

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

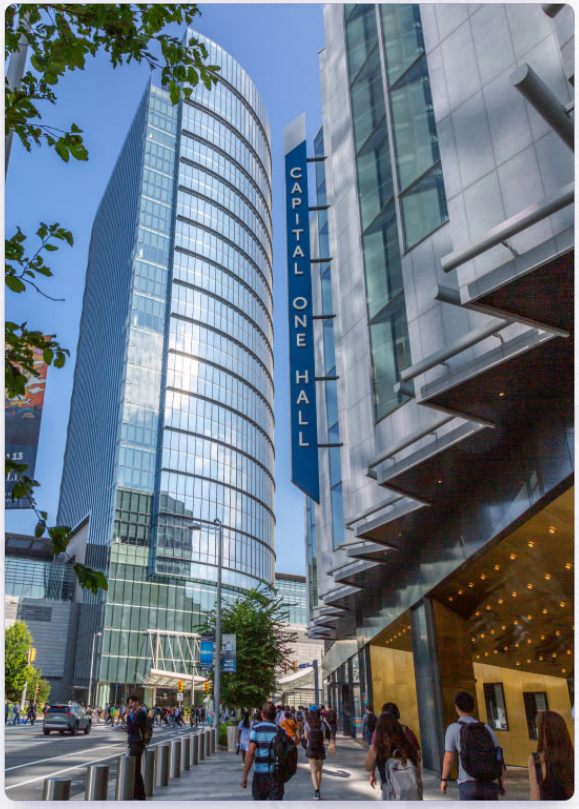
COTENANCY

PERCH PUTT · STARR HILL · WREN FOOD // DRINK · CAPITAL ONE HALL · CAPITAL ONE PARK · TEXMEXERIA ŌME TEQ · Wegmans · SISTERS · STELLINA PIZZERIA · THE VAULT











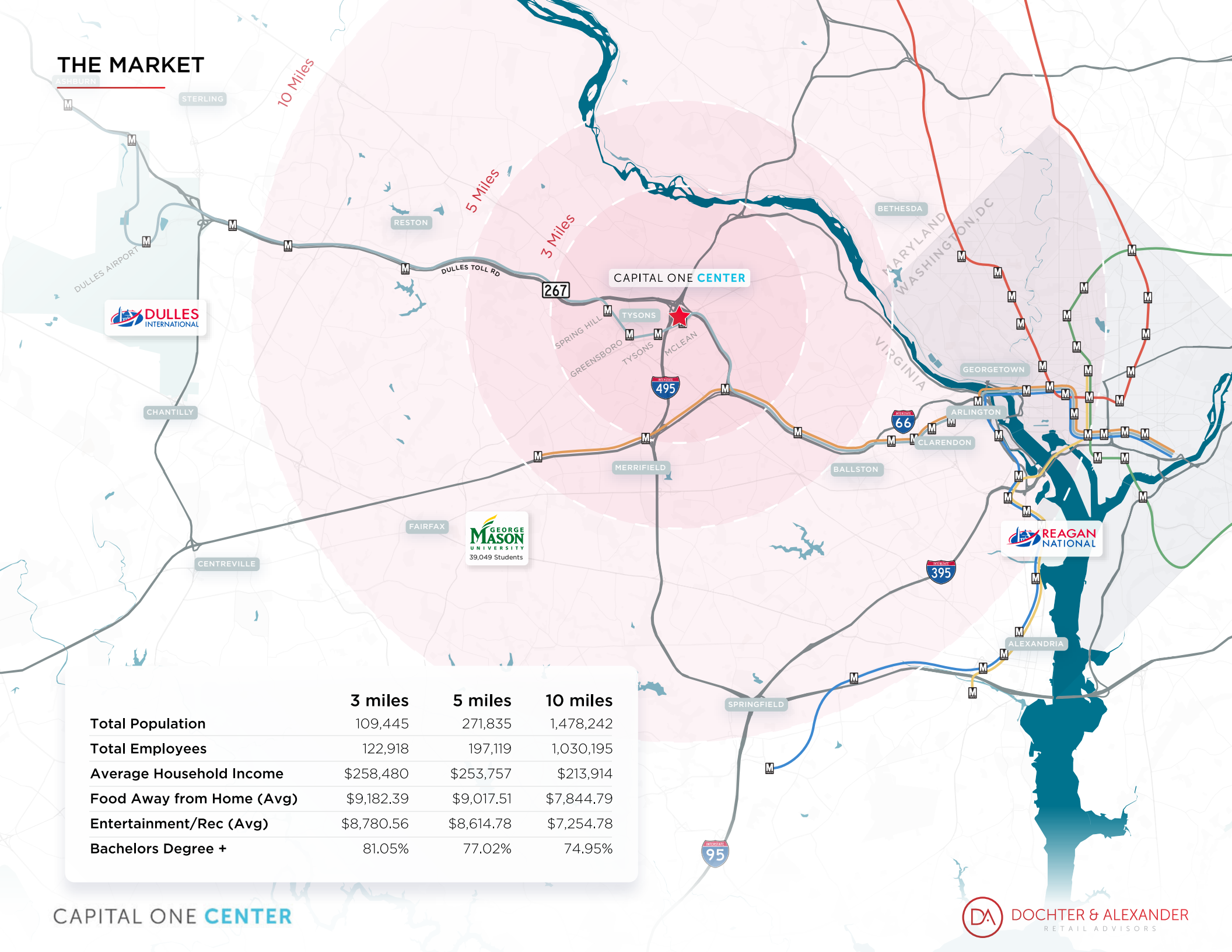
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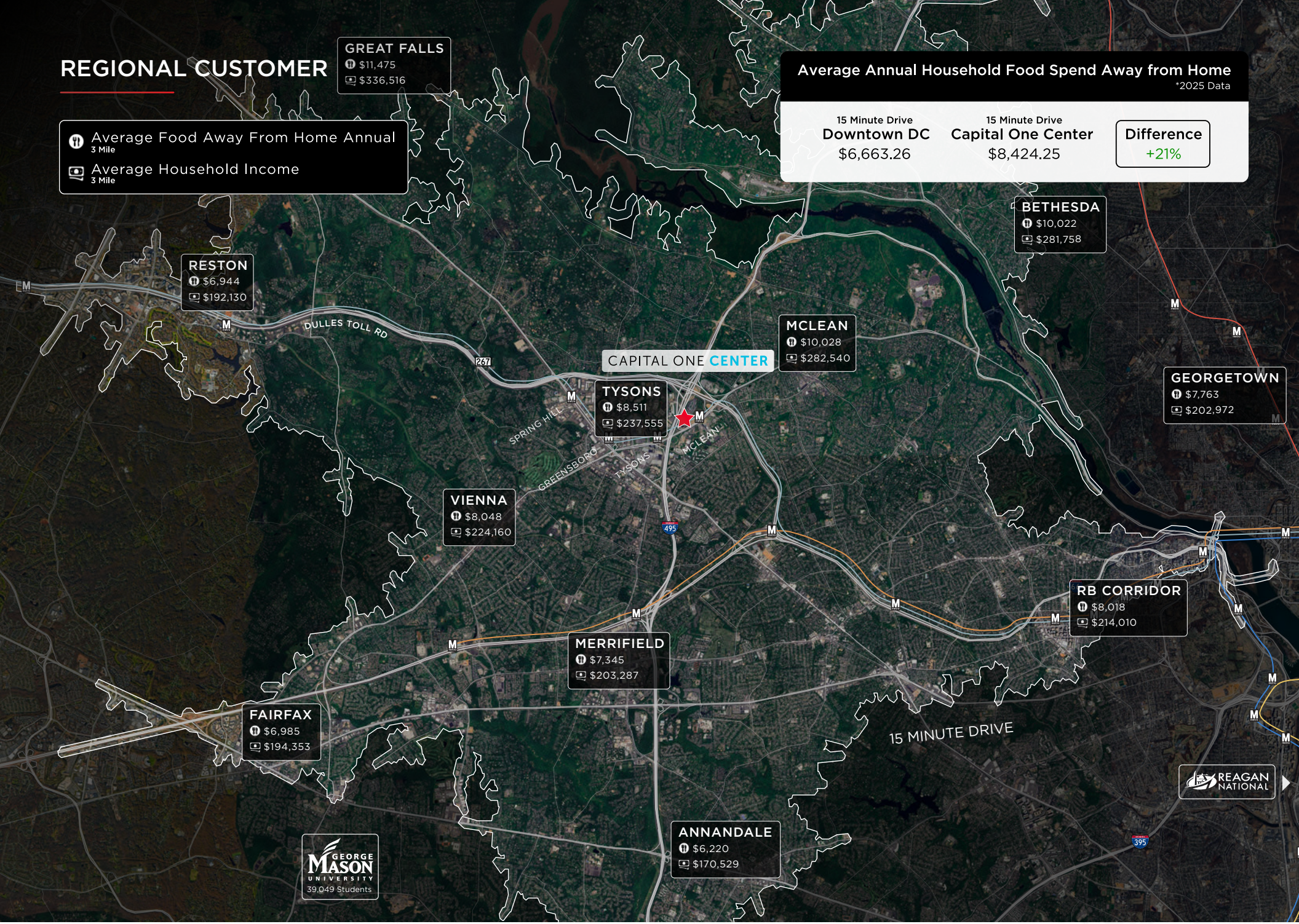
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THE MARKET



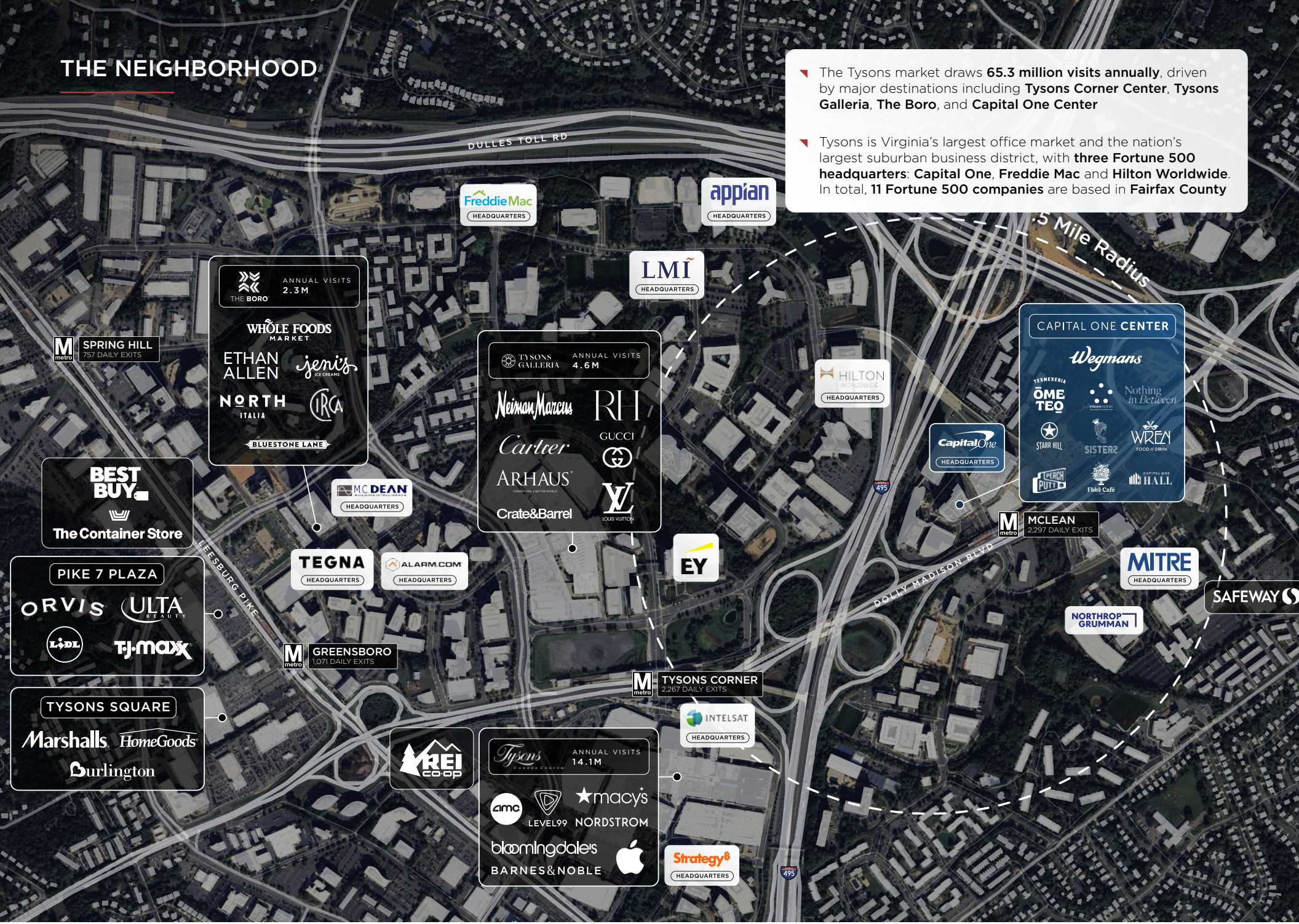
	3 miles	5 miles	10 miles
Total Population	109,445	271,835	1,478,242
Total Employees	122,918	197,119	1,030,195
Average Household Income	$258,480	$253,757	$213,914
Food Away from Home (Avg)	$9,182.39	$9,017.51	$7,844.79
Entertainment/Rec (Avg)	$8,780.56	$8,614.78	$7,254.78
Bachelors Degree +	81.05%	77.02%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

REGIONAL CUSTOMER



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

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**

COTENANCY

TEXMEXERIA ŌME TEQ

SISTERS

STELLINA PIZZERIA
ITALY PIZZA STYLE FOOD LOVE

STARR HILL

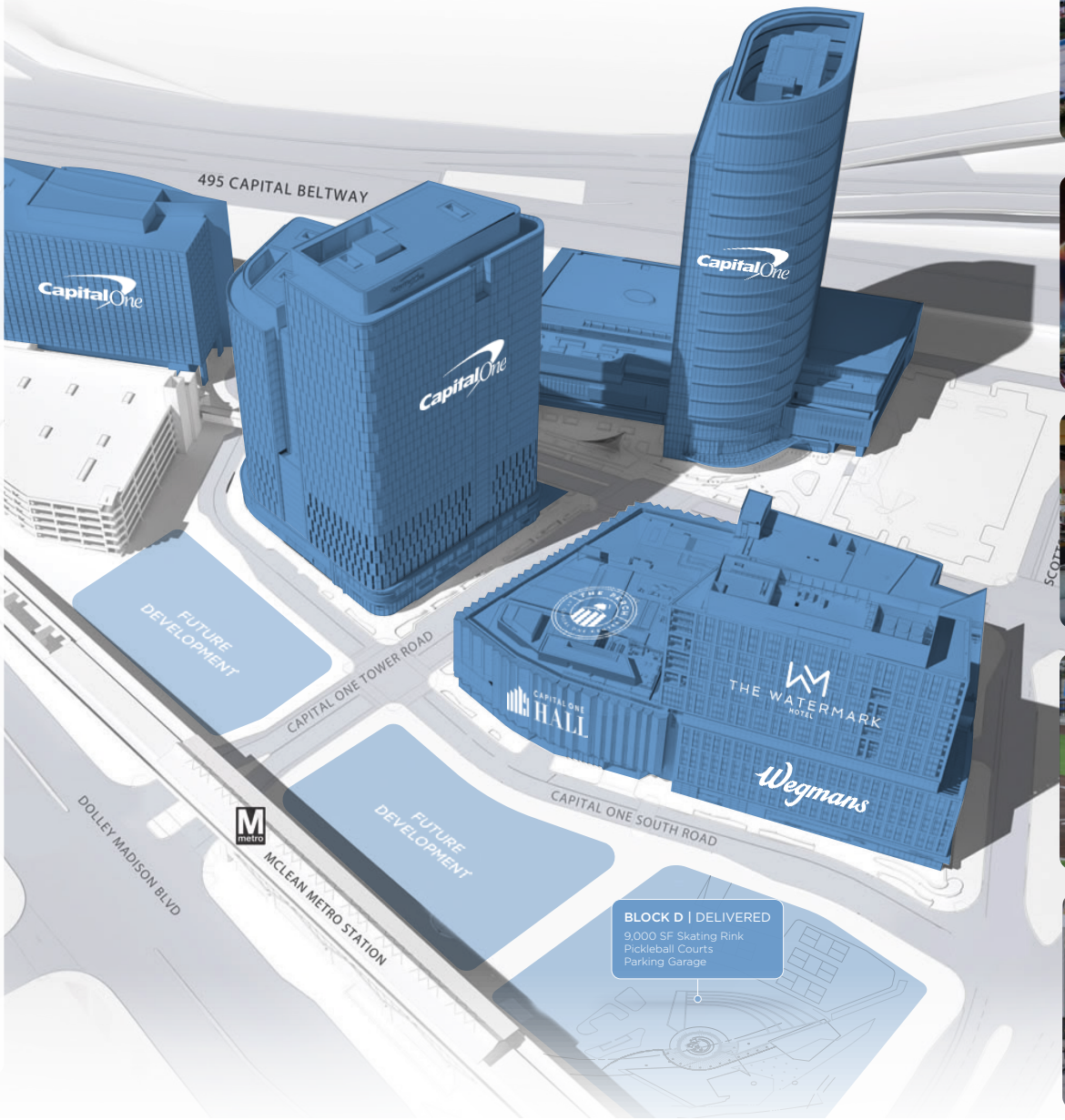
WREN
FOOD // DRINK

THE NAISHO ROOM

Villa Yara

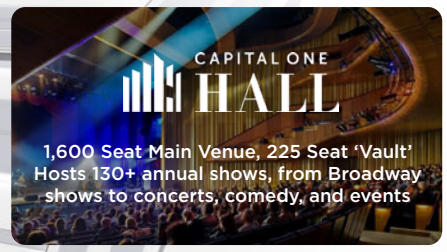
Nothing in Between

PERCH PUTT



PROJECT ANCHORS











NEW AMENITIES







THE SPACES

A1 | 6,999 SF *Divisible + Outdoor Patio + Vented*

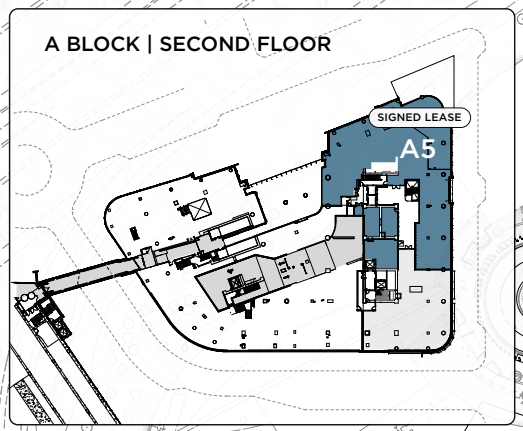
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A6 | 6,964 SF

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P Parking



The Gates of Mclean
624 Condo Units

CAPITAL ONE DR

CAPITAL ONE TOWER RD

SCOTTS CROSSING RD

TEXMEXERIA
OMETEO

OMRI

A1

AT LOI

A3

SISTER2

SIGNED LOI
C1

THE PERCH

Wegmans

CAPITAL ONE HALL

THE WATERMARK HOTEL

WREN

STARR HILL

NEW AMENITIES
PICKLEBALL COURTS + ICE RINK

400+ FUTURE SPACES

FUTURE DEVELOPMENT

metro

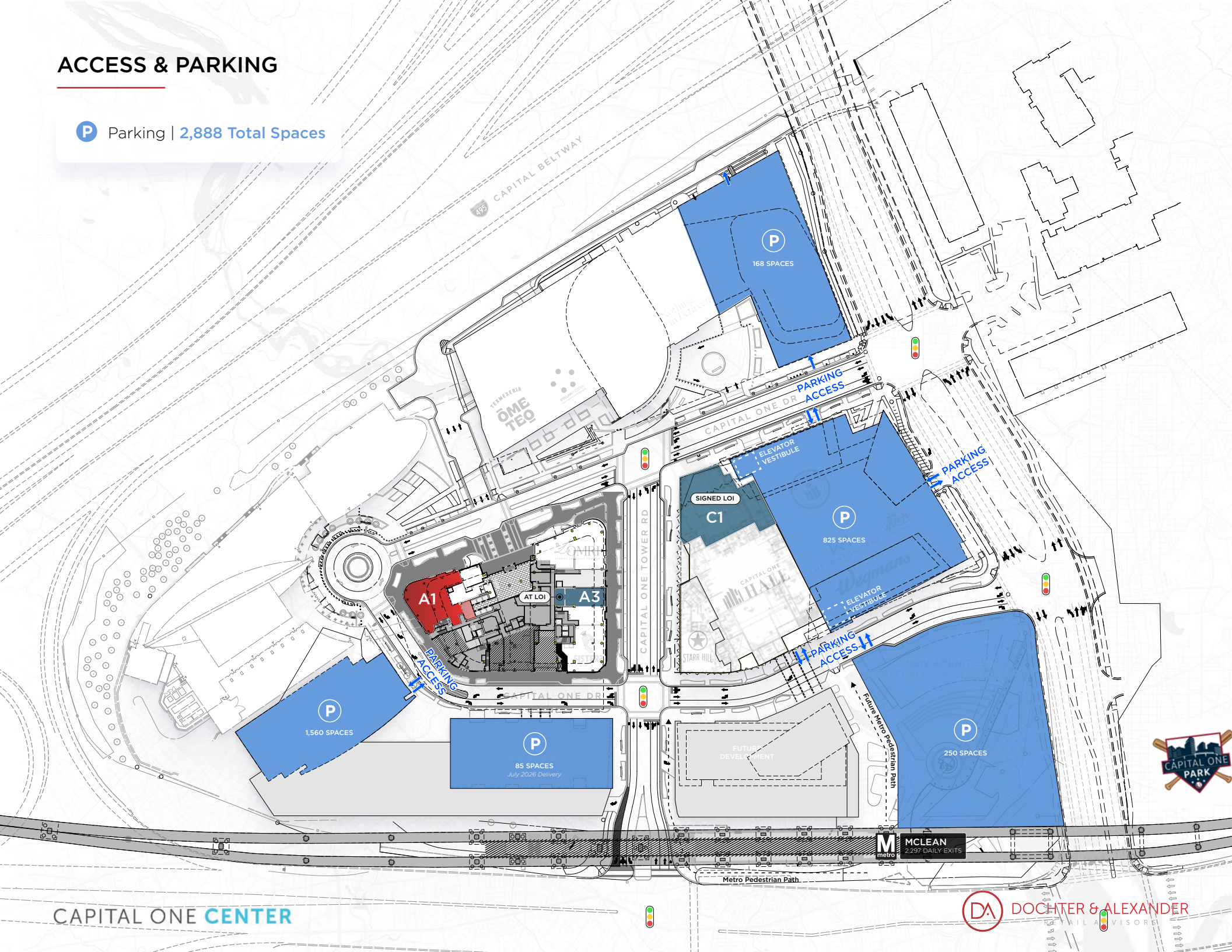
CAPITAL ONE PARK

CAPITAL ONE CENTER

DOCHTER & ALEXANDER

ACCESS & PARKING

Parking | 2,888 Total Spaces



CAPITAL ONE CENTER

DOCHTER & ALEXANDER
RETAIL ADVISORS

SPACE A1

FULL FLOORPLAN WITH SPLIT OPTION AVAILABLE





SPECS

Square Footage | 6,999 SF
Space A | 3,689 - 4,282 SF
Space B | 2,717 - 3,310 SF
Storage | 593 SF
Frontage | 181'
Ceiling Heights | 16' 9"
Timing | Immediate
Rent/Nets | Negotiable
Features | Vented Space with Outdoor Patio

CONTACT

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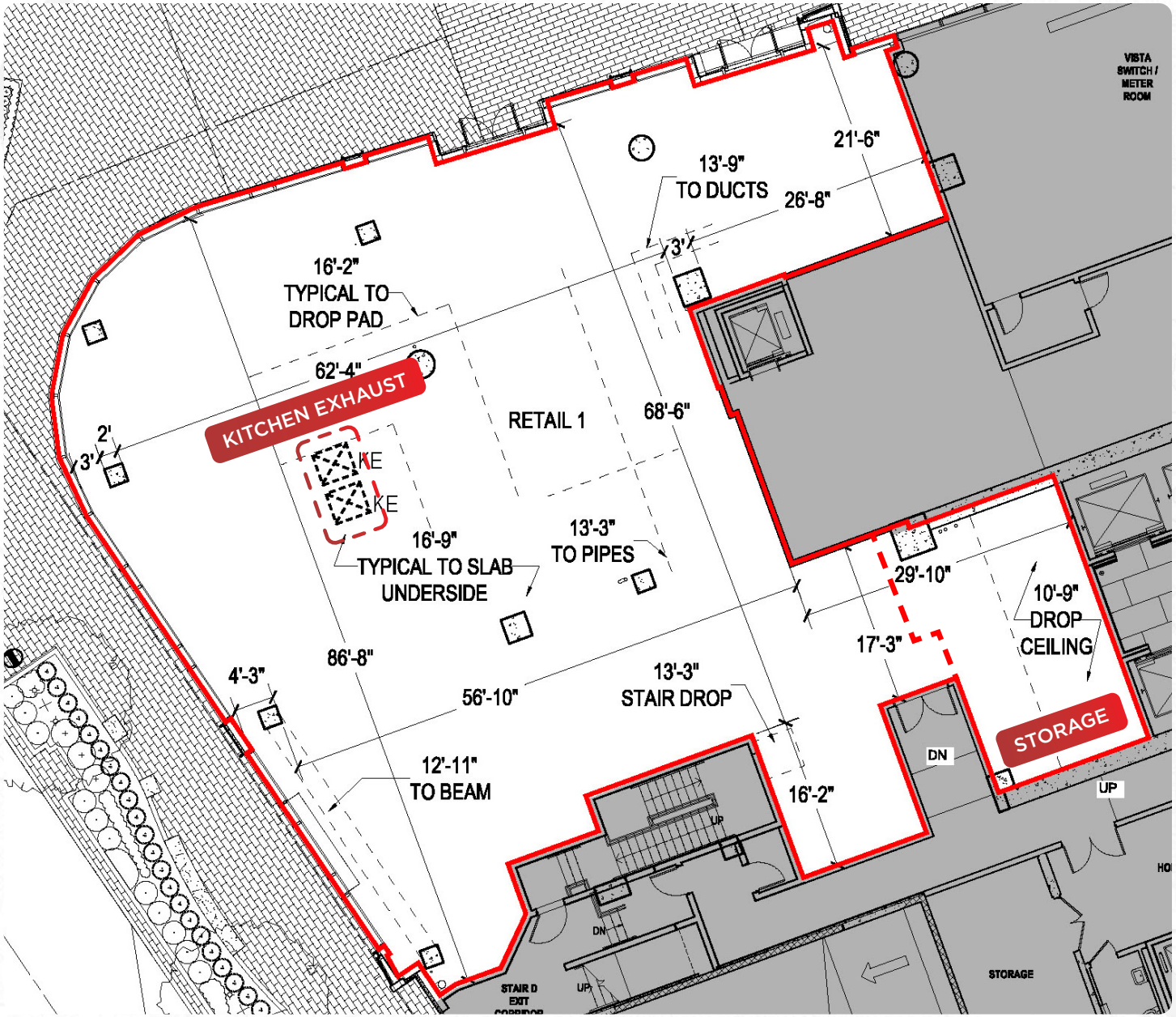
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SPACE A1

FULL FLOORPLAN



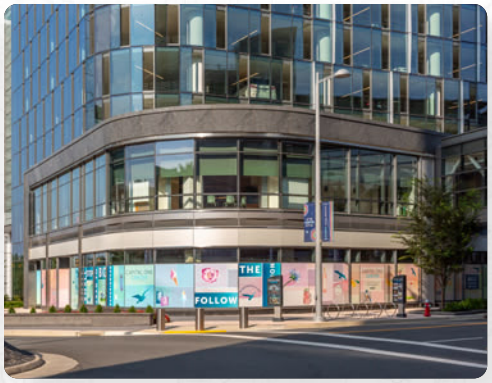
SPACE A1

SPLIT OPTION | ABILITY TO VENT BOTH SPACES



SPACE A1

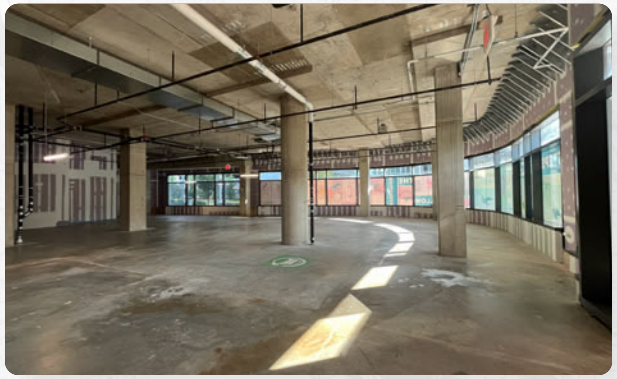

CAPITAL ONE
CENTER
SMALL
STEPS
LEAD TO
BIG
EXPERIENCES
CAPITAL ONE
CENTER


THE
FOLLOW






BIG
THE
FOLLOW









PROJECT ANCHORS
AT CAPITAL ONE CENTER

CAPITAL ONE HALL · Wegmans · PERCH PUTT · THE WATERMARK HOTEL

NEARBY TRAFFIC COUNTS
DAILY ON WEEKDAYS

2,424 MCLEAN METRO

60,600 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
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