

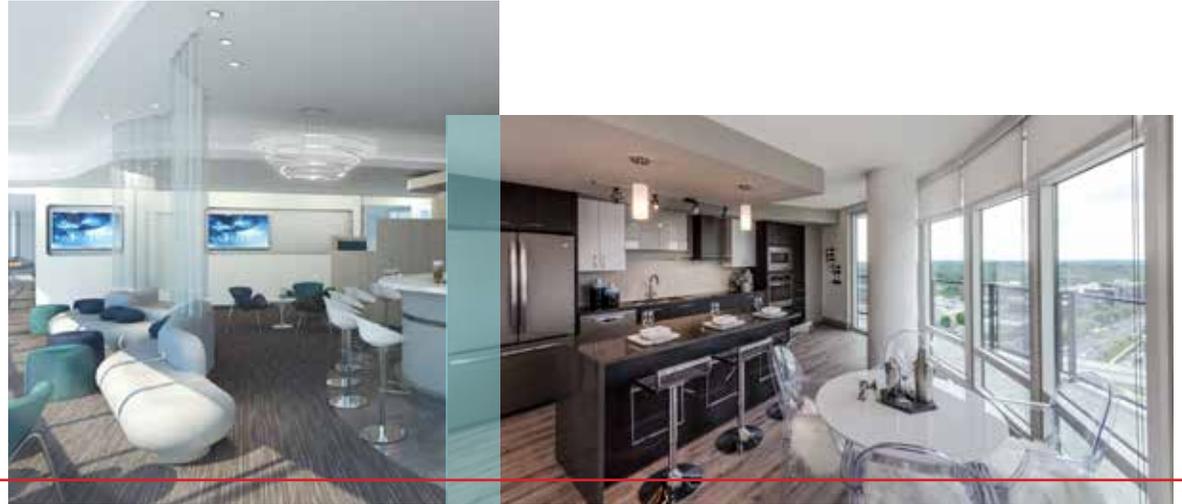


ADAIRE

THE HEIGHT OF DESIGN

DEFINING LUXURY IN TYSONS

Adaire is redefining Tysons by providing modern, sophisticated, luxury apartments & retail in one convenient location.



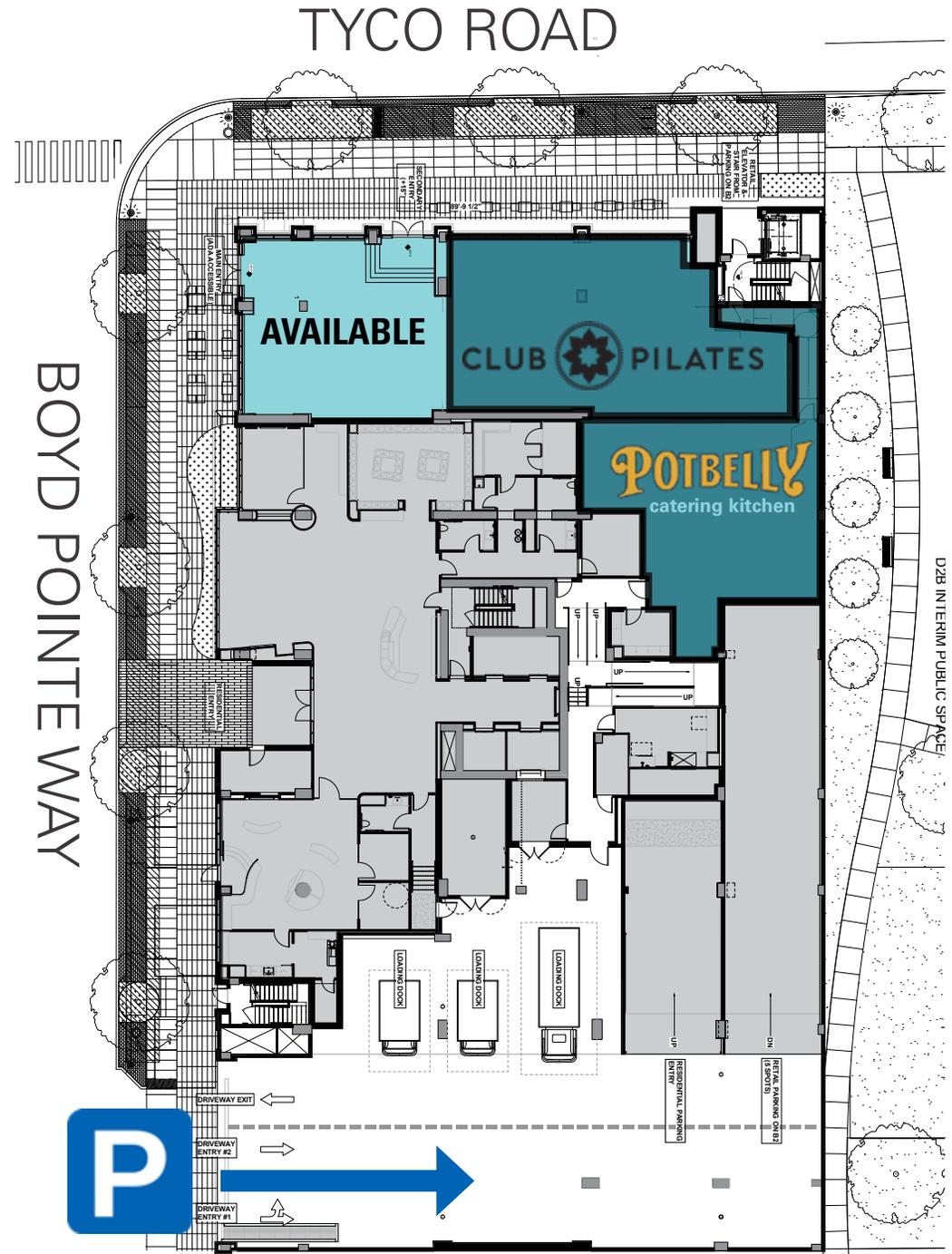
There's **nothing like it** in Tysons. Or anywhere else, for that matter. It's tall. **It's modern. It's, dare we say, sexy.**

ADAIRE FACTS AT A GLANCE

- Corner streetfront retail space in a 400-unit high-rise located in developing Tysons, with one of the largest retail concentrations in the region
- One of the tallest residential buildings in greater Washington with 35 floors (27 floors of residential)
- Highly accessible to Route 7 and Spring Hill Metro
- Adaire is the second phase of the Spring Hill Station development which will feature 1.3 million SF of office, 200,000 SF of retail & 4.4 million SF of residential
- Great visibility from the Dulles Toll Road



GROUND FLOOR RETAIL SPACE



GROUND FLOOR RETAIL SPACE



NEARBY TYSONS STATISTICS 2-MILES



POPULATION
52,375



HH INCOME
\$159,451



EMPLOYEES
92,759



BACHELORS +
70.4%



DAILY TRAFFIC COUNTS

113,000 on the Dulles Toll Road
65,062 on Route 7/Leesburg Pike

MONTHLY



FOOD IN/OUT
\$1,152



APPAREL
\$298

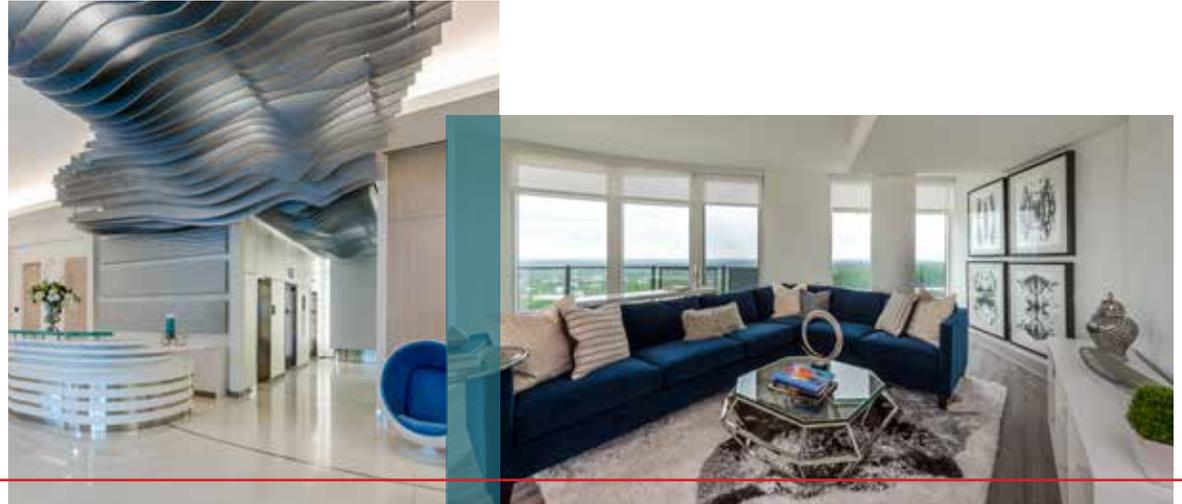


ENTERTAINMENT
\$477



TOTAL RETAIL
\$3,744

RETAIL LEASING CONTACTS



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