Tysons Corner, Fairfax County’s largest business district with 29 million square feet of office space, is undergoing a transformation into an urban, walkable mix of offices, upscale residences, and public areas.

Among companies with headquarters in Tysons Corner are Fortune 500 firms Booz Allen Hamilton, Capital One Financial, Freddie Mac and Hilton Worldwide.

Including the communities of McLean, Vienna and Great Falls, median household income in this area is more than $150,000, with 75 percent of the 25-and-older population having earned a bachelor’s degree or higher.

The area is home to the CIA, Wolf Trap in Vienna (the only national park dedicated to the performing arts), shopping malls featuring more than 6 million square feet of retail space and Great Falls, with spectacular views of the Potomac River.

Metrorail’s Silver Line runs through the heart of Tysons Corner, which also features easy access to Washington, D.C., and Dulles International Airport via the Capital Beltway and Dulles Toll Road.
TYSONS CORNER
McLEAN, VIENNA, GREAT FALLS

NUMBER OF FIRMS BY SIZE

- 1-9 Employees: 5,104 firms (72.2%)
- 10-49 Employees: 1,469 firms (20.8%)
- 50-99 Employees: 257 firms (3.6%)
- 100-249 Employees: 154 firms (2.2%)
- 250+ Employees: 87 firms (1.2%)

Source: U.S. Census, Bureau County Business Patterns 2015

EMPLOYEE BASE

- Age 29 or younger: 28,753 (21.9%)
- Age 30 to 54: 77,653 (59.2%)
- Age 55 or older: 24,747 (18.9%)

Source: U.S. Census Bureau, Local Employment Dynamics 2014

POPULATION PROFILE

- Residents: 172,896
- % with Bachelor’s degree or higher: 75.1%
- Households: 62,577
- Median Household Income*: $150,661

* Average of the median incomes for the combined ZIP Codes within the market

Sources: Fairfax County Department of Housing and Community Services, Housing and Population Estimates 2016, American Community Survey (ACS) 2015 Five-Year Estimates

ECONOMIC BASE

<table>
<thead>
<tr>
<th>Industry</th>
<th>Jobs</th>
<th>Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional, Scientific and Technical Services</td>
<td>45,762</td>
<td>37.3%</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>12,464</td>
<td>10.2%</td>
</tr>
<tr>
<td>Finance and Insurance</td>
<td>11,797</td>
<td>9.6%</td>
</tr>
<tr>
<td>Accommodation and Food Services</td>
<td>9,986</td>
<td>8.1%</td>
</tr>
<tr>
<td>Management of Companies and Enterprises</td>
<td>9,240</td>
<td>7.5%</td>
</tr>
<tr>
<td>Administrative and Support</td>
<td>6,290</td>
<td>5.1%</td>
</tr>
<tr>
<td>Health Care and Social Assistance</td>
<td>6,290</td>
<td>5.1%</td>
</tr>
<tr>
<td>Information</td>
<td>3,247</td>
<td>2.6%</td>
</tr>
<tr>
<td>Education Services</td>
<td>3,090</td>
<td>2.5%</td>
</tr>
<tr>
<td>Other</td>
<td>14,561</td>
<td>11.9%</td>
</tr>
<tr>
<td>Total</td>
<td>122,727</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Sources: Virginia Employment Commission, Second Quarter 2016 and Fairfax County Public Schools

JOBS IN PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES DOMINATE IN THE TYSONS CORNER AREA.
SELECTED EMPLOYERS

ActionNet ●
Alarm.com ●
Alios Science & Technology ●
Altamira Technologies ●
Alvarez & Associates ●●
The Ambit Group ●
AT&T
BAE Systems
Booz Allen Hamilton ●●
Capital One Financial ●
Creative Systems and Consulting ●
CrossCountry Consulting ●
Cvent ●
Deloitte
Dovel Technologies ●
DynCorp International ●
DXC Technology * ●
E3 Federal Solutions ●
EY
Favor TechConsulting ●

Freddie Mac ●●
Gannett ●
Gladstone Land Corp. ●
GTT Communications ●
Haystax Technology ●
Hilton Worldwide ●●
ImmixGroup ●
Inoventures ●
Intelsat
IT Concepts ●
Kaiser Permanente
Kettler ●
KPMG
KroI/LDiscovery ●
LMI ●
Mars ●
Metters Industries, Inc. ●●
Microstrategy ●
MicroSystems Automation Group ●
MicroTech ●

MITRE ●
National Automobile Dealers Association ●
Navy Federal Credit Union ●
NetApp
Northrop Grumman
NT Concepts ●
NuAxis Innovations ●
Oasys ●
OBXtek ●
Pentagon Federal Credit Union ●
PricewaterhouseCoopers
SAIC ●
Solutions by Design ●
Splunk
Strategic Operational Solution ●
Tegna ●
US Fitness Holdings ●
Veris Group ●
Wells Fargo
Zantech IT Services ●

CHAMBERS OF COMMERCE AND BUSINESS GROUPS

Asian American Chamber of Commerce
Northern Virginia Chamber of Commerce
Greater McLean Chamber of Commerce
Northern Virginia Transportation Alliance
Tysons Partnership
Tysons Regional Chamber of Commerce
U.S. Saudi Arabian Business Council
Virginia Hispanic Chamber of Commerce

* CSC merged with Hewlett Packard Enterprise to form DXC Technology in April 2017

45 MILLION SQUARE FEET OF TRANSIT-ORIENTED DEVELOPMENT IS IN THE PIPELINE.
## COMMERCIAL REAL ESTATE INVENTORY

<table>
<thead>
<tr>
<th>Location</th>
<th>Office</th>
<th>Industrial/Flex</th>
<th>Square Footage</th>
<th>Asking Lease Rates*</th>
<th>Total</th>
<th>Low</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tysons Corner</td>
<td>27,334,266</td>
<td>1,026,465</td>
<td></td>
<td>$18.00</td>
<td></td>
<td>$8.75</td>
<td>$45.00</td>
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<tr>
<td>McLean/Great Falls</td>
<td>4,232,706</td>
<td>9,390</td>
<td></td>
<td>$16.00</td>
<td></td>
<td>N/A</td>
<td>$35.00</td>
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<tr>
<td>Vienna</td>
<td>2,359,308</td>
<td>418,325</td>
<td></td>
<td>$12.00</td>
<td></td>
<td>N/A</td>
<td>$33.00</td>
</tr>
</tbody>
</table>

*Annual per square foot

Source: FCEDA Yearend 2016 Real Estate Report

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**Downtown McLean is a Commercial Revitalization District, which entitles landowners and developers to greater zoning flexibility and the use of expedited development review procedures. [www.fcrevit.org](http://www.fcrevit.org)**