



**CBRE**

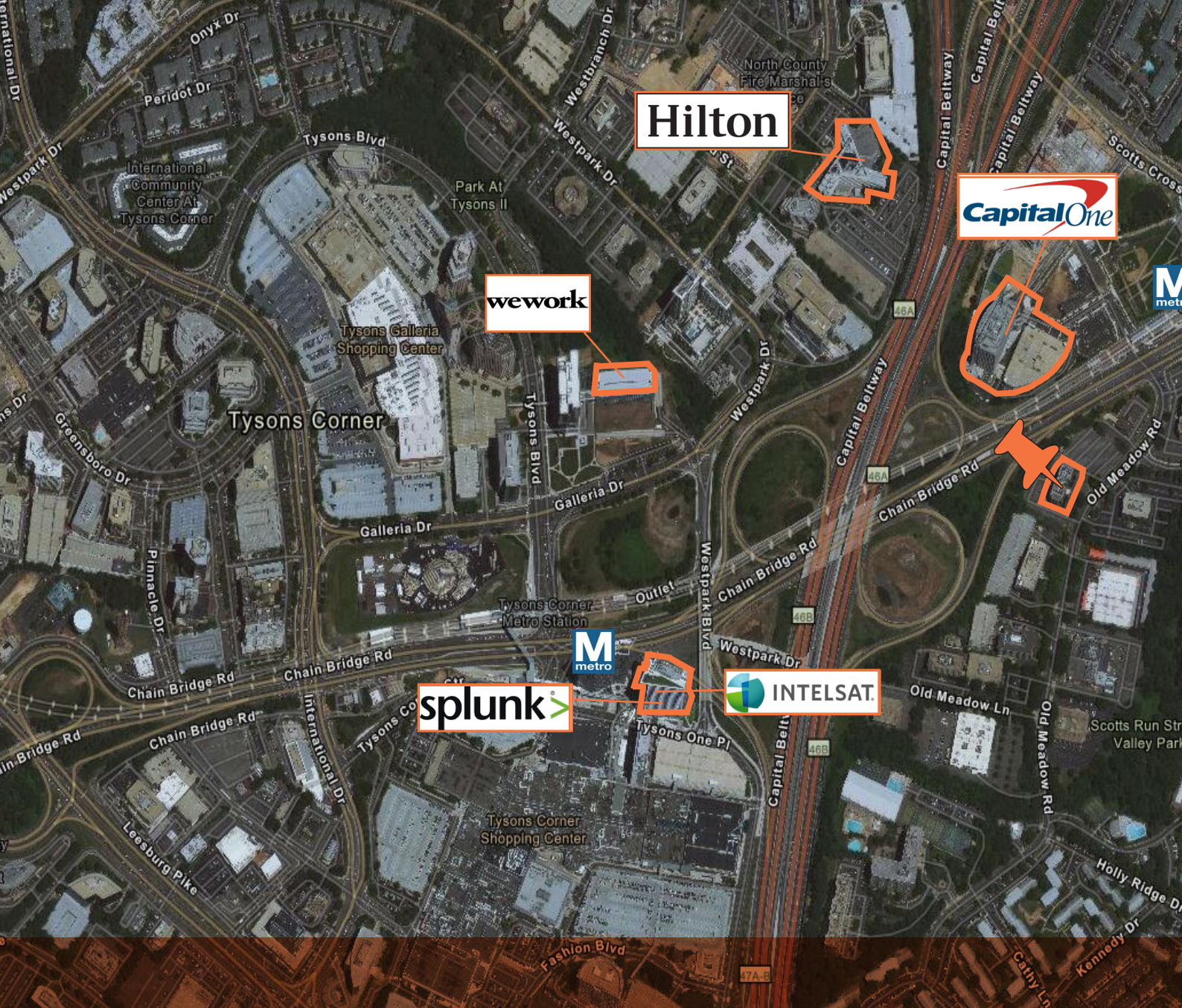
# FOR SUBLEASE UP TO 79,037 SF

**1700 Old Meadow Road  
McLean VA**

**Cathy Delcoco**  
cathy.delcoco@cbre.com  
703.517.8650

**John DiCamillo**  
john.dicamillo@cbre.com  
70.734.4723

**Marcie Patchett**  
marcie.patchett@cbre.com  
571.269.5735



## WHERE

# INSIDE THE BELTWAY

Superb location in Tysons with immediate access to the Beltway, I-66, and Dulles Airport Access road. Visibility from Route 123. Conveniently situated in close proximity to restaurants and shopping at Tysons Corner Center and Tysons Galleria.



# AMENITY RICH LOCATION

... IN CLOSE PROXIMITY

ENJOY ALL THAT TYSONS HAS TO OFFER

Less than half a mile from McLean Metro and Capital One Center, this location is within close proximity to Tysons Galleria and Tysons Corner Center boasting a variety of restaurants, fast-casual dining, movie theater, shopping and entertainment spaces.

# WORK | LIVE | PLAY

BE IMMERSED IN WORLD CLASS AMENITIES



THE RITZ-CARLTON®



# BECOME A CAPITAL ONE NEIGHBOR

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A WALKABLE DESTINATION

**CAPITAL ONE HALL**  
Performance Center



**THE PERCH**  
Starr Hill Biergarten  
Exercise In The Park



**DINE & SHOP**  
Wegmans  
Starbucks  
Others to come

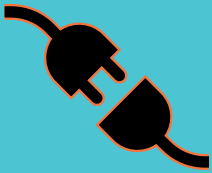


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# OPPORTUNITY

## FULL FLOOR OR FULL BUILDING

Perfect Return-To-Office space with a mix of private offices and open areas and individually controlled HVAC. Secure and SCIF spaces within the building. Classroom and conference rooms throughout. Full building redundant power.



**PLUG 'N  
PLAY**

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All floors are available fully furnished and ready for immediate occupancy.



**\$25.00 per  
Square Foot**

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Asking Rental Rate; Full Service.



**AVAILABLE  
SPACES  
5,000 - 79,037 SF**

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Basement through 6th Floor available with a typical floor plate of 11,291 SF.



**Term  
THRU DEC 2024**

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Strong credit sublandlord.

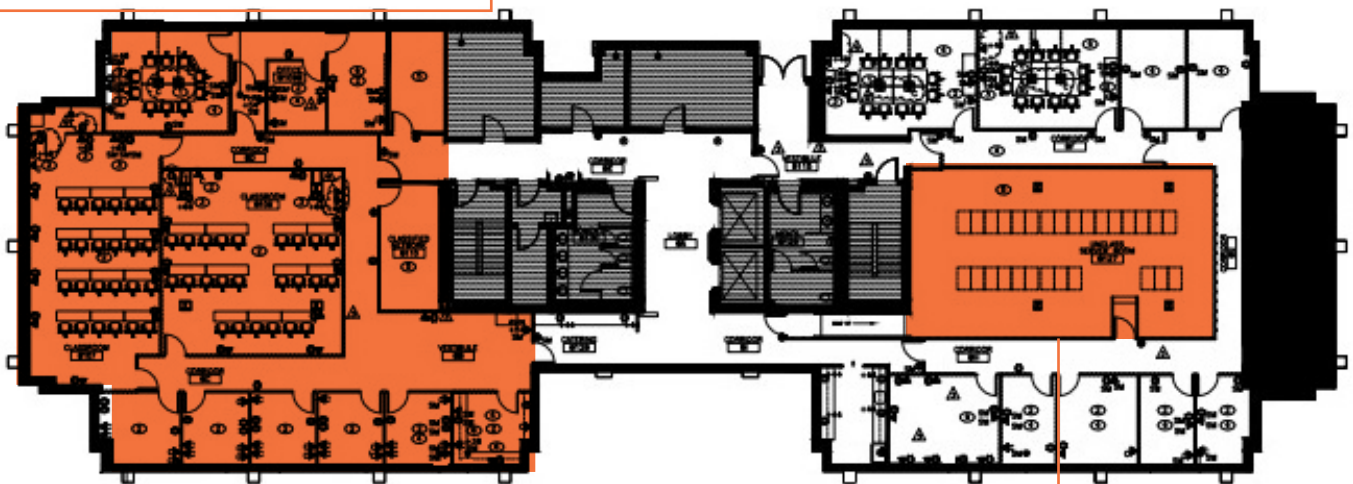


## First Floor



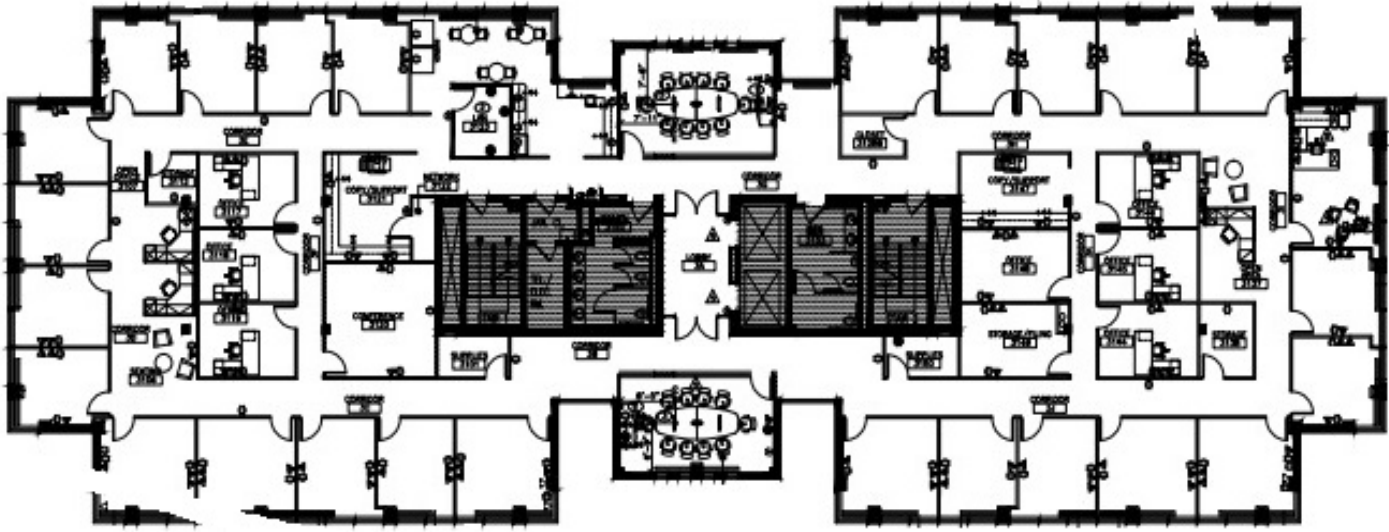
## Basement

SCIF CLASSROOM & OFFICE SPACE



SERVER ROOM

## Third Floor



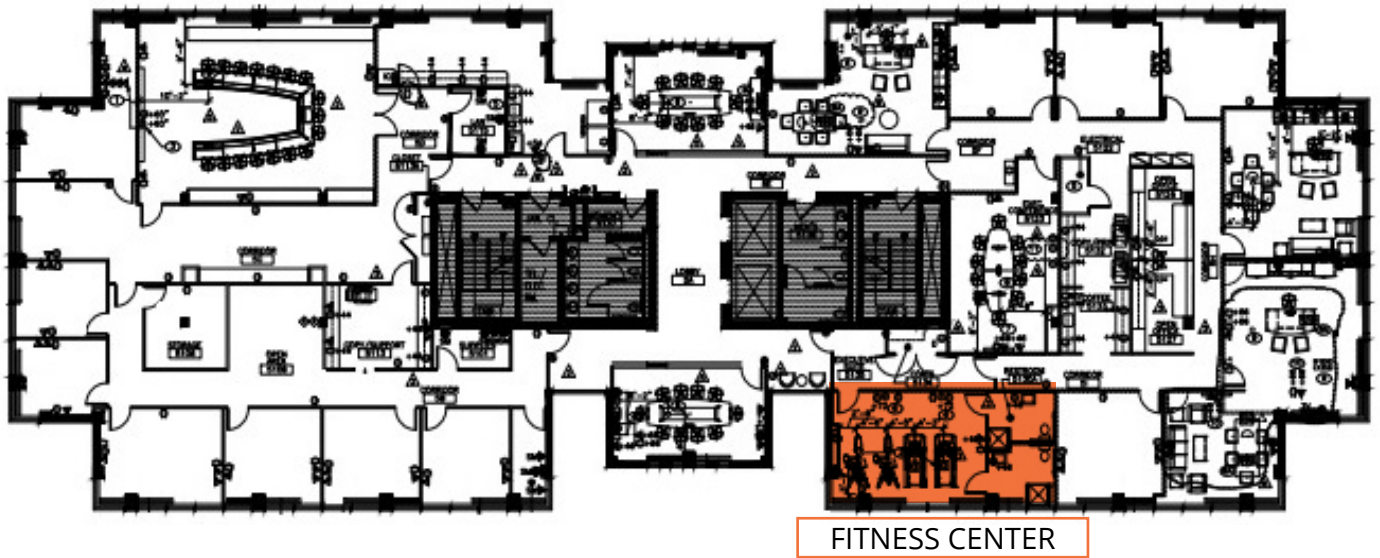
## Second Floor





## Fifth Floor

EXECUTIVE FLOOR



## Fourth Floor



## Sixth Floor



ACCREDITED ENCLOSED AREA



**IMPRESSIONS**

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**BREAKROOM WITH KITCHEN**



**PRIVATE OFFICE WITH VIEWS**

**CONFERENCE ROOM**



**HALLWAY**





ELEVATOR/ SUITE ENTRANCE



LARGE OFFICE

RECEPTION AREA

KITCHENETTE





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