



## **Macerich's Tysons Tower Named 2014 Best Building By NAIOP In Northern Virginia**

January 15, 2015

### **-LEED® Gold-certified Office Tower More Than 80% Leased-**

SANTA MONICA, Calif., Jan. 15, 2015 /PRNewswire/ -- Macerich (NYSE: MAC) today announced its trophy 22-story Tysons Tower has earned an Award of Excellence from the Northern Virginia Chapter of NAIOP, the Commercial Real Estate Development Association.

Named Best Building for 2014 in the speculative office category, 15 stories and above, Tysons Tower opened in July as the first phase of Macerich's large-scale, mixed-use urban expansion at Tysons Corner Center, the high-performing retail property located just outside Washington, D.C. The gleaming office tower with spectacular views is home to Intelsat, the world's largest satellite provider, Deloitte, the global consulting firm, along with multiple other corporate tenants. The property is currently more than 80% leased.

"Our breakthrough mixed-use, urban community at Tysons Corner, including the award-winning Tysons Tower, is one of the premier projects of its kind in the country," said Ed Coppola, President, Macerich. "This already successful office tower demonstrates Macerich's longstanding ability to add significant value to our well-situated properties. Executing on a vision that is just right for this fast-growing part of the country, at Tysons Corner we are delivering smart densification to create a high-profile urban hub, while adding a built-in shopper base for our exceptional retail asset that is enabling us to demand higher rents and attract even more high-quality retailers."

"Building Tysons Tower right next door to world-class shopping and dining is an unmatched amenity that helps make this trophy office tower highly desirable," said Tim Steffan, Senior Vice President, Asset Management and Commercial Leasing, Macerich. "Limited opportunities at Tysons Tower remain available, including only one fully open floor, offering benefits such as panoramic views and a fully equipped fitness center, along with Tysons Corner Center and the soon-to-open Hyatt Regency just steps away."

The much-admired Tysons Tower has earned LEED® Gold designation from the U.S. Green Building Council. LEED certification is the world's premier mark of achievement in green building. Designed for sustainability, Tysons Tower features a green roof, floor-to-ceiling windows and solar shades on the southern exposure to capitalize on natural sunlight for energy management.

Tysons Tower opens onto a 1.5-acre elevated Plaza that connects to the regionally dominant, 2 million-square-foot Tysons Corner Center mall, as well as the Tysons transit station on the new Metro Silver Line, which creates easy access to the property from across the Washington, D.C., region. As planned, the remaining elements of the Tysons Corner expansion, a 300-room Hyatt Regency Hotel and 430-unit residential tower, VITA, are scheduled to open in 2015.

Macerich is master developer of Tysons Corner Center. The development team for the new Tysons Tower included Hines (development manager), Gensler (architect), RTKL (master planner), Harvey-Cleary Builders (construction) and CBRE (leasing agent).

### **About Macerich**

Macerich, an S&P 500 company, is a fully integrated self-managed and self-administered real estate investment trust, which focuses on the acquisition, leasing, management, development and redevelopment of regional malls throughout the United States.

Macerich currently owns 55 million square feet of real estate consisting primarily of interests in 52 regional shopping centers. Macerich specializes in successful retail properties in many of the country's most attractive, densely populated markets with significant presence in the Pacific Rim, Arizona, Chicago and the Metro New York to Washington, D.C. corridor. Additional information about Macerich can be obtained from the Company's website: [www.macerich.com](http://www.macerich.com)

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