

STAFFORD

building

1500 Westbranch Drive
Tysons Corner, Virginia



Prestige in Tysons

Situated at the intersection of Westbranch and Jones Branch Drives, the Stafford Building offers tenants accessible ingress/egress off the Capital Beltway and the Dulles Toll Road. The building is situated at the nexus of the Capital Beltway (I-495) and the Dulles Toll Road (Route 267), roughly equidistant from Washington, DC and Dulles International Airport.



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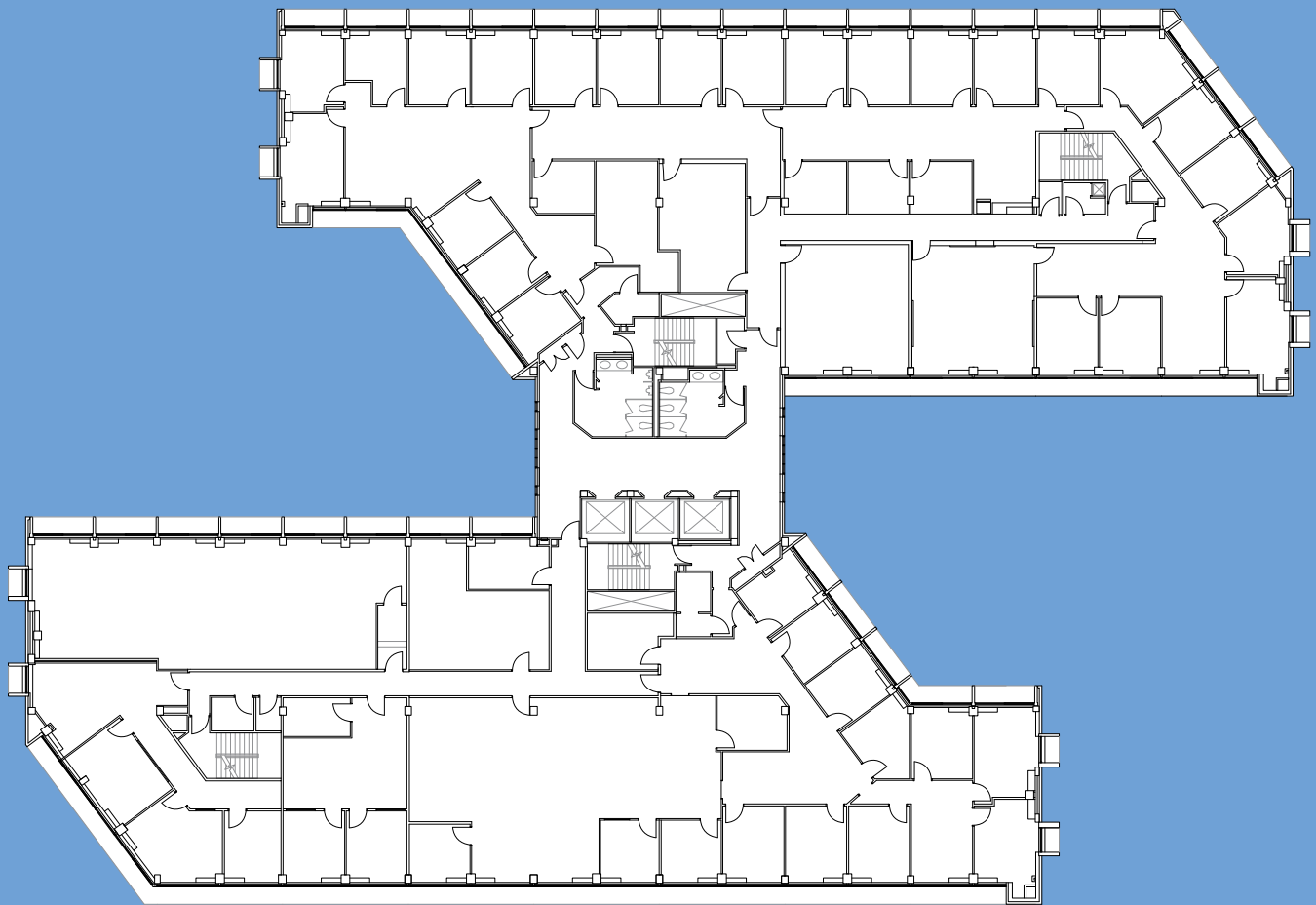
Building Information

- 124,000 SF situated on 5 ½ Acres in Tysons
- 20,660 floor plates with Surface parking with a ratio of 4.0/1,000 SF
- On-site fitness center with locker room facilities
- Recent security upgrade including
 - 24-hour security personnel
 - State of the art controlled vehicular access points
 - Electric key-card entry



Typical Floor Plan

20,660 RSF



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A Commuter's Delight

- Corner presence on Westbranch and Jones Branch Drives
- Favorable access to major thoroughfares and rapid transit in Tysons
- ¼ mile from the Jones Branch Capital Beltway Express Lanes
- Minutes from the Dulles Toll Road (Route 267) and I-66, providing access to the Northern Virginia Suburbs and DC
- Less than 1 Mile to Tysons Corner Metro Station
- Surrounded by dining, retail, entertainment and hotels including the renowned Tysons Corner Center and Tysons Galleria
- Strategically located between Dulles International Airport and Reagan Washington National Airport, less than 25 minutes to each

