

OFFERING MEMORANDUM

OFFICE SPACE - FOR SUBLEASE

7950 Jones Branch Dr, McLean, VA 22102

FOR LEASE: \$27.00 PSF/FS GROSS



77,916 SF | 5-STAR OFFICE SPACE | BUILT IN 2001 | FURNITURE INCLUDED

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OFFERING MEMORANDUM

7950 JONES BRANCH DR McLean, VA 22102

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, “Confidential Information”) are confidential. Prospect agrees that it shall, and that it shall cause Prospect’s representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect’s behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

7950 JONES BRANCH DR McLean, VA 22102

7950 Jones Branch is a dazzling 785,000 SF project that is comprised of two glass curtain wall towers rising 9 (North) and 12 (South) stories above an elevated 3-story base structure. The 17 acre site was developed by in 2001 and boasts an open and functional environment that offers an abundance of natural light promoting workplace efficiency and employee well-being. The campus-like setting provides access to jogging trails, outdoor patio overlooking a pond, water feature, and meticulous landscaping. The serene environment found at 7950 Jones Branch is one-of-a-kind amongst the hustle and bustle of Tysons Corner. The location offers tenants bi-directional visibility with unmatched sightlines.

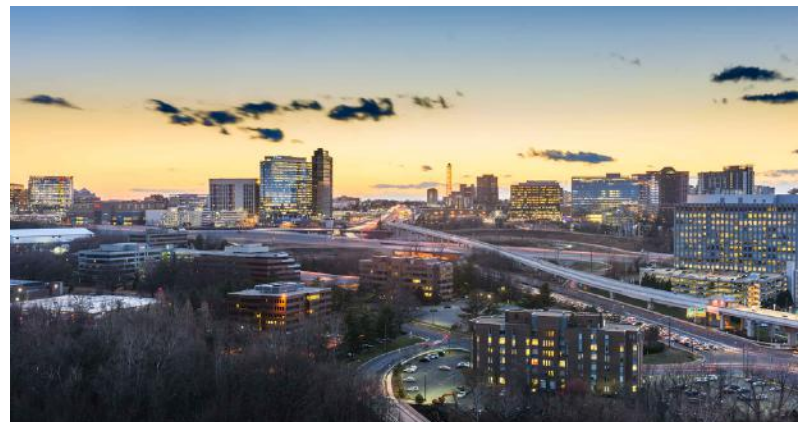


MARKET OVERVIEW



McLean, Virginia

McLean, Virginia, is an affluent suburb of Washington, D.C., located in Fairfax County. Known for its proximity to the nation's capital and easy access to government agencies, McLean is a hub for major industries like defense, intelligence, and technology. The area is home to numerous Fortune 500 companies, government contractors, and agencies such as the CIA headquarters, contributing to a strong economic base driven by sectors like cybersecurity, aerospace, and consulting. Culturally, McLean offers a blend of suburban tranquility and urban sophistication. The community is well-known for its high standard of living, featuring upscale shopping centers like Tysons Corner and a variety of fine dining options. Residents enjoy a rich cultural life, with access to nearby performing arts venues, historical landmarks, and outdoor recreation spots like Great Falls Park. The area also boasts top-tier schools, making it a desirable place for families. McLean's location is one of its key assets. It sits just across the Potomac River from Washington, D.C., offering quick access to the city while maintaining a peaceful suburban environment. Its proximity to major highways like I-495 (the Capital Beltway) and Route 123 allows for easy commuting to D.C. and the broader Northern Virginia area, cementing its role as a strategic residential and business hub.



POPULATION

McLean
49,587

State: Virginia 8.684 Million

MEDIAN AGE

McLean
46.7 Years

State: Virginia 38.7 Years

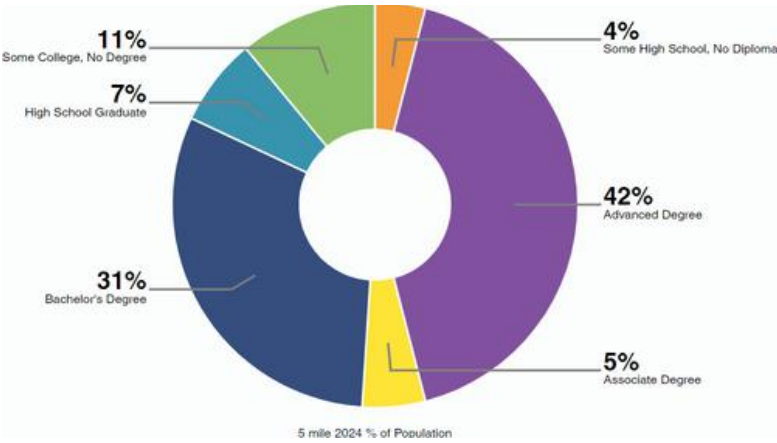
MEDIAN HOUSEHOLD INCOME

McLean
\$250,001

State: Virginia \$89,931

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Virginia at large.



2024 STATISTICS

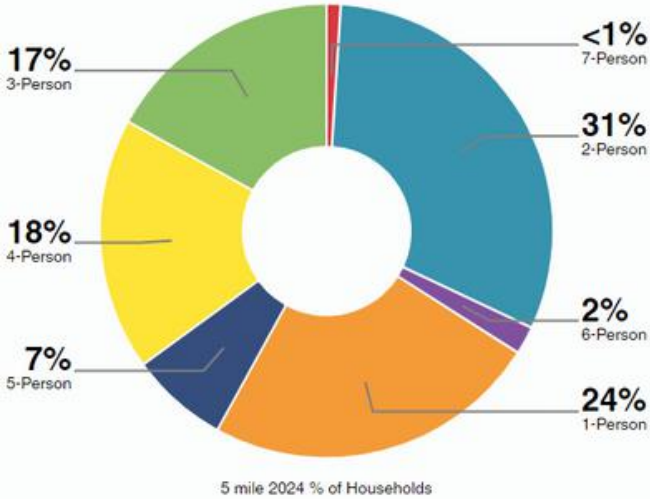
	2 Mile	5 Mile	10 Mile
Population 2024	24,360	136,092	259,916
Total Households	21,782	87,734	537,577
Avg Household Size	2.3	2.6	2.4
Avg Household Income	\$174,396	\$188,580	\$163,437

ECONOMIC INDICATORS

2.9% McLean
Unemployment Rate

4.2% U.S.
Unemployment Rate

HOUSEHOLDS



McLean
17,005

State: Virginia 3.29 Million



Average
Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

Interstate 495 (I-495), commonly known as the Capital Beltway, is the primary highway serving McLean. This major loop encircles the Washington, D.C., metropolitan area, providing convenient access to both Virginia and Maryland. I-495 is crucial for commuters heading to various parts of the D.C. metro area, including Tysons, Alexandria, and Bethesda. The Beltway also connects with other major highways, facilitating travel throughout the region.

George Washington Memorial Parkway (GW Parkway) runs along the Potomac River and provides a scenic route from McLean into Washington, D.C. This federal parkway is often used for commuting to the city and offers beautiful views of the river and national landmarks.

In addition, **State Route 267 (Dulles Toll Road)** is nearby, providing direct access to Dulles International Airport and connecting McLean to the Reston and Herndon areas. The I-66 corridor, located south of McLean, offers an east-west route to downtown Washington, D.C., and western Virginia, making it a key commuter route for those traveling into the city or out toward the suburbs.



AIRPORT PROXIMITY

Ronald Reagan Washington National Airport (DCA): Located about 12 miles southeast of McLean, this is the closest airport to the area. As the primary airport serving Washington, D.C., it provides a wide range of domestic flights and is well-connected via public transportation, including Metro services. DCA is ideal for quick access to the capital and surrounding regions.

Washington Dulles International Airport (IAD): Situated approximately 16 miles west of McLean, Dulles International is a major hub for both domestic and international flights. It offers more extensive international services compared to Reagan National and is easily accessible by car via the Dulles Toll Road (Route 267), which passes through McLean.

Baltimore/Washington International Thurgood Marshall Airport (BWI): Located around 45 miles northeast of McLean, BWI offers another option for both domestic and international flights. While farther than DCA and IAD, BWI is accessible via major highways like I-495 and I-95 and is often used for budget airline options or flights to specific destinations not served by the other two airports.

SITE OVERVIEW

SITE

Property Type:	Office
Building Class:	A
Year Built/Renovated:	2001
Total SF:	842,366 SF
Available SF:	77,916 SF
Stories:	12
Ceiling Height:	9'

VALO PARK AMENITIES

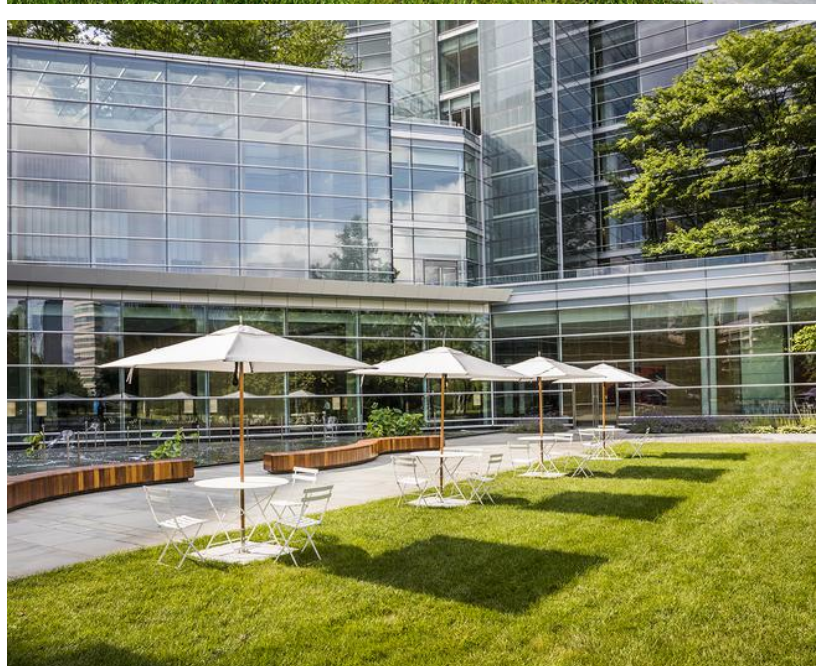
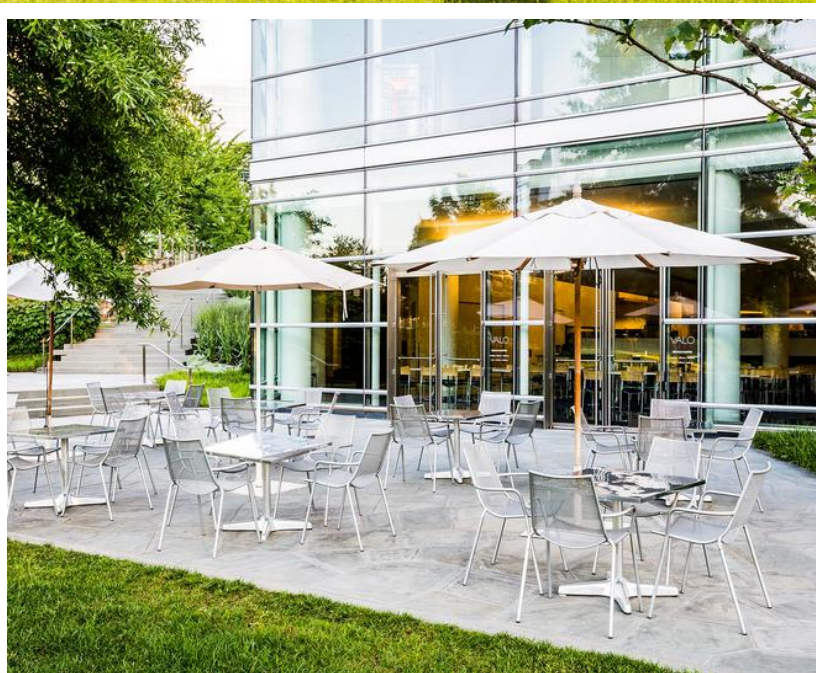
- Atrium
- Banking
- Controlled Access
- Concierge
- Conferencing Facility
- Day Care
- Fitness Center
- Food Court
- Food Service
- Pond
- Property Manager on Site
- Car Charging Station
- High Ceilings
- Direct Elevator Exposure
- Natural Light
- Food Service
- Open-Plan
- Shower Facilities
- Wi-Fi
- Monument Signage
- Outdoor Seating

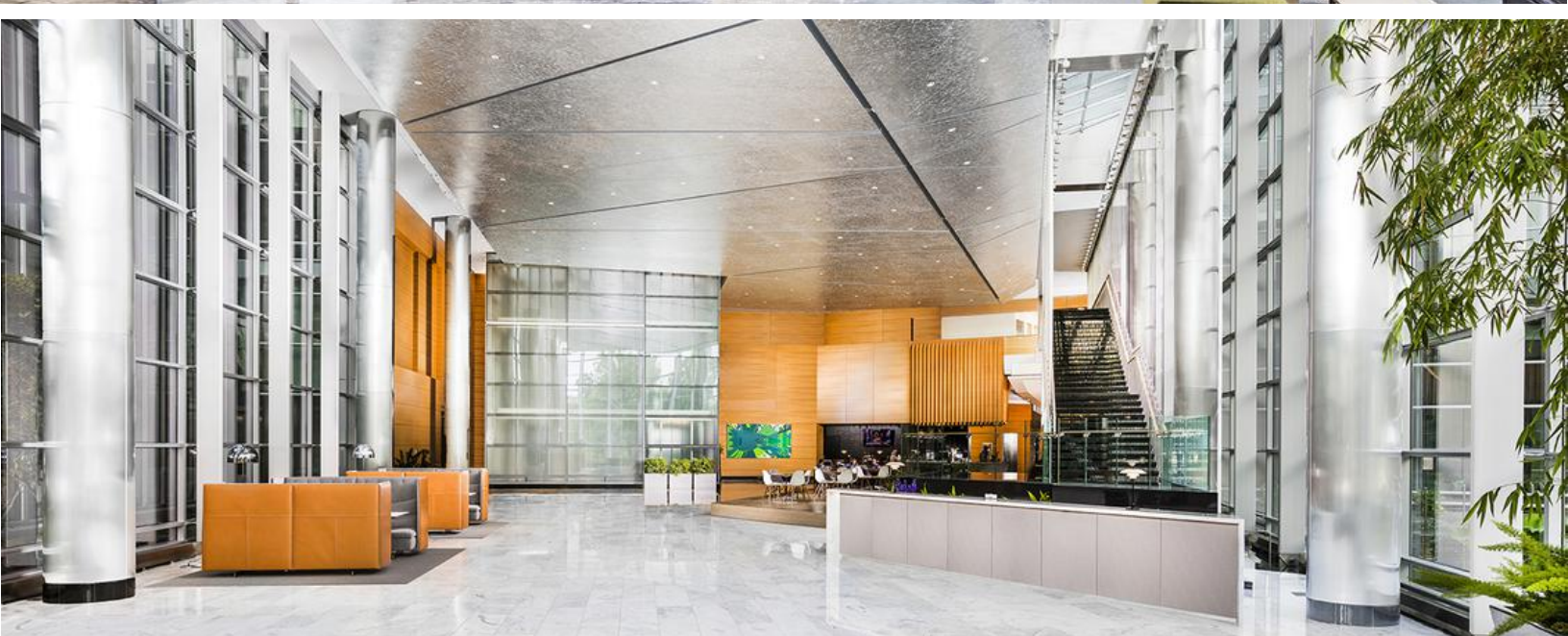


GANNETT - SQUARE FOOTAGES

7950 JONES BRANCH DRIVE, MCLEAN VA
02 SEPTEMBER 2021
7950JONESBRANCH-001







thetenantagency

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