

1676

TYSONS, VA

Redefined



1676 International Drive
McLean, VA 22102
www.brandywinerealty.com

Engaged

MORE THAN AN OFFICE BUILDING

A hospitality forward lobby offers an engaging space where tenants and guests can relax, take an informal meeting, or grab a coffee and conduct business on the go. Featuring a first floor library, barista coffee bar, commissioned artwork and hand-crafted finishes.



LUXURIOUS



ACCOMMODATING



ENERGIZING



Elevated

VIEWS THAT NEVER GET OLD

An unrivaled 15,000 sq.ft. penthouse offers elevated, panoramic views of Tysons and the Blue Ridge Mountains. While enjoying fresh air from the open air conservatory, you can host a meeting in the 120-person conference center, workout in the fitness center, or play arcade style games before relaxing with a coffee or cocktail in the lounge.

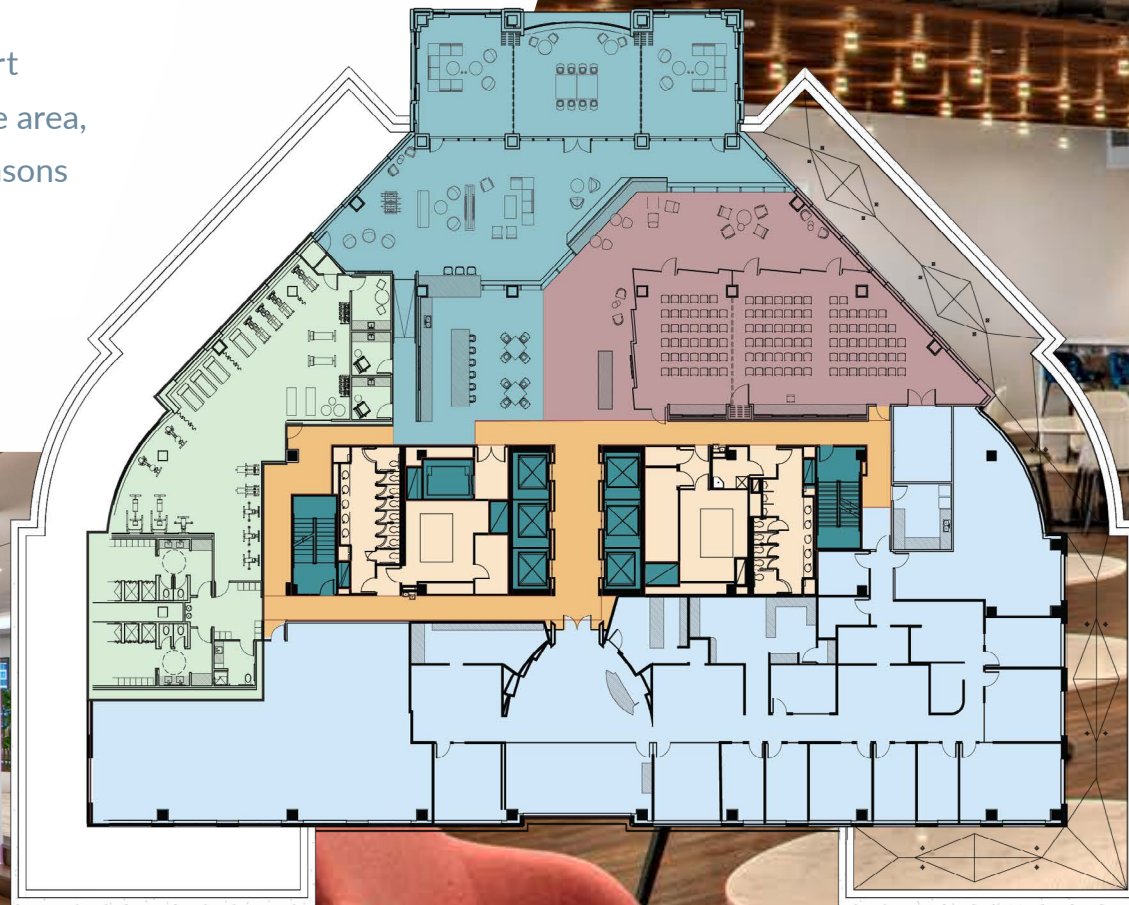
SCALABLE CONFERENCE FACILITY | SEATING UP TO 120

PENTHOUSE EXPERIENCE

Penthouse amenity features include a state-of-the art fitness center, an expansive conference facility, game area, social lounge and conservatory flanked by a four-seasons over 1,000 SF open-air terrace.



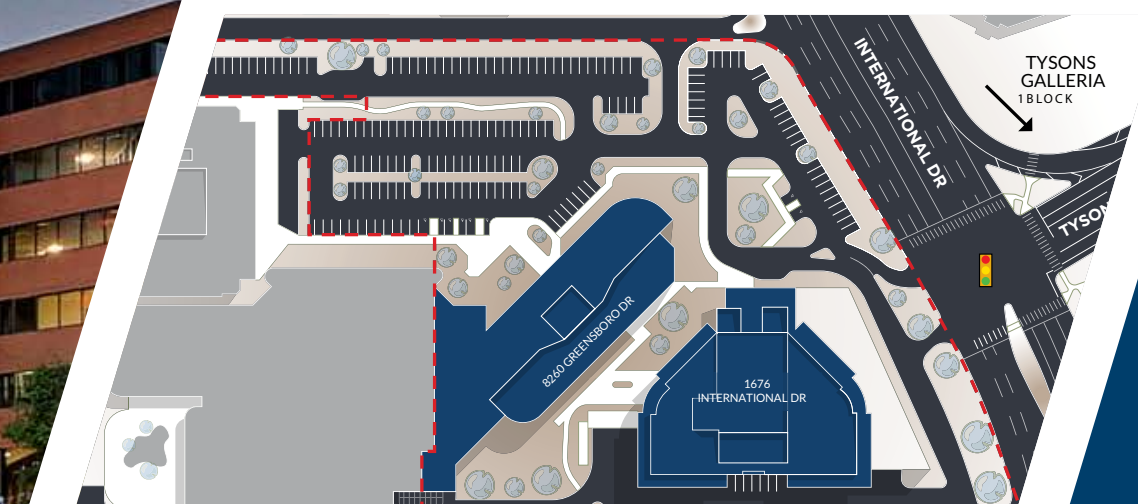
SOCIAL LOUNGE



Connected

Commuting is a breeze with improved vehicular access that provides tenants quick and direct passage to the Capital Beltway (I-495), the Dulles Toll Road, and Route 7. Make a statement with premiere building signage visible to the 44,000 vehicles traveling on International Drive and Tysons Blvd per day.

This highly-visible Tysons' landmark offers exceptional experiences in a vibrant, connected neighborhood surrounded by infinite retail, restaurants and thriving culture.

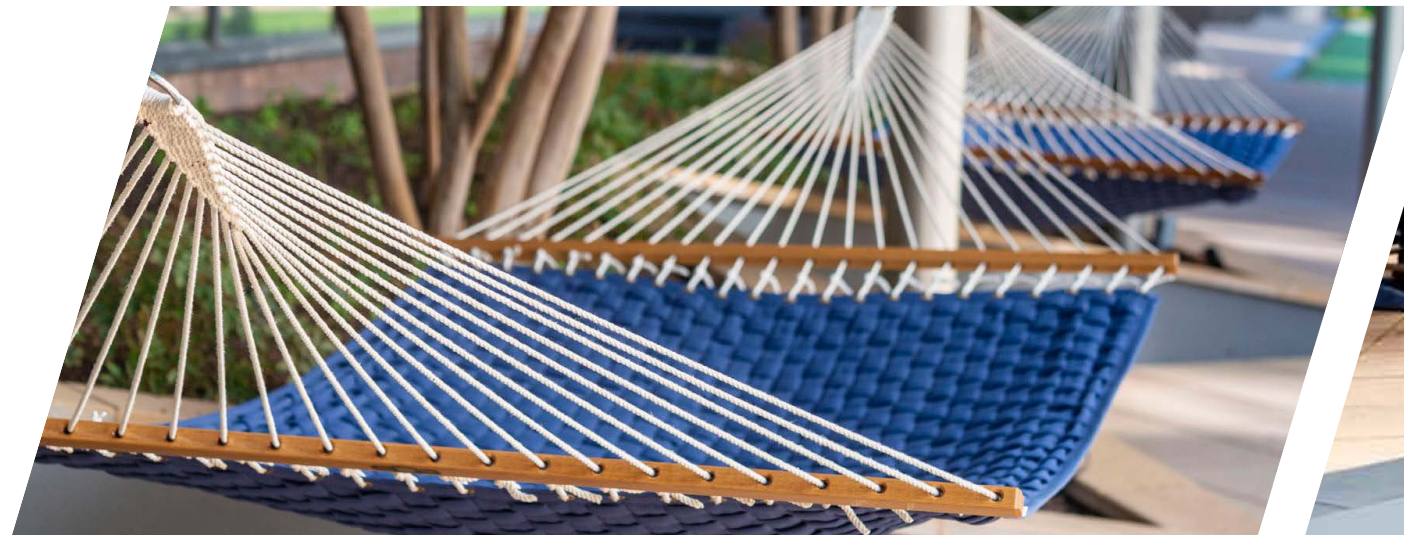
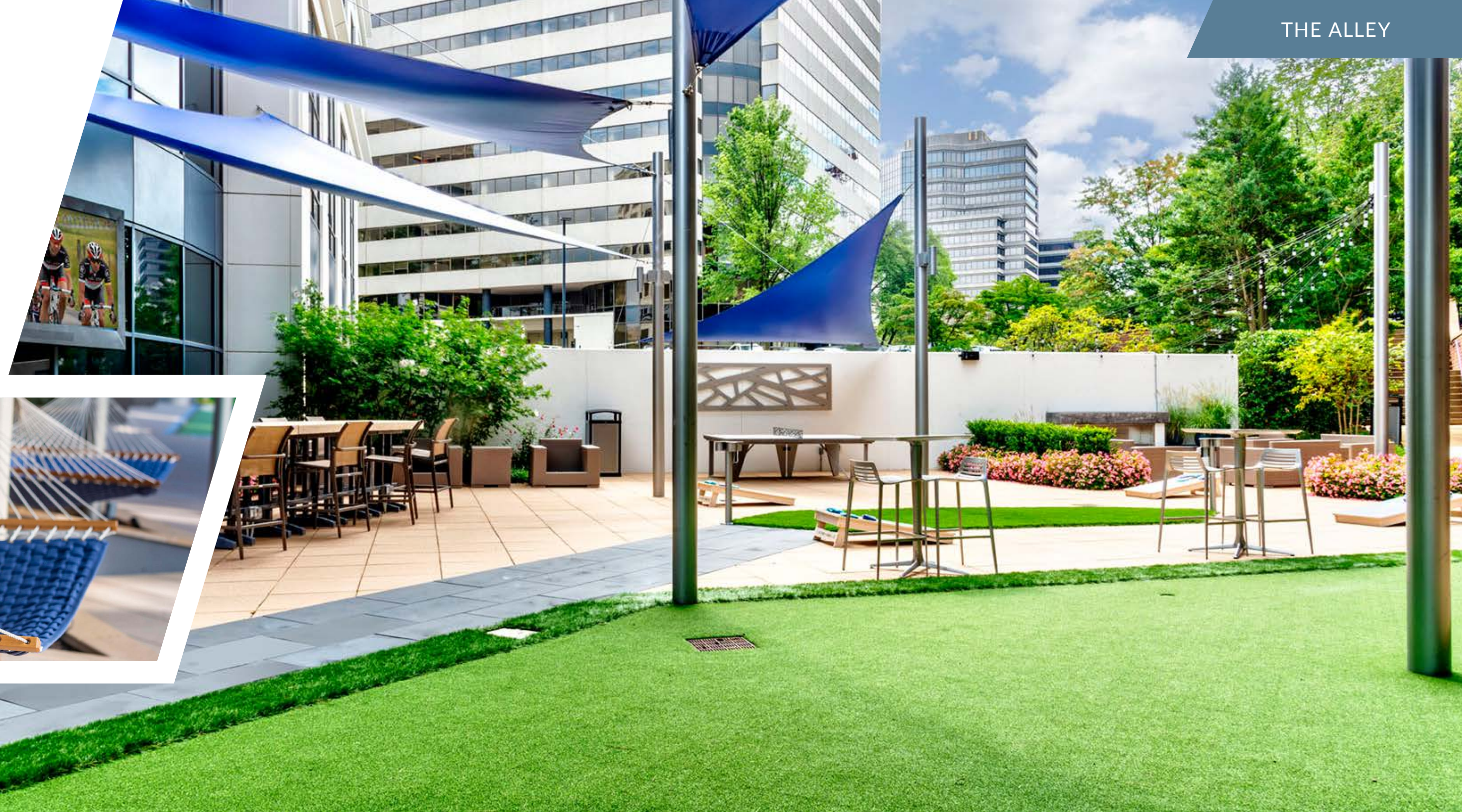


120+ RESTAURANTS, SHOPS, & ENTERTAINMENT WITHIN A 10 MINUTE WALK

Activated

ENJOY TIME OUTDOORS

The Alley, an activated outdoor plaza, serves as a social hub for tenants to escape the indoors and catch some sun. Relax by the outdoor fireplace, watch a movie on the oversized, four-seasons TV, or challenge your friends to a game on the bocce court, putting green, or over corn-hole and table tennis.





Positioned

WORKPLACE REDEFINED

Designed for the modern professional, 1676 International is a bold new expression of what work space should be. The newly-redefined building offers market-leading amenities to welcome forward-thinking tenants.



THE BRANDYWINE DIFFERENCE

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.



8260 Greensboro Drive
Suite 300 | Tysons, VA 22102

www.brandywinerealty.com

for more information:

STEPHANIE MORGAN
703.205.0840

Stephanie.Morgan@bdnreit.com





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Exceptionally...

ENGAGED | CONNECTED | ACTIVATED | ELEVATED | POSITIONED