

1 6 6 0

I N T L

TYSONS

1660

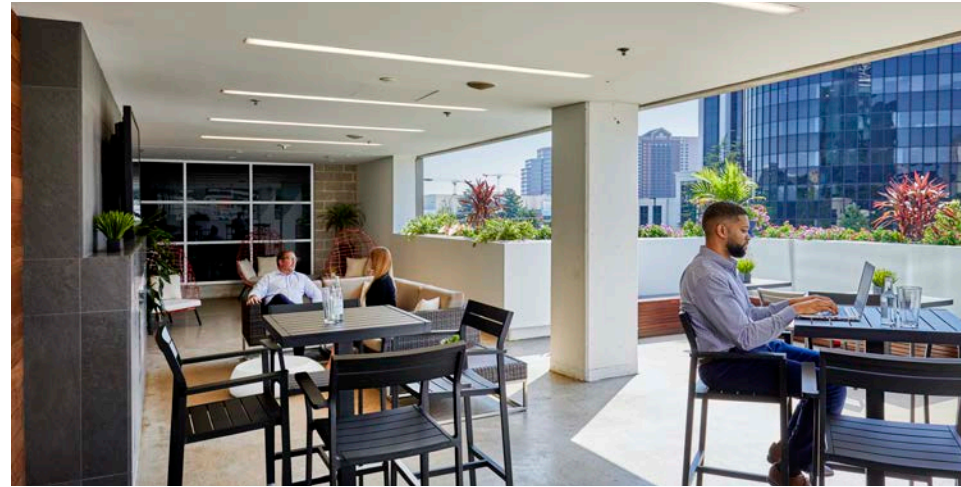


DRIVEN BY DESIGN **BACKED BY VISION**

1660 International delivers a smart, seamless office experience for businesses with ambition. From its prime location to its reimagined lobby, curated amenities, and town hall in progress, every detail reflects the owner's commitment to excellence and long-term value.

INTL

EVERYTHING YOU NEED RIGHT HERE



MOVE-IN READY, BUILT TO IMPRESS SPEC SUITES

6 New Spec Suites designed for immediate occupancy and maximum impact.



WHERE WORK MEETS WELLNESS

Access a premier indoor/outdoor amenity center crafted for productivity and balance.



BRAND VISIBILITY & A NEW PRESENCE

Prominent exterior signage opportunities to put your name on the map.



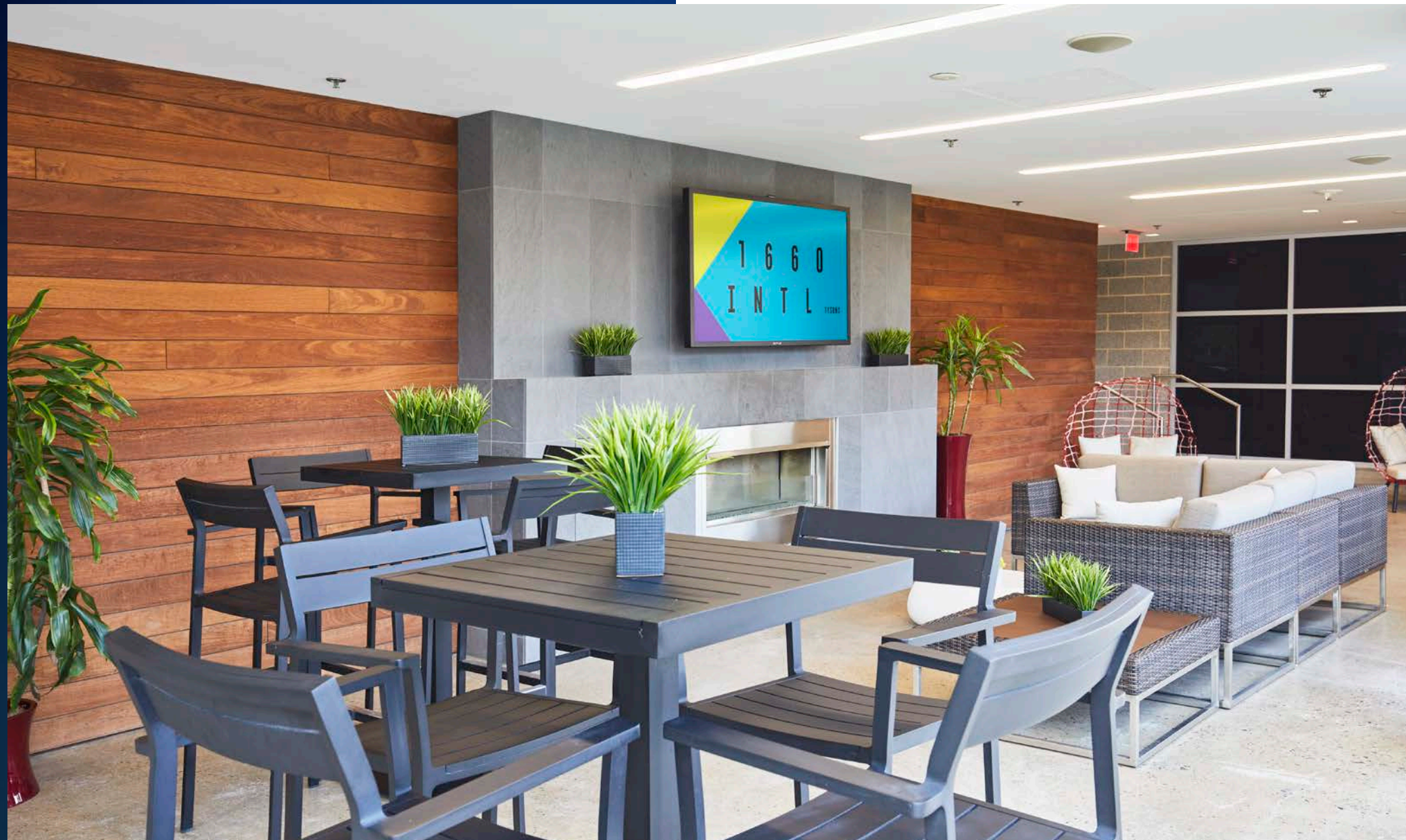
CONVENIENT PARKING

Covered spaces for comfort and ease year-round.



CERTIFIED FOR PERFORMANCE

ENERGY STAR and LEED EBOM credentials reflect operational excellence.



THE NEIGHBORHOOD



THE COMMUNITY THAT IS BUILT IN

2 MIN WALK | Energy Flowing | Bustling Retail
Luxury Conveniences | Direct Access

RETAIL

- 1 Paper Source
- 2 Whole Foods
- 3 Ethan Allen
- 4 Colour Bar Studio
- 5 MyEyeDR
- 6 F45Training
- 7 FedEx
- 8 Bank of America

RESTAURANTS

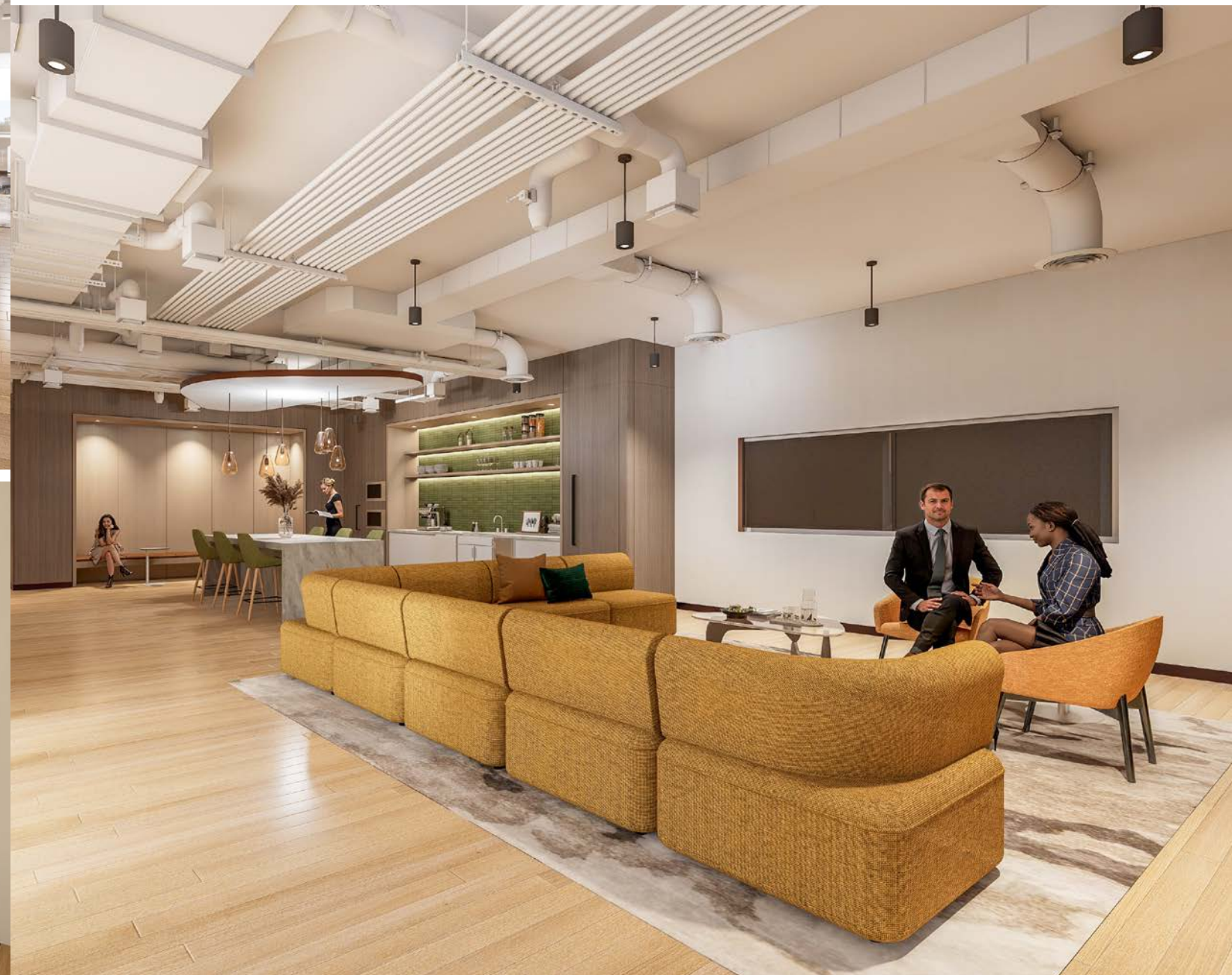
- 9 High Point Pub
- 10 North Italia
- 11 Genji Izakaya
- 12 Jeni's Splendid Ice Cream
- 13 Poki DC
- 14 Santouka Ramen
- 15 Fish Taco
- 16 Flower Child
- 17 Circa
- 18 Paris Baguette
- 19 El Bebe



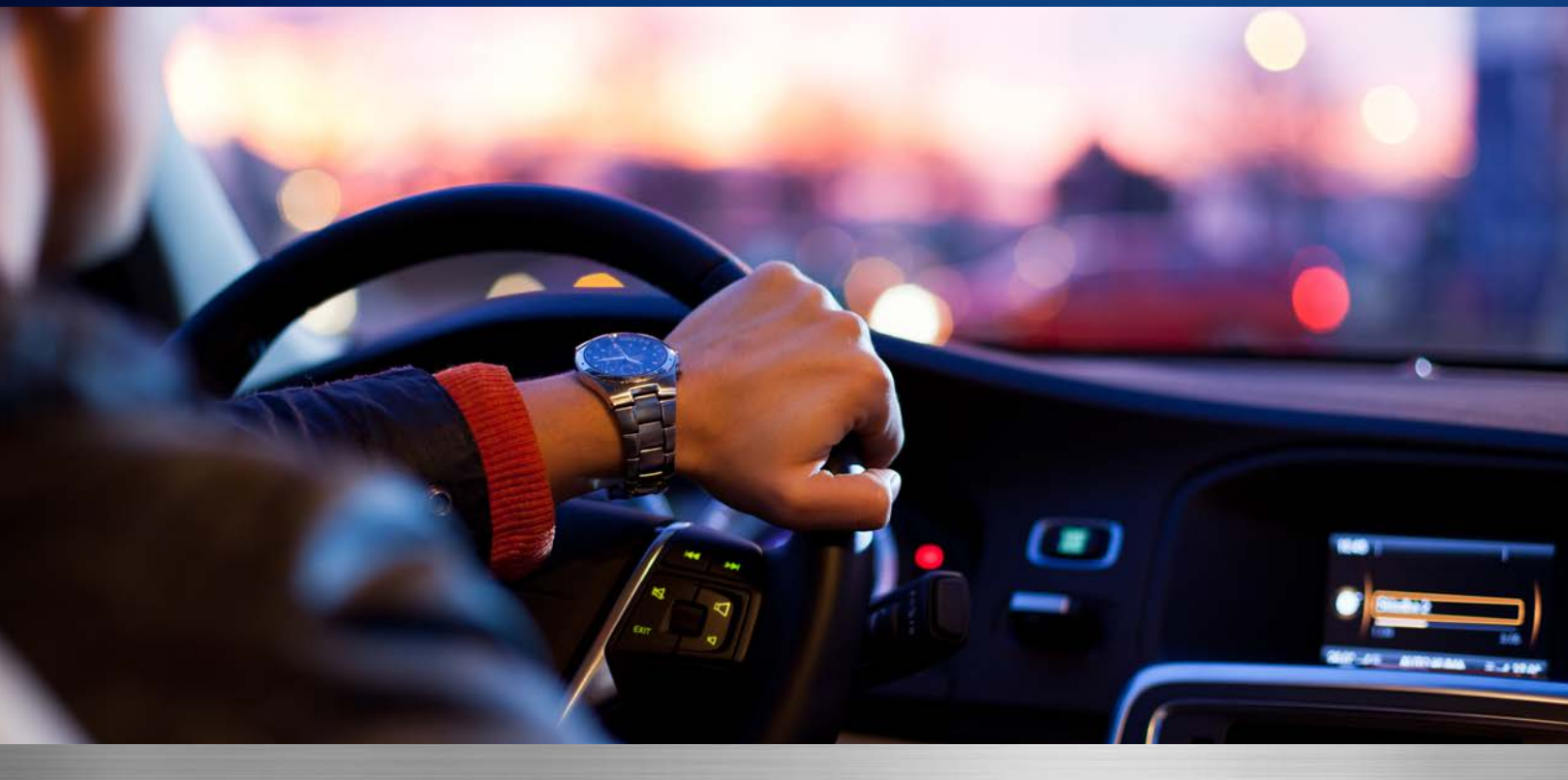
TURNKEY SPEC SUITES COMING JUNE 2026

SuiteX by AREP provides tenants the complete office experience from individual suites to full floors—all move-in ready with access to hospitality-driven building amenities. With concierge-level programming managed by our onsite property teams, SuiteX by AREP is your solution for immediate, flexible, turnkey office space.

SUITE_X
by AREP



EXTENSIVE RETAIL NETWORK & TRANSIT ACCESS



430,000 SF
OF RETAIL AT
THE BORO (STEPS AWAY)



363,000 SF
OF RETAIL AT TYSONS
GALLERIA (2-MINUTE DRIVE)

1.7M SF
OF RETAIL AT TYSONS
CORNER CENTER (5-MINUTE DRIVE)

COMMUTER HIGHLIGHTS



Direct Access
to 495



Walkable to
Greensboro
Metro



5 Minutes to the
Dulles Toll Road



15 Minutes
to Dulles
International



20 Minutes to
Regan National
Airport

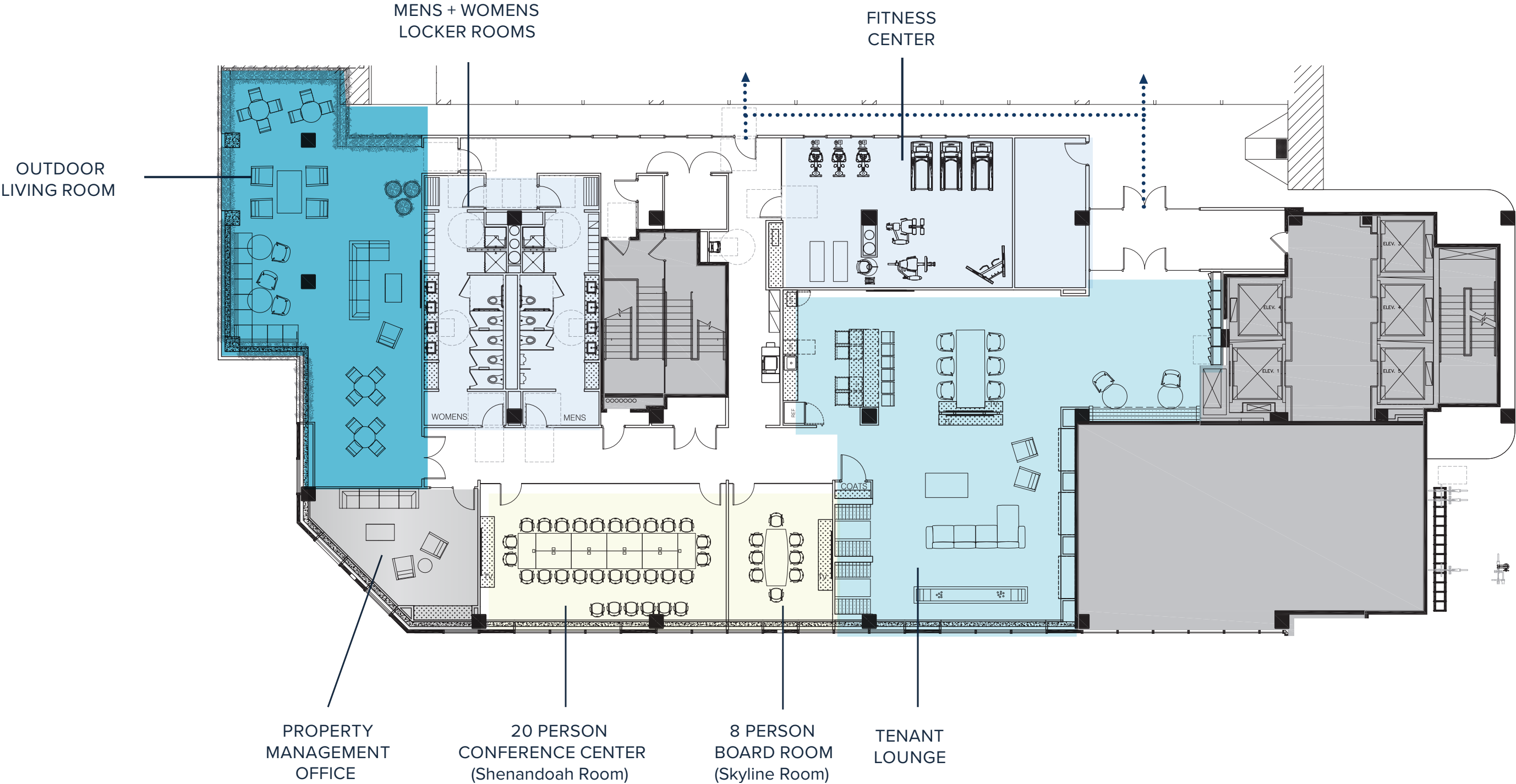


25 Minutes to
Washington DC



AMENITIES

PARKING DECK



INDOOR/OUTDOOR LOUNGE SPACES

OUTDOOR LIVING ROOM



REFRESHED
FITNESS CENTER



TENANT LOUNGE



MODERN LOCKER ROOMS



20 PERSON CONFERENCE CENTER

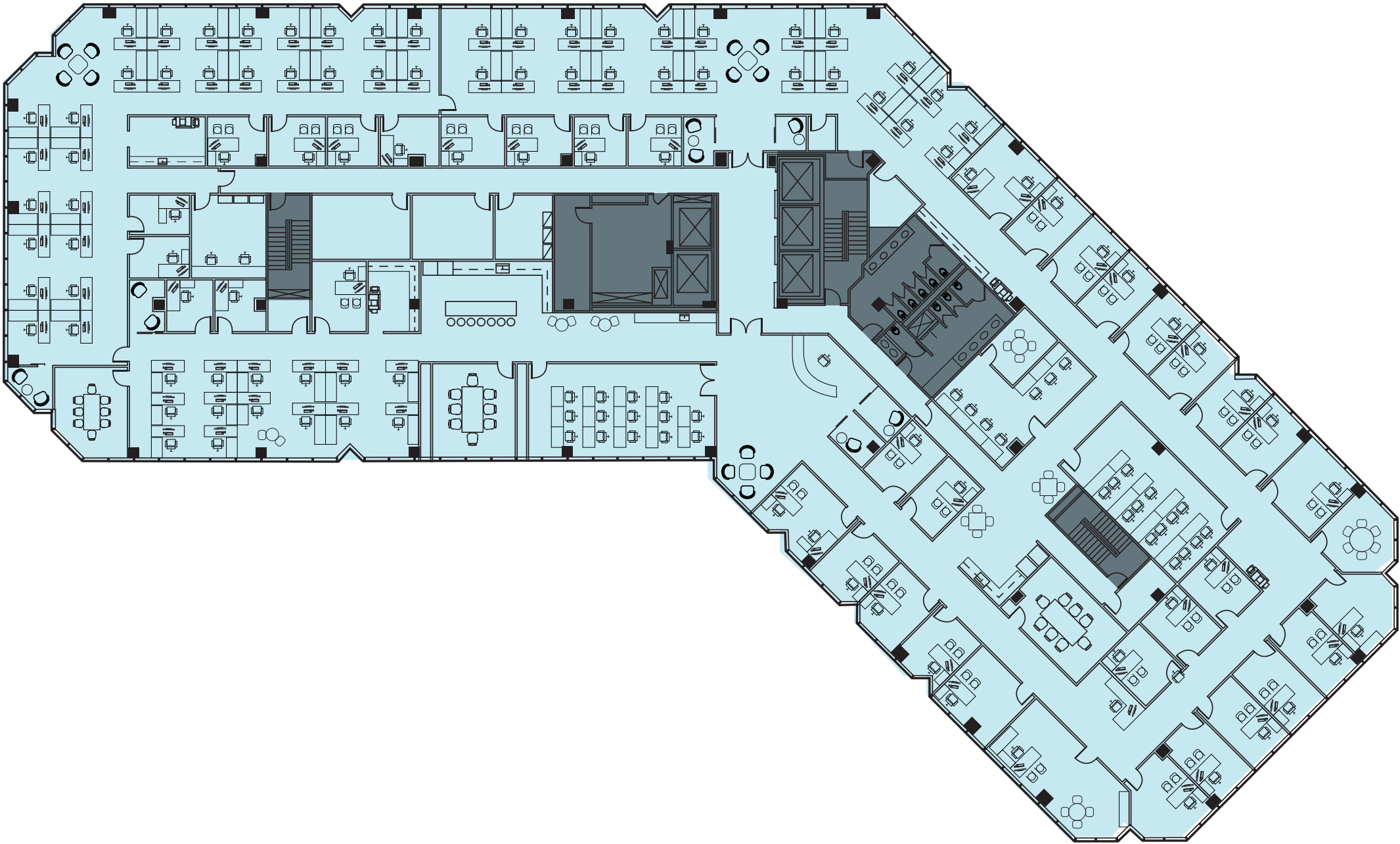


FIRST FLOOR

SUITE 100 | 26,591 SF

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I N T L
TYSONS

PLUG & PLAY

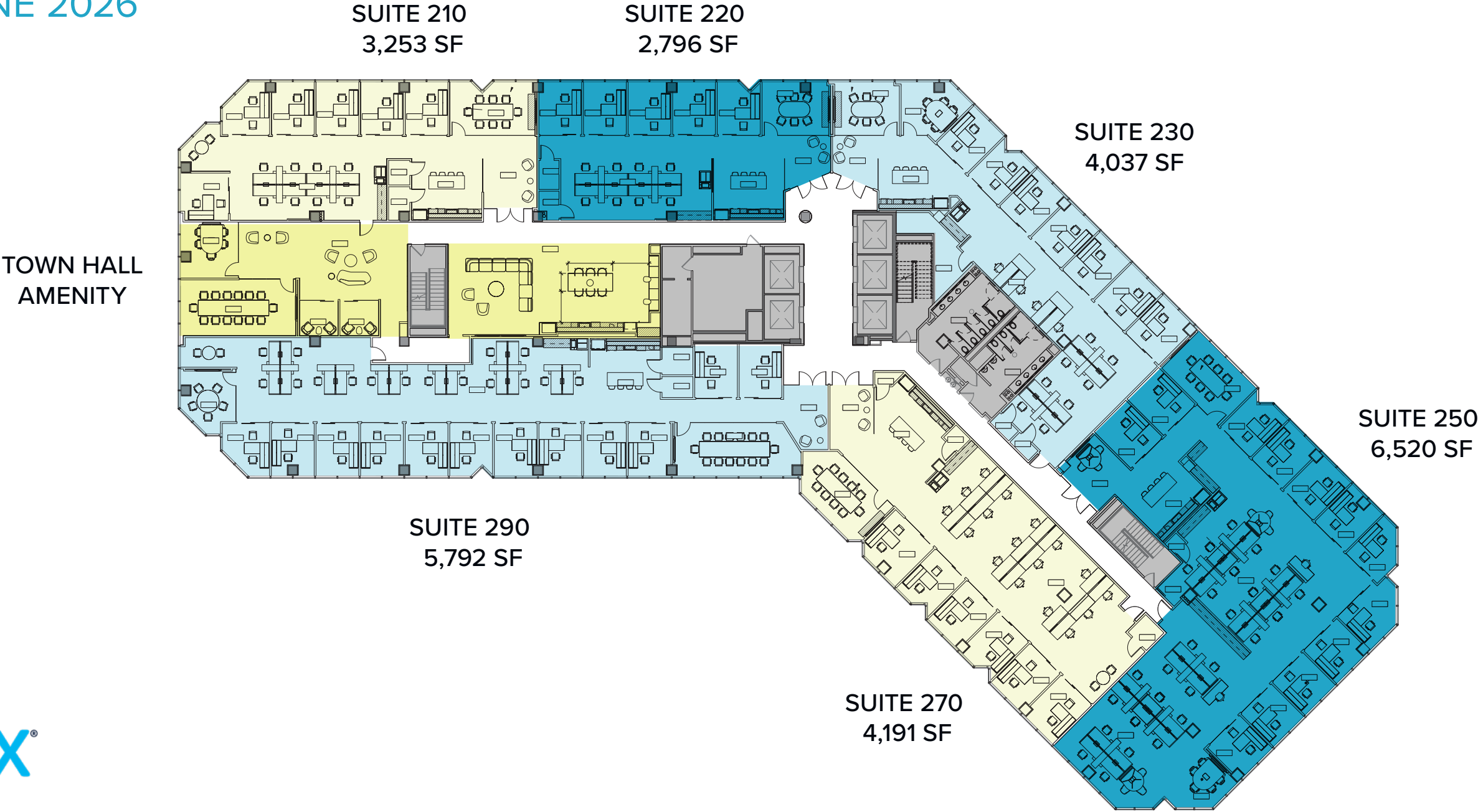


SECOND FLOOR

2,796 SF TO 6,520 SF

1 6 6 0
I N T L
TYSONS

BRAND NEW
SPEC SUITES & TOWN HALL
COMING JUNE 2026



SEVENTH FLOOR

12,939 SF - 26,591 SF

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TYSONS

HYPOTHETICAL PLAN

SUITE 1
12,939 RSF



SUITE 2
13,652 RSF

BUILDING SPECS

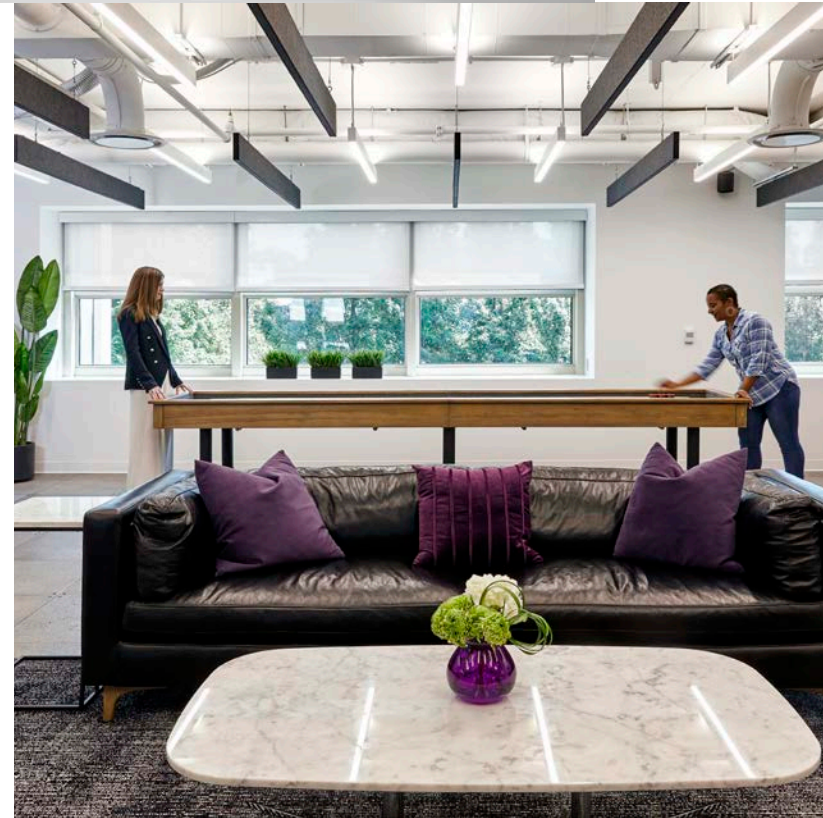


WELL Health-Safety Rated Portfolio

The International WELL Building Institute (IWBI) WELL Health-Safety Rating is an evidence-based, third-party verified rating for all new and existing building and space types focusing on operational policies, maintenance protocols, stakeholder engagement and emergency plans to address a post-COVID-19 environment now and into the future.

WELLNESS FEATURES

- Increased outside Air settings from 20% to 40%
- Electrostatic Cleaning
- Increased filtration to Merv 13
- UV Light & Negative Ion Technology
- Restroom Touchless Fixtures

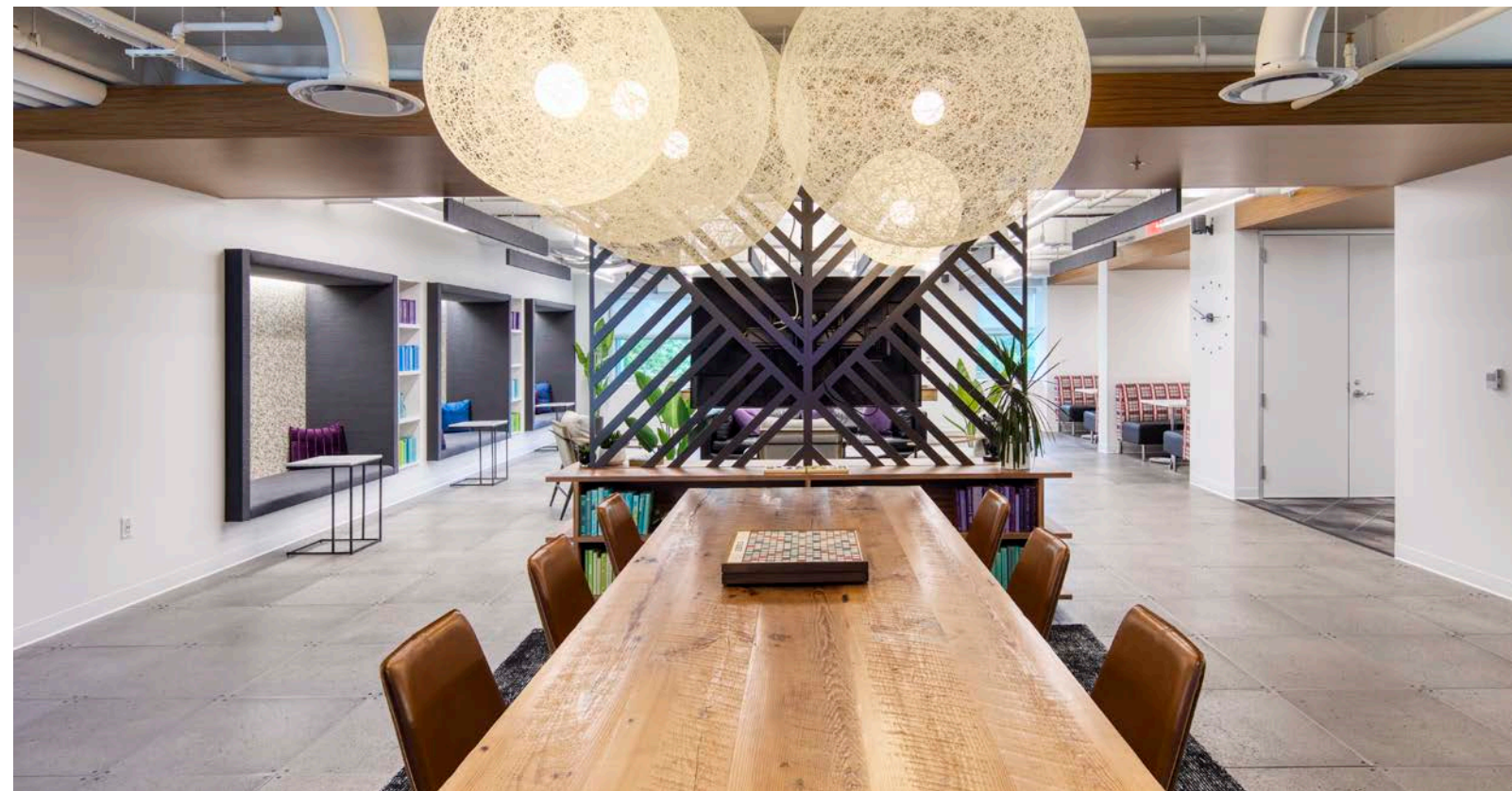


THIRD PARTY HEALTH & SAFETY RATINGS



UL Healthy Buildings Verified Portfolio

UL's Healthy Buildings Verification Mark for Indoor Air demonstrates that indoor spaces provide healthy indoor air quality (IAQ).



1660 INTL TYSONS

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American Real Estate Partners

