

INTRODUCING TYSONS TECHNOLOGY CENTER

7990 SCIENCE APPLICATION COURT | VIENNA VA 22182

TYSONS CORNER OFFICE / CONTRACTOR SPACE
AVAILABLE FOR IMMEDIATE OCCUPANCY



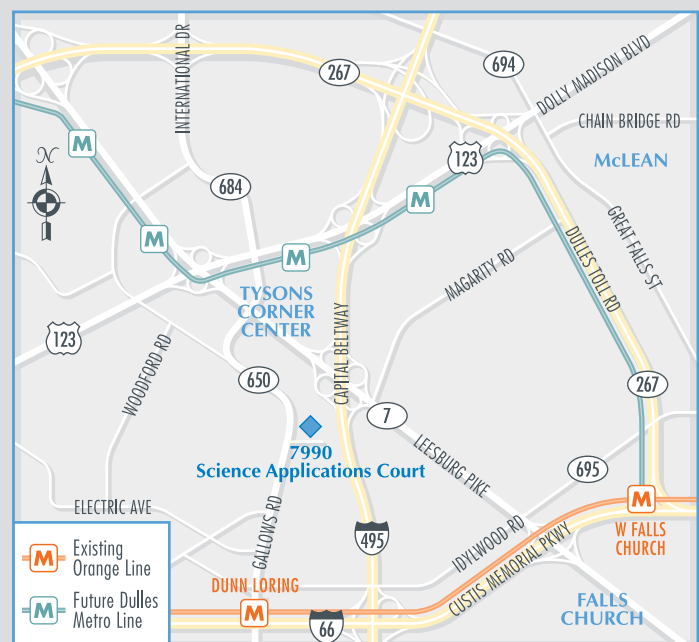
7990 SCIENCE APPLICATIONS COURT, VIENNA, VA 22182

OPPORTUNITY

With its location in Tysons Corner and close proximity to the District of Columbia and Maryland, 7990 Science Applications Court is an excellent opportunity for government contractors, high intensity computer data users and standard office tenants. The unique building design offers raised flooring, existing IT infrastructure, high capacity mechanical systems and backup generators. The building is backed by strong ownership and boasts abundant free parking and a serene, park-like setting.

LOCATION

7990 Science Applications Court offers an advantageous location in one of the most recognized submarkets in the region. Located along the Capital Beltway/I-495 at the intersection of Route 7/Leesburg Pike, the buildings offers a exceptional combination of easy access to and from major thoroughfares (I-495, Route 7, Route 123, I-66) the Tysons Corner business district, and area amenities, while also providing access via Gallows Road avoiding downtown Tysons Corner congestion. With Dunn Loring Metrorail Station easily accessible and close proximity to the future Tysons Corner Metrorail Stations, 7990 Science Applications Court is an ideal location in Tysons Corner.



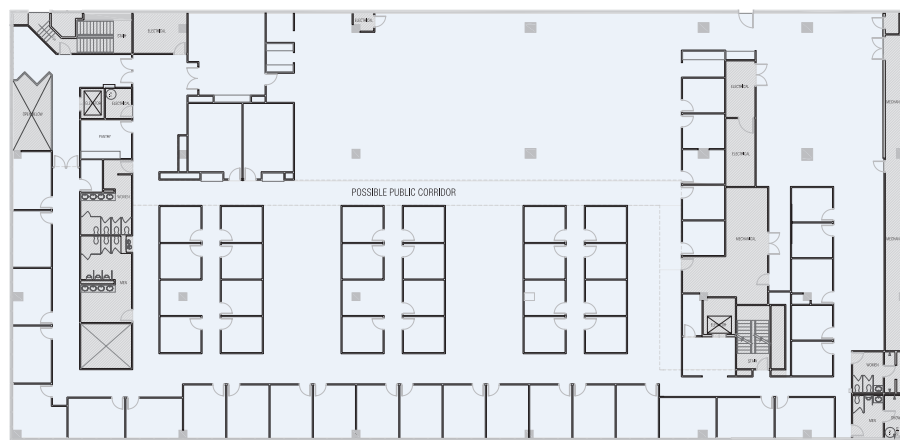
AVAILABLE SPACE

- 2nd Floor 35,446 Rentable Square Feet Available
- 3rd Floor 33,991 Rentable Square Feet Available
- Building Signage Potential
- Robust IT / Data Infrastructure
 - Multiple Carriers
 - Electric Service for Available Space on UPS & Generator Back-Up
 - Supplement 24-Hour SAC Tonnage Available
 - Raised Flooring Throughout Majority of Space

BUILDING SPECIFICATIONS

- 200,000 Total Square Feet
- Abundant free parking
- Secured Building with 24 hour guard service
- Two accessible loading docks
- Financially secure ownership
- Landscape office park setting
- Large Efficient Floor Plans

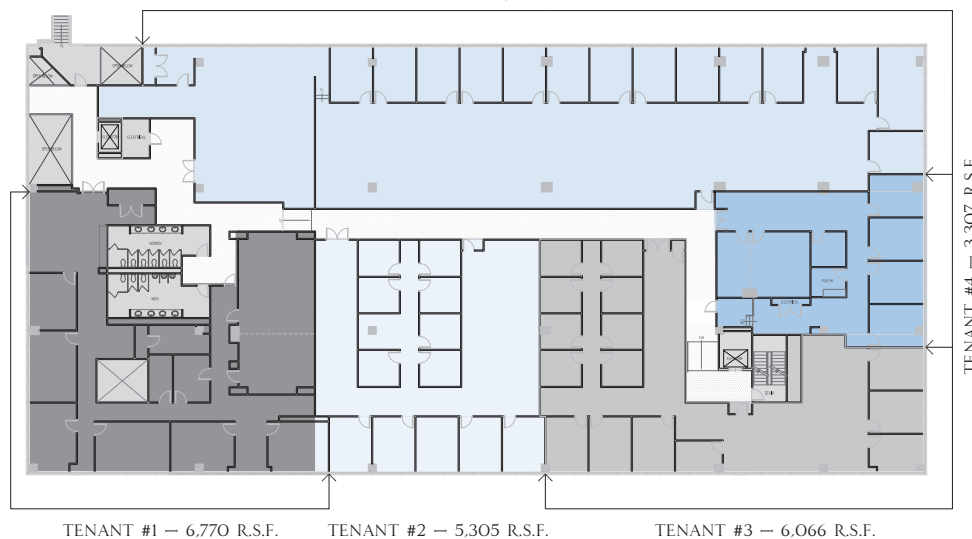
2ND FLOOR - FULL FLOOR TENANT - 35,446 RSF TOTAL



FULL FLOOR TENANT - 35,446 R.S.F. TOTAL

3RD FLOOR - POTENTIAL MULTI-TENANT LAYOUT

TENANT #5 - 12,543 R.S.F.



TENANT #1 - 6,770 R.S.F.

TENANT #2 - 5,305 R.S.F.

TENANT #3 - 6,066 R.S.F.

TENANT #4 - 3,307 R.S.F.



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CONTACT JASON ZELL OR LOUIS KLUGER | 202.682.8722

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