
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

CONTACT

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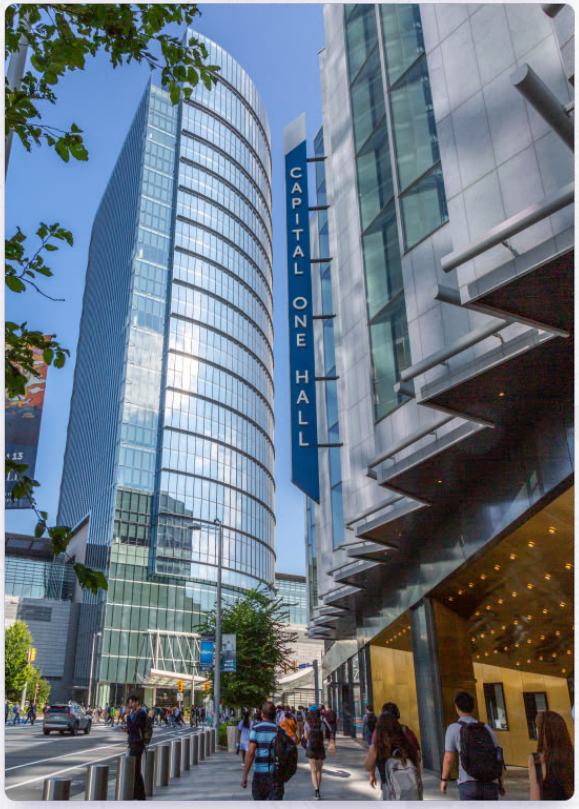
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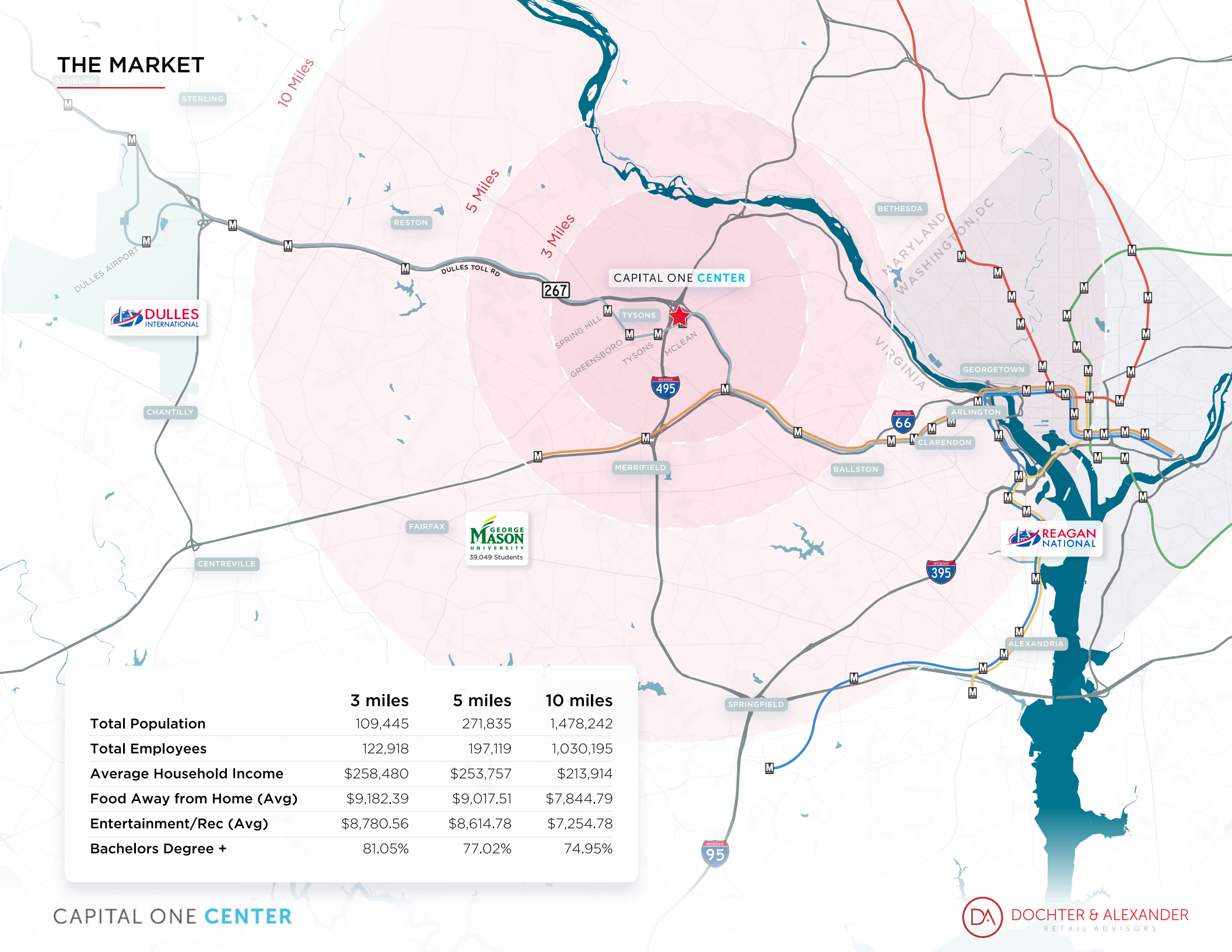




CAPITAL ONE CENTER

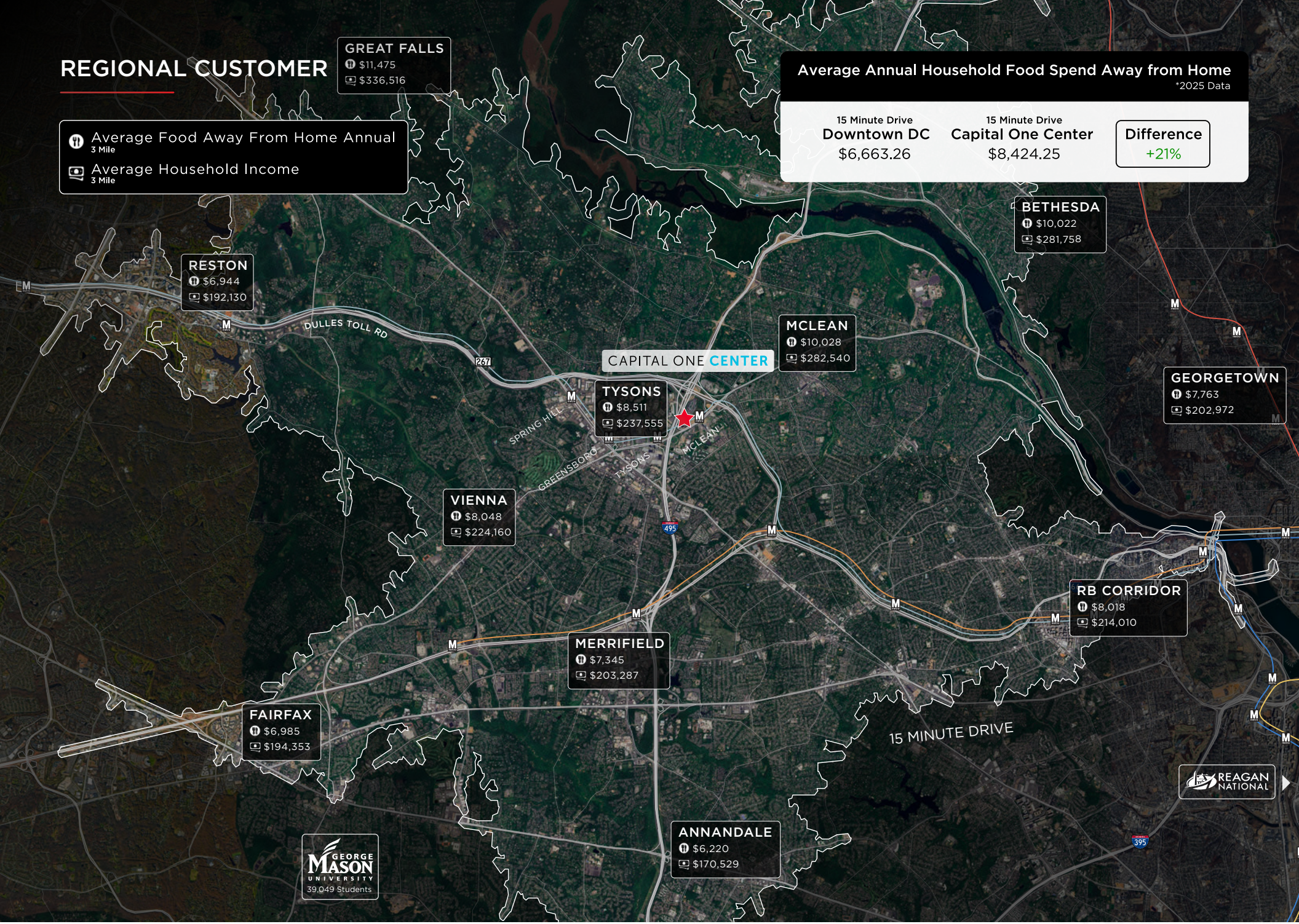
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THE MARKET



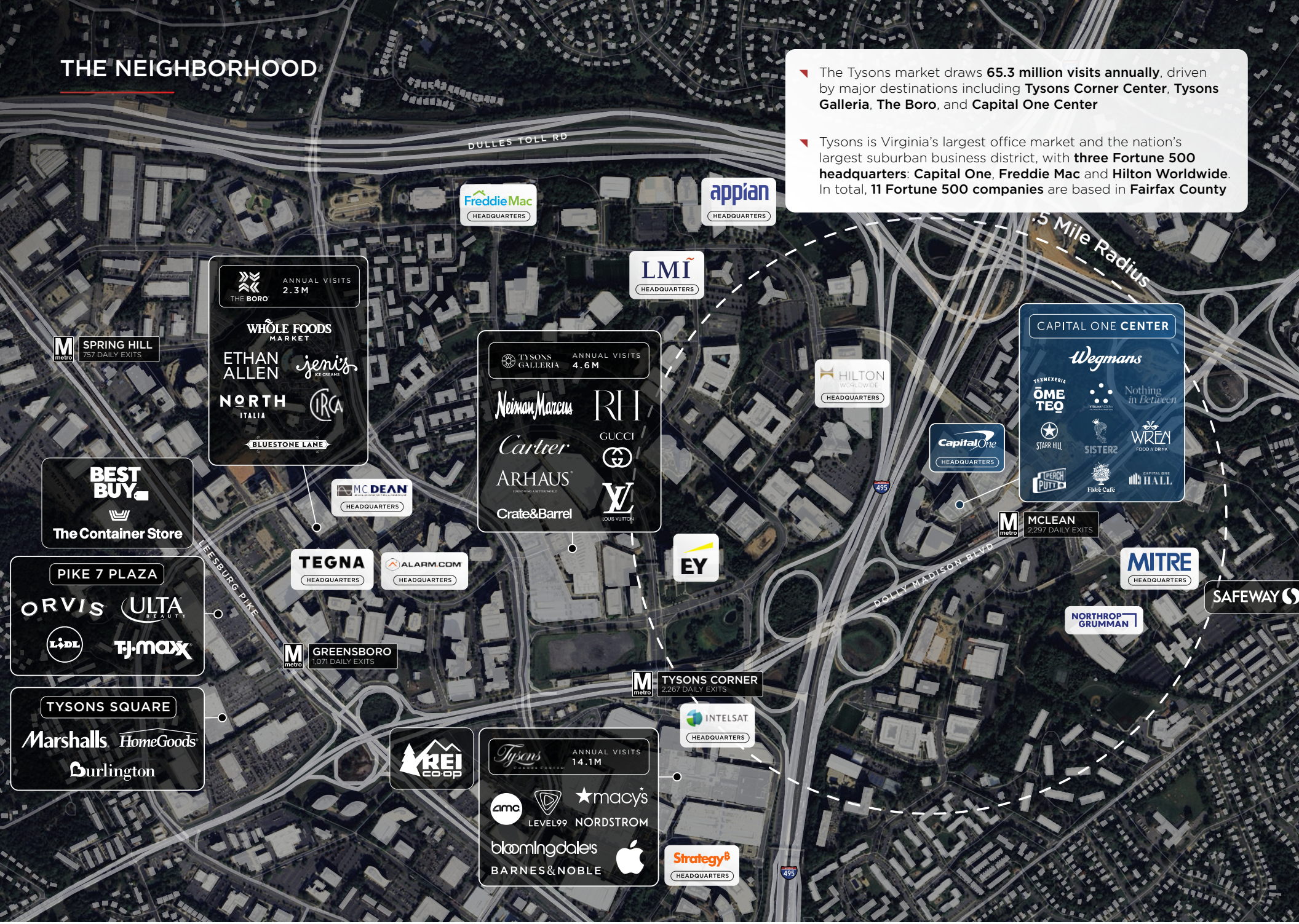
	3 miles	5 miles	10 miles
Total Population	109,445	271,835	1,478,242
Total Employees	122,918	197,119	1,030,195
Average Household Income	$258,480	$253,757	$213,914
Food Away from Home (Avg)	$9,182.39	$9,017.51	$7,844.79
Entertainment/Rec (Avg)	$8,780.56	$8,614.78	$7,254.78
Bachelors Degree +	81.05%	77.02%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

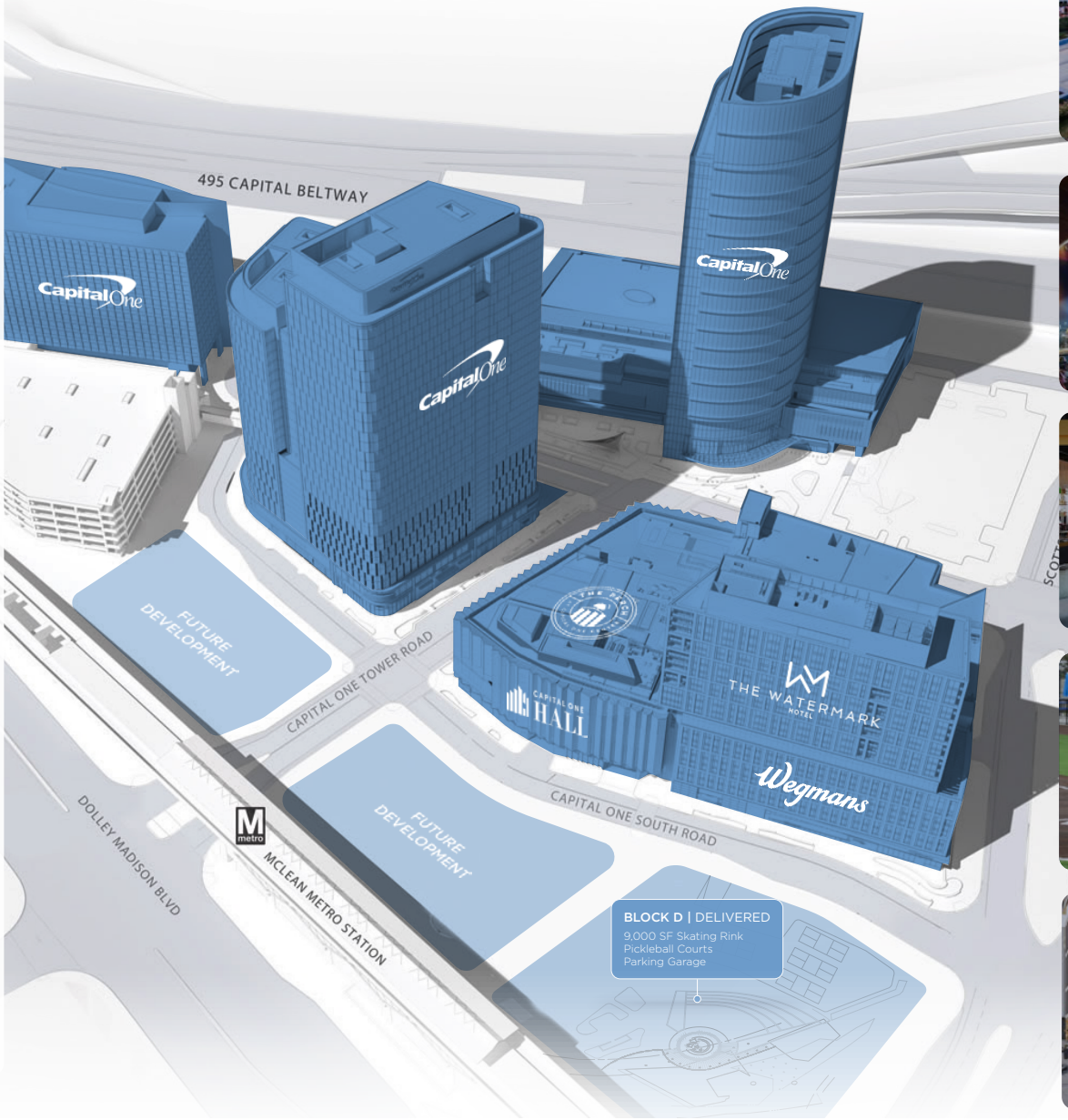
WREN
FOOD // DRINK

THE NAISHO ROOM

Villa Yara

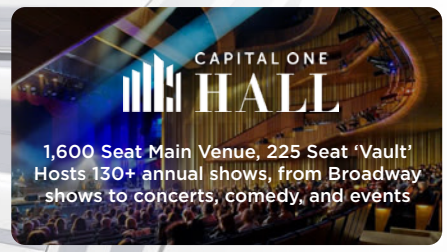
Nothing in Between

PERCH PUTT



PROJECT ANCHORS











NEW AMENITIES







THE SPACES

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

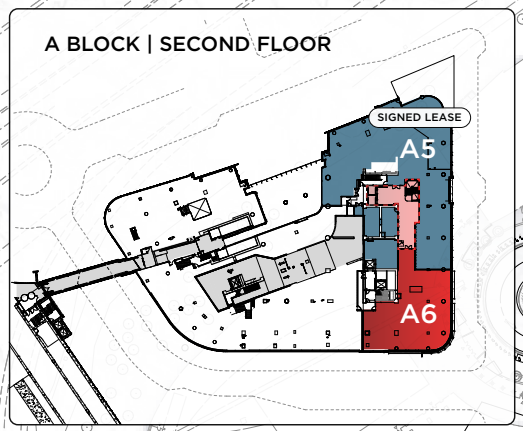
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P Parking

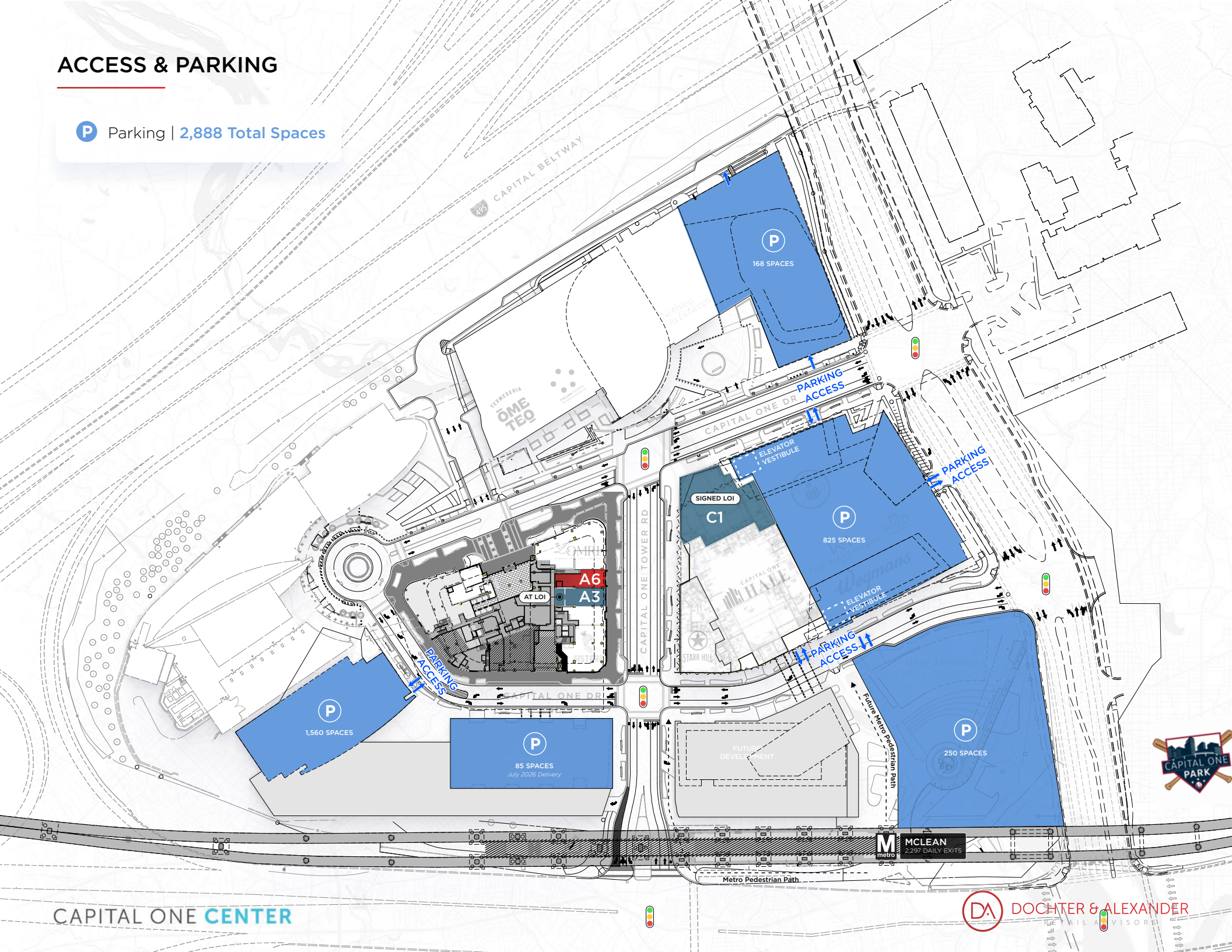


CAPITAL ONE CENTER

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ACCESS & PARKING

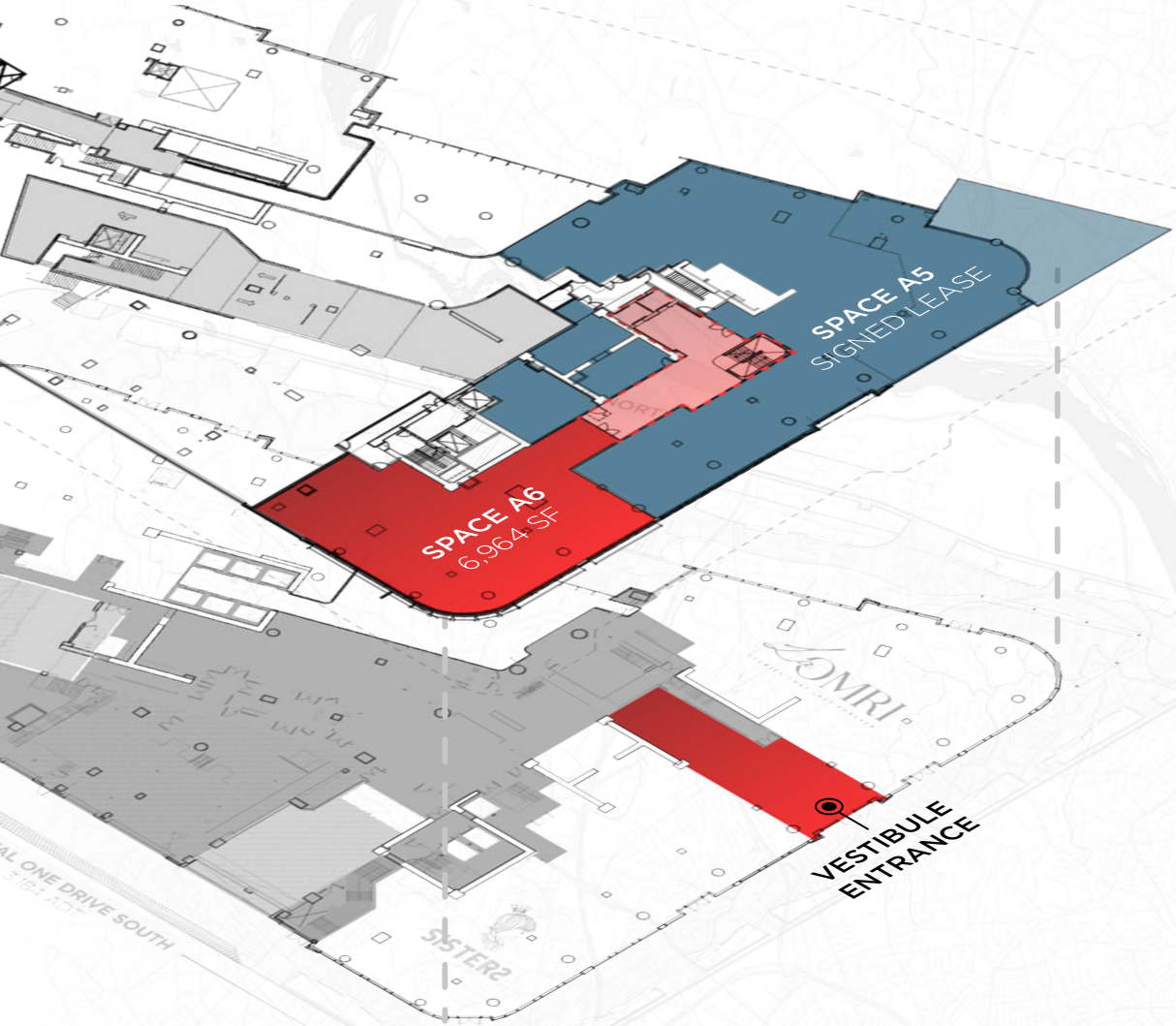
Parking | 2,888 Total Spaces



CAPITAL ONE CENTER

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SPACE A6





SPECS

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

CONTACT

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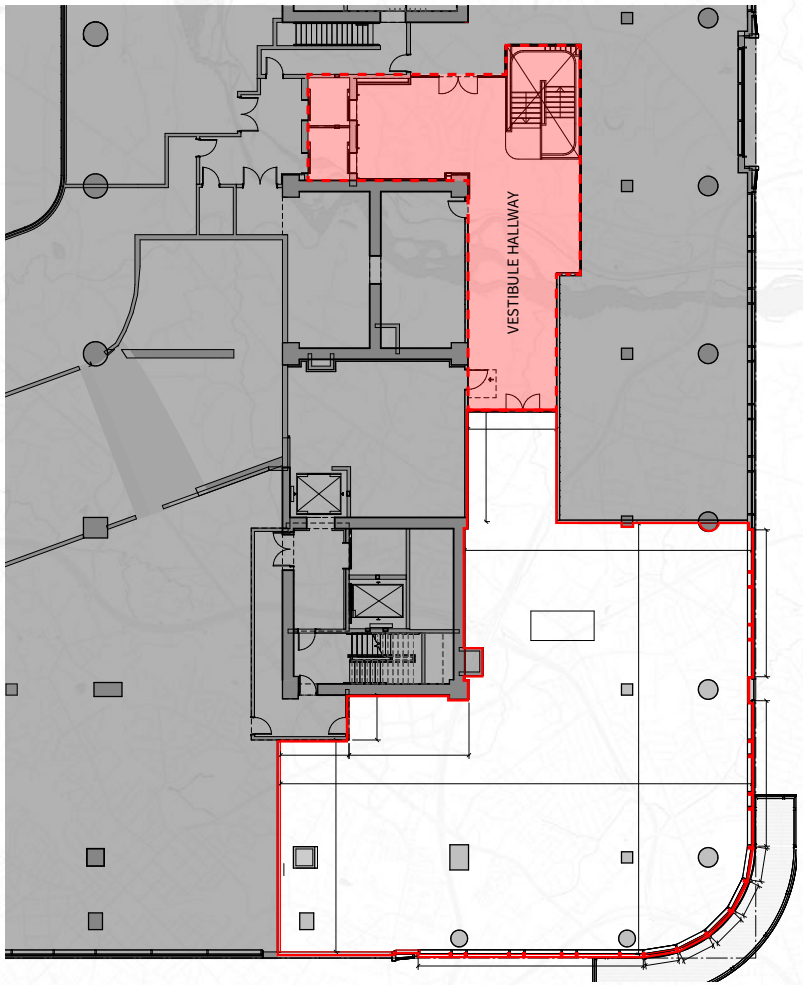
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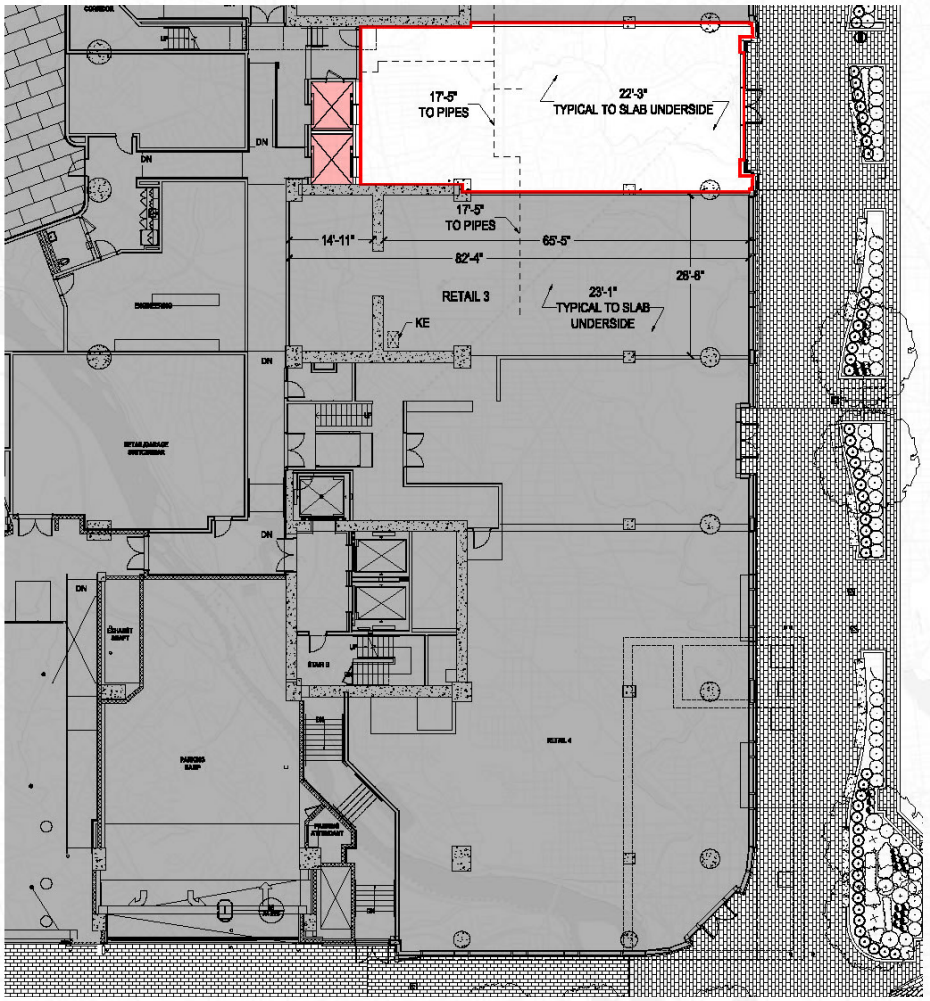
DOCHALEX.COM

SPACE A6

SECOND FLOOR
6,964 SF



VESTIBULE ENTRANCE
2,094 SF



SPACE A6



















PROJECT ANCHORS
AT CAPITAL ONE CENTER

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