

VALO FACT SHEET

OWNER	Tamares
DEVELOPMENT MANAGER	Hines
EXTERIOR DESIGNER	Kohn Pederson Fox
INTERIOR DESIGNER	Lehman Smith McLeish
LANDSCAPE DESIGNER	Michael Vergason Landscape Architects
EXCLUSIVE LEASING AGENT	Stream Realty Partners
PROPERTY MANAGEMENT	Stream Realty Partners
SITE	16 acres at the front door of the 495 Express Lanes on Jones Branch Drive. This provides immediate access to the Capital Beltway and creates a gateway to the entire Washington region from the heart of Tysons.
DELIVERY	2001
SCOPE	707,052 SF (65,687m ²), 2 tower office building North Tower: 9 floors, 254,539 SF (23,647m ²) South Tower: 12 floors, 452,513 SF (42,039m ²)
TYPICAL FLOOR SIZE	North Tower: 35,142 SF South Tower: 29,651 SF
CEILING HEIGHT	9' Finished ceiling 12' Slab-to-slab
FLOOR DEPTH	62.5'
TYPICAL COLUMN SPACING	3.0'x27.5'
PARING	200 surface spaces and 2,048 covered spaces are available; ratio of 3.0/1,000 SF
HVAC	VAV system with variable frequency drives (VFD)
WIREScore	Platinum