

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 1125	9,926	\$42.00 FS
Suite 1200	11,980	\$42.00 FS
Suite 1250	4,517	\$42.00 FS



JAMES LEGAT

Principal

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AUDREY WALLACE

Vice President

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UNIT	SF	LEASE RATE
Suite 1225	4,497	\$43.00 FS
Suite 1275	4,244	\$43.00 FS
Suite 1401	7,976 (Spec Suite)	\$43.00 FS
Suite 1600	26,635 (Spec Suite)	\$44.00 FS



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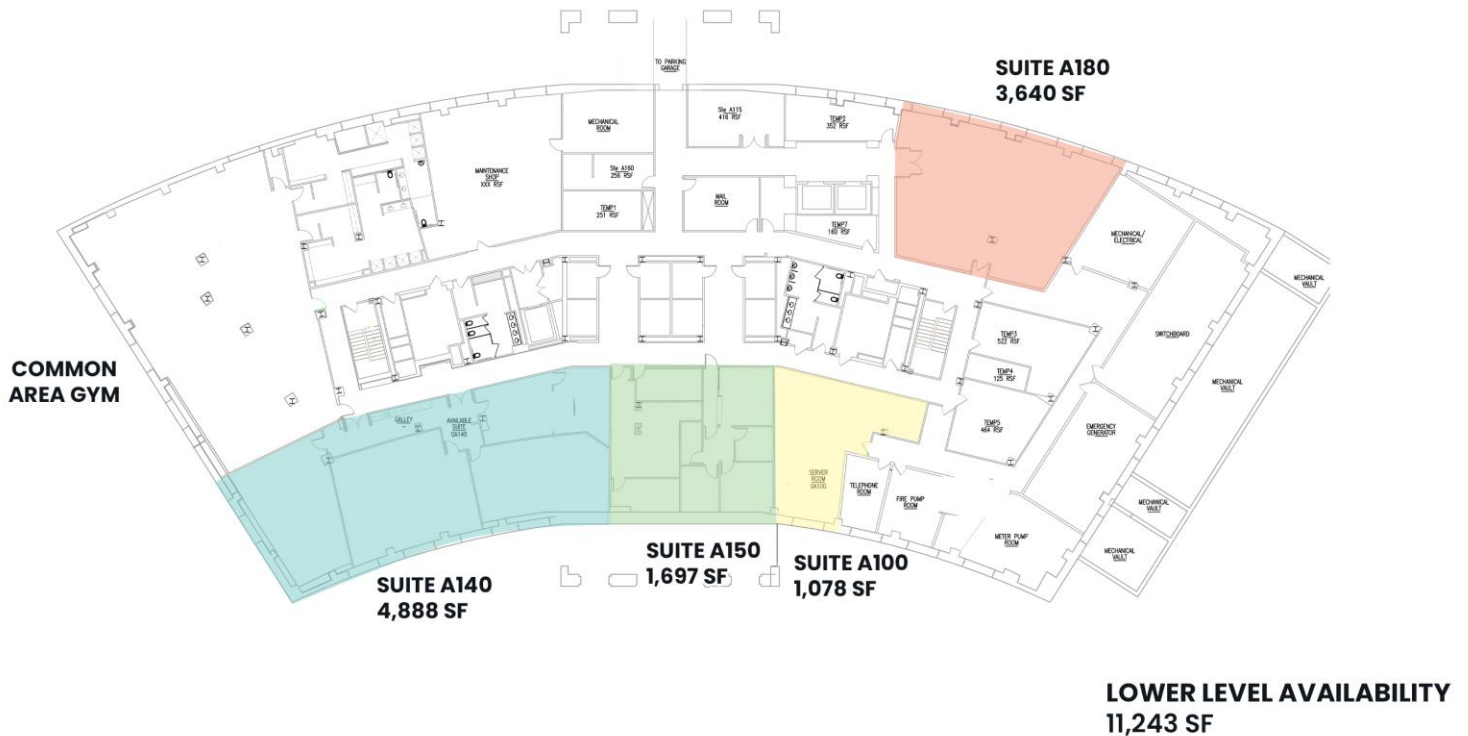
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LOWER LEVEL



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1ST FLOOR - DIRECT EXTERIOR ENTRANCE



1ST FLOOR AVAILABILITY
3,640 SF



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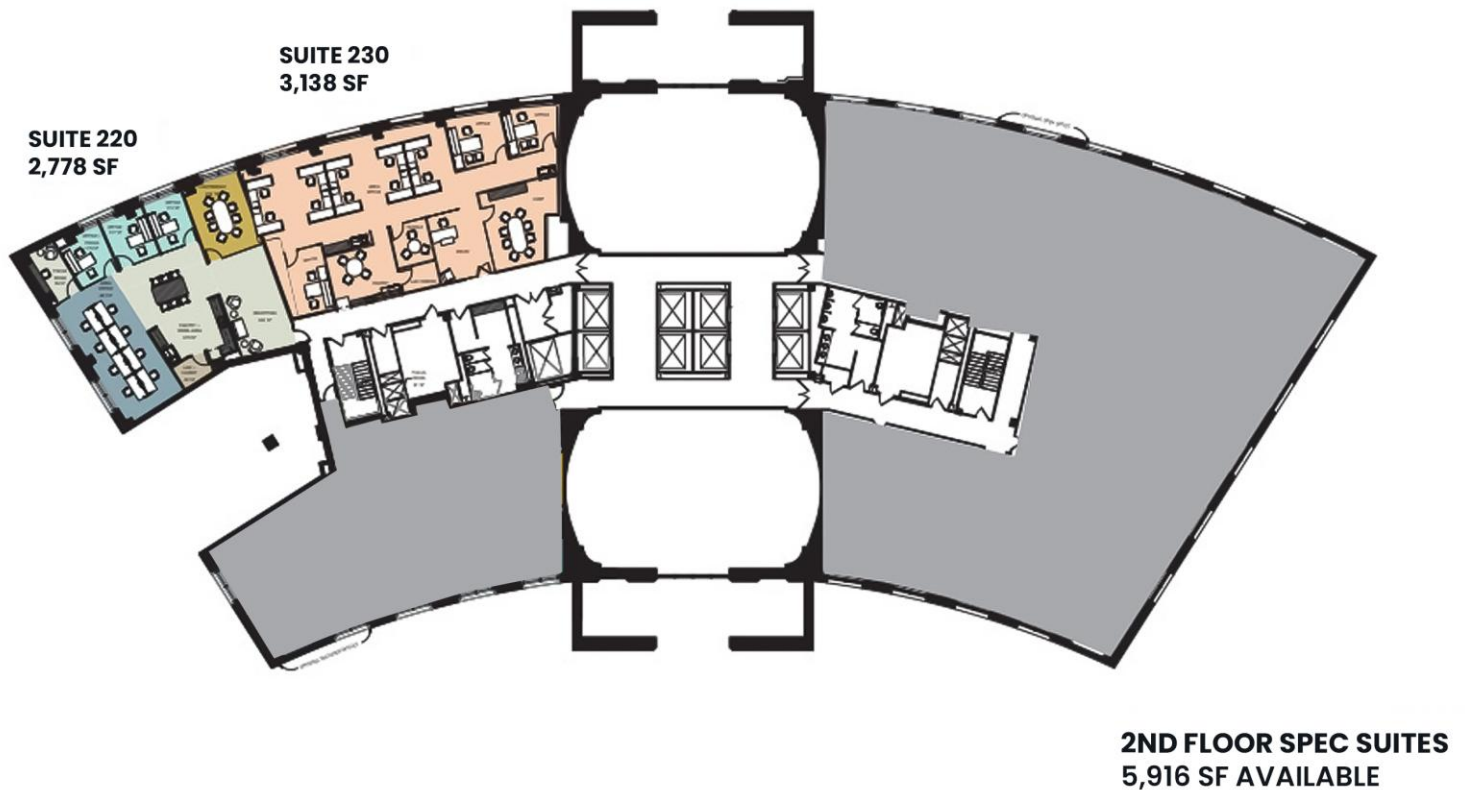
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SECOND FLOOR



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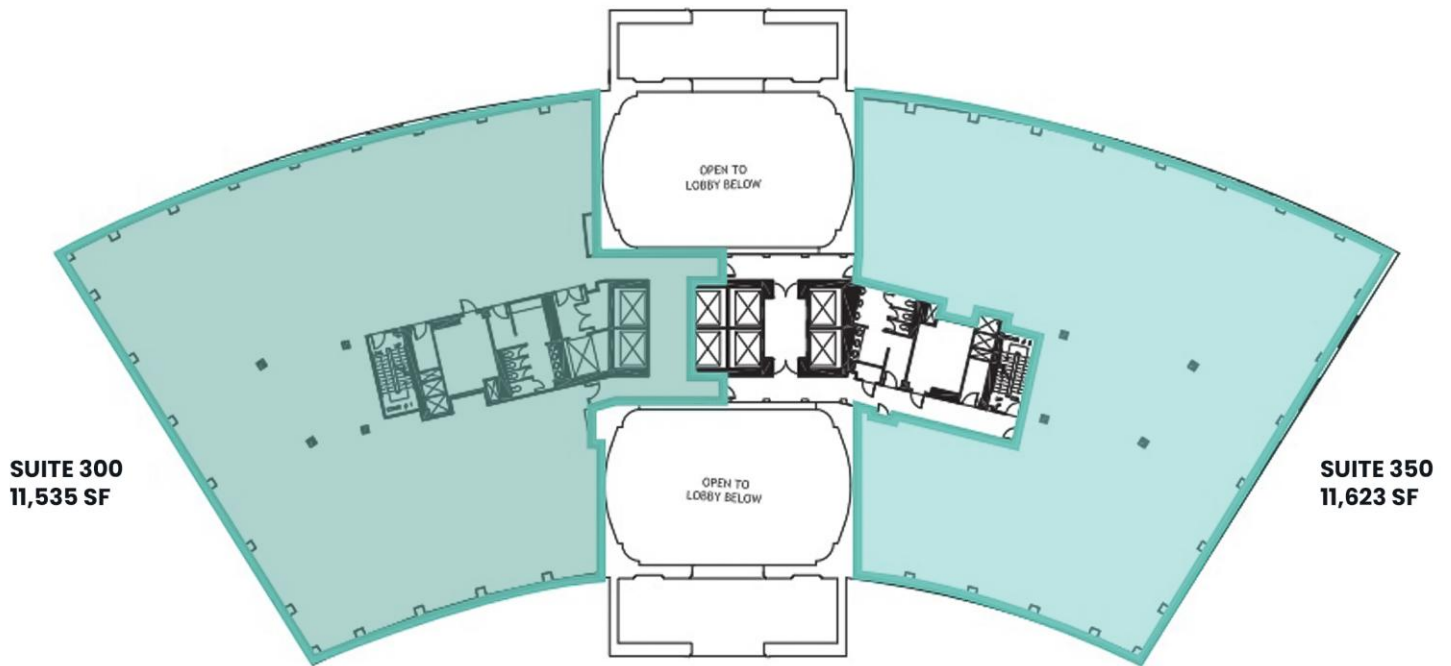
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THIRD FLOOR



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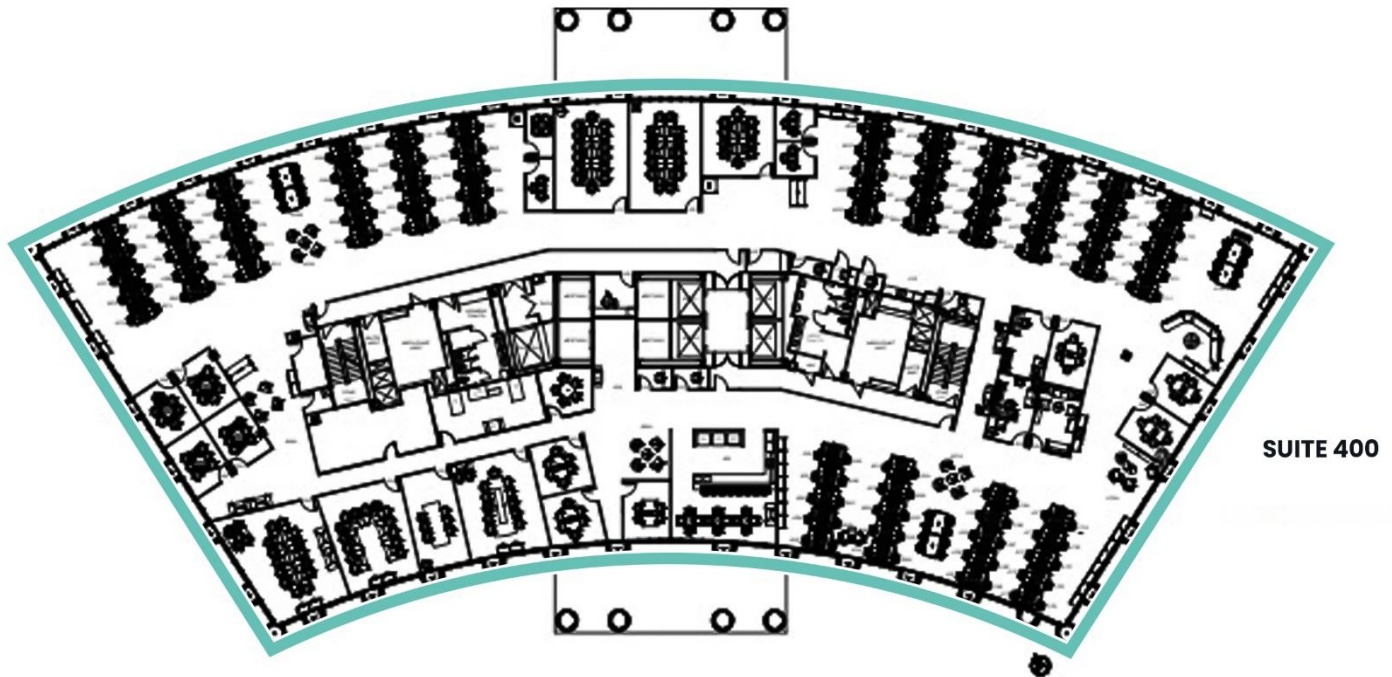
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FOURTH FLOOR



4TH FLOOR AVAILABILITY
25,623 SF



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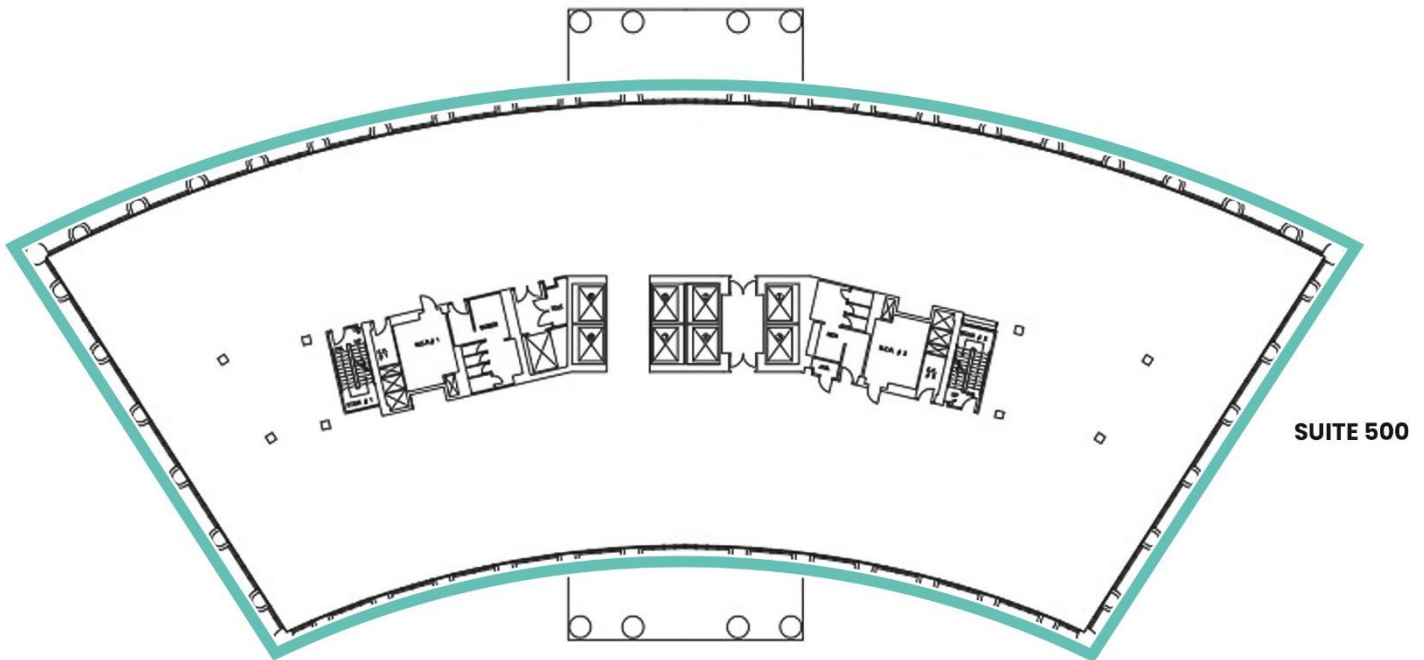
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FIFTH FLOOR



5TH FLOOR AVAILABILITY
25,447 SF



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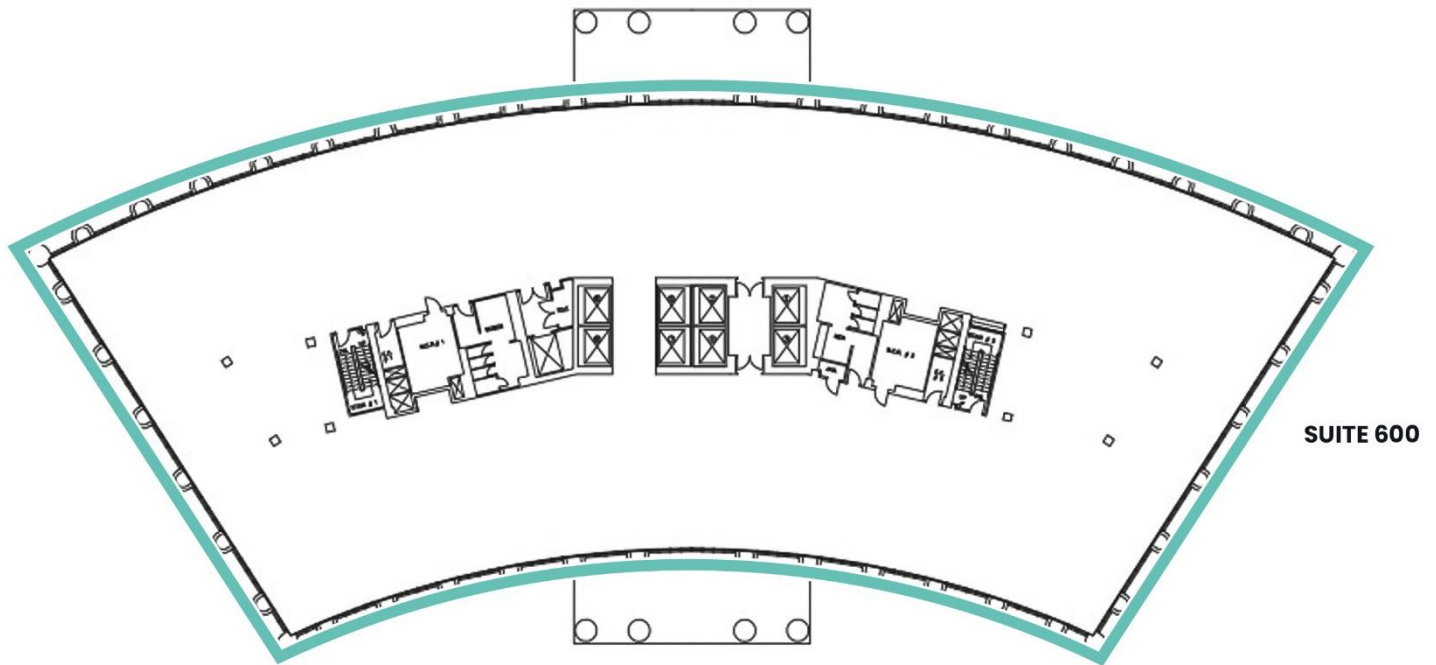
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SIXTH FLOOR



6TH FLOOR AVAILABILITY
25,447 SF



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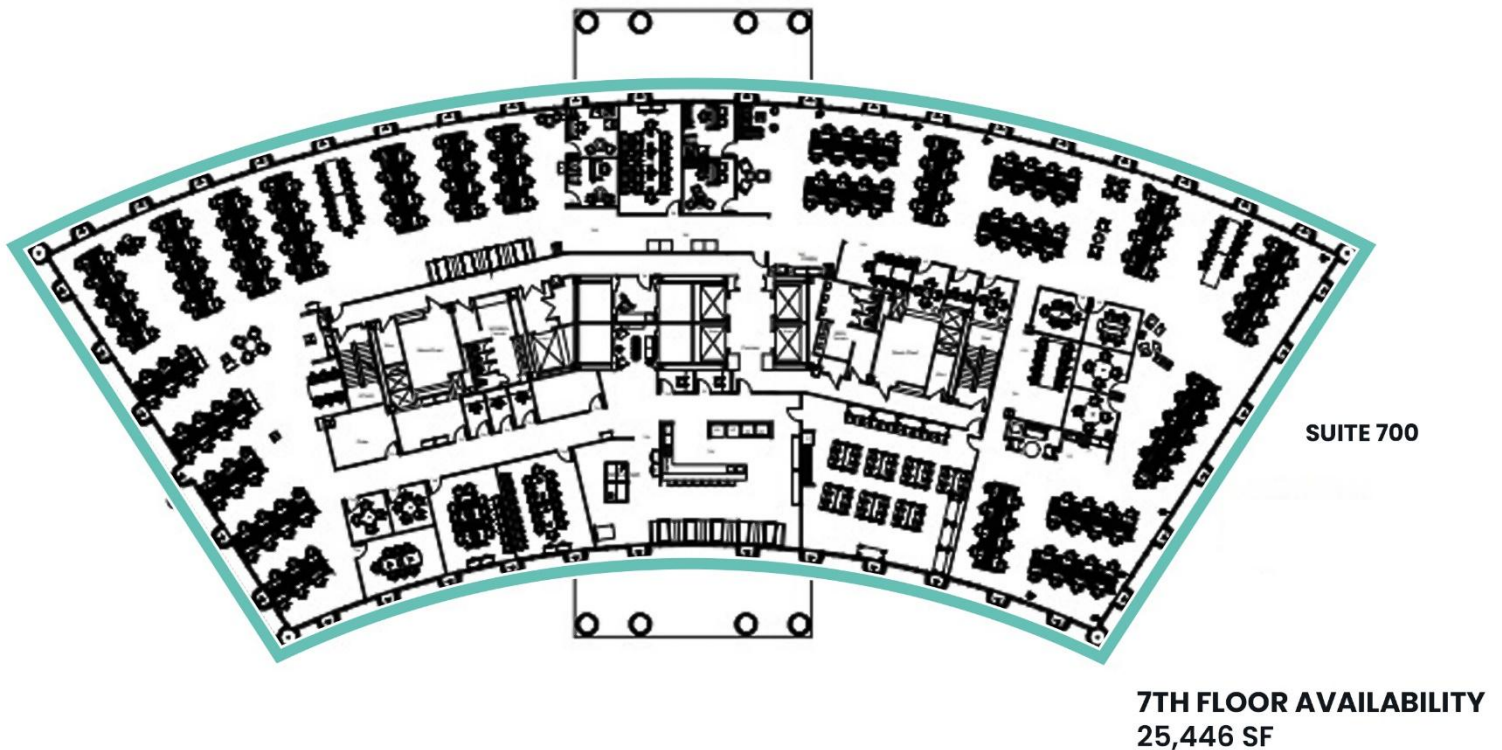
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SEVENTH FLOOR



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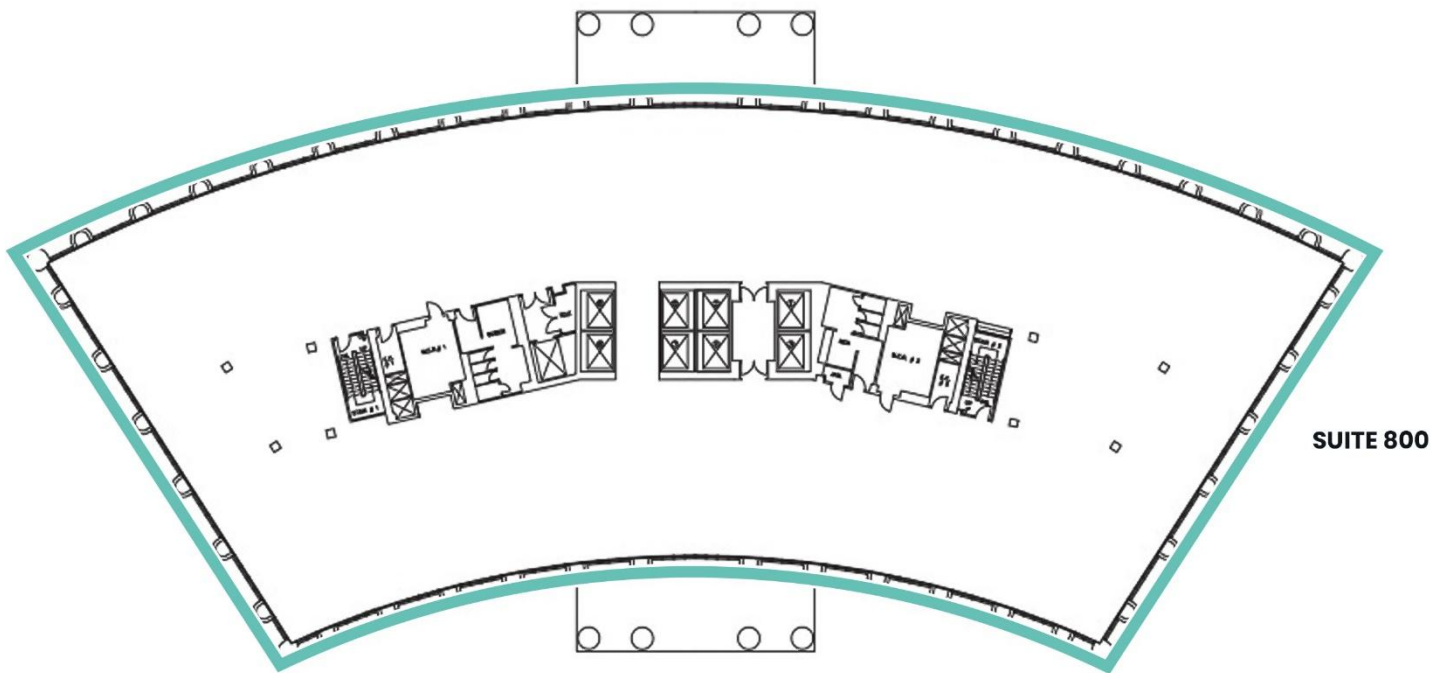
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OFFICE SPACE FOR LEASE

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EIGHT FLOOR



8TH FLOOR AVAILABILITY
25,446 SF



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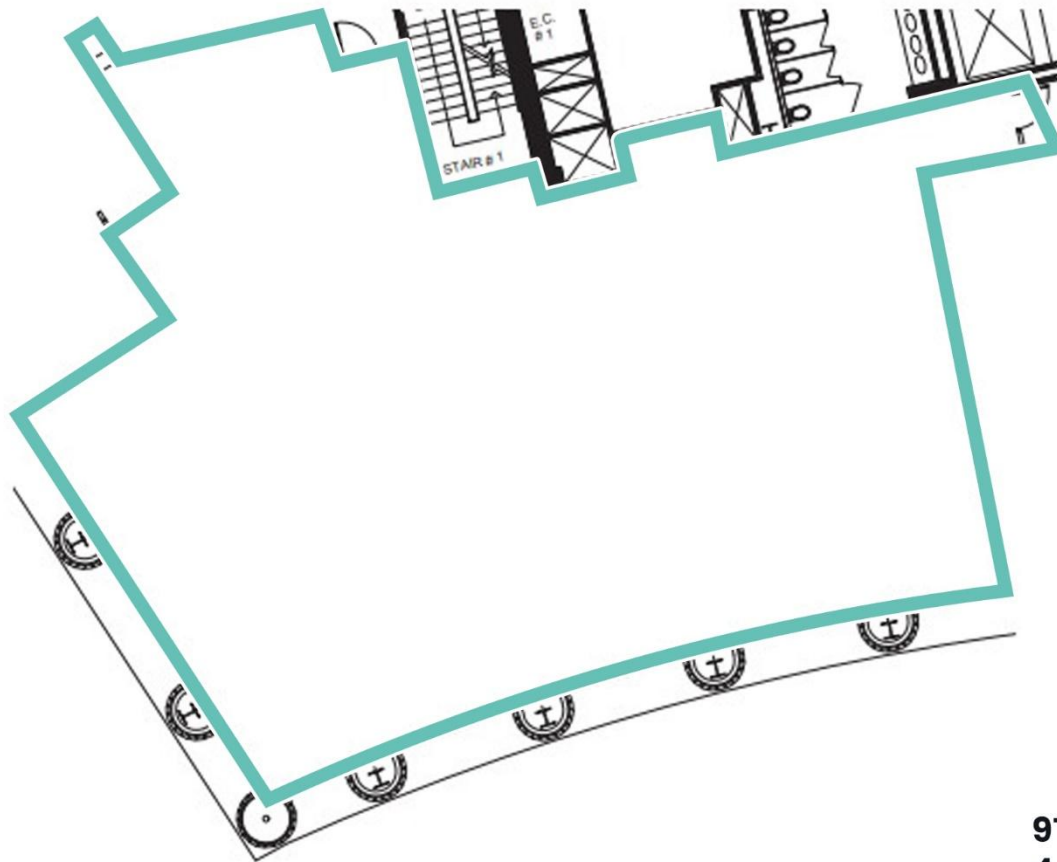
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NINTH FLOOR – SHELL CONDITION



SUITE 950

9TH FLOOR
4,119 SF AVAILABLE



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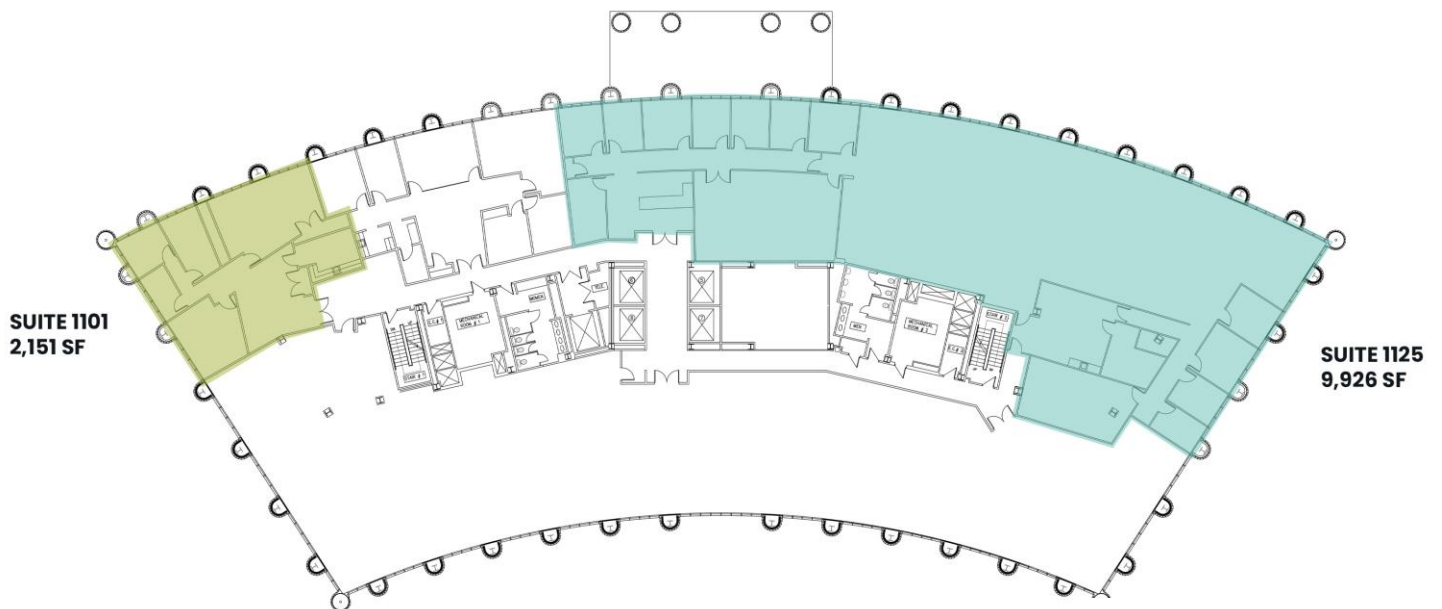
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ELEVENTH FLOOR



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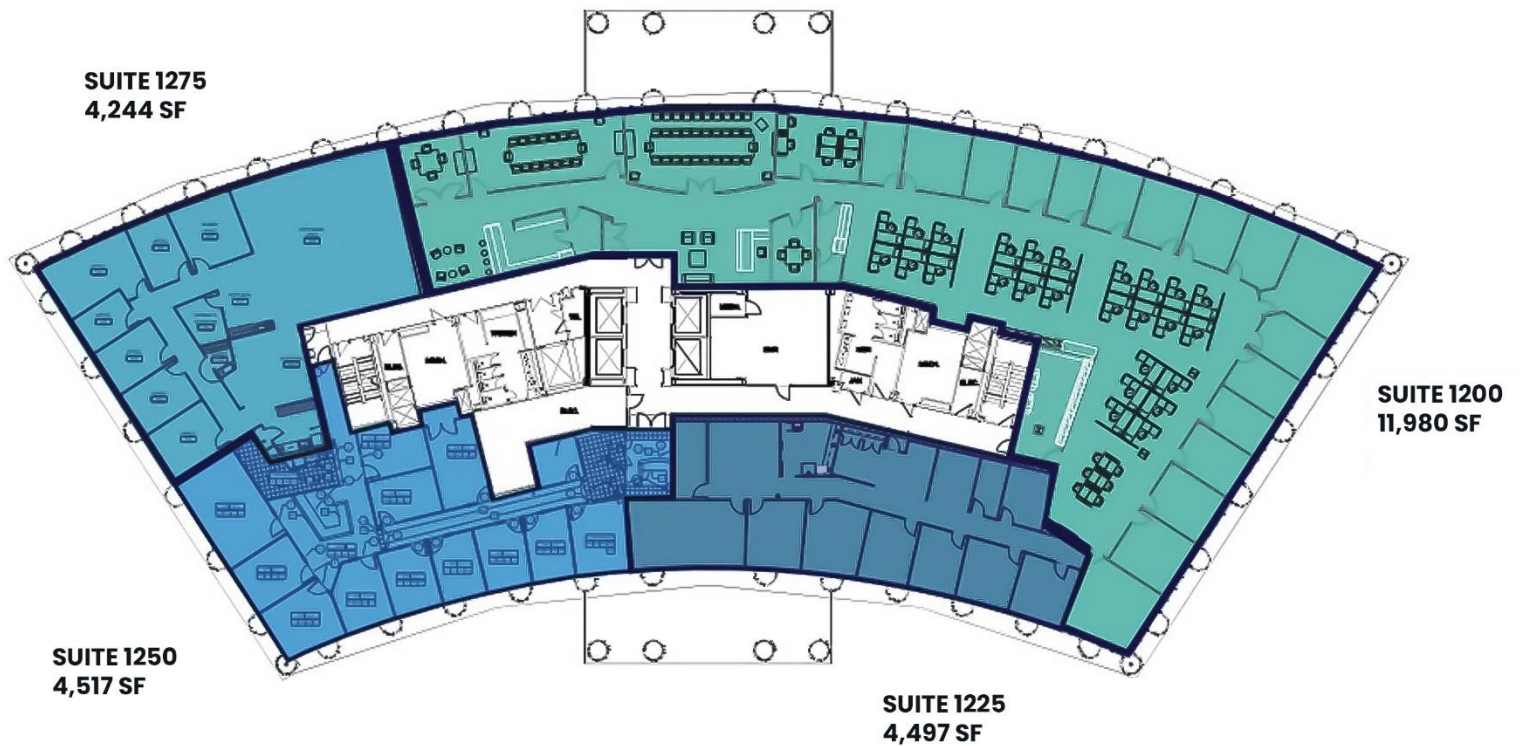
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TWELFTH FLOOR



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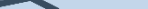
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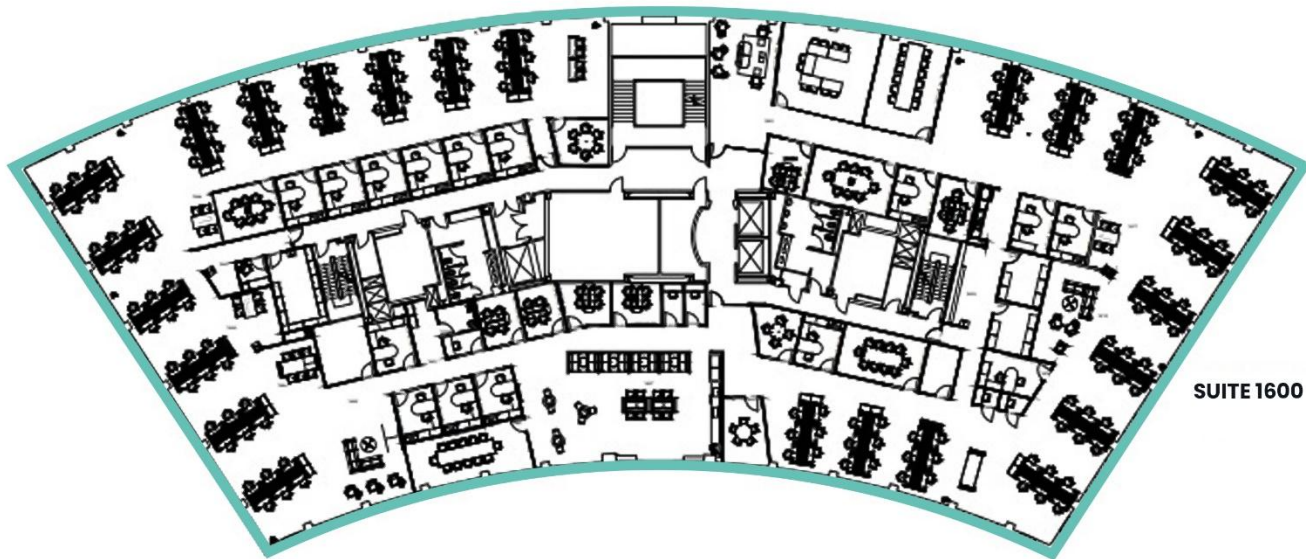
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SIXTEENTH FLOOR

Full Floor Spec Suite with Stellar Views



16TH FLOOR SPEC SUITE
26,635 SF AVAILABLE



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