

# TOWERS CRESCENT OFFICE BUILDING

## ICONIC CLASS A OFFICE SPACE AVAILABLE

8000 Towers Crescent Dr, Vienna, VA 22182

### OPPORTUNITY

- Numerous Suites Available:  
1,500-139,416 SF contiguous



### HIGHLIGHTS

- The Building is directly adjacent to the 2.2 million square foot Tysons Corner Center.
- Superior access to I-495, Route 7 and Chain Bridge Road.
- On-site property management and concierge.
- On-site amenities such as The Tower Club, Fitness Center, Chima Steakhouse, Conference Center, Cafe, Additional On-Site Amenities.
- Full Turn-key buildouts available.
- Prestigious Tower Club located within the Building featuring an anytime bar & lounge, upscale dining, work zone, and private outdoor terrace.
- Dynamic Tysons location in CBD of Northern Virginia.
- Building has access control at the garage, building perimeter, elevators and individual tenant's suites.
- Small spec suites available.
- Potential headquarters opportunity with full floors available (Up to 140,000 SF "contiguous" available).
- Exceptional covered parking over 3/1,000 SF parking ratio.

### RENTAL RATE

- \$25.00-\$44.00/SF Full-Service

### TERM

- 3-10 years



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

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# OFFICE SPACE FOR LEASE

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## AMENITY MAP



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## SUPERIOR METRO ACCESS

The Property is a quick walk to the Tysons Corner Metro station, with covered access for approximately 80% of the trip. Additionally, the route takes Metro riders through Tysons Corner Center, providing pedestrians the opportunity to pick up morning coffee or dinner on the way home.

This connectivity to the \$2.9 billion Metro Silver Line provides firms the ability to meet their employees' transportation travel seamlessly throughout the DC Metropolitan area, and benefit from the extensive Metrocentric mixed use development.



8000 Towers Crescent Drive, as part of Towers Crescent Office Park, is only one of two office locations that are directly adjacent to Tysons Corner Center – the area's preeminent retail location. Directly connected by a pedestrian bridge, Tysons Corner Center provides tenants walkability and ease of access to over 2.2 million square feet of amenities across over 300 different retailers, shops, and restaurants.



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## TYSONS CORNER CENTER OVERVIEW

8000 Towers Crescent Drive is adjacent to over 2 million square feet of dining, retail and entertainment. Tenants cross the Towers Crescent Pedestrian Bridge, walk 500 feet, and enter into one of the largest amenities in the Washington, DC Metropolitan.



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## TYSONS CORNER CENTER

As one of the top 10 shopping centers in the US, Tysons Corner Center is a premier shopping destination featuring first to-market & new concept stores, hotel & residential high-rises. With 16 million annual visitors, it draws the most traffic of any shopping center/district in the Washington DC Metropolitan area.



### ENTERTAINMENT

- 16 state-of-the-art theaters including IMAX and RealD 3D
- Monthly events held on the 1.5-acre Plaza-outdoor civic space attracting performers, entertainers and activations through the year



### 300+ RETAILERS



### 11 FULL-SERVICE RESTAURANT OPTIONS



### 25+ FAST CASUAL DINING OPTIONS



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## BUILDING AMENITIES

In addition to the adjacent Tysons Corner Center Mall, the Towers Crescent Office Park offers a robust on-site amenity package for a top-tier tenant experience.

### THE TOWER CLUB



Located in 8000 Towers Crescent, the Tower Club features an anytime bar & lounge, upscale dining, work zone, outdoor terrace, and high-tech conference facilities – all with 360-degree views of Tysons and beyond. Upcoming multimillion-dollar renovation scheduled for Q1 2025.



### FITNESS CENTER

Located in 8000 Towers Crescent, the fitness center features 24/7 access with world-class equipment, shower & locker facilities, and additional personal training and spin instruction.



### CHIMA STEAKHOUSE

Located in 8010 Towers Crescent, Chima Steakhouse provides a unique white-tablecloth, Brazilian Style Rodizio steakhouse with private rooms, large outdoor patio, and popular bar scene.



### CONFERENCE CENTER

Located in 1850 Towers Crescent, this brand new, state-of-the-art facility provides 300-seat capacity with the ability to reconfigure and cater to any and all tenant meetings, conferences, and seminars.



### ADDITIONAL ON-SITE AMENITIES

Towers Crescent Park also features ample structured and below-grade parking (over 3.0 per 1,000), SIMPLI full-service tenant concierge, and is also adjacent to the recently renovated Tysons Corner Marriott.



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## COMMON AREA



LOBBY



FITNESS CENTER



RESTROOM



UNDERGROUND PARKING



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## SPEC SUITES



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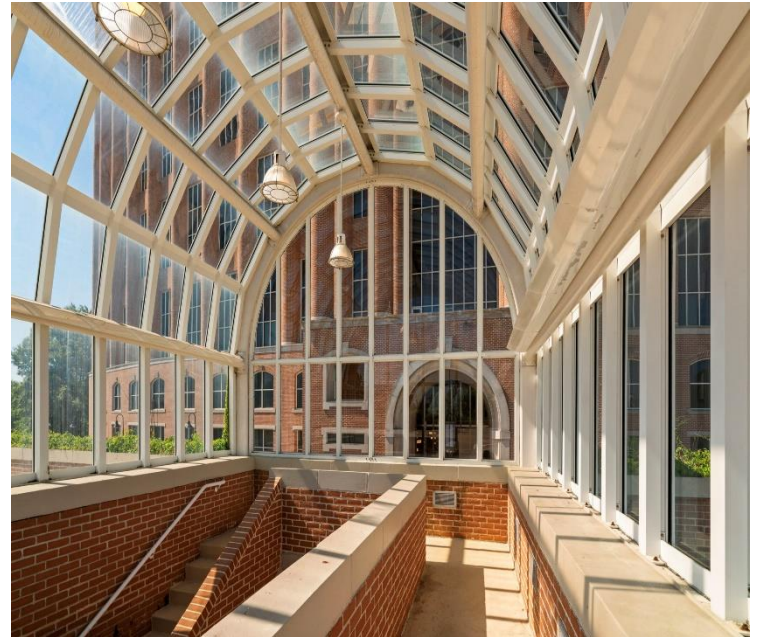
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## EXTERIOR PHOTOS



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