
1660
INTL
TYSONS
CUSHMAN &
WAKEFIELD

1660

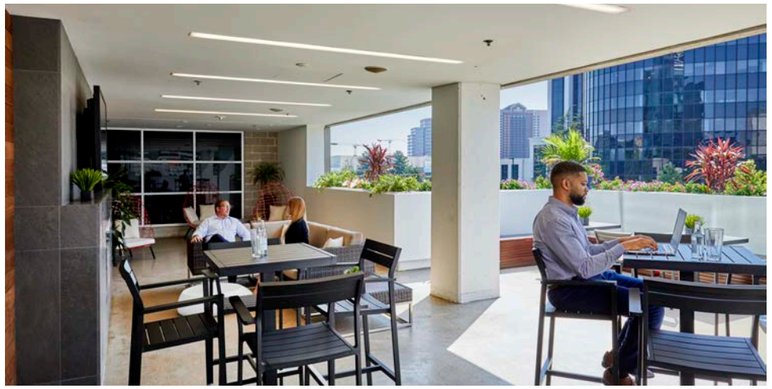


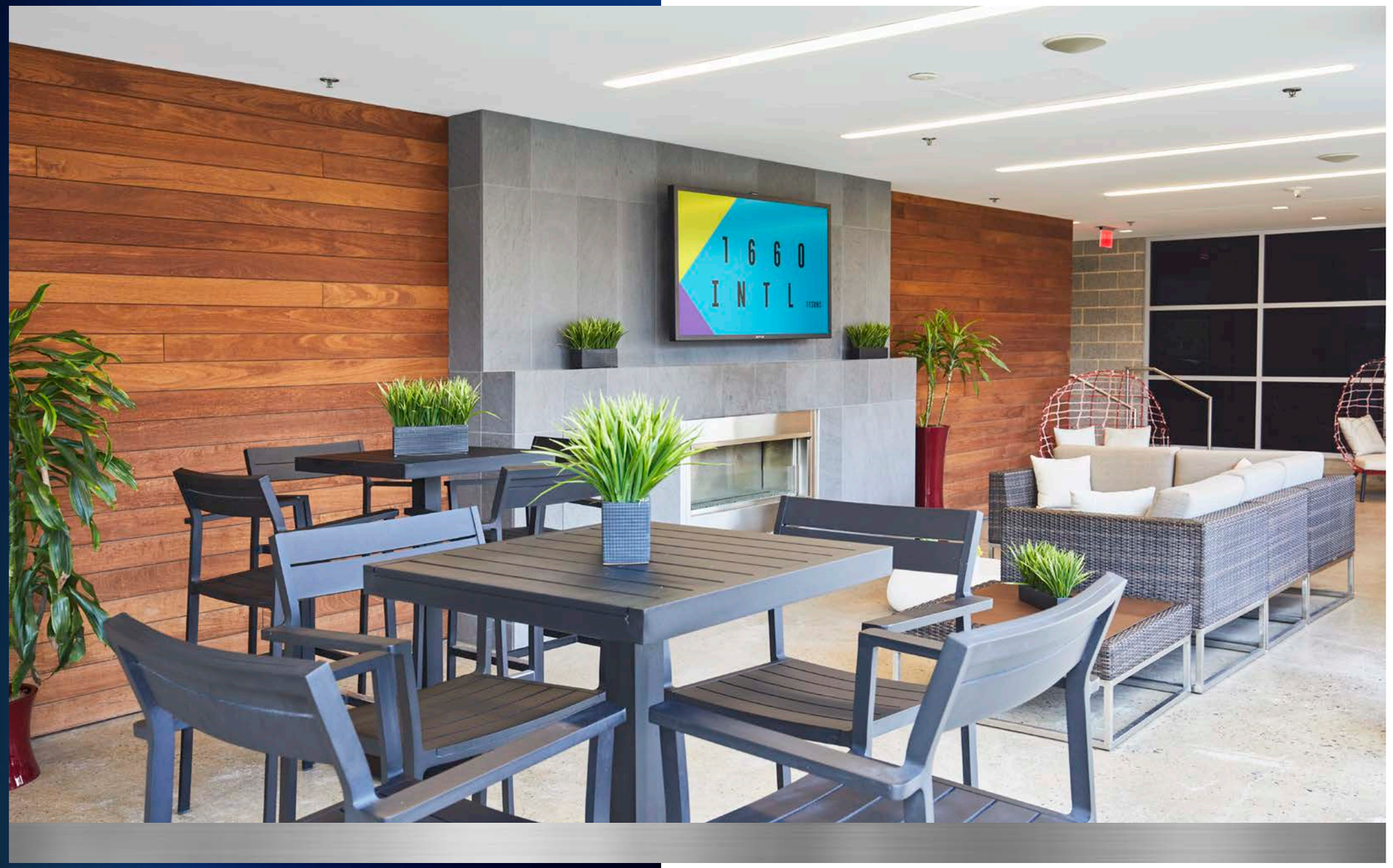
DRIVEN BY DESIGN **BACKED BY VISION**

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. Pre-installed internet and Wi-Fi networking equipment in select available suites.

WHERE WORK MEETS WELLNESS

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

BRAND VISIBILITY & A NEW PRESENCE

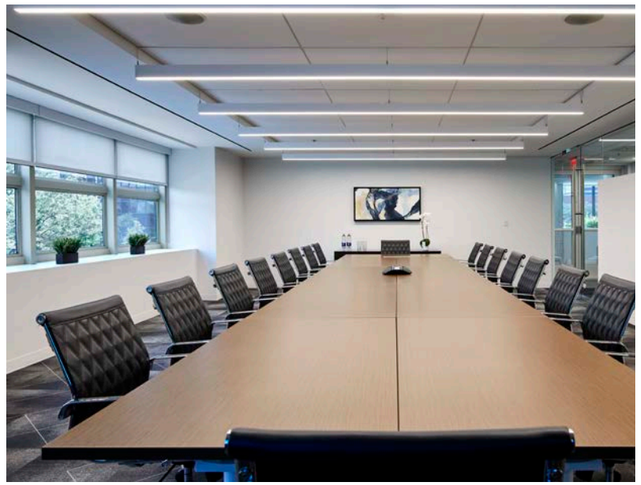
Prominent exterior signage opportunities to put your name on the map.

CONVENIENT PARKING

Covered spaces for comfort and ease year-round.

CERTIFIED FOR PERFORMANCE

WiredScore Gold certification reflects 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









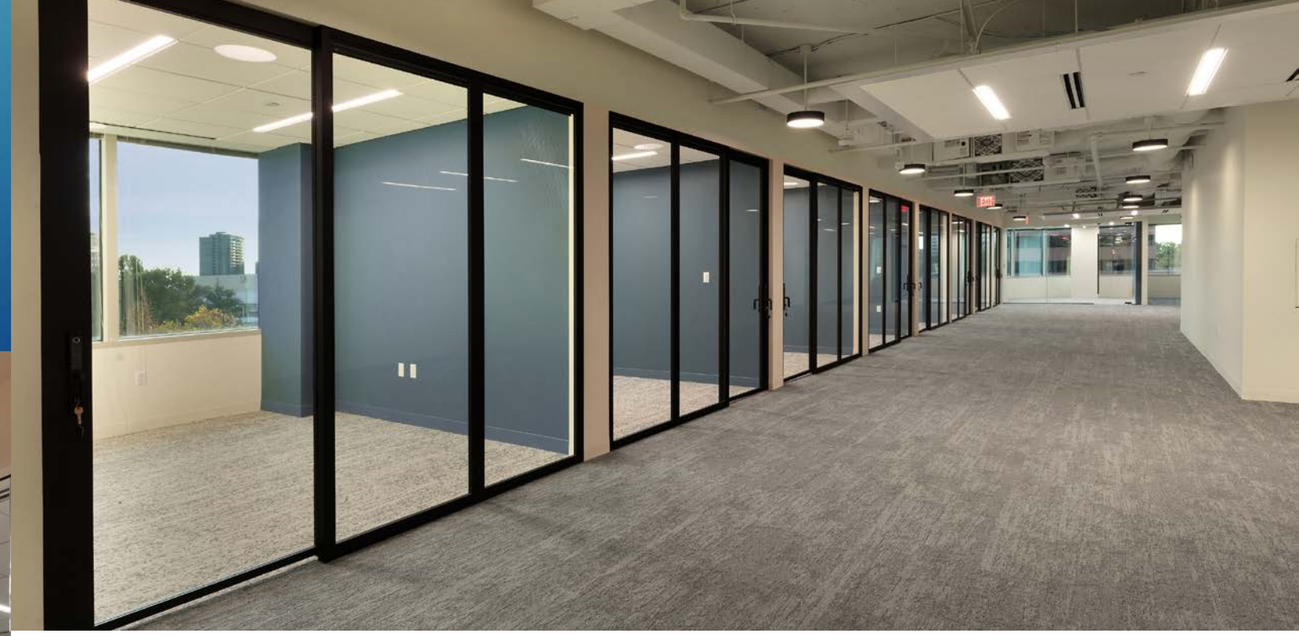


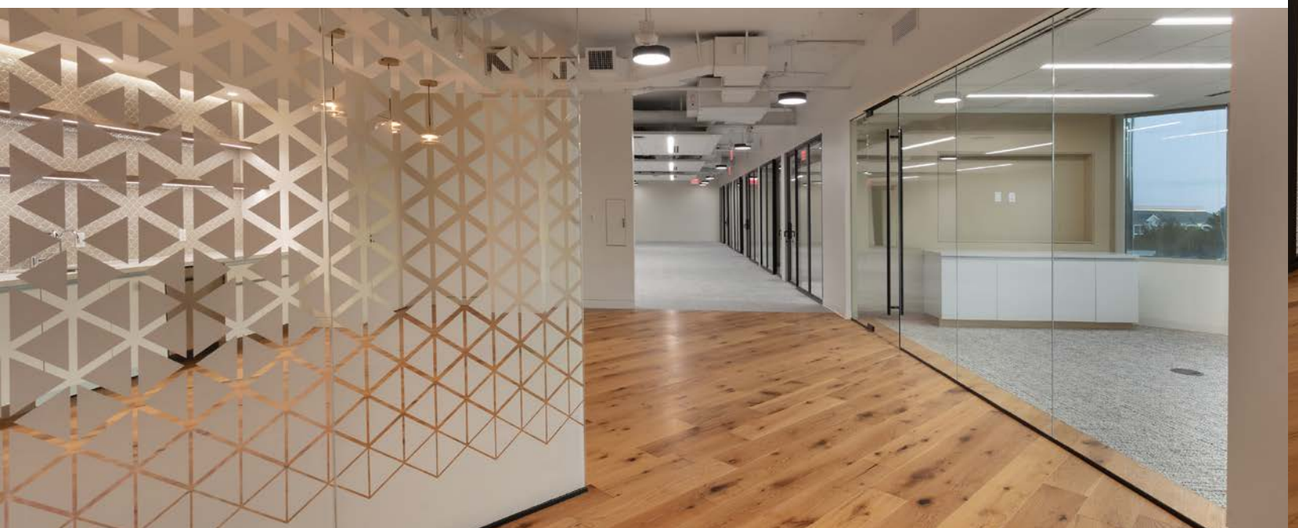
TURNKEY SPEC SUITES **AVAILABLE NOW**

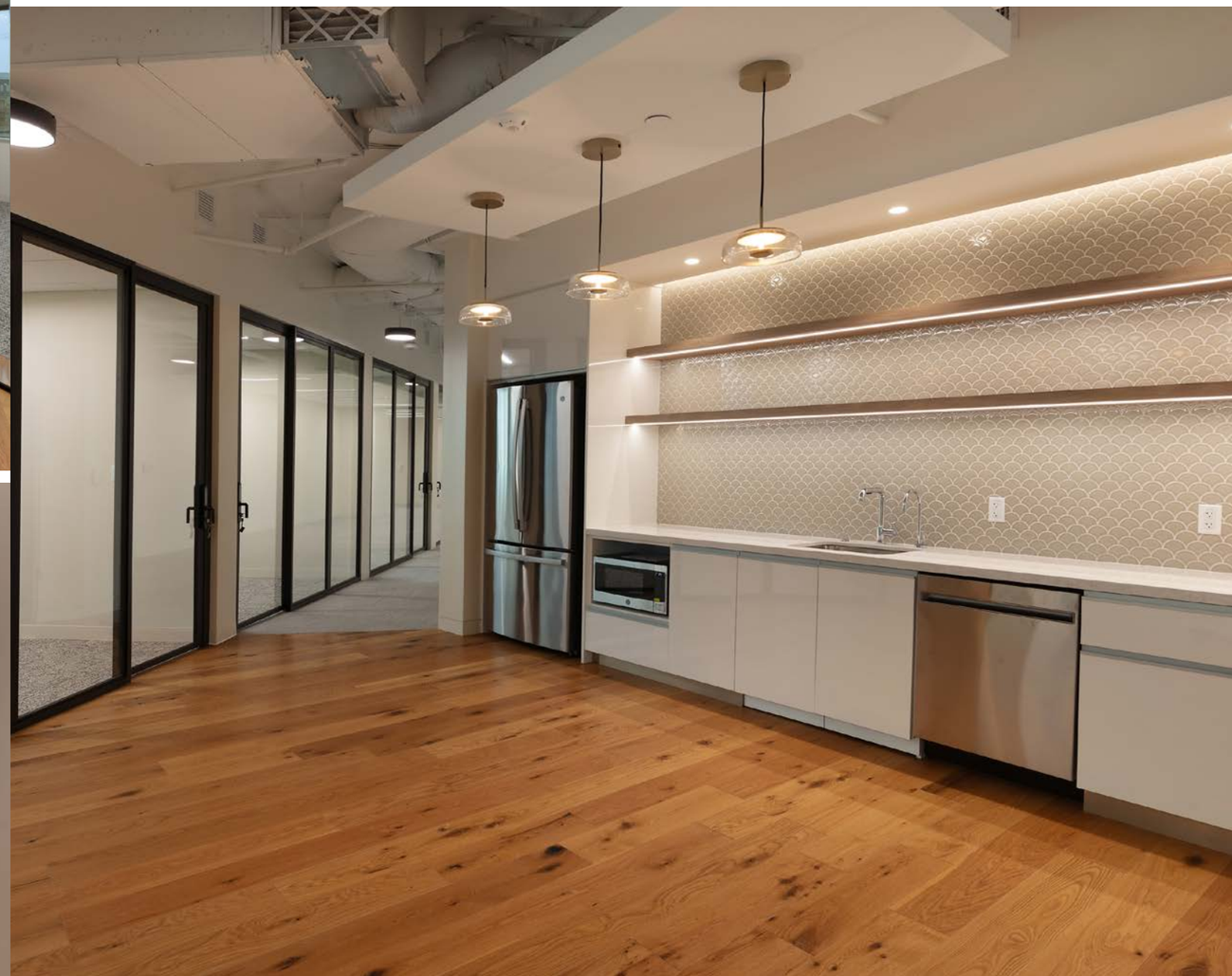
SuiteX by AREP provides tenants the complete office experience from individual suites to full floors—all move-in ready with access to hospitality-driven building amenities. With concierge-level programming managed by our onsite property teams, SuiteX by AREP is your solution for immediate, flexible,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

SUITEX® 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

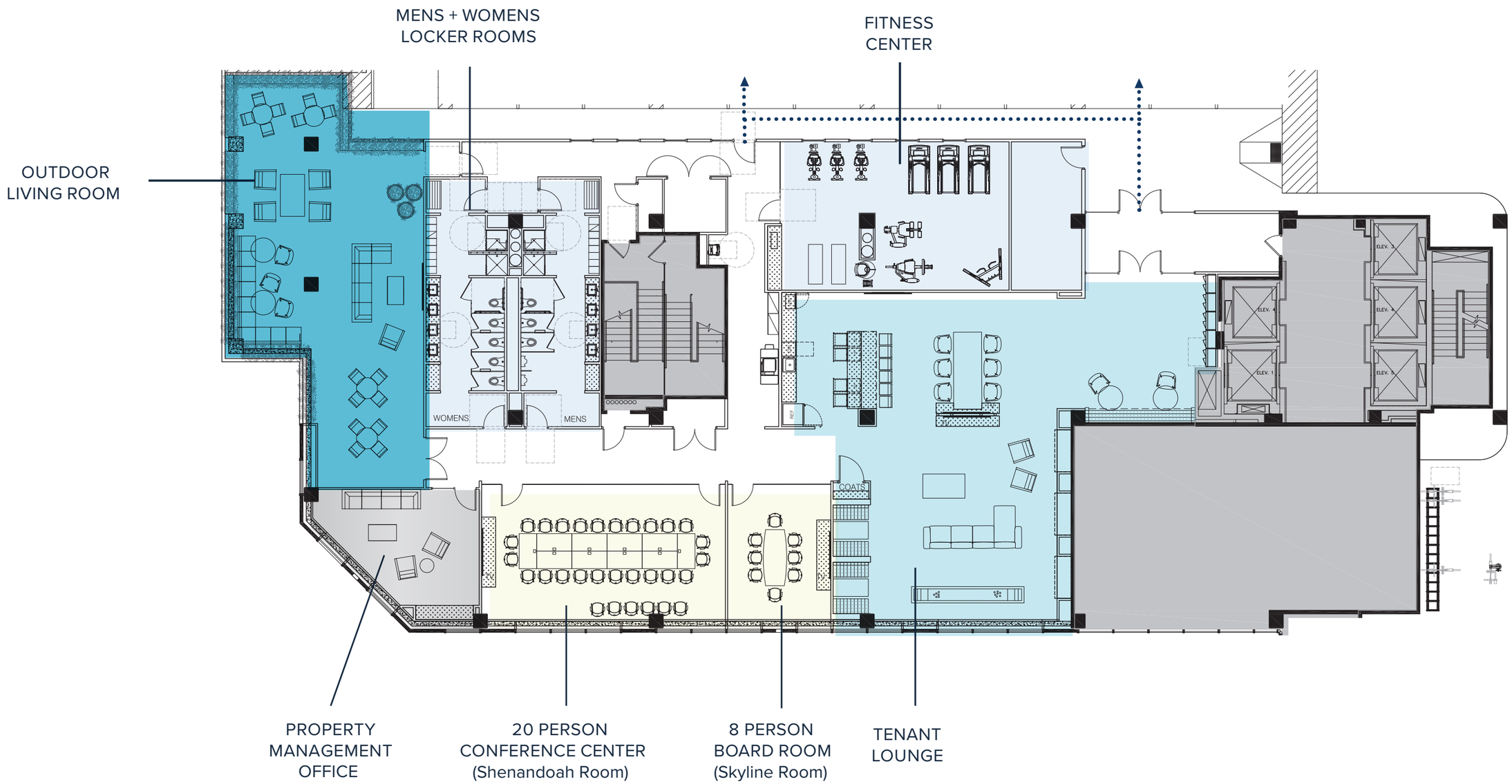
- Direct Access to 495
- Walkable to Greensboro Metro
- 5 Minutes to the Dulles Toll Road
- 15 Minutes to Dulles International
- 20 Minutes to Regan National Airport
- 25 Minutes to Washington DC





AMENITIES

PARKING DECK



INDOOR/OUTDOOR
LOUNGE SPACES









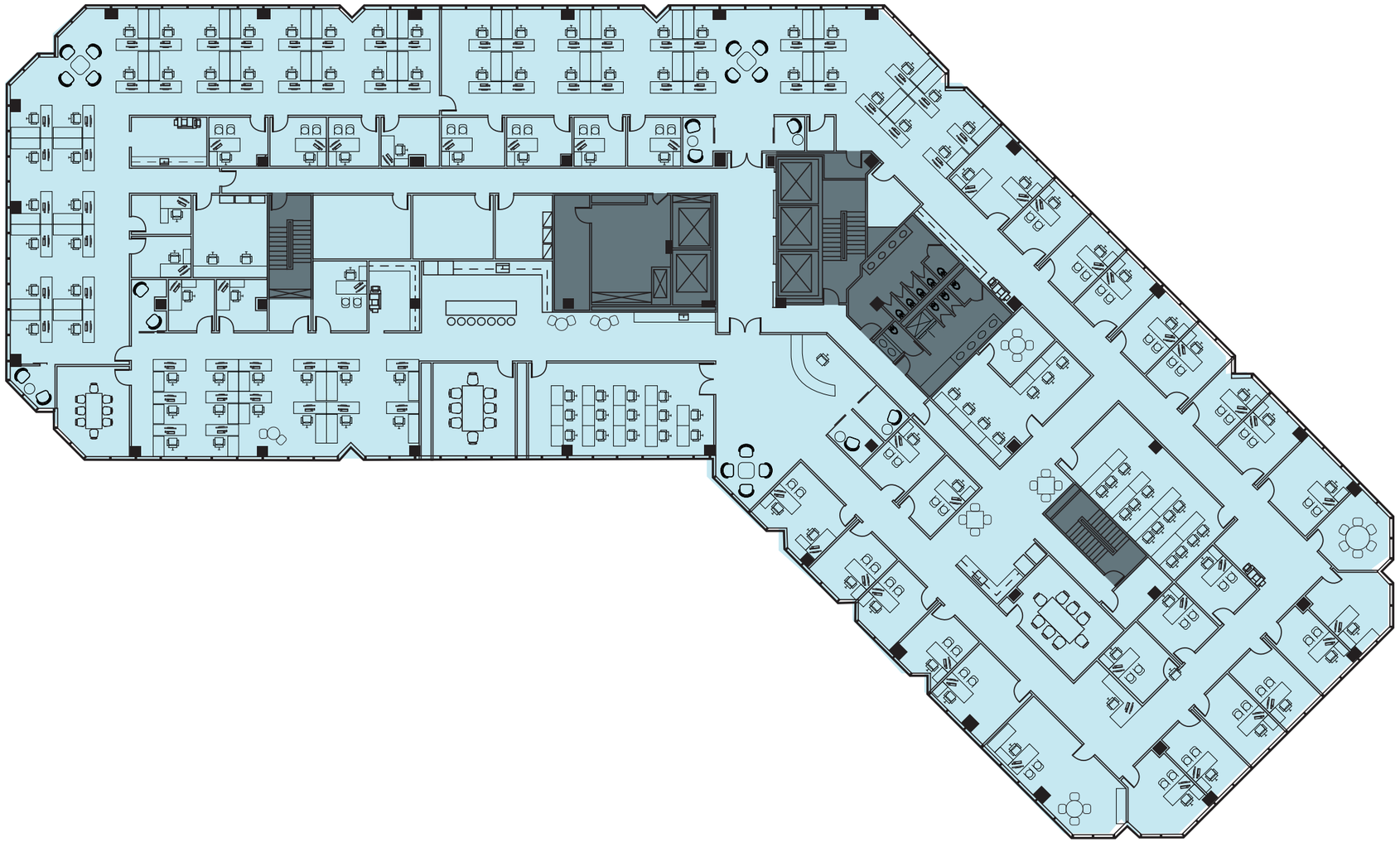


FIRST FLOOR

SUITE 100 | 26,591 SF

1660 INTL TYSONS

PLUG & PLAY

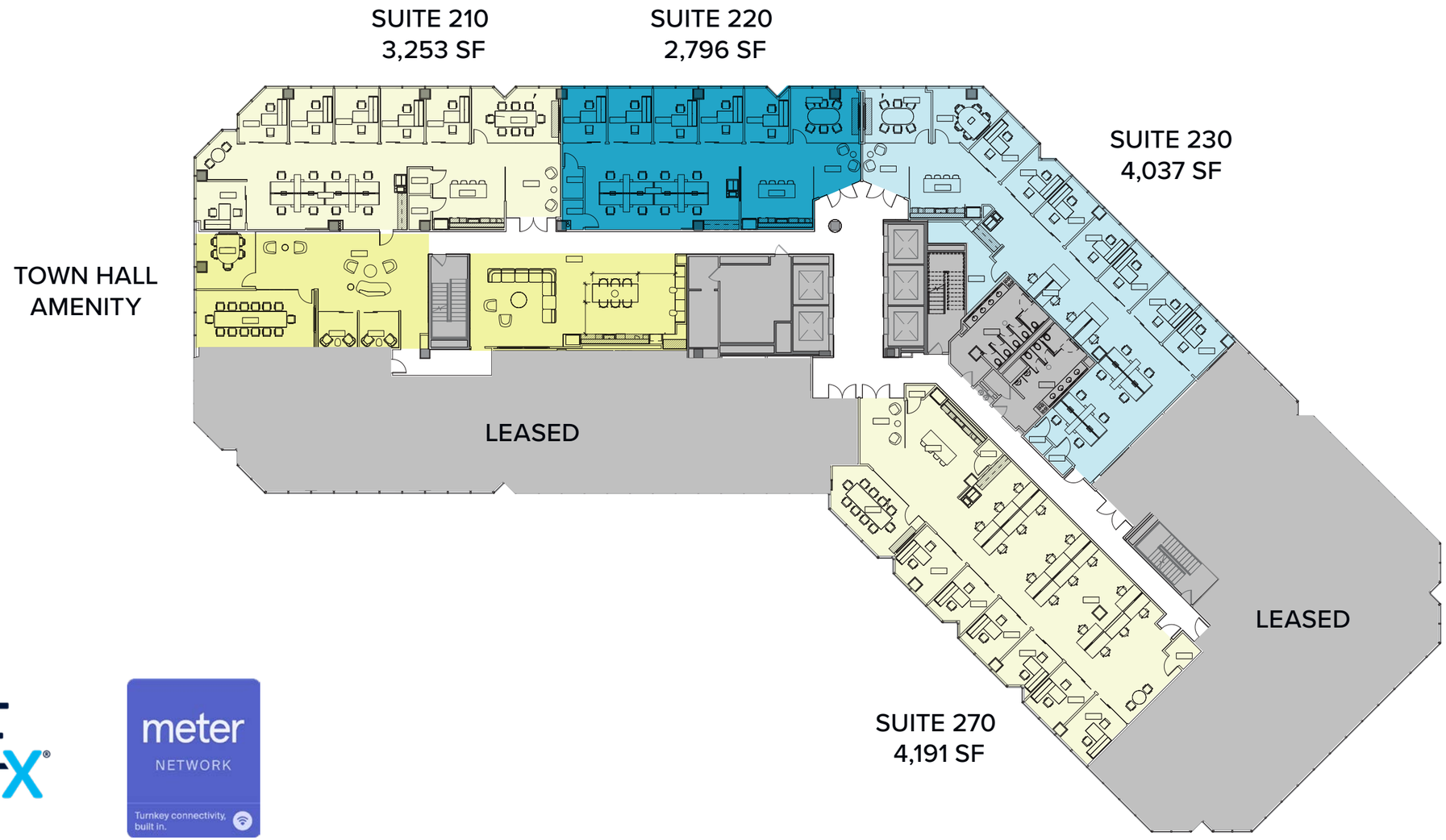


SECOND FLOOR

2,796 SF TO 5,792 SF

1660 INTL TYSONS

BRAND NEW
SPEC SUITES & TOWN HALL



SUITEx by AREP

meter NETWORK
Turnkey connectivity, built in.

SEVENTH FLOOR

12,939 SF - 26,591 SF

1660 INTL TYSONS

HYPOTHETICAL PLAN

SUITE 1
12,939 RSF



SUITE 2
13,652 RSF

BUILDING **SPECS**

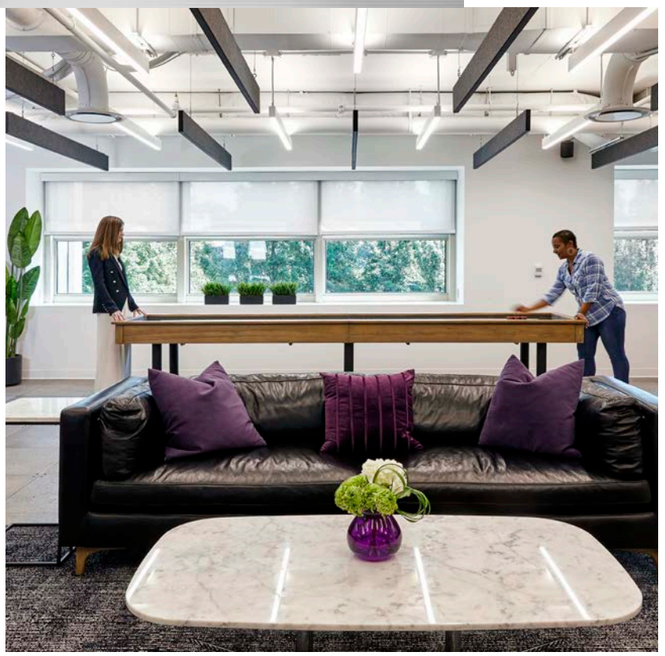
WELLNESS FEATURES

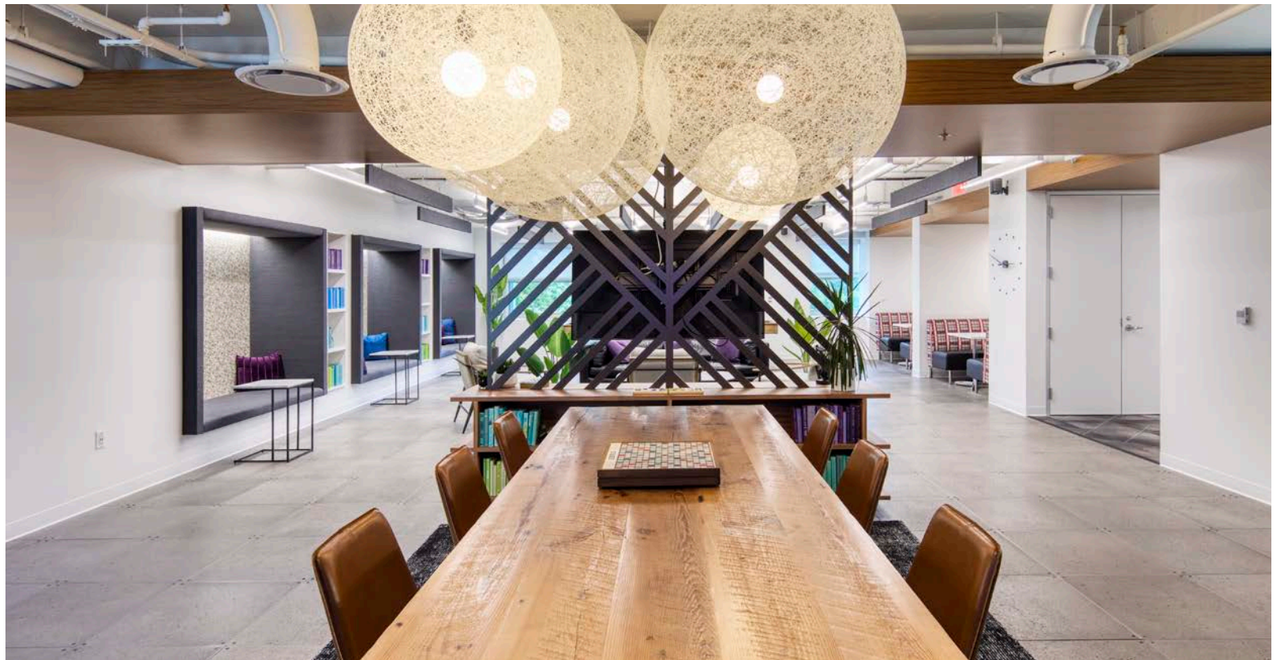
- Increased outside Air settings from 20% to 40%
- Electrostatic Cleaning
- Increased filtration to Merv 13
- UV Light & Negative Ion Technology
- Restroom Touchless Fixtures

THIRD PARTY HEALTH & SAFETY RATINGS

WiredScore Gold Certification

Recognizes robust, reliable and adaptable digital infrastructure, giving prospective tenants third-party validation of the building's connectivity capabilities and readiness for evolving tenant requirements.





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.



1660 INTL

TYSONS

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cushmanwakefield.com

AREP
American Real Estate Partners

CUSHMAN & WAKEFIELD