

# OFFICE SPACE FOR LEASE

TOWERS CRESCENT OFFICE BUILDING  
Iconic Class A Office Space Available  
8000 Towers Crescent Dr, Vienna, VA 22182

## VACANT SPACES

UNIT	SF	LEASE RATE
(Lower Level) Suite A100	1,078	\$25.00 FS
(Lower Level) Suite A140	4,888	\$25.00 FS
(Lower Level) Suite A150	1,697	\$25.00 FS
(Lower Level) Suite A180	2,112 (Former Café Space)	\$25.00 FS
Suite 170	3,640 (Exterior Entrance)	\$39.00-\$43.00 FS
Suite 220	2,778 (Spec Suite)	\$43.00 FS
Suite 230	3,138 (Spec Suite)	\$43.00 FS
Suite 350	11,623	\$39.00 FS
Suite 300	11,535	\$39.00 FS
Suite 400	25,623	\$39.00 FS
Suite 500	25,447	\$39.00 FS
Suite 600	25,447	\$39.00 FS
Suite 700	25,446	\$39.00 FS
Suite 800	25,446	\$39.00 FS
Suite 950	4,119 (Shell Condition)	\$42.00 FS
Suite 1101	2,151	\$42.00 FS
Suite 1115	2,258	\$42.00 FS



**LEGAT**<sup>SM</sup>  
— COMMERCIAL REAL ESTATE, LLC —

**JAMES LEGAT**

Principal

☎ | 703.677.0101

✉ | [jlegat@legatcre.com](mailto:jlegat@legatcre.com)

**AUDREY WALLACE**

Vice President

☎ | 847.562.6736

✉ | [awallace@legatcre.com](mailto:awallace@legatcre.com)

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UNIT	SF	LEASE RATE
Suite 1125	9,926	\$42.00 FS
Suite 1200	11,980	\$42.00 FS
Suite 1250	4,517	\$42.00 FS
Suite 1225	4,497	\$43.00 FS
Suite 1275	4,244	\$43.00 FS
Suite 1600	26,635 (Spec Suite)	\$44.00 FS



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## LOWER LEVEL



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## 1ST FLOOR - DIRECT EXTERIOR ENTRANCE



**SUITE 170**  
**3,640 SF**

**1ST FLOOR AVAILABILITY**  
**3,640 SF**



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— COMMERCIAL REAL ESTATE, LLC —

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Vice President

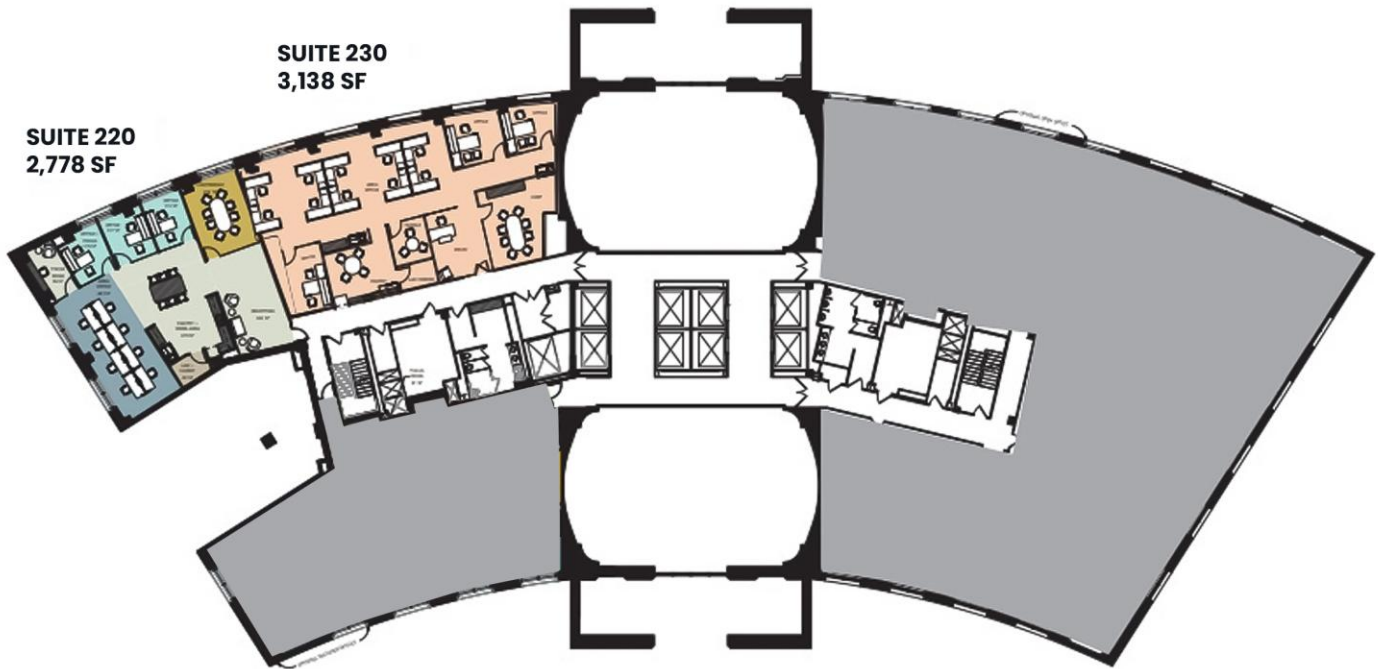
☎ | 847.562.6736

✉ | [awallace@legatcre.com](mailto:awallace@legatcre.com)

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## SECOND FLOOR



**2ND FLOOR SPEC SUITES**  
5,916 SF AVAILABLE



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— COMMERCIAL REAL ESTATE, LLC —

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Principal

☎ | 703.677.0101

✉ | [jlegat@legatcre.com](mailto:jlegat@legatcre.com)

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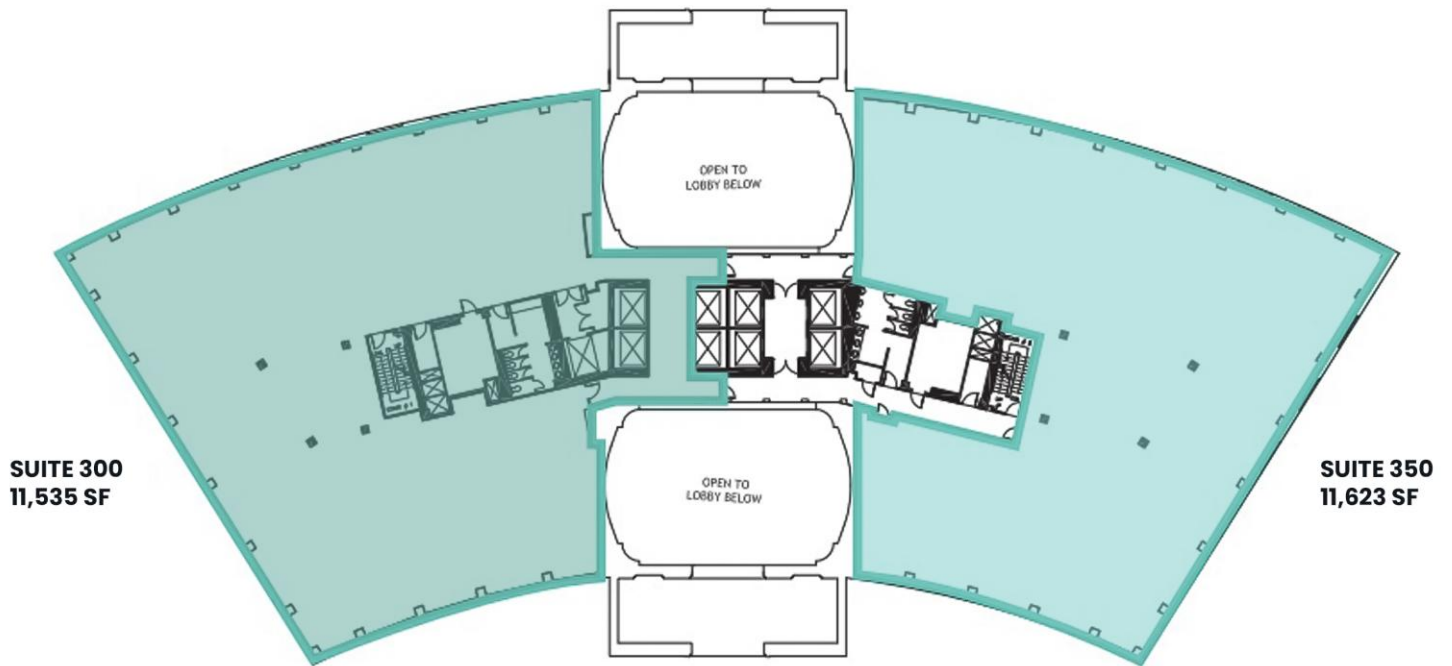
☎ | 847.562.6736

✉ | [awallace@legatcre.com](mailto:awallace@legatcre.com)

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## THIRD FLOOR



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— COMMERCIAL REAL ESTATE, LLC —

**JAMES LEGAT**

Principal

☎ | 703.677.0101

✉ | [jlegat@legatcre.com](mailto:jlegat@legatcre.com)

**AUDREY WALLACE**

Vice President

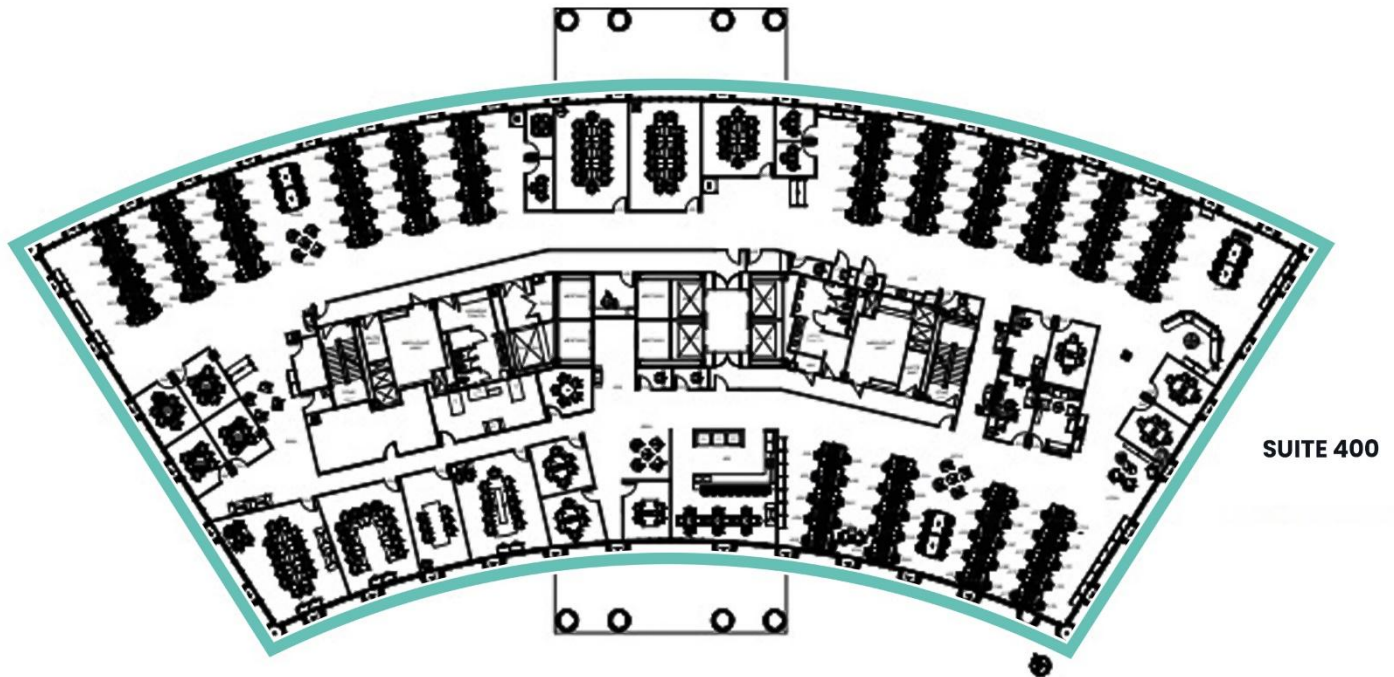
☎ | 847.562.6736

✉ | [awallace@legatcre.com](mailto:awallace@legatcre.com)

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## FOURTH FLOOR



SUITE 400

**4TH FLOOR AVAILABILITY**  
25,623 SF



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— COMMERCIAL REAL ESTATE, LLC —

**JAMES LEGAT**

Principal

☎ | 703.677.0101

✉ | [jlegat@legatcre.com](mailto:jlegat@legatcre.com)

**AUDREY WALLACE**

Vice President

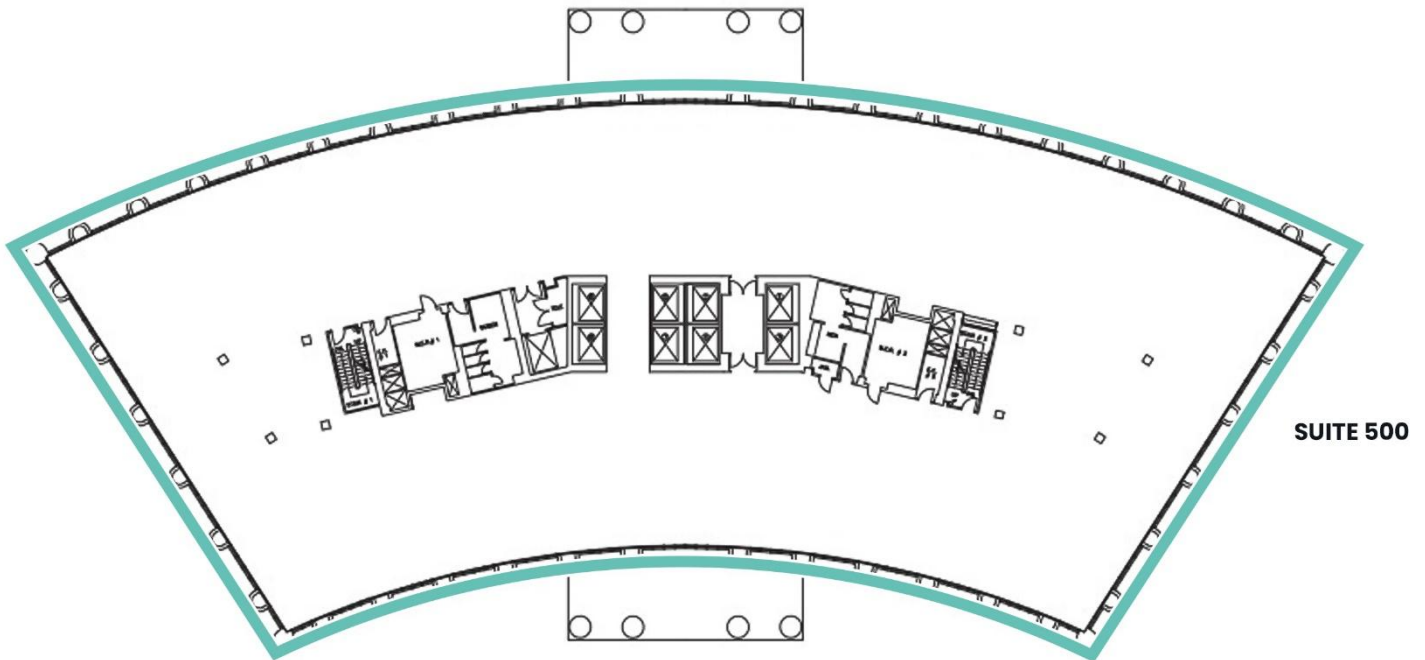
☎ | 847.562.6736

✉ | [awallace@legatcre.com](mailto:awallace@legatcre.com)

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## FIFTH FLOOR



**5TH FLOOR AVAILABILITY**  
25,447 SF



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— COMMERCIAL REAL ESTATE, LLC —

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☎ | 703.677.0101

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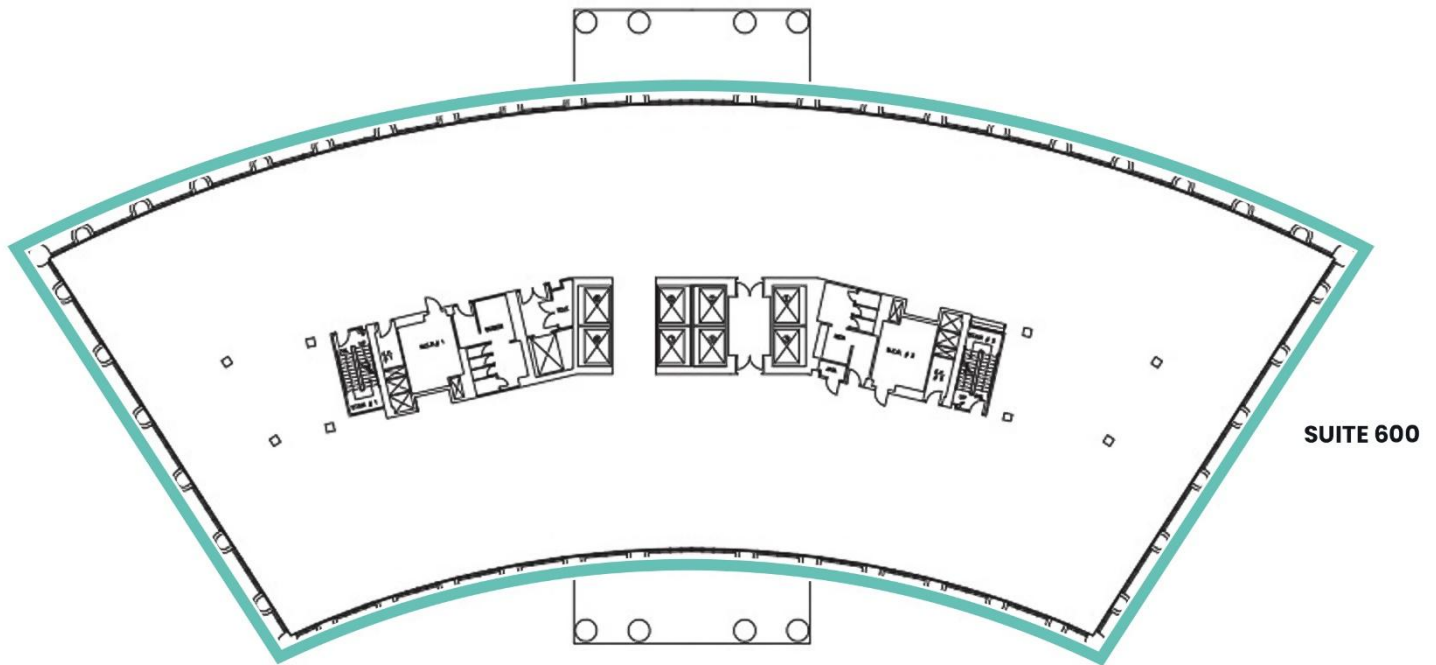
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# OFFICE SPACE FOR LEASE

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## SIXTH FLOOR



**6TH FLOOR AVAILABILITY**  
25,447 SF



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Principal

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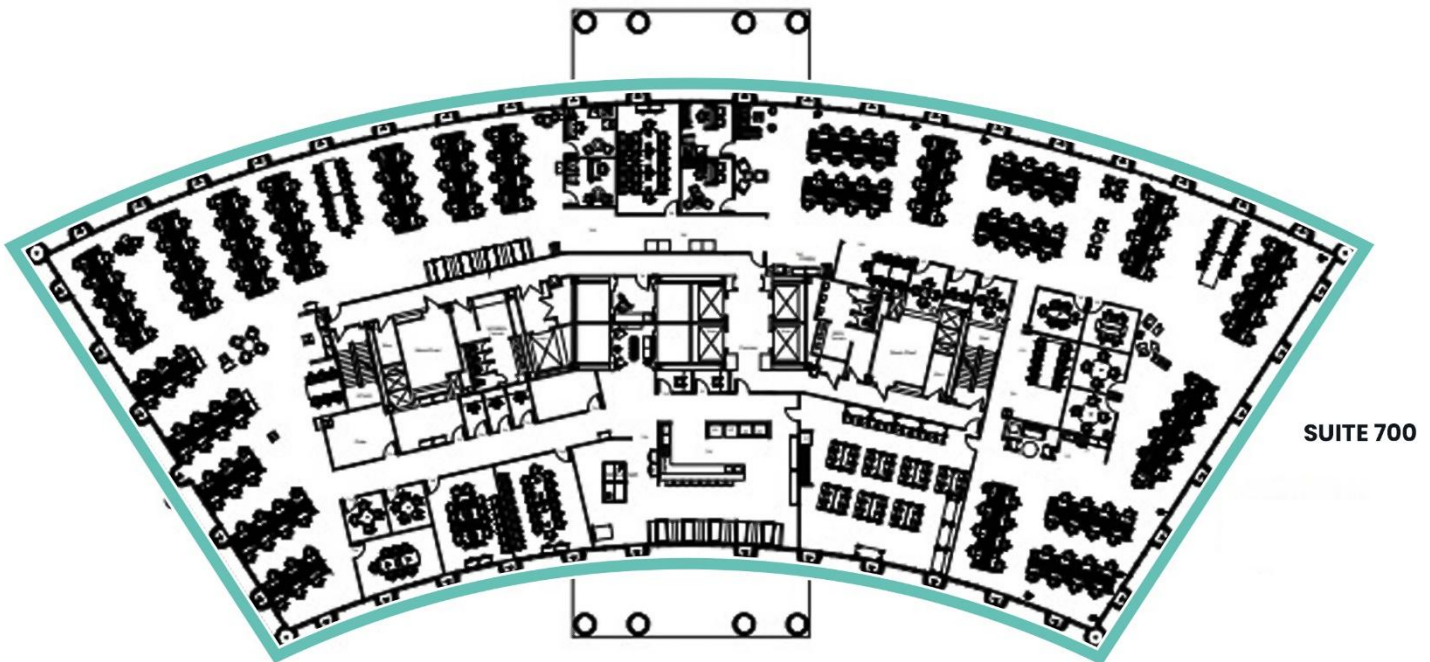
☎ | 847.562.6736

✉ | [awallace@legatcre.com](mailto:awallace@legatcre.com)

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## SEVENTH FLOOR



7TH FLOOR AVAILABILITY  
25,446 SF



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✉ | [jlegat@legatcre.com](mailto:jlegat@legatcre.com)

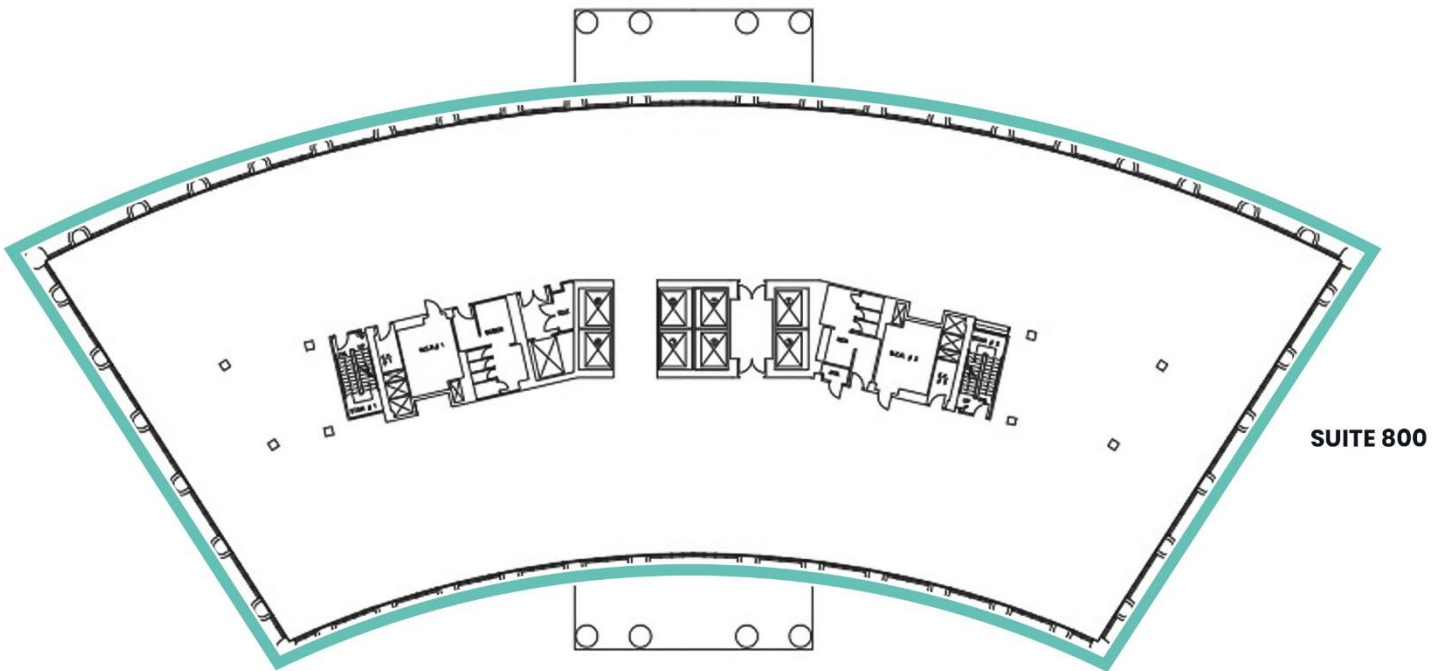
**AUDREY WALLACE**  
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☎ | 847.562.6736  
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## EIGHT FLOOR



SUITE 800

**8TH FLOOR AVAILABILITY**  
25,446 SF



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— COMMERCIAL REAL ESTATE, LLC —

**JAMES LEGAT**

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☎ | 703.677.0101

✉ | [jlegat@legatcre.com](mailto:jlegat@legatcre.com)

**AUDREY WALLACE**

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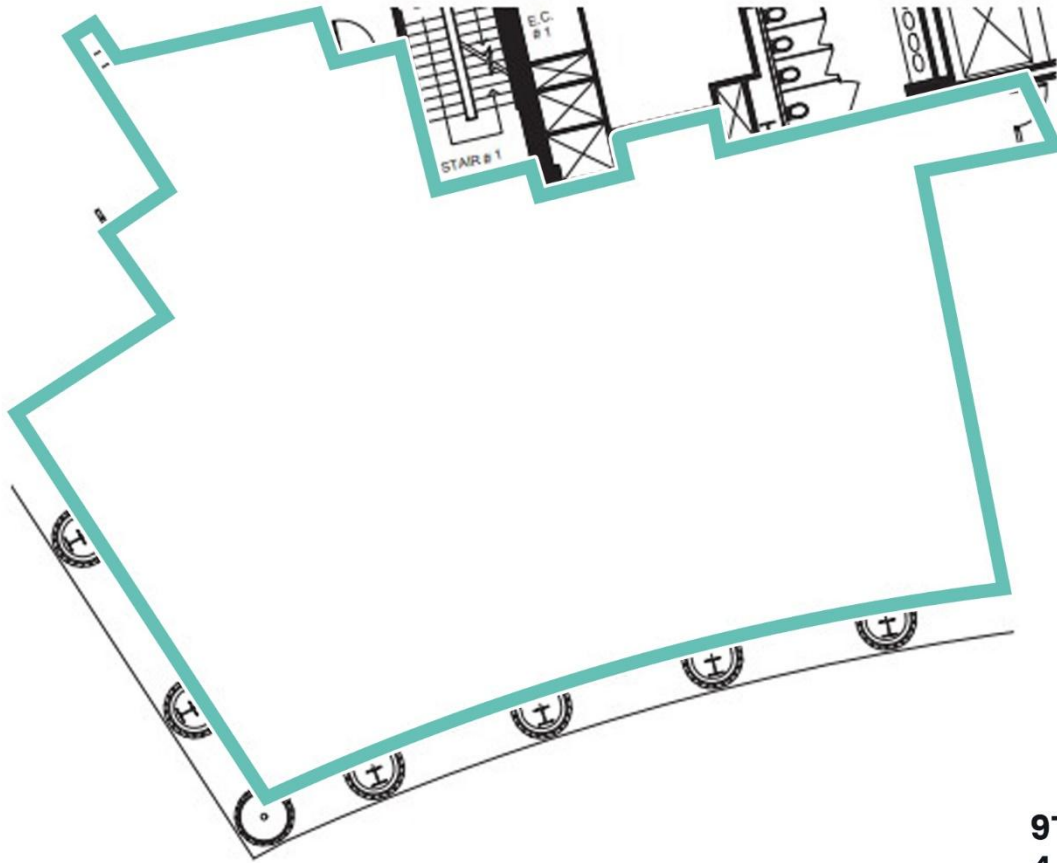
☎ | 847.562.6736

✉ | [awallace@legatcre.com](mailto:awallace@legatcre.com)

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## NINTH FLOOR – SHELL CONDITION



**SUITE 950**

**9TH FLOOR  
4,119 SF AVAILABLE**



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— COMMERCIAL REAL ESTATE, LLC —

**JAMES LEGAT**

Principal

☎ | 703.677.0101

✉ | [jlegat@legatcre.com](mailto:jlegat@legatcre.com)

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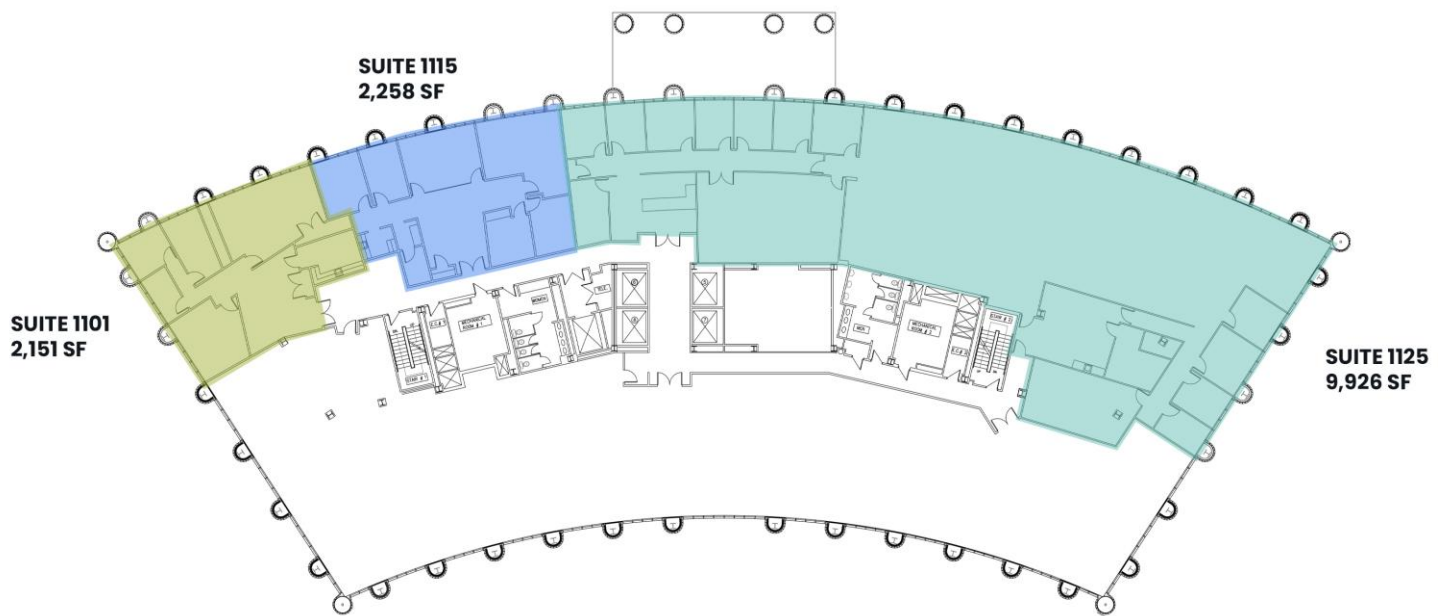
☎ | 847.562.6736

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## ELEVENTH FLOOR



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✉ | [jlegat@legatcre.com](mailto:jlegat@legatcre.com)

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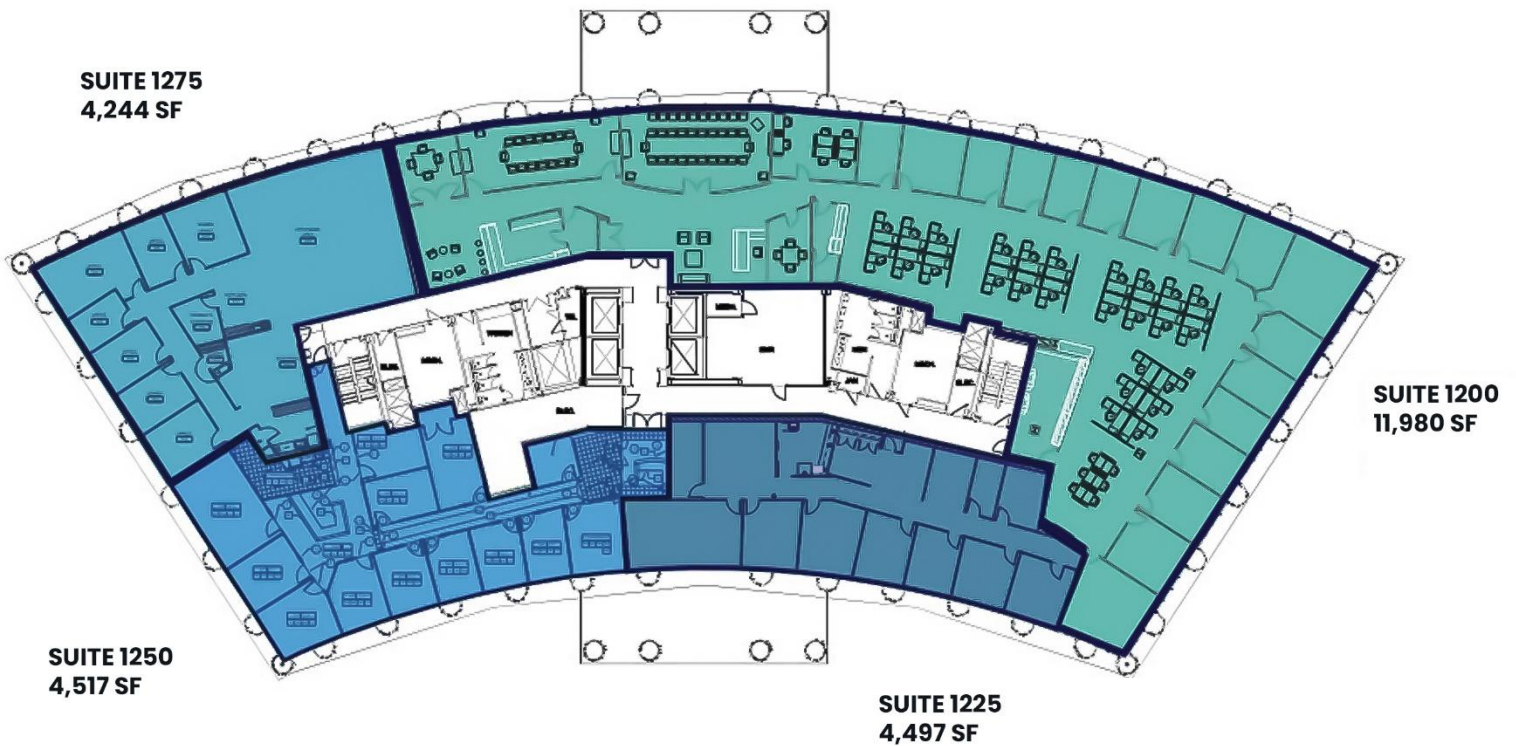
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## TWELFTH FLOOR



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— COMMERCIAL REAL ESTATE, LLC —

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Principal

☎ | 703.677.0101

✉ | [jlegat@legatcre.com](mailto:jlegat@legatcre.com)

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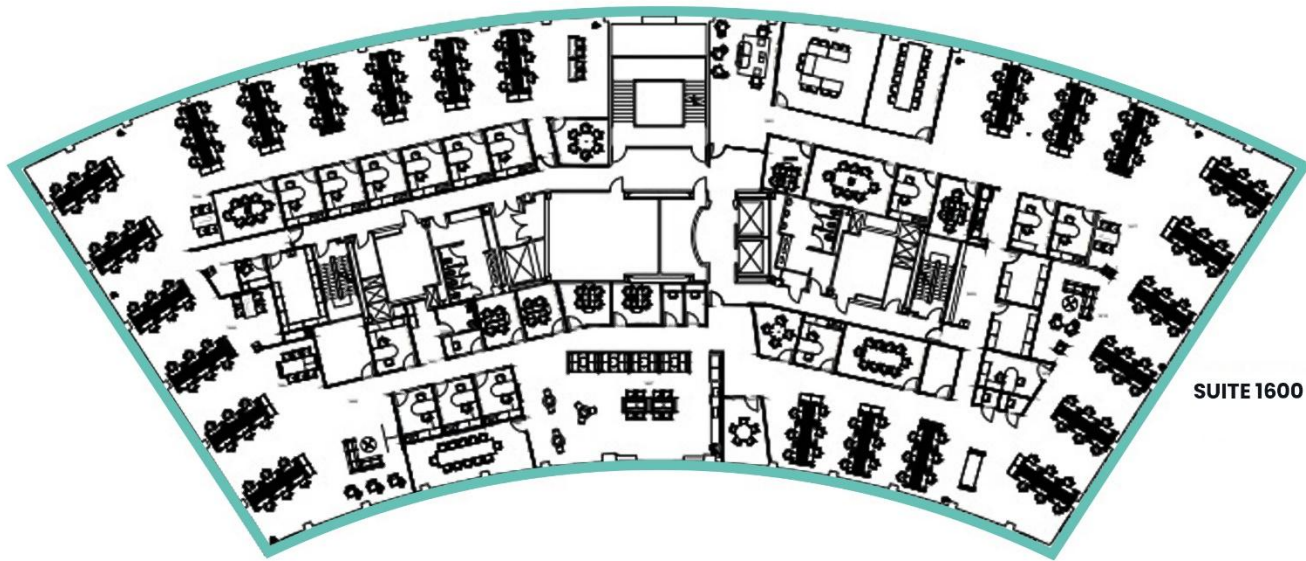
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## SIXTEENTH FLOOR

Full Floor Spec Suite with Stellar Views



**16TH FLOOR SPEC SUITE**  
26,635 SF AVAILABLE



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