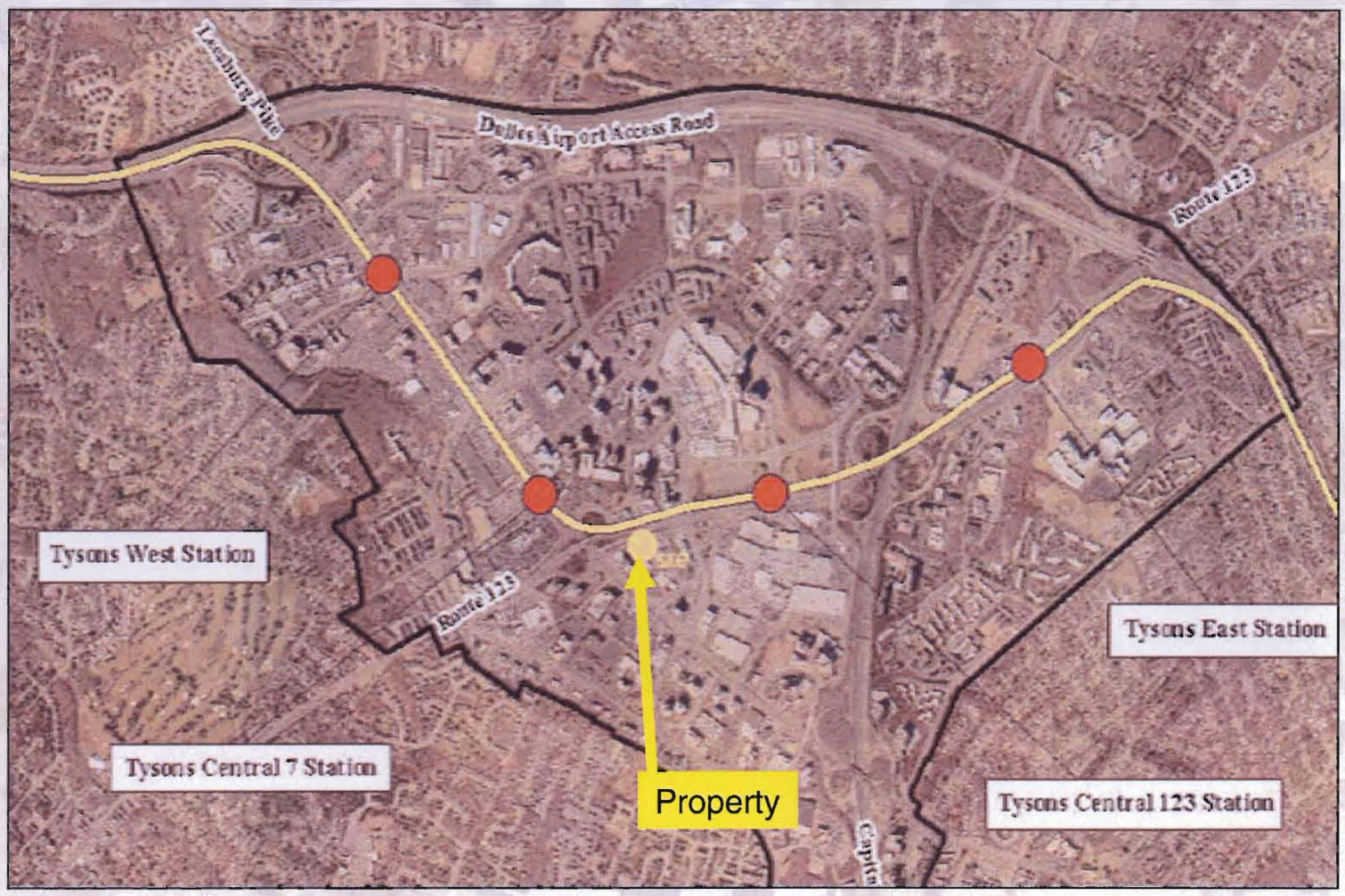
altus
REALTY PARTNERS

KIMPTON



McGUIREWOODS

PERKINS
+ WILL

- 42 high-end hotels in 19 cities in the US and Canada
- Largest boutique hotel operator in the country
- Each hotel has a distinct architectural style indicative of the location
- EarthCare Program
- 19 new hotels in the pipeline

Miami

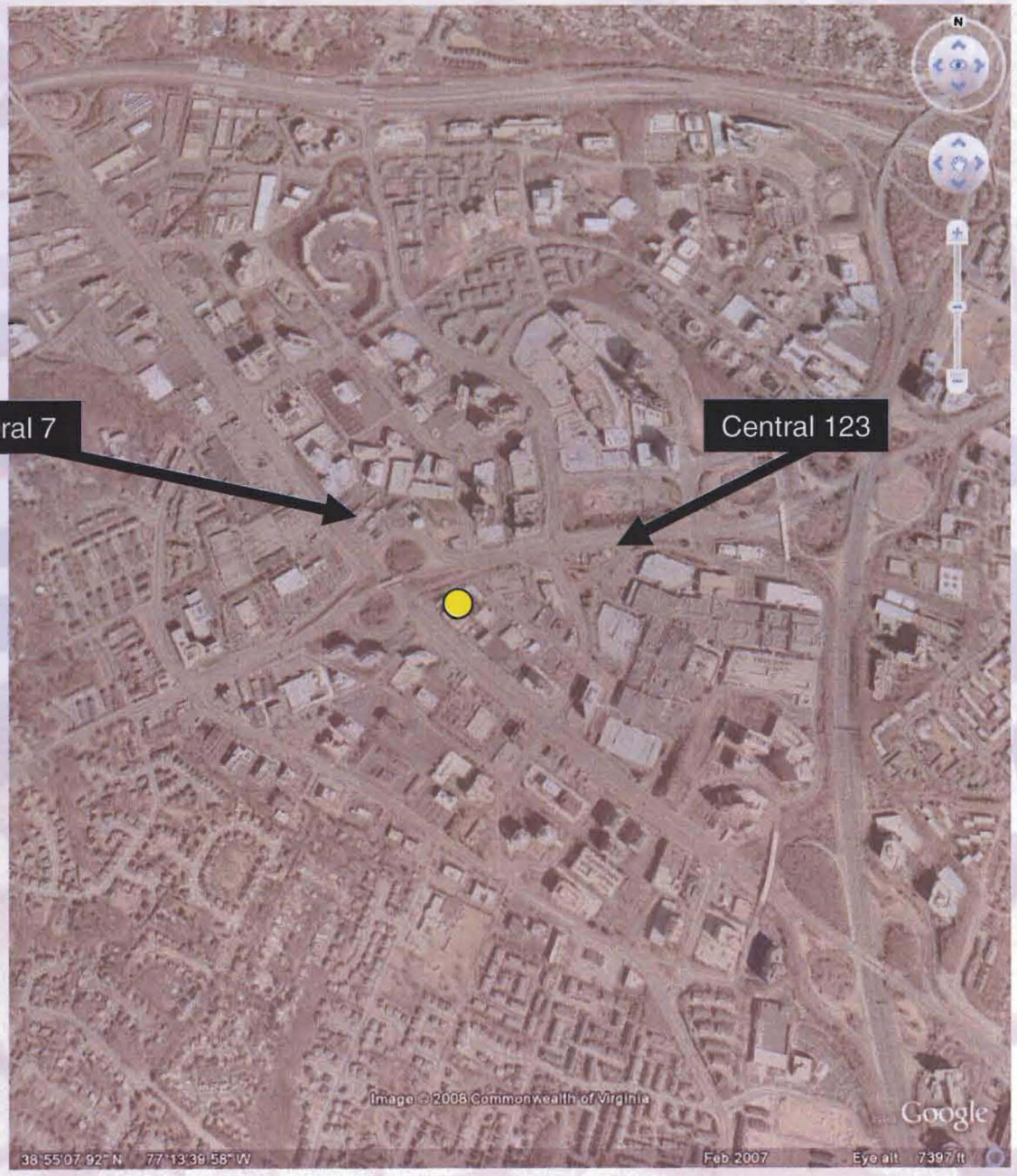
New York City
Dallas
Portland
Los Angeles
Boston
Atlanta
Washington DC
San Francisco
Miami
Chicago
Seattle
Baltimore
Aspen
Salt Lake City

Baltimore

Atlanta

KIMPTON

Site Location



Consolidation
of 4.69 acres

Site Opportunities

- **CHOICE** — The site is within walking distance of two Metro Stations.
- **VISIBILITY** — This is an historic intersection in Tysons and the development envisioned by Altus can elevate its prominence.
- **TASK FORCE** — Current recommendation is Residential Mixed Use at an FAR of 3.0 with additional bonus available

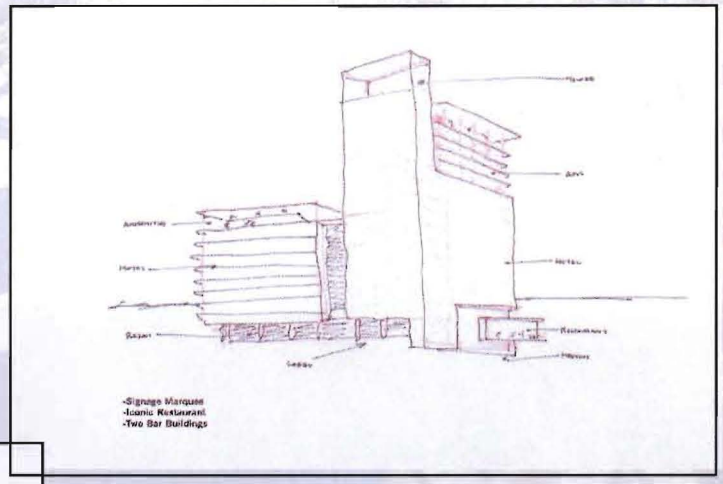
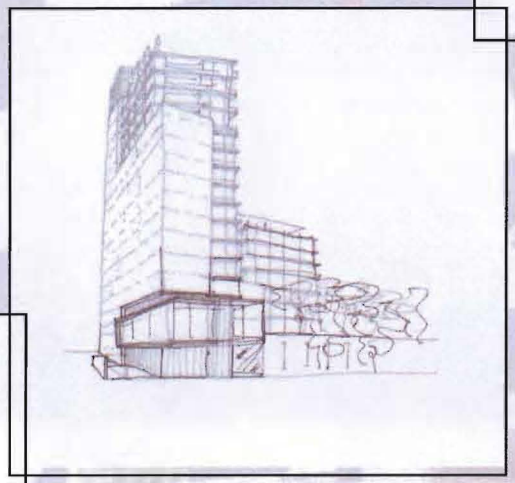
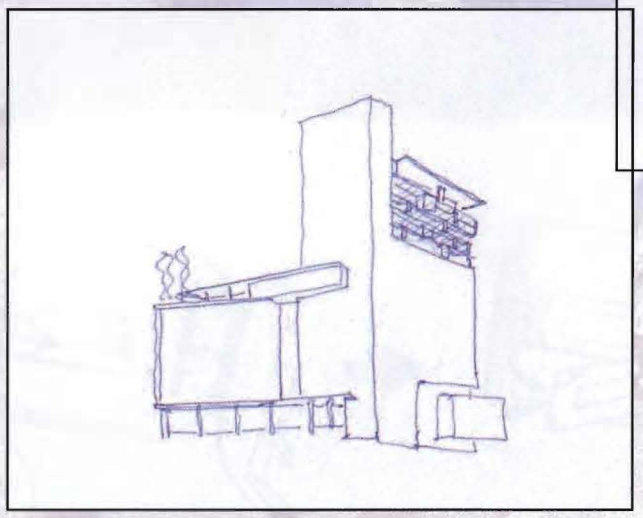
Site Challenges

- Development options exist under current C-8 zoning
- Building has been vacant for approaching 3 years
- Many retail users have sought to occupy existing building with a 15 year lease
- Timing is critical – companies like Kimpton have more options than ever before

d Wash
8218

GELATOM

CHEVY CHASE BANK

Wee Lee Oak

VISION