

CAPITAL ONE CENTER



ASADQONIAN

THE MASTER PLAN IS A GUIDE TO THE FUTURE GROWTH AND DEVELOPMENT OF CAPITAL ONE CENTER.

The Capital One Headquarters represents the first phase of a 25 year master plan. Opening in 2021 is a new 1,600 seat performance hall called Capital One Hall, a 1.2 acre Skypark, The Perch, with an Amphitheater and Biergarten, and a new corporate lodging and hospitality suite.



12,000
CAPITAL ONE ASSOCIATES



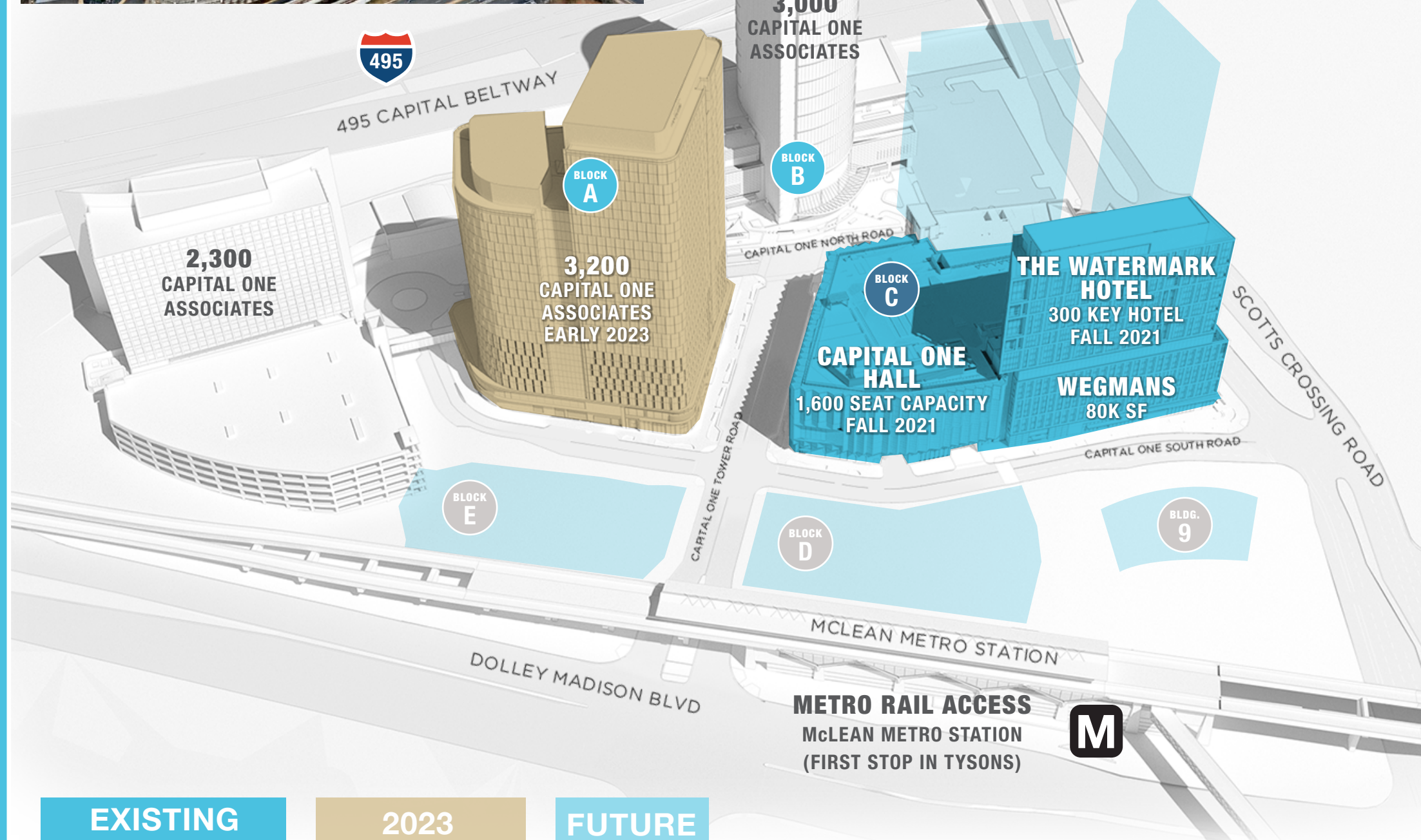
5,000,000 SF
OF DEVELOPMENT



250,000 SF
OF RETAIL



1,200
APARTMENTS





**ANCHORED BY CAPITAL ONE HEADQUARTERS,
WEGMANS, AND CAPITAL ONE HALL.
A NEW DESTINATION IS BORN.**

250,000 ^{SF} of Retail, 3,000,000 ^{SF} of Office, 12,000 Employees,
1,200 Apartments, and more than 200 events each
year at the 1,600-seat capacity Capital One Hall.



CAPITAL ONE CENTER





PROJECT ANCHOR



The Capital one center will include over 12,000 Associates spanning 5,000,000^{SF} of WALKABLE Property. Tysons leads the area markets for Professional, Scientific and Technical Service Jobs.



PROJECT ANCHOR

CAPITAL ONE HALL

Features multiple venues for private and corporate events with over 200 events each season drawing patrons and venue participants from the region.





PROJECT ANCHOR
THE PERCH
Destined to become the region's premier outdoor entertainment venue, the elevated Perch features a biergarten, outdoor amphitheater, concessions, and panoramic views.





PROJECT ANCHOR

Wegmans

The nation's number one ranked grocery store occupying over 80,000 SF of space is Washington's first inside the beltway location.



February 2022

1 M sf
Late 2022


THE WATERMARK
HOTEL

CAPITAL ONE
HALL

Wegmans


metro



CAPITAL ONE
HALL





LONG SHOT
HOSPITALITY



nothing in between studio



SEAFOOD
(Spanish)

CAPITAL ONE HALL

BLOCK A (STREET LEVEL)

- A1 5,861 SF
- A2 1,835 SF
- A3 7,411 SF
- A4 2,093 SF
- A5 4,286 SF
- A6 4,507 SF

BLOCK C

- C1 11,014 SF



EXISTING OFFICE (M1)

EXISTING CONFERENCE CENTER

EXISTING OFFICE (M2)

P (166 SURFACE SPACES)

BLOCK B

P

P

P (820 SPACES)

P

P (1,576 SPACES)

BLOCK A

BLOCK C

P

BLOCK E

(FUTURE) BUILDING 11

(FUTURE) BUILDING 10

BLOCK D

(FUTURE) BUILDING 9

M McLEAN METRO STATION

DOLLEY MADISON BLVD. (ROUTE 123)

CAPITAL BELTWAY (INTERSTATE 495)

CAPITAL ONE DRIVE NORTH

CAPITAL ONE DRIVE SOUTH

CAPITAL ONE TOWER ROAD

ONES BRIDGE ROAD CROSSING

SCOTT'S CROSSING

BUILDING 12

Wegmans

THE WATERMARK HOTEL
WREN
FOOD // DRINK

SISTER2



CAPITAL ONE CENTER

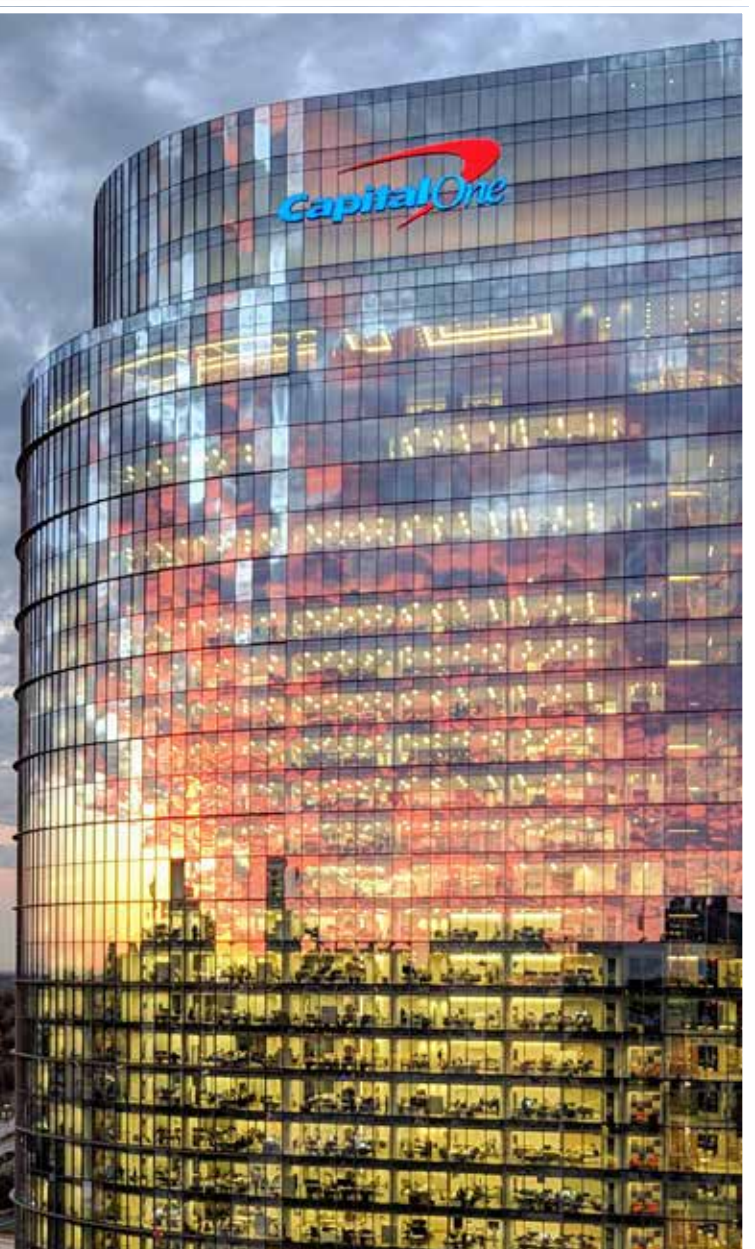
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