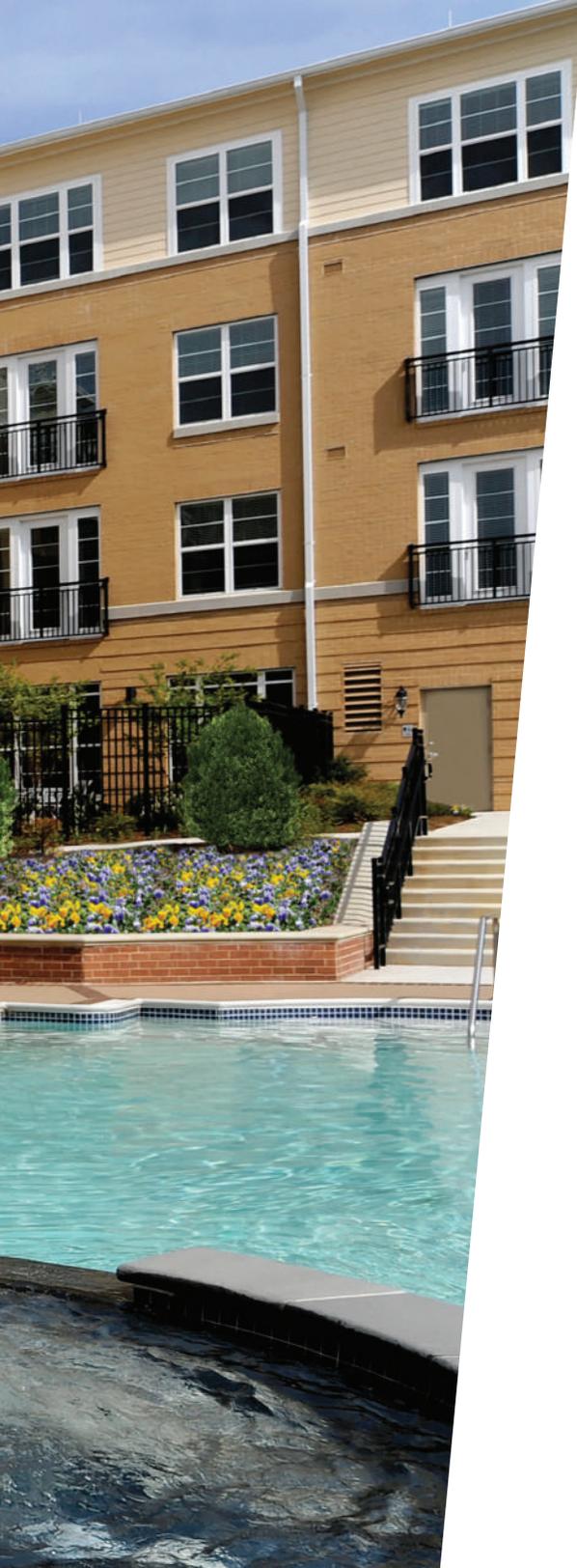


the reserve at
TYSONS CORNER
APARTMENT HOMES





the reserve at
TYSONS CORNER
APARTMENT HOMES

Welcome to The Reserve at Tysons Corner, a vibrant community that offers a stylish blend of designer residences and superb amenities. Located just 20 minutes from downtown DC, Tysons Corner puts life at your doorstep placing you near fine shopping, dining and entertainment—and close to the Dunn Loring Metro Station for an easy commute. It's another distinctive choice brought to you by Simpson Property Group®, dedicated to impeccable service and extraordinary living.

RentTysons.com

8060 CRIANZA PLACE, VIENNA, VA 22182 703.854.1361



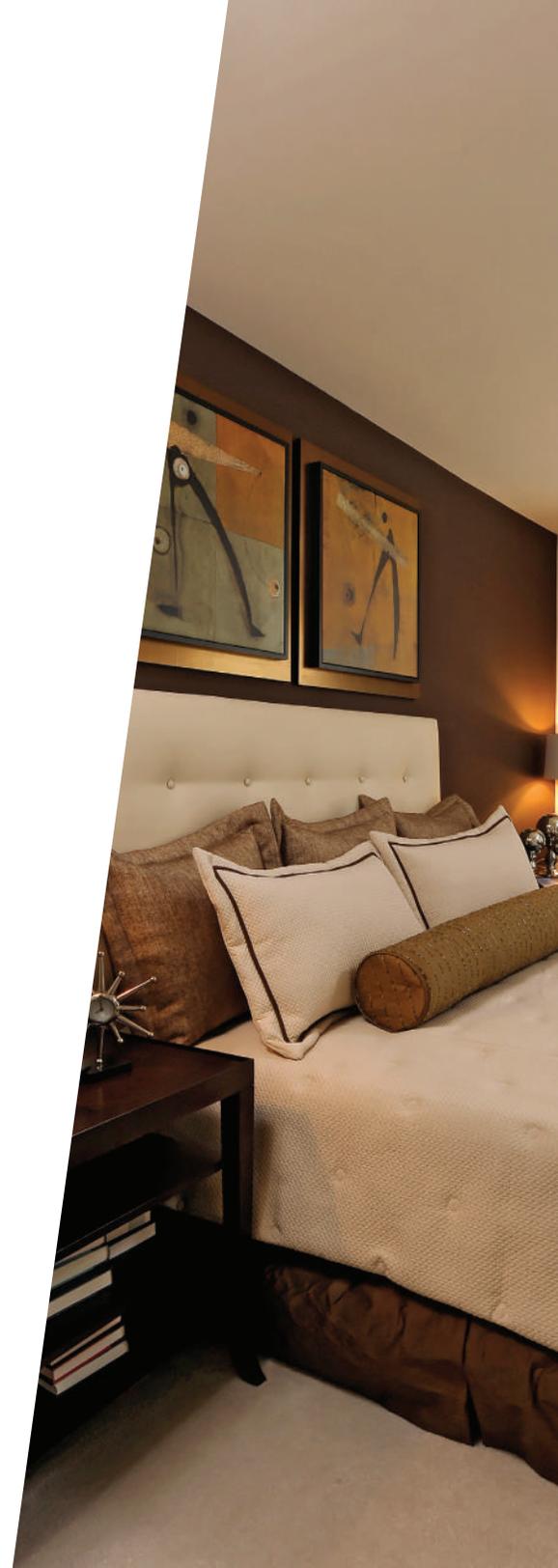


THE EPICENTER OF FASHIONABLE LIVING.

INSPIRED INTERIORS

Spacious floor plans with contemporary designer accents and thoughtful, stylish features make your living space more than just an apartment, they make it a home.

- Wide-planked hardwood flooring
- Plush carpeting with padding in bedrooms
- Crown molding throughout kitchen and living room
- Chair rail accent in dining room
- Brushed nickel track lighting in living and dining rooms
- Two-tone paint throughout
- Network Ready Smart Panels for connecting high-tech systems
- Custom 2-inch plantation blinds
- Patios and balconies available





FUNCTION AND STYLE MIX TO CREATE A STUNNING SHOWCASE.

GOURMET KITCHENS

When it's time to entertain friends or create an intimate meal at home, the chef-inspired kitchens are indeed a showplace that will turn any meal into a delicious masterpiece.

- 42" Shaker-style wood cabinets with elongated, brush nickel hardware
- Granite countertops in a choice of colors
- Stainless steel GE Profile refrigerator
- Expansive islands with stainless steel under-mount sink
- Gas range and built-in microwave
- Side by side refrigerator with programmable ice maker/water dispenser on outside of door
- Contemporary pendant and track lighting







RELAX IN YOUR PRIVATE LUXURY RETREAT.

SPA INSPIRED BATHS

Step into luxury and indulge yourself within your own private spa retreat.

- Wood cabinets with elongated, brushed nickel hardware
- Granite countertops which coordinate with granite kitchen countertops
- Contemporary designer sconce lighting and fixtures
- Glass enclosed shower with rainmaker showerhead
- Imported stone ceramic tile floors and tub/shower surround
- Oversized garden soaking tubs



UNSURPASSED AMENITIES

When choosing a new place to live, location can be everything. At The Reserve at Tysons Corner it's certainly not the only thing. Offering superb amenities and a vibrant lifestyle, The Reserve ensures every moment is filled with something to do.

- Resident lounge with flat screen TVs and free WiFi
- Private screening room with Blue Ray and Hi-Def
- Complimentary concierge services
- 24/7 fully equipped fitness club with Precor weight machines, treadmills, arc trainers, stationary bicycles, free weights, medicine balls and elliptical machines with cardio theater
- Men's and women's saunas with shower
- Indoor basketball court
- Complimentary Starbucks coffee
- Children's playground
- Swimming pool and fountain with expansive sundeck
- Executive business center with WiFi
- Garden courtyards with relaxing seating areas
- Package receiving with notifications via email and cell phone
- Controlled access entry
- Garage parking
- Convenient online rent payment
- Pet friendly community with dog park

WE'VE THOUGHT OF EVERYTHING YOU COULD IMAGINE.







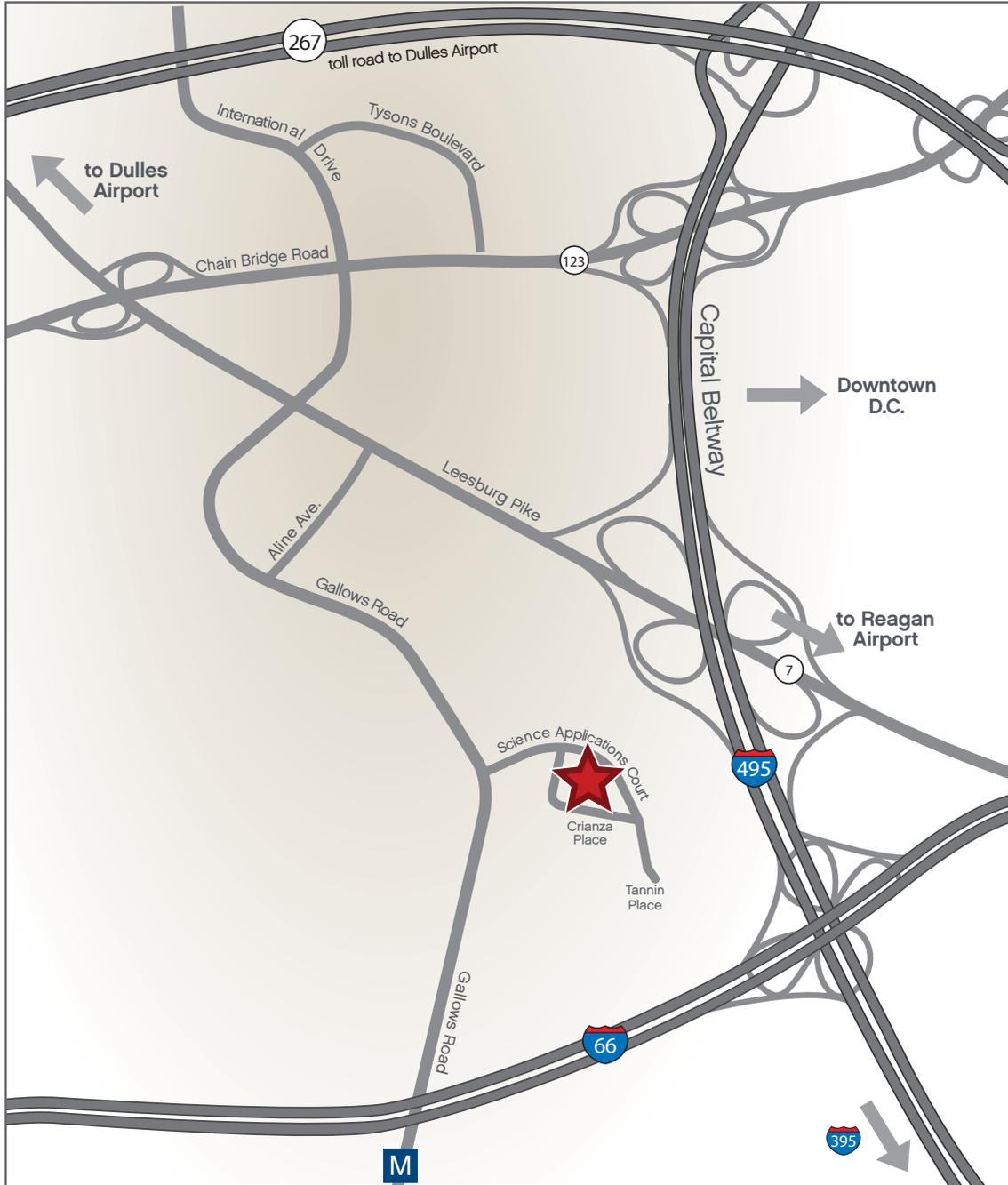
WORLD CLASS DESTINATIONS ARE JUST OUTSIDE YOUR DOOR.

IDEAL LOCATION

Perfectly situated just minutes from Tysons Galleria and Tysons Corner Center and less than 20 minutes from downtown DC, The Reserve at Tysons Corner is the ideal new home with a world class location. With a free shuttle to the Dunn Loring Metro Station, commuting is stress free.

- 1 ¼ miles to Tysons Galleria and Tysons Corner Center—the epicenter of premier shopping and dining
- Less than 1 mile to Fairfax Square
- Easy access to Route 7 and I-495
- Less than 20 minutes from Washington, DC
- Complimentary shuttle to and from Dunn Loring Metro
- Nearby to Washington Old Dominion Trail







EXTRAORDINARY SERVICE EXTRAORDINARY LIVING

It's one thing to offer a stylish residence. It's quite another to offer the people who live there a level of service that exceeds their expectations. At Simpson Property Group®, we've built our reputation on service. In fact, for several years in a row we've earned the coveted "A List" Award for Service Excellence—a distinction reserved for only a select few firms by the multifamily real-estate industry.

Of course, our biggest reward isn't a plaque on the wall. It's the trust we earn from our residents every day. At The Reserve at Tysons Corner you'll be part of a community that we ourselves would be proud to call home. You'll be surrounded by the highest-quality features and unsurpassed amenities; and you'll enjoy a lifestyle unlike anywhere else.



the reserve at
TYSONS CORNER
APARTMENT HOMES

8060 Crianza Place, Vienna, VA 22182

703.854.1361 ▪ RentTysons.com

Information subject to change, error or deletion.

