
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

1750 Tysons 2 McLean VA. Property Condition Assessment



The property is an 18 story plus basement, 412,100 S.F. office building with a 5 level adjacent parking structure constructed in 1999. The buildings are located on Tysons Blvd. within the Tysons Corner area of retail and office. The site has easy access to the Capital Beltway (495). The site is 8.08 acres. The driveways are shared by the hotel and adjacent office building as common areas. Cooling for the office building is provided by a cooling tower, heat exchanger and air conditioners/air handlers on each floor. Heat is electric. The office building and the concourse in the parking structure have sprinkler systems.

Challenge: Determine the general condition of the property and anticipated repairs.

Value Added: Davidson & Associates review of the property identified: that although the building is being generally well maintained, due to the age of the building, several of the components will need replacement or repairs with the next few years, including: roofing, sealant, window gaskets, and mechanical equipment. D&A also identified repairs required at the parking structure, including sealant, expansion joints and stair tower enclosures.

Service performed: Property Condition Assessment

Duration: 2018 - 2019