



# 1850 TOWERS CRESCENT



QUADRANGLE



AEW



Transwestern

# A STRIKING WORKSPACE

## SPECIFICATIONS

Spanning approximately 295,000 square feet, this state-of-the-art facility offers expansive, flexible office spaces that cater to a diverse range of business needs. Its sleek, modern façade is matched by an equally impressive interior, setting a new standard for professional environments.

## Efficient Design



Welcome to 1850 Towers Crescent Plaza, a premier office building that defines modern sophistication and operational excellence.

This striking 13-story high-rise, completed stands as a beacon of contemporary design and functionality in the heart of Tysons Corner, VA.

9'-6"

Floor-to-ceiling Height  
with spectacular views

ON-SITE

Concierge

30' X 30'

Column Spacing

3.3 / 1K SF

Parking Ratio (Above Market Rate)

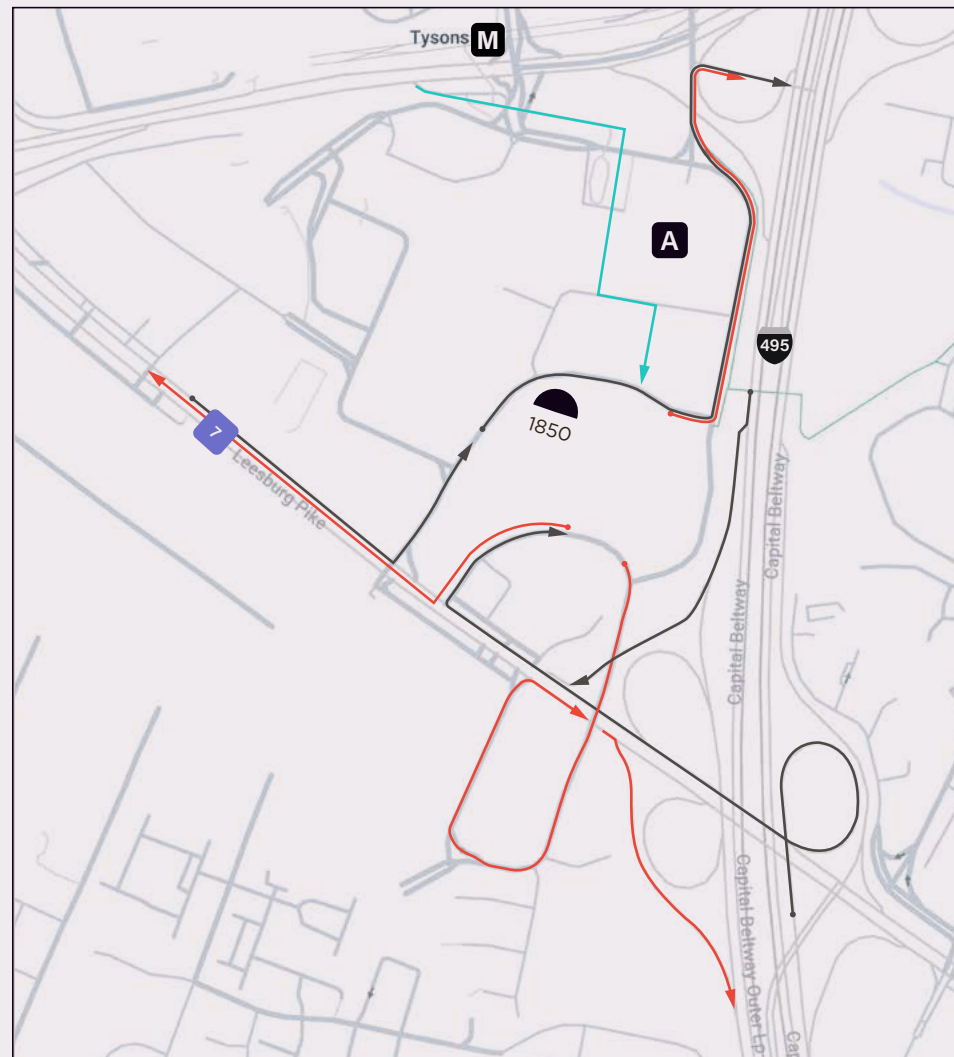
23,756 SF

Typical Floorplate Area

# UNLOCKING ACCESS

LOCATION

## Strategically Located



- Ingress
- Egress
- Metro Access Path
- A Tysons Corner Center Mall
- B Tysons Corner Marriott

1850 Towers Crescent is one of the area's most accessible office buildings in Tysons. Situated with direct access to the DMV's major roadways such as the Dulles Toll Road, Route 7 and I-495, making it easy to navigate the greater Washington, DC area.

**2 MIN**  
Drive to I-495 & Hotlanes

**4 MIN**  
Drive to Dulles Toll Road

**7 MIN**  
Drive to Route I-66

**7 MIN**  
Walk to Tysons Metro Station



## Easy Come Easy Go!

- 1 Pedestrian Bridge
- 2 Tysons Corner Center



Situated in a highly walkable area of Tysons, this property boasts direct connectivity to retail and the metro via a covered pedestrian bridge.

## A World Within

A world within reach—enjoy direct access to the adjacent mall and explore an array of high-end restaurants just a short stroll away.



# ACTIVATING EXPERIENCES

AMENITIES



THE TOWER CLUB



CHIMA STEAKHOUSE

## A Delightful Journey

Discover the perfect dining and social gathering just steps from 1850 Towers Crescent. Tower Club Tysons Corner offers a remarkable atmosphere for business and social events, complemented by breathtaking views of Vienna, VA. Meanwhile, Chima Steakhouse features its unique “Rodizio” service, providing an elegant and memorable dining adventure.

At Towers Crescent, enjoy a range of top amenities including a modern 300-person Conference Center, a state-of-the-art fitness center, and convenient access to the Monumental market for a quick meal.



## Fitness Center

With state-of-the-art training equipment



## Conference Facility

For 300 people



## The Tower Club

Private top floor venue for dining and networking



## Chima Steakhouse

Premier Tyson's restaurant



## Monumental Market

Convenient Grab & Go option for lunch and snacks



## Marriott Hotel

Within a 2 minute walk



## Views & Vibes

1850 Towers Crescent offers ample outdoor space for gatherings, relaxation, meals, and exercise. With several venues, including Phillip's Promenade and Crescent Courtyard, the green spaces at Towers Crescent provide a tranquil escape within the vibrant urban environment.

# CONFERENCE CENTER

AMENITIES

# MULTIFLEX SPACE

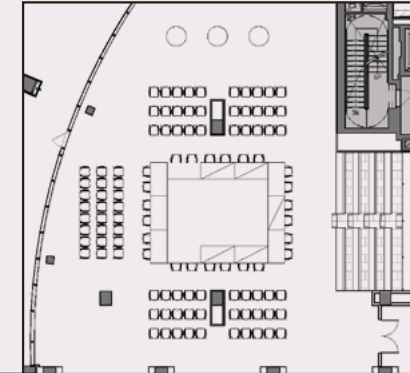
1850 Tower Crescent's conference center, located at street level with ample outdoor space, is a versatile facility ideal for large and small meetings and corporate events. It features state-of-the-art conference technology & flexible furnishings.



WiredScore  
GOLD

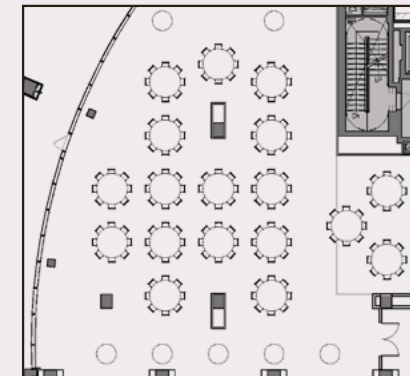
## BOARDROOM

For centralized, large group and audience discussions.



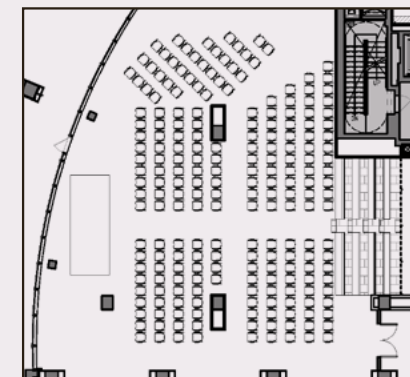
## LUNCHEON

For events that are providing meals and small group discussions.



## AUDITORIUM

For presentations to large groups all in view of the speaker.



# 300

Seats Available

# 10+

Room Configurations

# CATERING

Kitchen Available on Premise

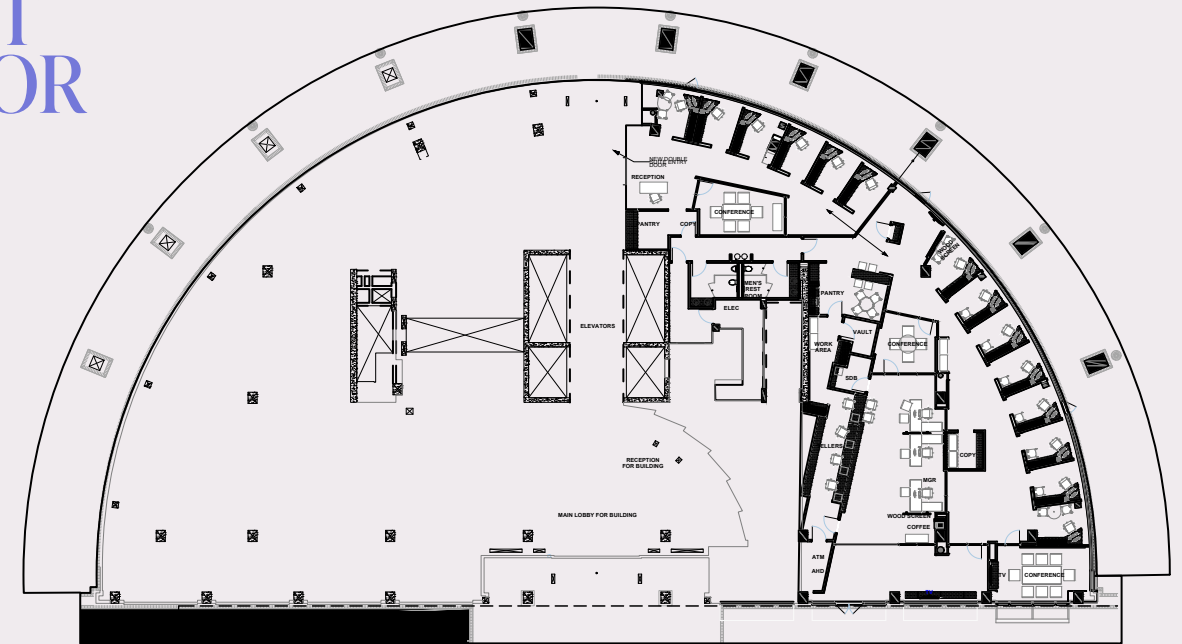
# DYNAMIC FLOORPLANS

FLOORPLANS

1850 Towers Crescent offers flexible floorplans designed to meet diverse business needs. With adaptable office spaces and collaborative environments, the layouts optimize workflow and natural light. The modular design allows for easy reconfiguration, catering to both established companies and startups.

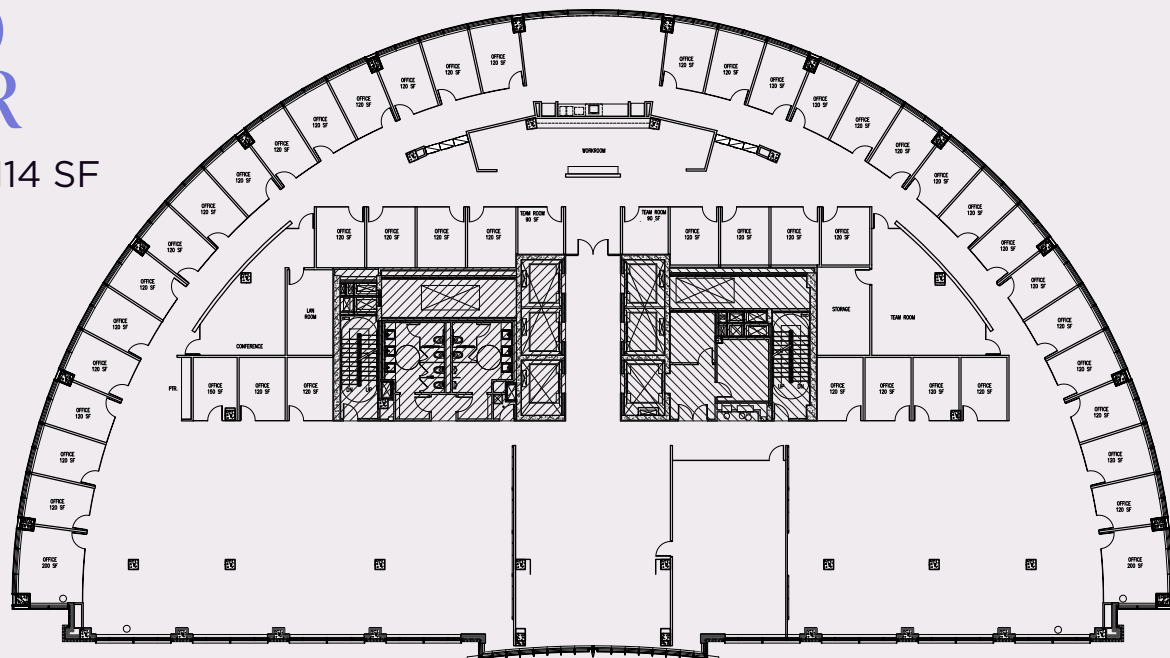
## FIRST FLOOR

7,151 SF



## THIRD FLOOR

12,000 - 24,114 SF



## FIFTH FLOOR

24,114 SF\*

SUITE 500  
17,668 SF\*



SUITE 510

6,446 SF\*

# DYNAMIC FLOORPLANS

FLOORPLANS

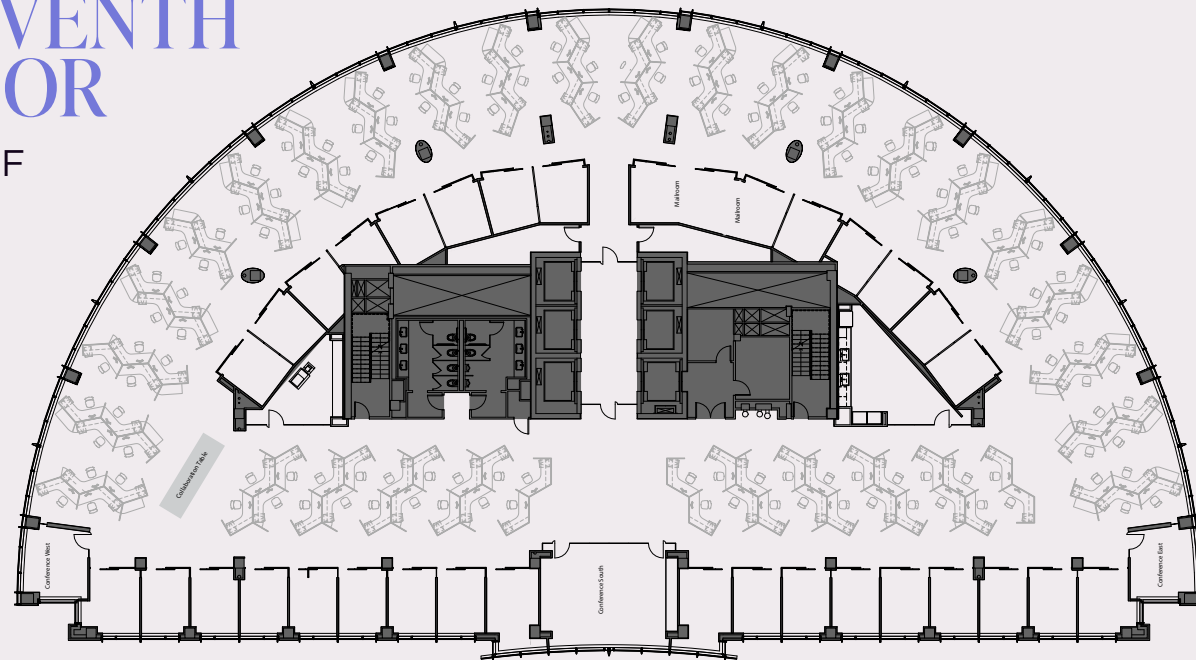
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VIEW FROM 11TH FLOOR

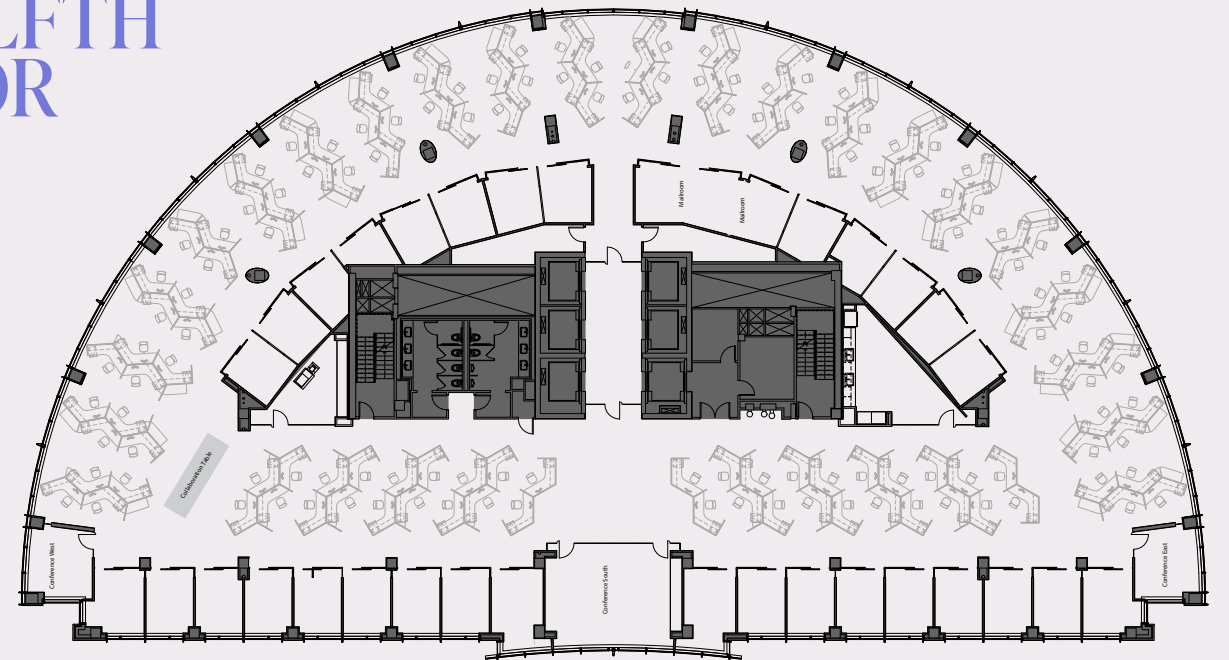
## ELEVENTH FLOOR

24,114 SF



## TWELFTH FLOOR

24,114 SF



# 1850 TOWERS CRESCENT

TYSONS' ENCLAVE



QUADRANGLE



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