

Enjoy our Community



Front Desk

8:00 am to 9:00 pm Monday-Friday
9:00 am to 9:00 pm Saturday, Sunday,
& holidays except Thanksgiving Day,
Christmas Day & New Year's Day

Management Assistance

8:00 am to 8:00 pm Monday-Friday
9:00 am to 5:00 pm Saturday through
Sunday and selected holidays

Community Center

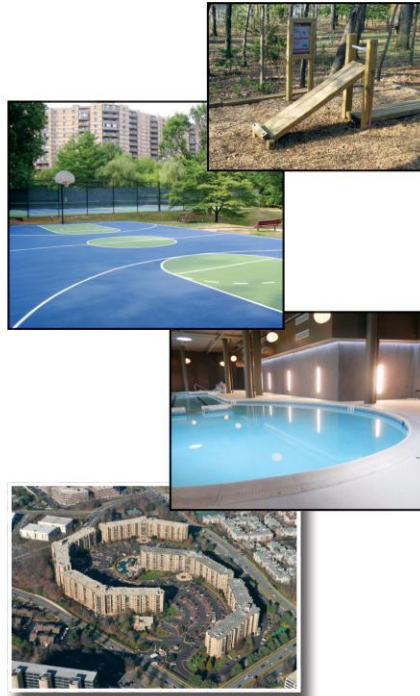
6:00 am to 9:00 pm Every Day

Greensboro Gate

24 Hours Every Day

International Gate

6:00 am to 10:00 pm Every Day



The Rotonda

Condominium Unit Owners Association

8352 Greensboro Drive
McLean, VA 22102

Phone: 703-821-0100

Fax: 703-442-8687

Email: FrontDesk@Rotonda.org

Rotonda Home Link:
www.RotondaResidents.com

Rotonda Website:
www.Rotonda.org

Effective: July 2016

Living At

The Rotonda Condominiums



THE ROTONDA CONDOMINIUM
UNIT OWNERS ASSOCIATION

About the Property

The Rotonda is a unique condominium community, with a **beautiful 34-acre gated site** and easy access to Tysons, the Dulles Corridor, and Washington DC business, retail, and employment centers.



Featuring the **largest 1-, 2- and 3-bedroom units in the area**, five high-rise buildings are designed in graceful curves to form the

primary residential portion of the property. Drive circles, landscaping, and fountains create a gracious entryway for residents and their guests.

Responsible Management has resulted in replacement of major systems such as roofs, elevators, and the fire alarm system so that residents enjoy spacious floor plans and solid construction with modern and efficient updates.

A full **Facilities Maintenance team** of engineers, painters and landscapers keeps the property running in top-notch condition and looking its best. A full **Security department** mans the two gated entries, as well as making patrols 24-hours-a-day that keep the property safe. An **Administrative staff in the Office** helps residents with a variety of needs.

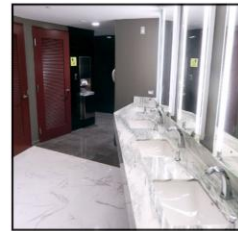


Enthusiasm is high as the Board, Management, Owners, and Residents embark on additional upcoming enhancements at the Rotonda.

Amenities for Residents

In 2015-2016, the Rotonda Condominium Unit Owners Association Board of Directors has undertaken a **\$6 million renovation of the Community Center**.

Included in that **modern, upscale remodel** are the Indoor Swimming Pool, Men's and Women's Spas featuring private showers/changing rooms, lockers, and saunas; a Business Center, a 2,100 square-foot Fitness Center, a small Yoga Studio, a Digital Gaming Room, and Billiard and Ping-Pong tables, as well as a new Front Desk and Management Office, and updated entrances complete with vestibules. A General Store was also included in the renovation, and is set to open by the end of 2016.



On-site outdoor amenities include an Outdoor Swimming Pool, Tennis Courts, Golf Putting Green, Children's Play Areas, Mini Soccer Field, Sand Volleyball Court, and Basketball Court.



Behind the residential buildings is an area of woodlands and greenery with a gazebo overlooking two ponds, as well as a fitness trail and walking paths.

There are several **pet-friendly areas** where residents can "walk" their dogs. The Rotonda also features a completely gated Pet Park where dogs can exercise off leash.



The Rotonda also has a **Concierge Shuttle Bus** that takes residents to the nearest Metro Station, as well as to several local shopping areas.

Location, Location, Location

Just minutes away from the Rotonda are the **world-class Tysons Galleria and Tysons Corner Center malls**. There are also a variety of upscale stores and restaurants.

Tysons is an established business center slated to become a **major east coast hub within the next 20 years**. A landmark planning initiative to re-conceive Tysons as a vital urban center is underway. The mission is to:

- Promote more mixed use
- Better facilitate transit-oriented development
- Enhance pedestrian connections in Tysons
- Increase the residential component
- Improve the functionality of Tysons
- Provide for amenities and aesthetics, such as public spaces, public art, parks, etc.

One such project is "The Boro," a mixed-use residential, retail, entertainment, and office environment that will bring a **true downtown experience to Tysons**. One portion of the project includes a luxury, 15-screen ShowPlace ICON Theatre overlooking an expansive public park equipped with outdoor seating, kid-friendly splash pads, and visual art. Joining the arrivals will be a



70,000-square-foot flagship Whole Foods Market, the largest in the DC area. Also look for an **inspiring selection of shops and culinary attractions, plus residential, office, hotel and retail space**.

The Metro arrived in Tysons in 2014, adding additional hotels, corporate offices, and retail mixed use development. **Four Metro stops** now connect the area with Maryland and DC, and eventually with Dulles International Airport.