



# Pinnacle Workspace Tysons

1751 Pinnacle Drive  
5th & 6th Floors  
McLean, VA 22102

Turnkey private office and configurable workplace options for 1-12+ people readily available for an immediate start.

## Amenities



Fully  
furnished



Parking  
available



24-hour  
access



Meeting room  
access



Phone booths



Super fast  
WiFi



## EARN 10% COMMISSION FOR YOUR FLEX REFERRALS

### Property highlights

- 32,400 sq. ft. of flexible office and coworking space available
- Lightning-fast internet with Tier 1 fiber broadband
- Dynamic design featuring natural light, ergonomic furniture, and privacy nooks, lounging, phone booths and focus rooms
- State-of-the-art A/V and mobile equipment in 4–16-person meeting rooms, with real-time reservations
- Buildings' expansive window lines offer the highest panoramic views of Tysons and DC
- Modern lobby and lounge are fit out for collaboration
- Walking distance to a range of amenities, and the Greensboro and Tysons Corner Metro Stations
- Onsite amenities include a newly renovated fitness center, daycare, café, dry cleaner, onsite concierge and convenience store

**Broker Commission: \$195,480**  
**12-month potential commission available**

Turnkey options available from \$549-\$6,000/month

- 10% first 12 months (calculated on rental only)
- 5% renewal of the space if real estate agent is involved after the initial 12-months
- 5% expansion during first 12 months

**Membership inclusions:**

- Monthly allowance for guest coworking and meeting room use
- Use of center address for your business
- Complimentary Wi-Fi with access to dedicated VLAN
- Dedicated team for mail redirection and secretarial services
- Unlimited coffee, tea and filtered water

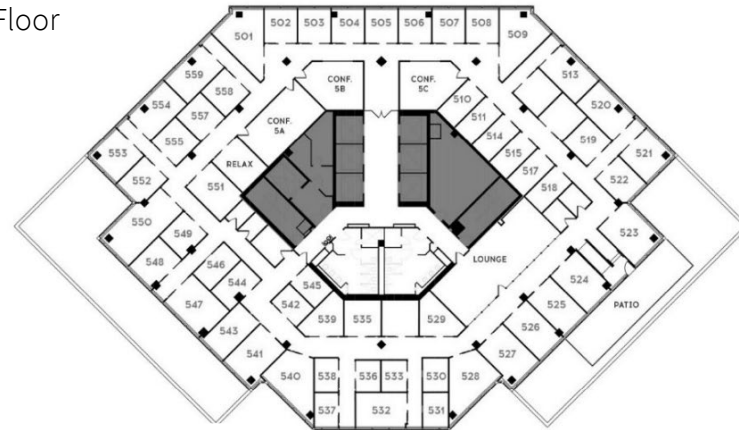
**Area daytime business population:**

(15-mile radius)

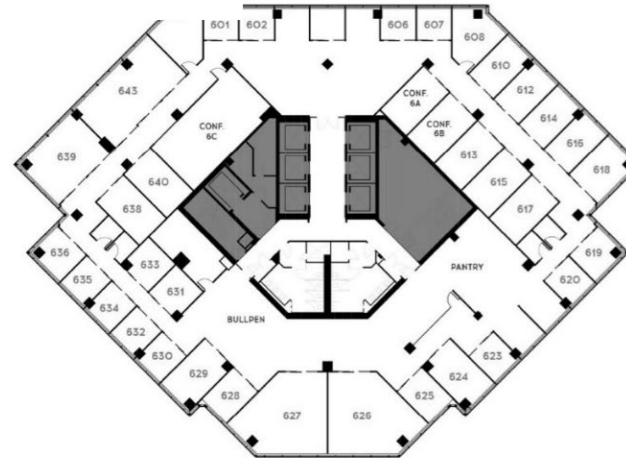
**2,027,089**

Source: ESRI, 2022

5th Floor



6th Floor



**Now available - Private offices**

1-2 Person	70- 90 sq. ft.	\$549-\$1,000
3-4 Person	105-145 sq. ft.	\$1,125 - \$2,000
5-6 Person	150 - 145sq. ft.	\$1,875 - \$3,000
10+ Person	495 sq. ft & up	\$4,500 +

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