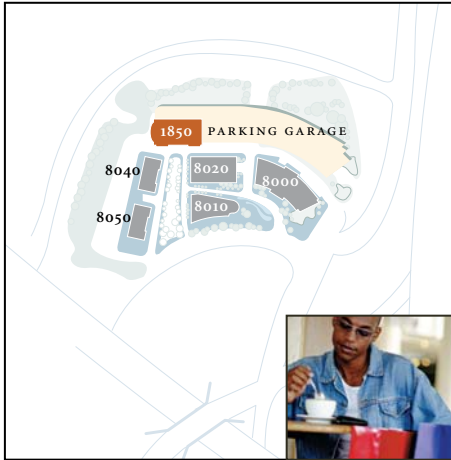




destination1850



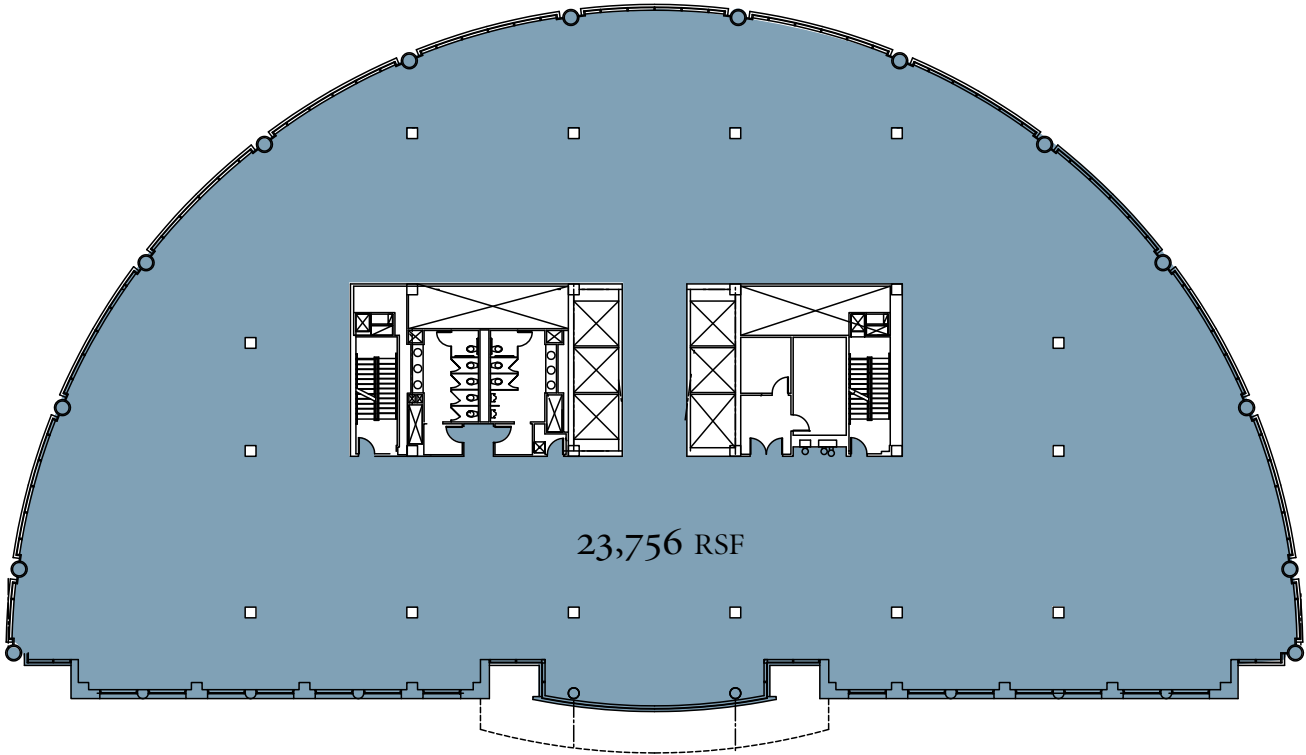
1850 TOWERS CRESCENT PLAZA – VIENNA, VA 22182



about 1850

- BUILDING SIZE:** 295,000 Rentable Square Feet, thirteen (13) floors
- TYPICAL FLOOR SIZE:** 23,756 Rentable Square Feet
- CORE FACTOR:** Approximately 9.79% on single tenant floors
Approximately 14.53% on multi-tenant floors
- COLUMN SPACING:** 30' x 40'
- CEILING HEIGHT:** Floors 2-12 have a 9'6" finished ceiling height, floor 13 features 17' finished ceiling heights on the front of the building and 10'15" finished ceiling height in the rear of the building
- HVAC:** VAV system with one (1) VAV Box per 450 square feet on the exterior zone and one (1) VAV Box per 1,000 square feet on the interior zone, two (2) zones per floor
Standard HVAC hours of operation are:
8:00 a.m.– 7:00 p.m. Monday through Friday
8:00 a.m.– 1:00 p.m. Saturdays
After hours charge is currently \$28.00 per zone per hour
- ELECTRICAL CAPACITY:** 7 watts per square foot for tenant equipment, exclusive of Building Standard lighting and HVAC
217/480 volt High Voltage panel and 120/208 volt Low Voltage panel on each floor
- ELEVATORS:** Six (6) elevators servicing all floors of the office building
Three (3) shuttle elevators servicing all parking levels
- PARKING:** 3.25 spaces per 1,000 sq.ft., 978 total spaces
- BUILDING ACCESS:** Building hours are 8:00 a.m.– 7:00 p.m. Monday through Friday, Tenant shall have access 24 hours, 7 days a week via Kastle Systems' electronic access control at the garage, building perimeter, elevators and individual tenant suites
- TELE-COMMUNICATIONS:** Verizon and Cox Communications will provide Telecom - in the building
- AMENITIES:** Tower Club, On-site day care, courier service, dry cleaners, fitness facility, Chima Steakhouse, Habatat Galleries, Dessange Salon & Spa and a direct covered walkway to the Tysons Corner Mall.
- LOBBY ATTENDANT:** 7:00 a.m.– 7:00 p.m. Monday through Friday
8:00 a.m.– 1:00 p.m. on Saturday
- DEVELOPMENT TEAM:** Quadrangle Development Corporation and AEW Capital Management

A TYSONS CORNER LANDMARK,
TOWERS CRESCENT
IS THE NEW CITY CENTER
AND HEART OF NORTHERN VIRGINIA'S
MOST DYNAMIC COMMERCIAL HUB.



TYPICAL FLOOR PLAN — OFFICE

FLOOR-TO-CEILING WINDOWS ON ALL PERIMETER OFFICES
FLEXIBLE AND EFFICIENT FLOOR PLANS
21,000 TO 23,103 SQUARE-FOOT FLOOR PLATES