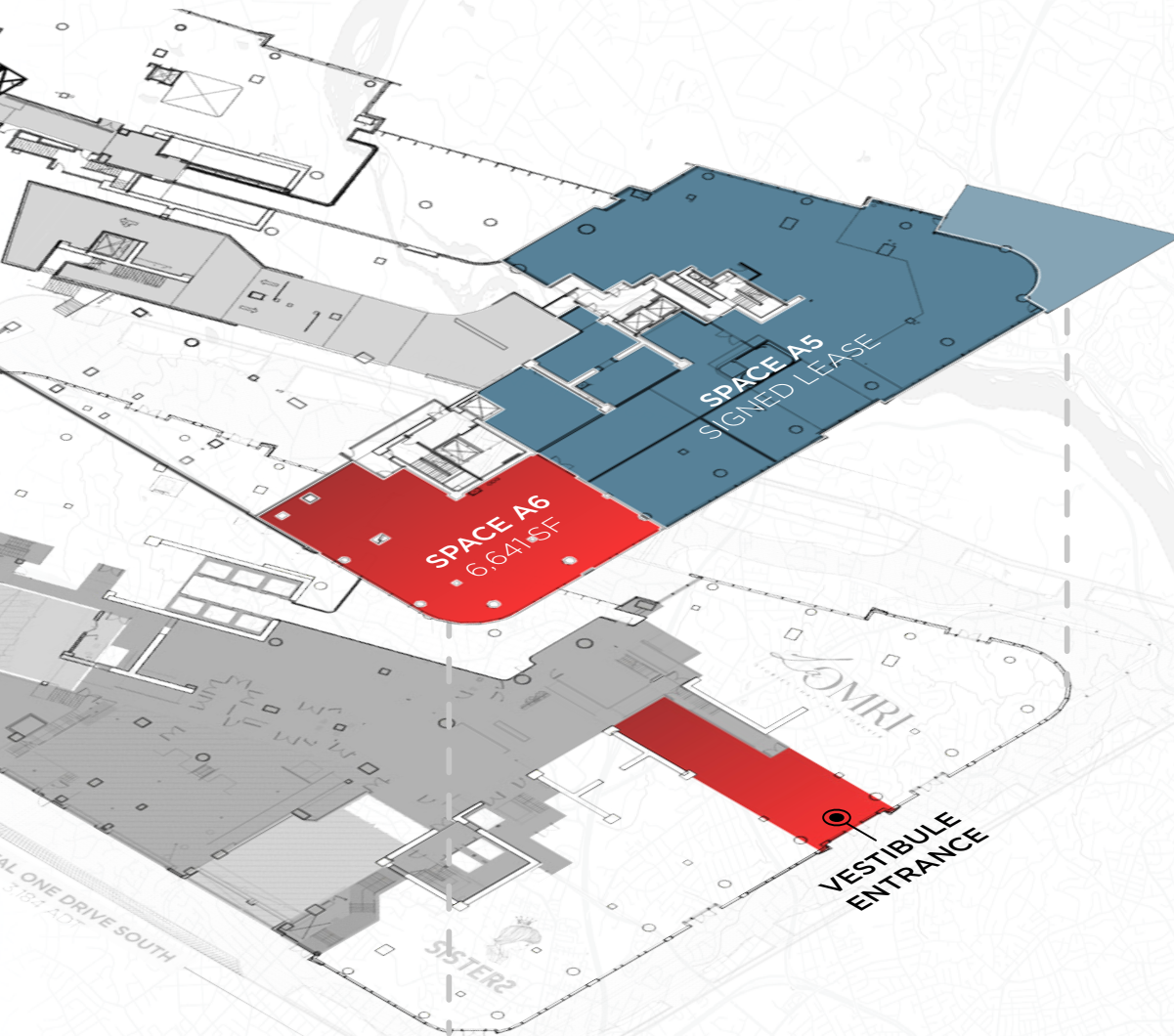


ACCESS & PARKING

P Parking | 2,888 Total Spaces



SPACE A6



SPECS

Square Footage | 6,641 SF
Frontage | 127'
Ceiling Heights | 11' 9" - 13' 1"
Timing | Immediate
Rent/Nets | Negotiable
Features | Vented Space

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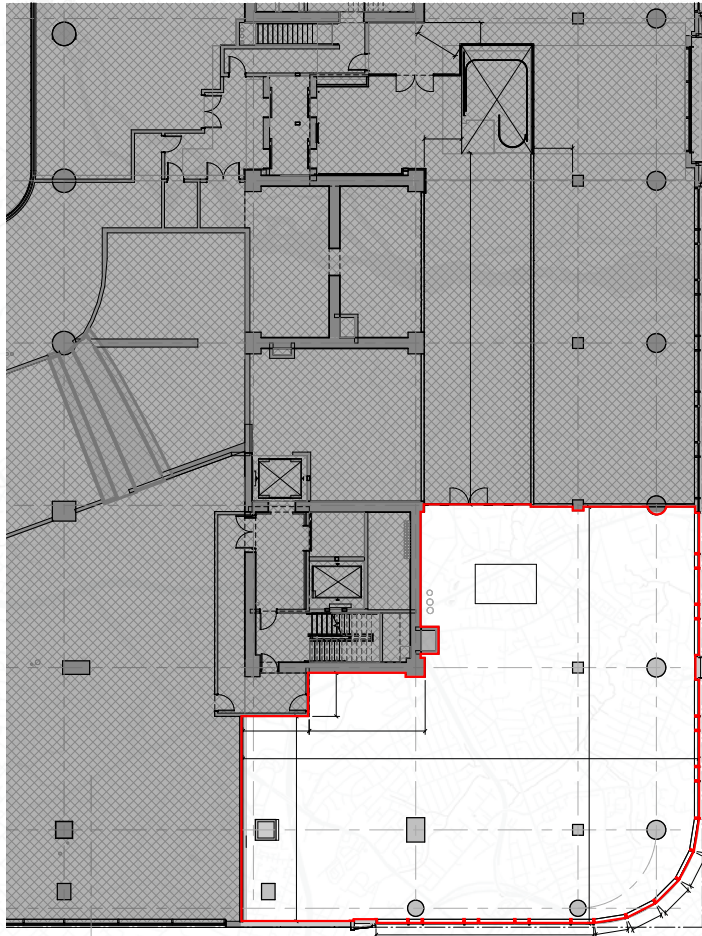
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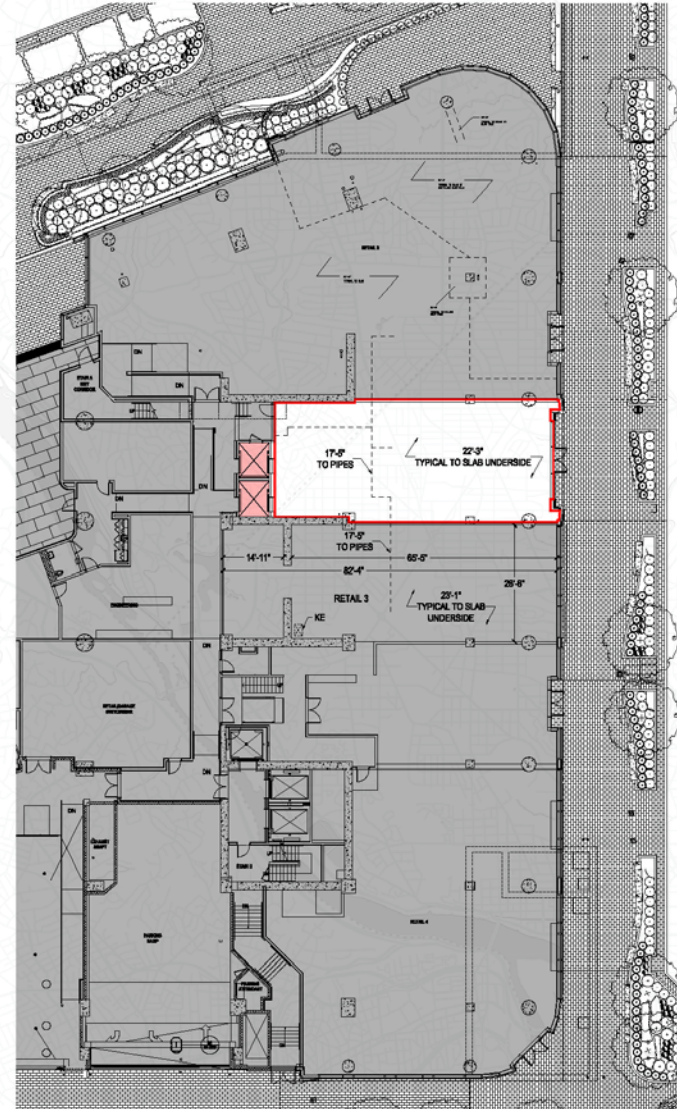
DOCHALEX.COM

SPACE A6

SECOND FLOOR
6,641 SF



VESTIBULE ENTRANCE
2,309 SF



SPACE A6





PROJECT ANCHORS AT CAPITAL ONE CENTER



NEARBY TRAFFIC COUNTS DAILY ON WEEKDAYS

2,424 **60,600**
MCLEAN METRO ON DOLLY MADISON

TOTAL ANNUAL VISITS AT CAPITAL ONE CENTER

2.1M

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

400+

DEMOGRAPHICS*

3 Miles

5 Miles

10 Miles

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TOTAL EMPLOYEES	122,918	197,119	1,030,195
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ENTERTAINMENT & RECREATIONAL (AVG)	\$8,780.56	\$8,614.78	\$7,254.78
BACHELOR'S DEGREE+	81%	77%	75%

**2025 Data*