

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 | 6,999 SF *Divisible + Outdoor Patio + Vented*

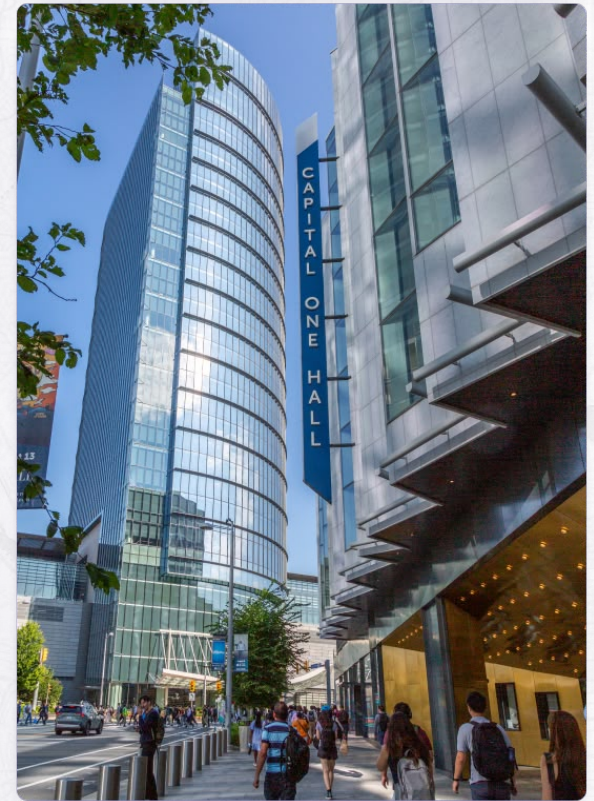
A3 | 2,928 SF *Vented* AT LOI

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

A6 | 6,964 SF

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

COTENANCY



CONTACT

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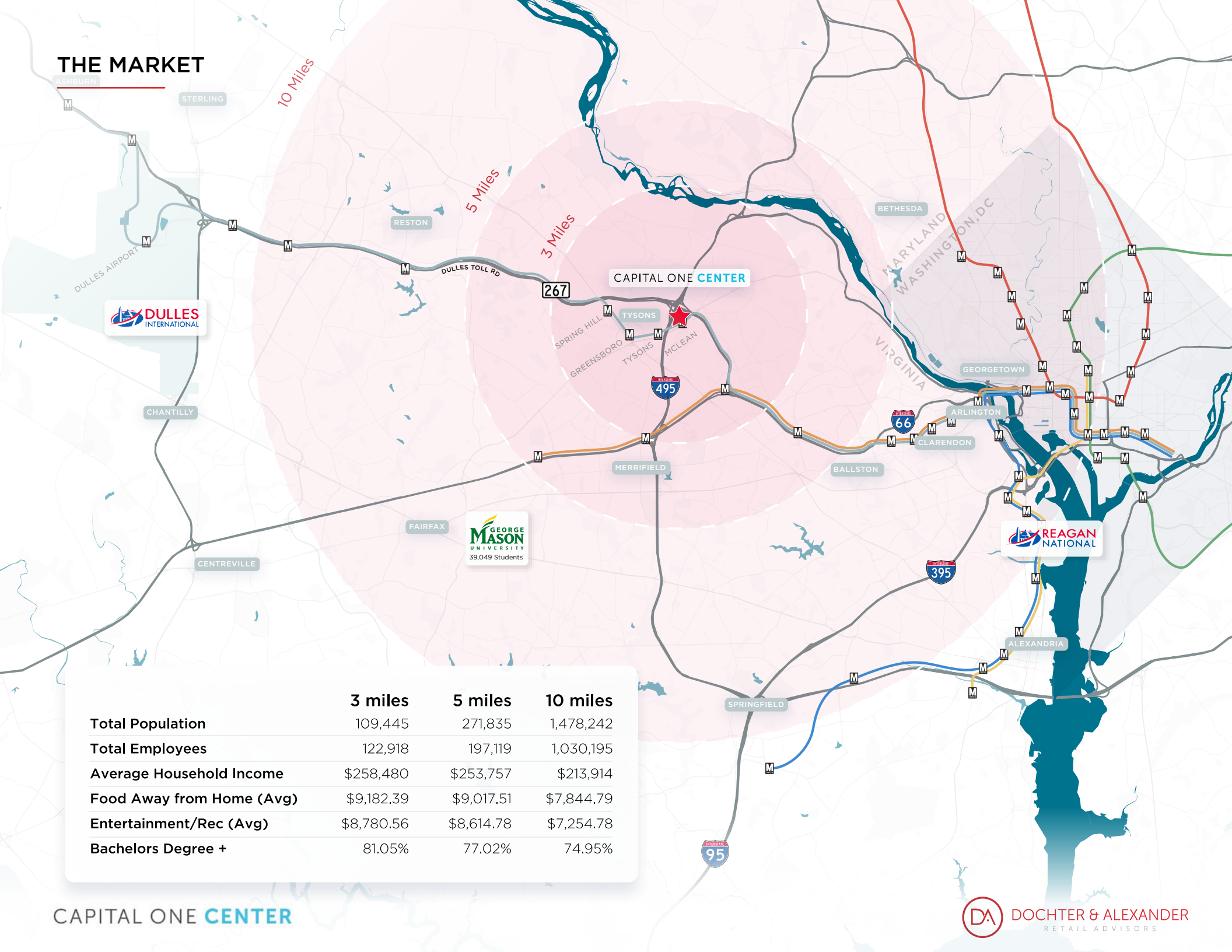
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THE MARKET



	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

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



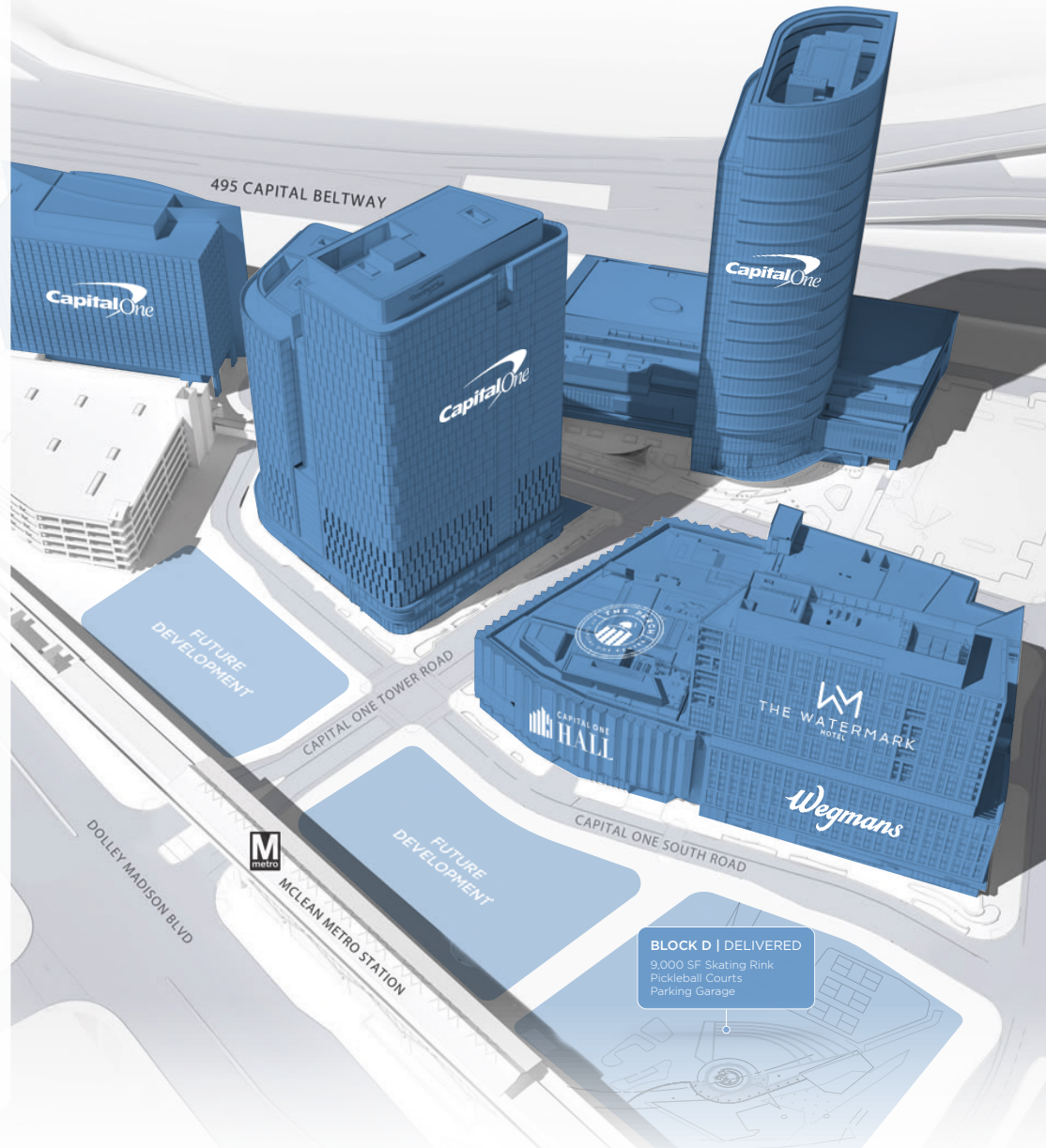
THE NAISHO ROOM

Villa Yara

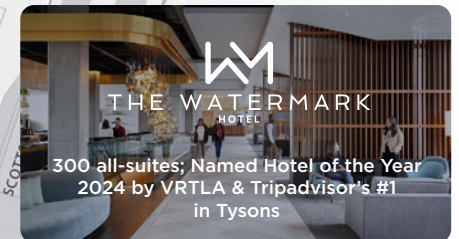
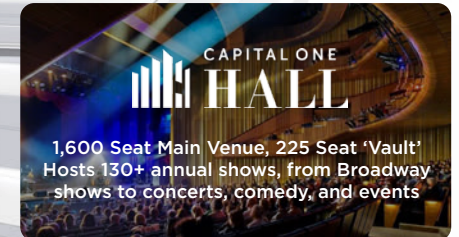
Nothing
in Between



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 | 6,999 SF *Divisible + Outdoor Patio + Vented*

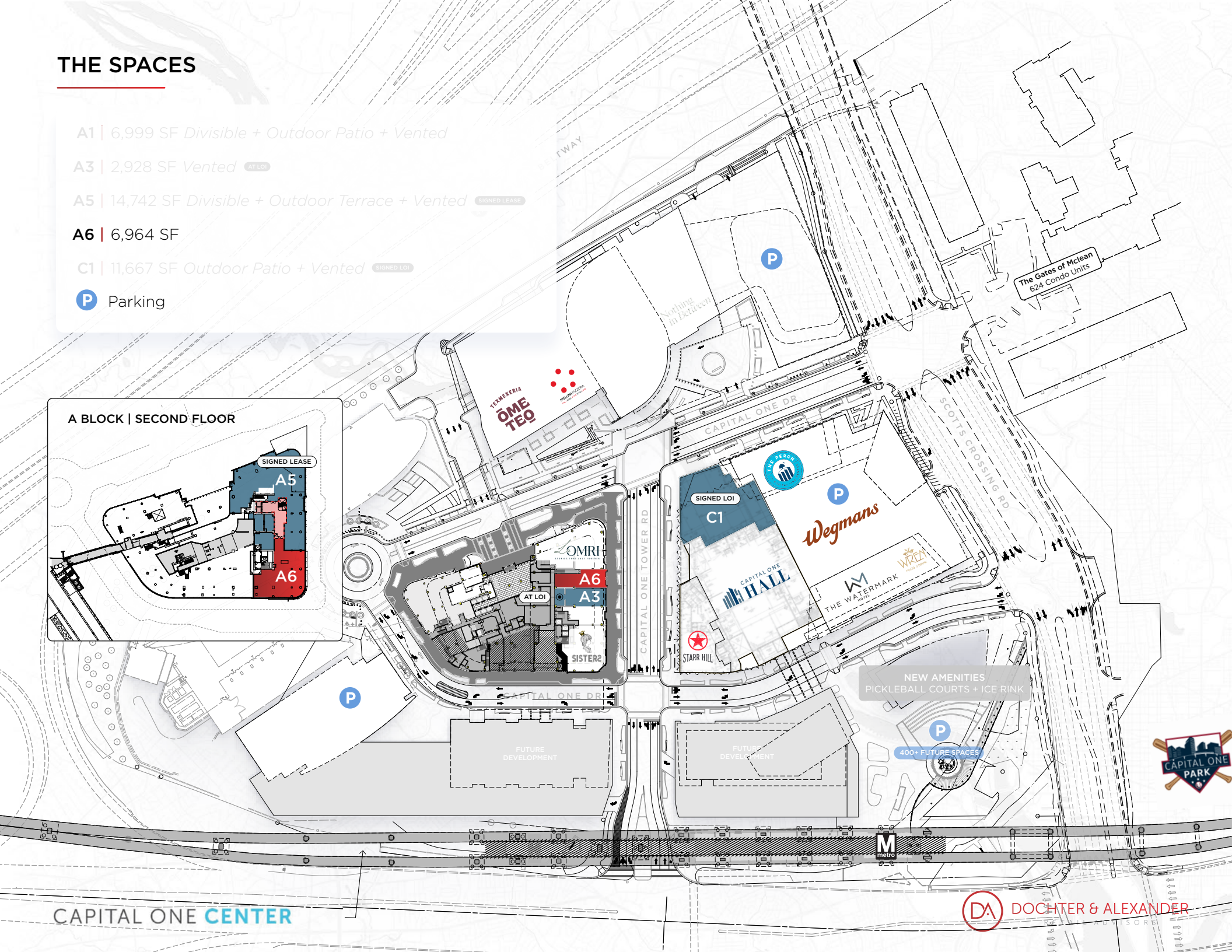
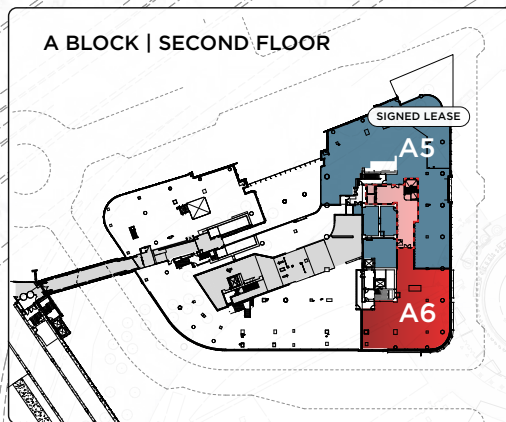
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A6 | 6,964 SF

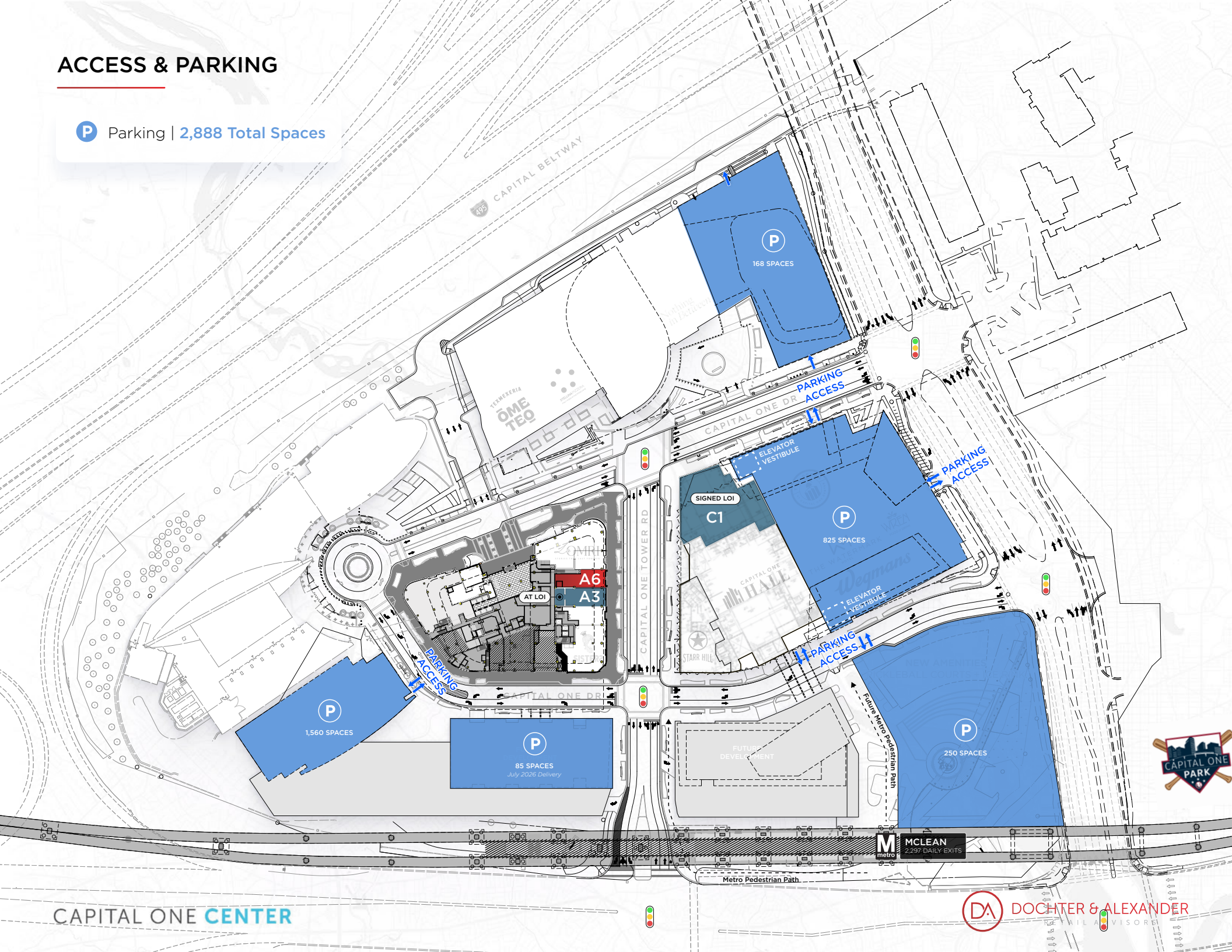
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P Parking

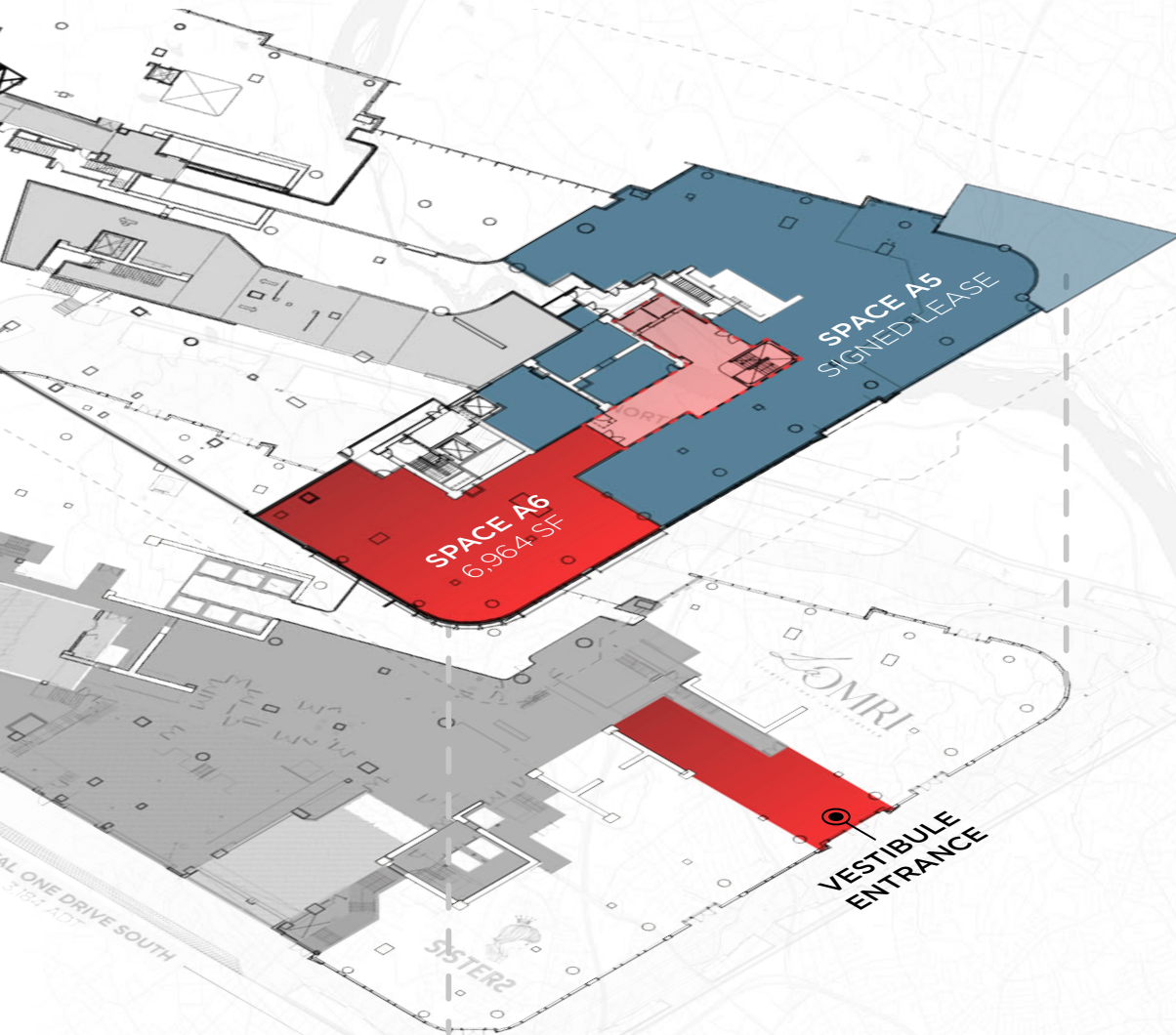


ACCESS & PARKING

P Parking | **2,888 Total Spaces**



SPACE A6



SPECS

Square Footage | 6,964 SF
Frontage | 127'
Ceiling Heights | 11' 9" - 13' 1"
Timing | Immediate
Rent/Nets | Negotiable

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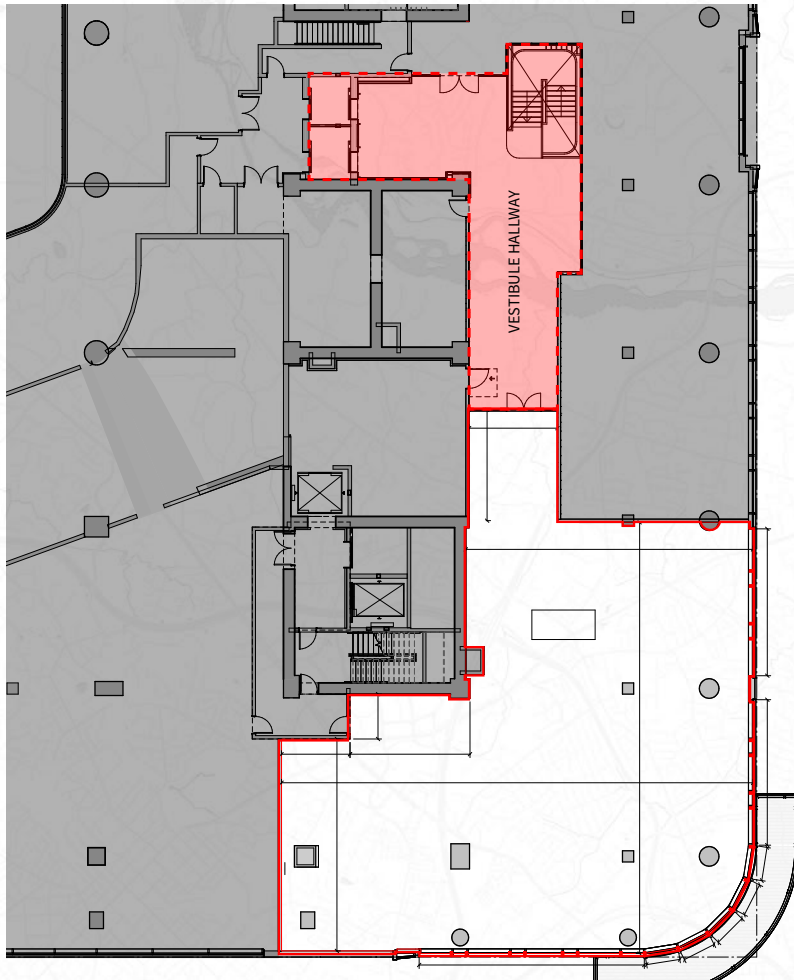
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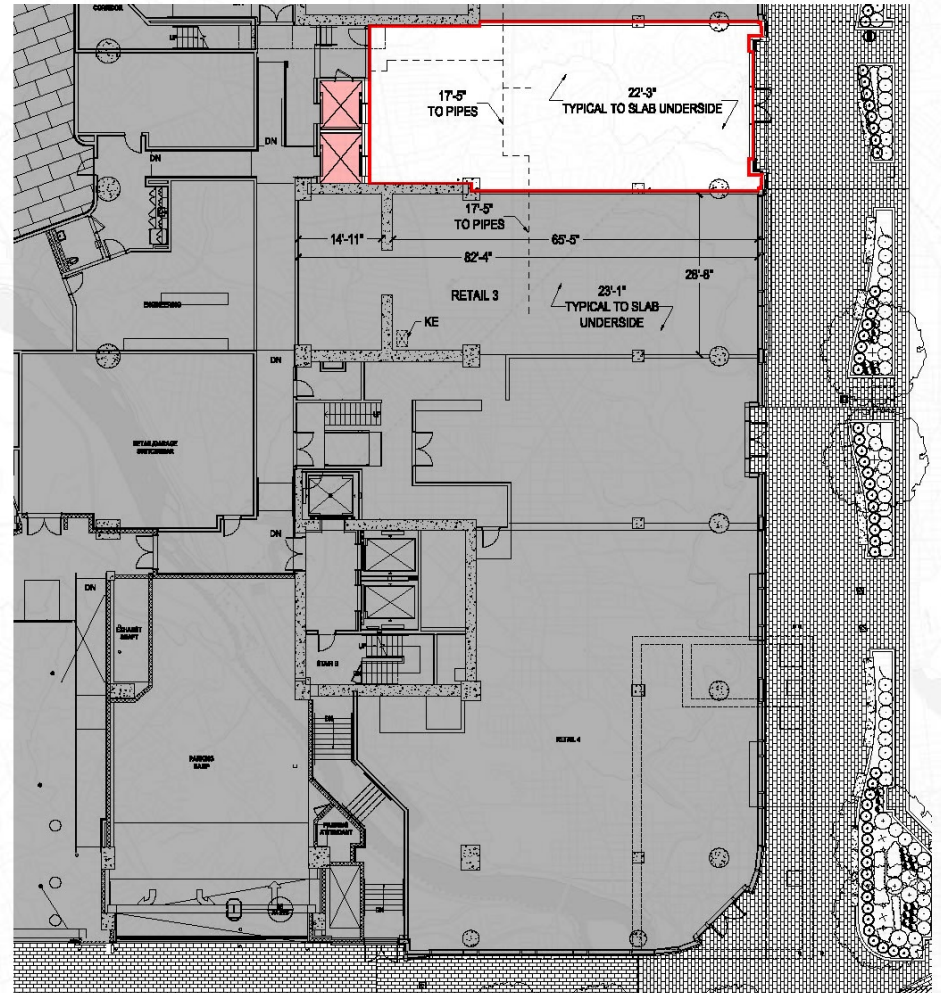
DOCHALEX.COM

SPACE A6

SECOND FLOOR
6,964 SF



VESTIBULE ENTRANCE
2,094 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

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
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ENTERTAINMENT & RECREATIONAL (AVG)	\$8,780.56	\$8,614.78	\$7,254.78
BACHELOR'S DEGREE+	81%	77%	75%

*2025 Data