

BUILDING ALONGSIDE TRADITION

8100 | 8130
BOONE blvd

TYSONS, VA 22182



Gosnell
PROPERTIES


STREAM®



8100

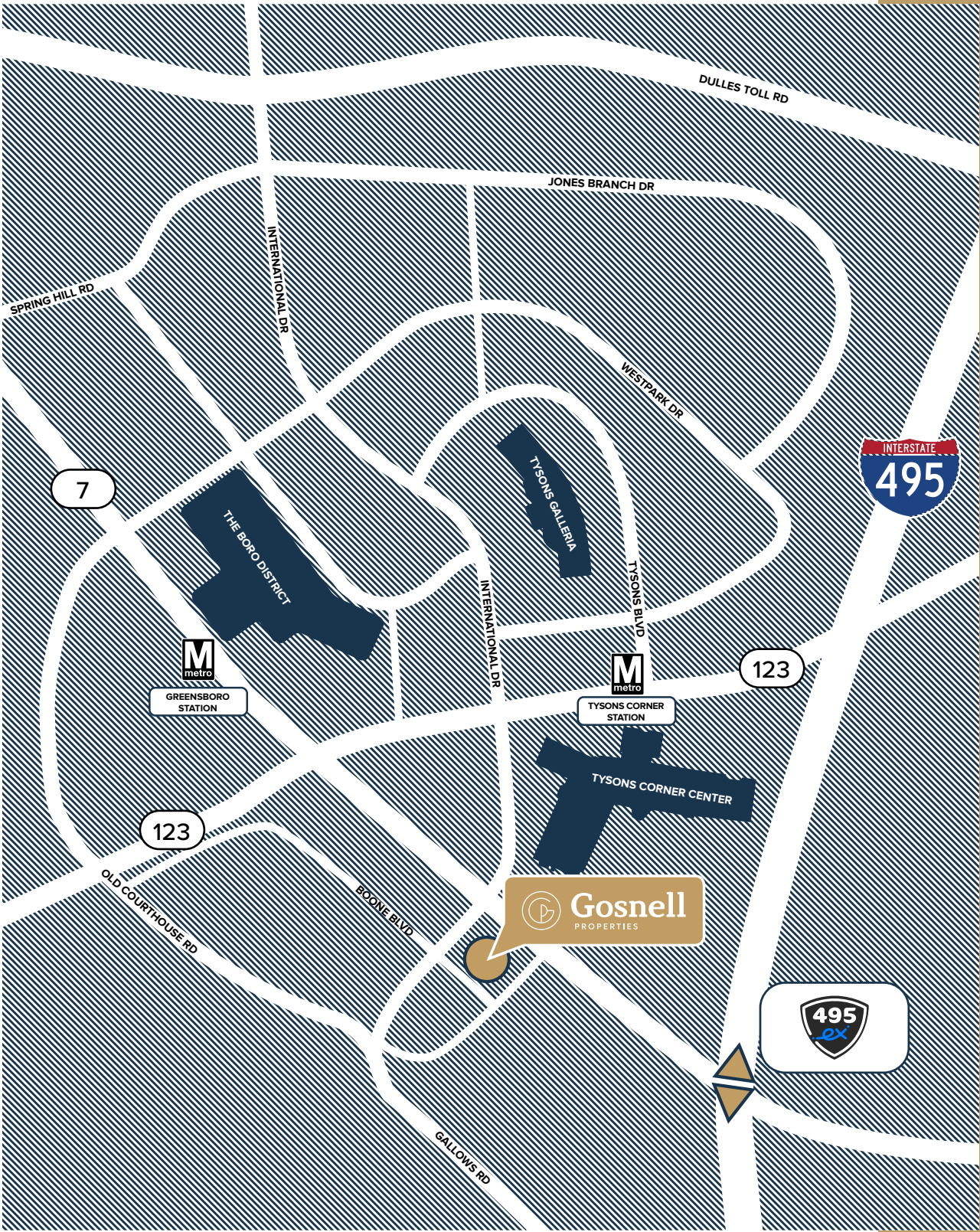


8130

Building Features

- Gosnell Properties on-site property management
- Close proximity to countless restaurants and hotels
- Easy access to I-495, I-495 Express Lanes, Route 7, Route 123, Dulles Toll Road + I-66
- Brand new fitness center recently delivered
- Brand new conference center recently delivered
- White tablecloth restaurant on-site: Nostos
- Abundant garage and surface parking at 3.0/1000
- Signage opportunities with prominent visibility on Route 7
- Two-story atrium lobby
- Extensive landscaping and excellent views
- Family-owned and operated since 1972

BUILDING ALONGSIDE TRADITION



Unmatched Access

Gosnell Properties is ideally located across from the region’s largest shopping center, surrounded by Tysons’ best culinary experiences and, less than a mile away from Tysons Corner metro station, is at the epicenter of all major thoroughfares.

Time to

5 minutes	_____	Dulles Toll Road
6 minutes	_____	I-66
20 minutes	_____	Dulles International Airport
20 minutes	_____	Washington, D.C.

Direct Access to

- Route 7
- Route 123
- Interstate 495
- Interstate 495 Express Lanes

Walkable Amenities
Nearby restaurants + stores



On-Site Amenities

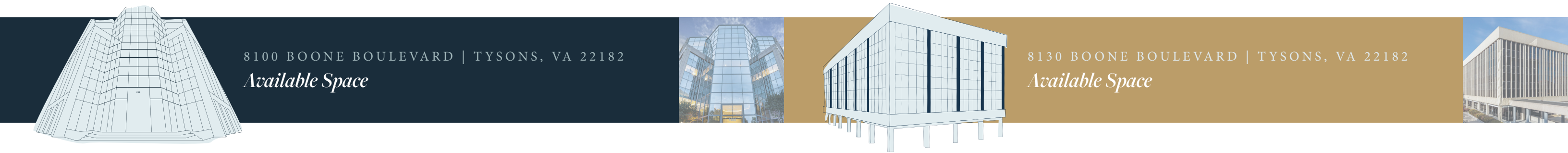


Recognized as a Top 10 Restaurant in the area by Northern Virginia Magazine.



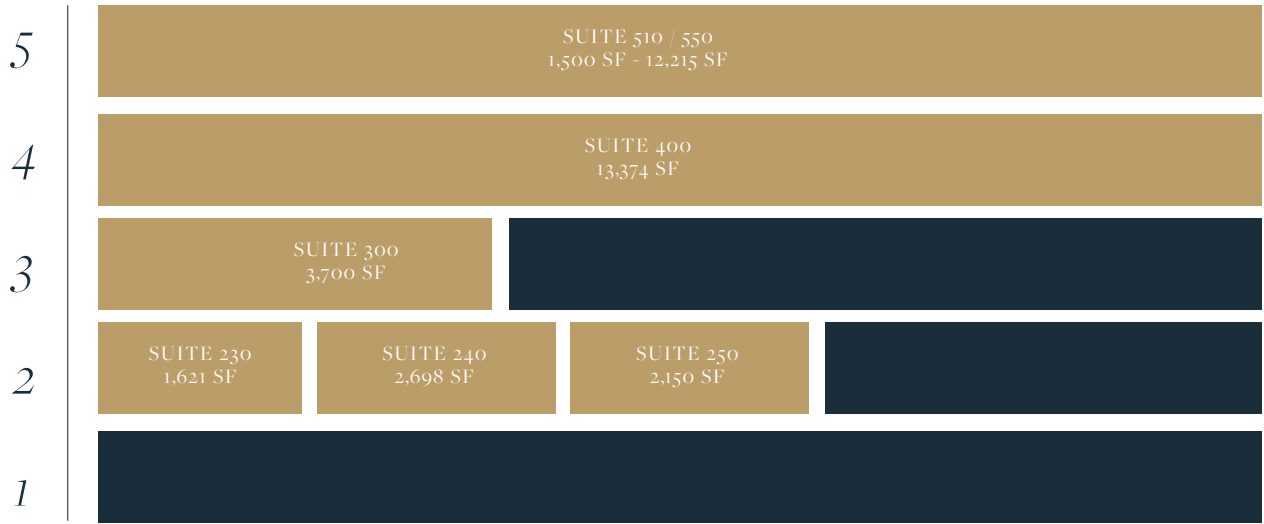
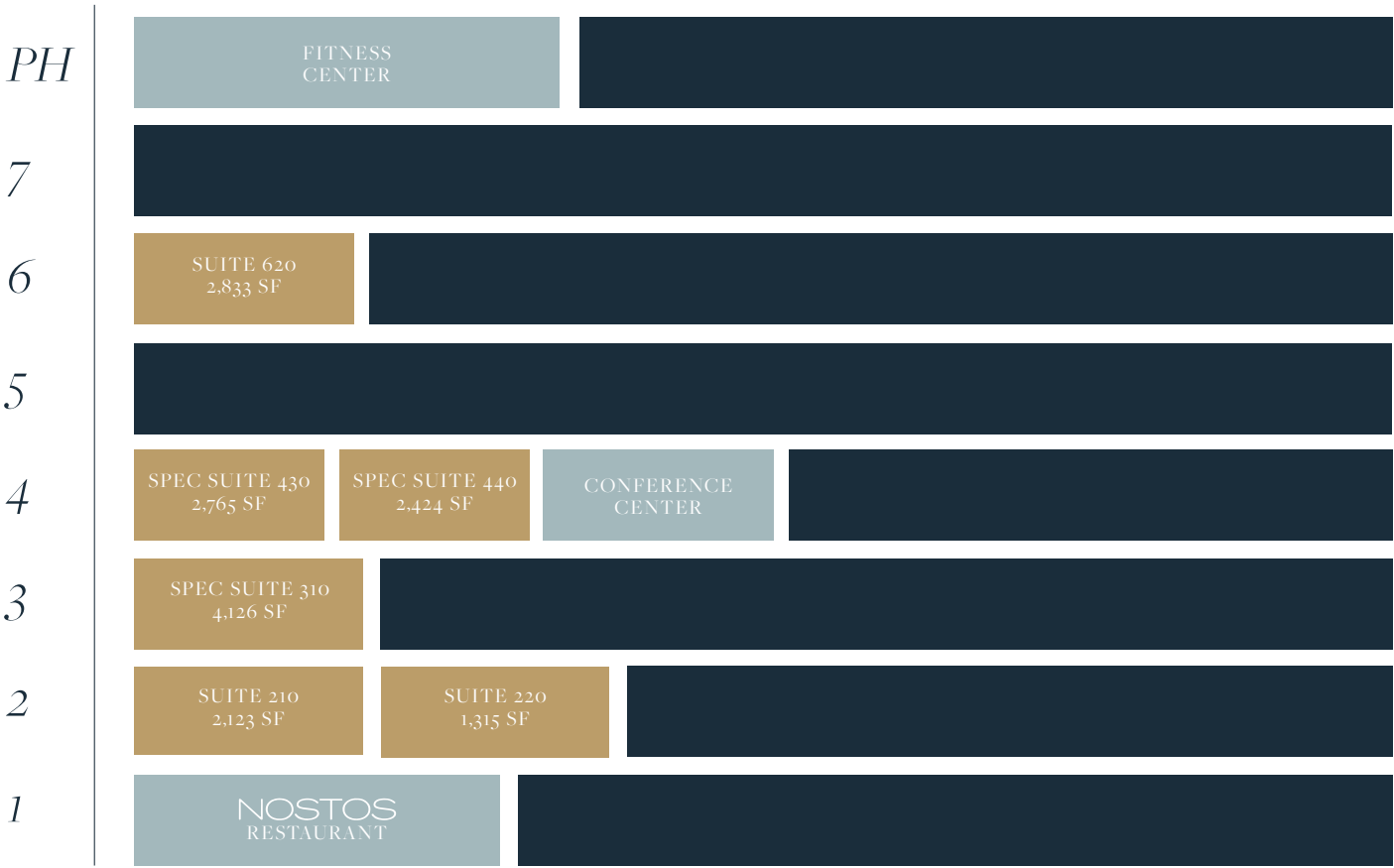
WALKABLE + ON-SITE AMENITIES





8100 BOONE BOULEVARD | TYSONS, VA 22182
Available Space

8130 BOONE BOULEVARD | TYSONS, VA 22182
Available Space



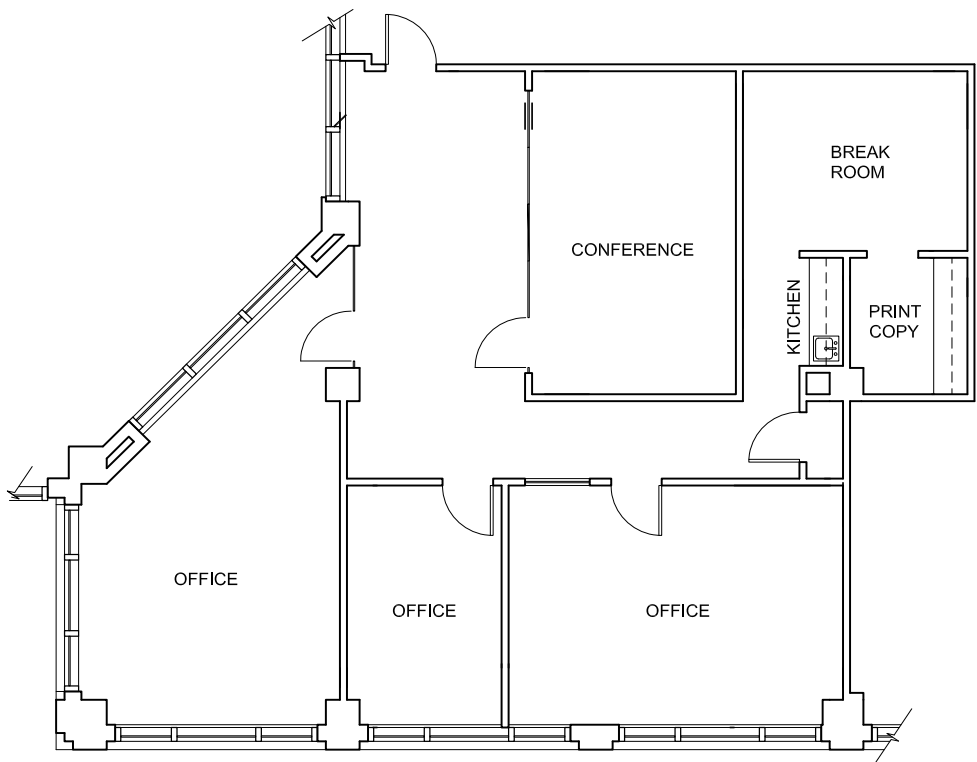
8100

Suite

RSF

210

2,123



3 Offices
Conference Room
Break Room
Kitchen

FLOOR PLANS

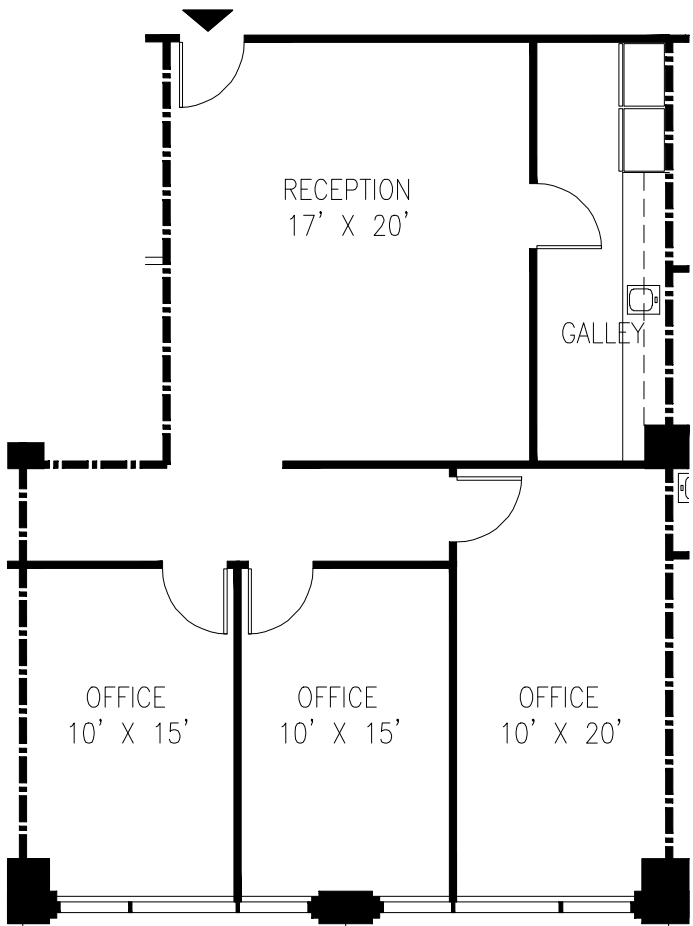
8100

Suite

RSF

220

1,315



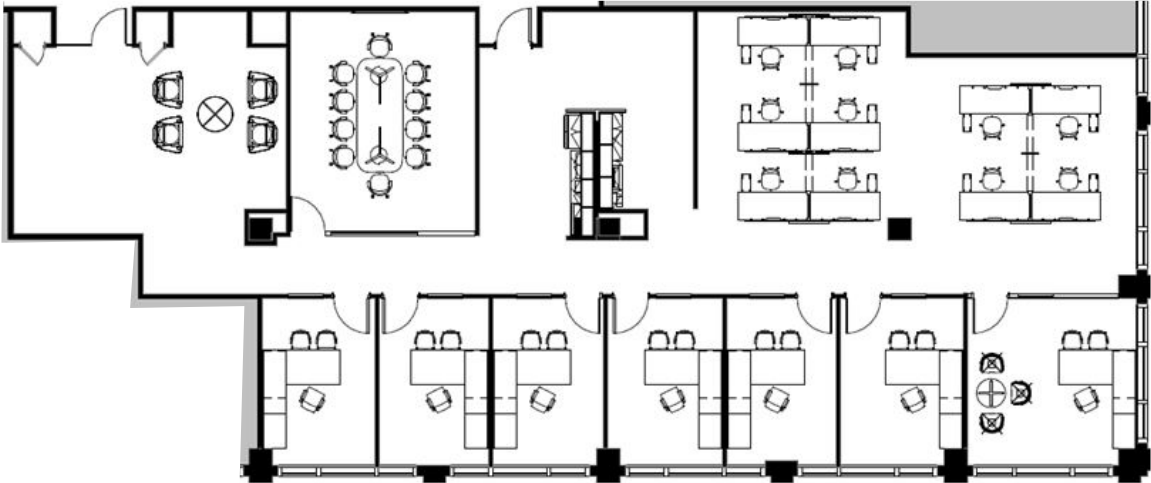
3 Offices
Kitchen
Reception Area

FLOOR PLANS



8100

Suite	RSF
310	4,126



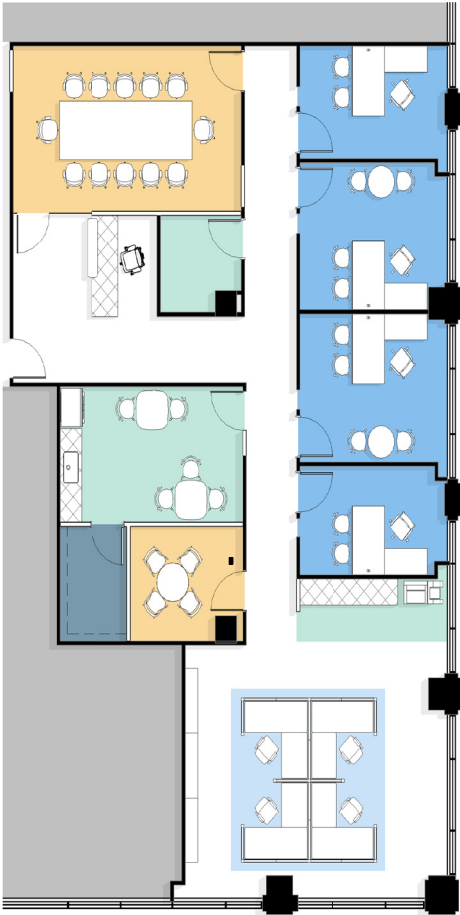
7 Offices
Conference Room
Kitchen
Reception Area

FLOOR PLANS



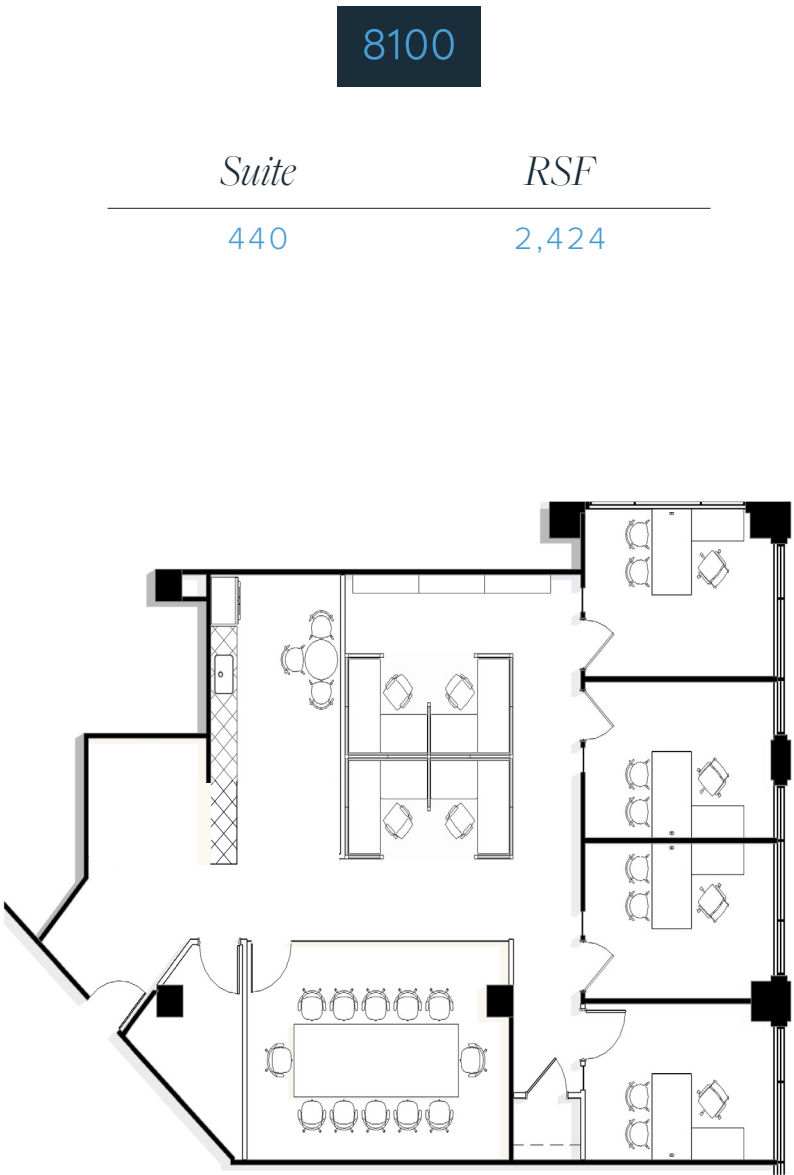
8100

Suite	RSF
430	2,765



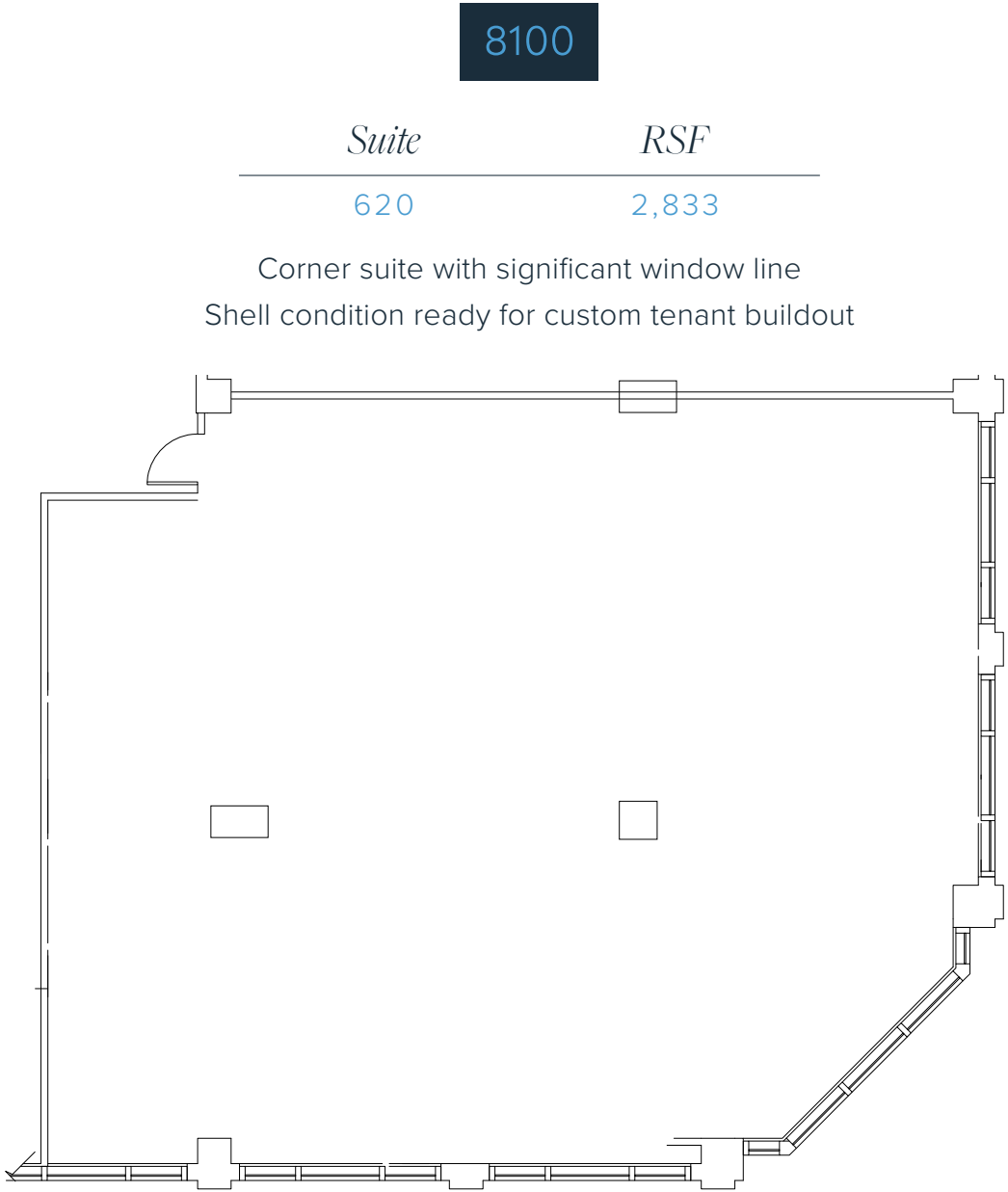
4 offices
Conference Room
Kitchen
Reception Area
Open Work Space

FLOOR PLANS



Fully Built Out
Spec Suite

FLOOR PLANS

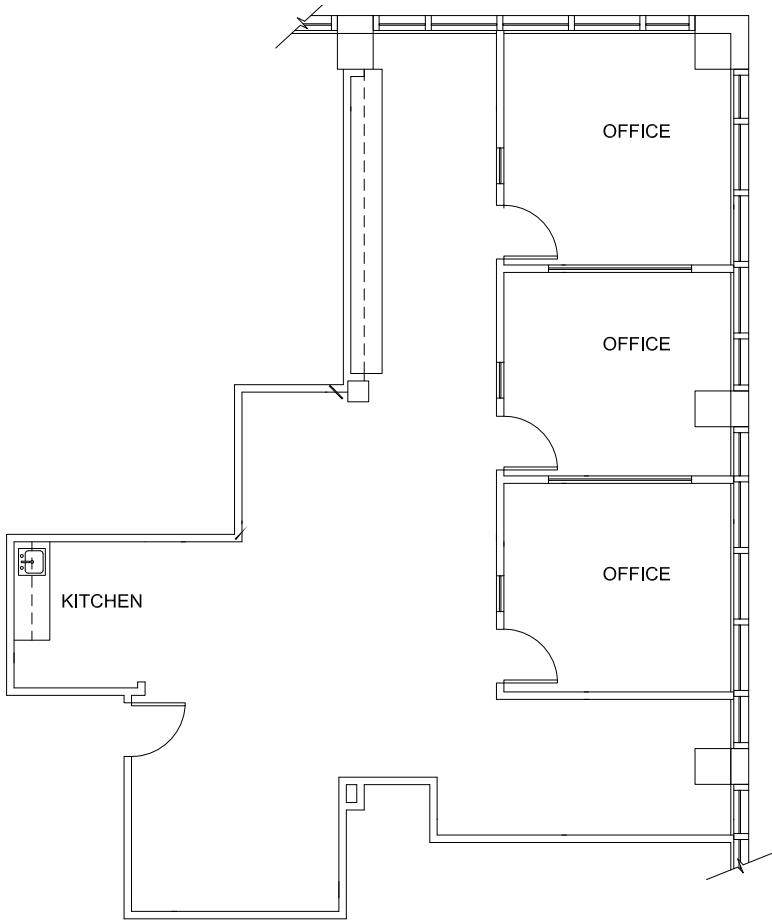


FLOOR PLANS

8130

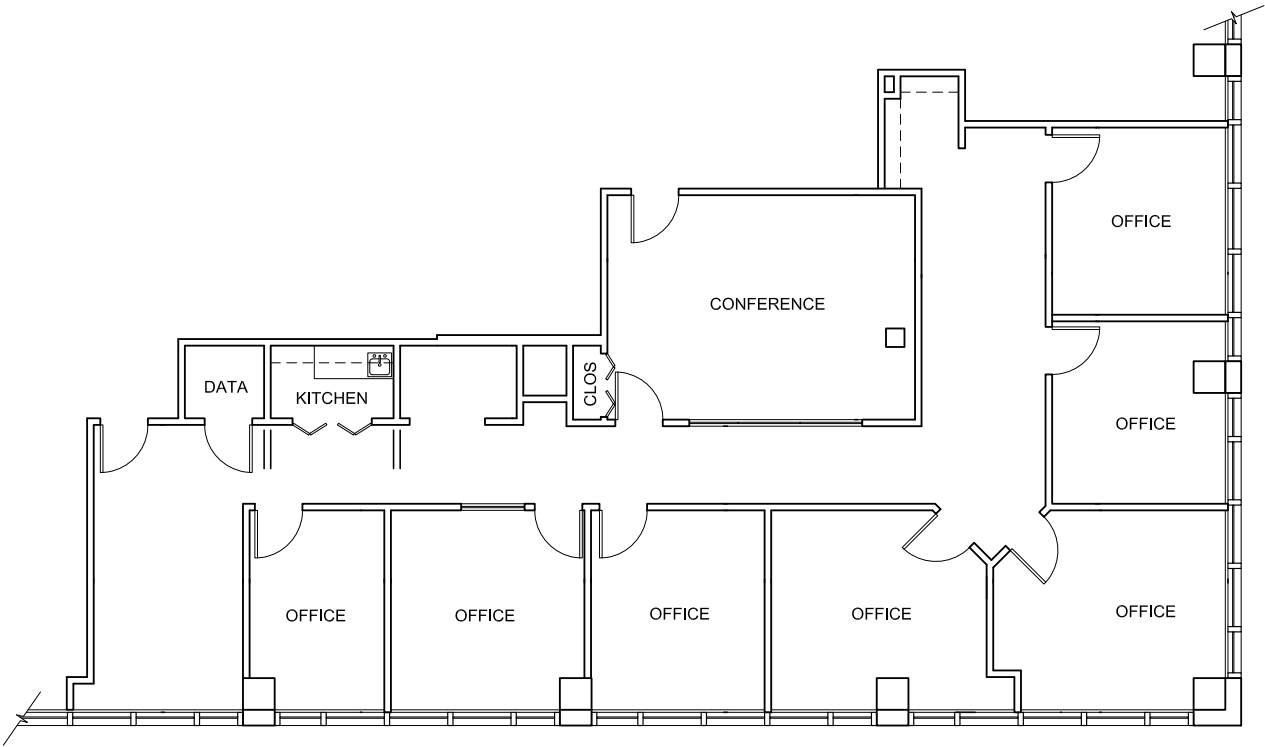
Suite	RSF
230	1,621

3 Offices
Open Area
Kitchen



8130

Suite	RSF
240	2,698

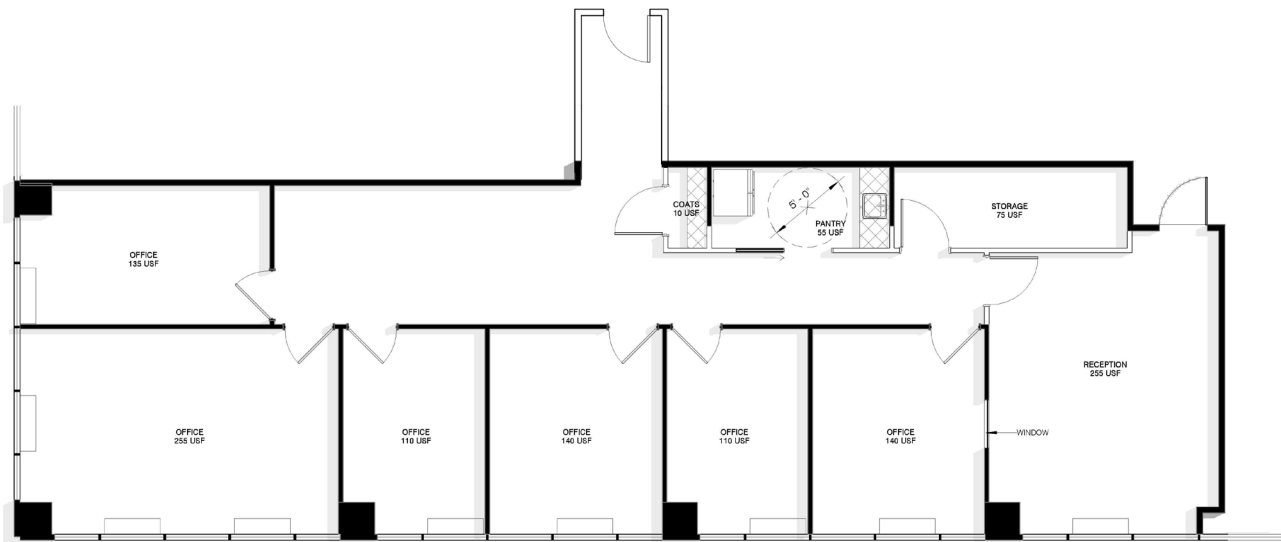


7 Offices
Reception
Conference Room
Kitchen



8130

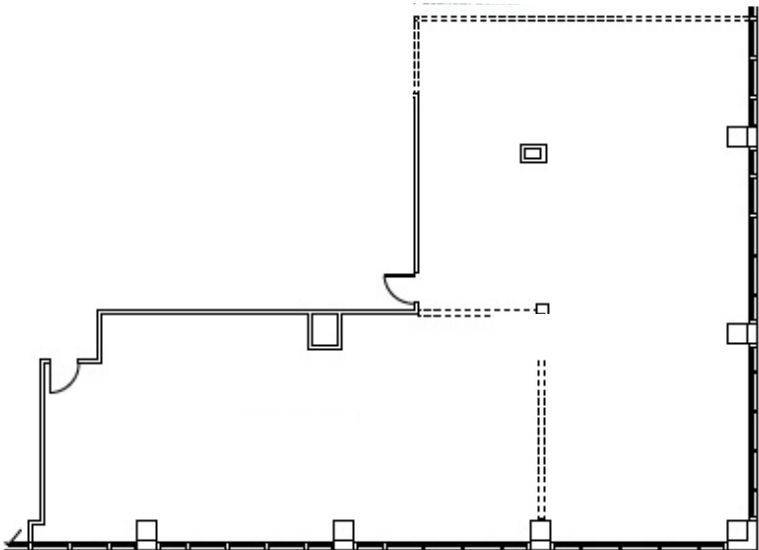
Suite	RSF
250	2,150



7 Offices
Reception
Kitchen

8130

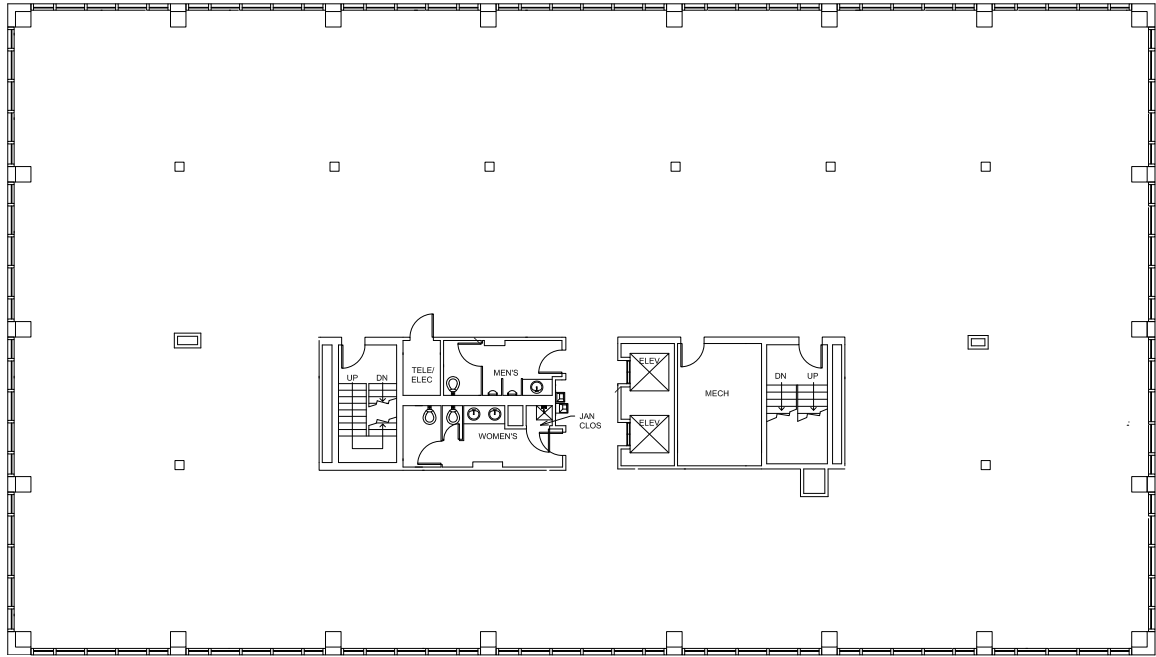
Suite	RSF
300	3,700



Divisible to 1,141 SF
Shell Condition
Great Views of Tysons
Abundant Natural Light

8130

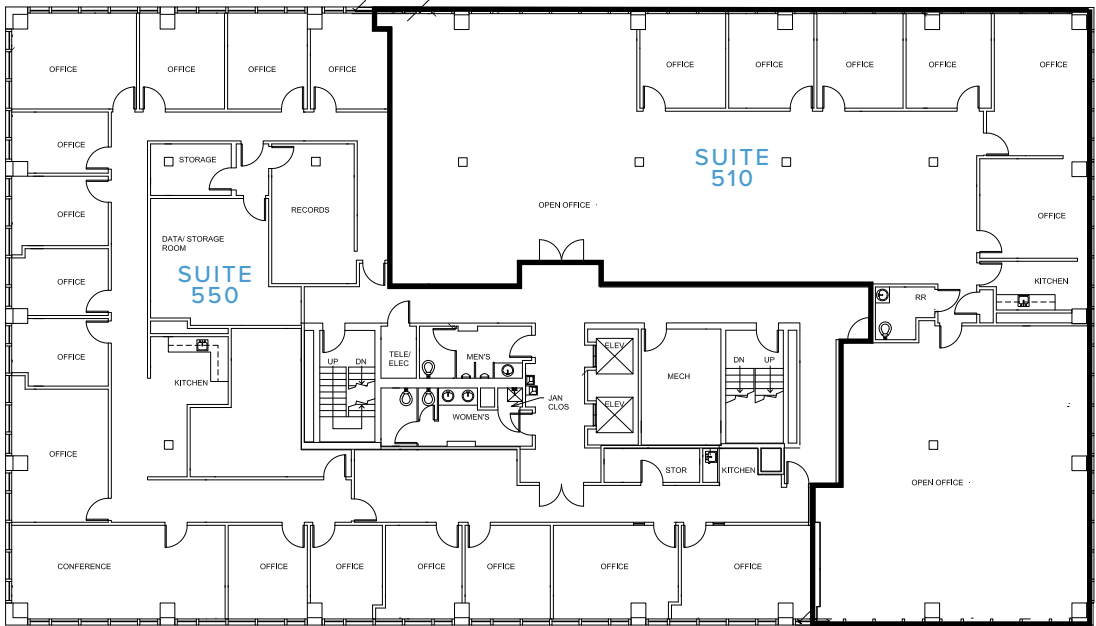
Suite	RSF
400	13,374



Divisible
Shell Condition
Full Floor Available
Great Views of Tysons

8130

Suite	RSF
510	1,500 - 12,215
550	6,043 - 12,215



Suite 550
Divisible
15 Offices
2 Kitchens
Fully Built-Out
Conference Room
Great Views of Tysons

Suite 510
Divisible
6 Offices
Kitchen
Partial Shell Condition
Open Flexible Workspace
Great Views of Tysons



8100 | 8130
BOONE blvd

TYSONS, VA 22182



Leasing Team

CARTER BYRNES

703.439.1096

carter.byrnesh@streamrealty.com

MALCOLM SCHWEIKER

703.348.8454

malcolm.schweiker@streamrealty.com

NICOLE POTOCKI

608.471.0804

nicole.potocki@streamrealty.com

BUILDING ALONGSIDE TRADITION

Copyright © 2026 Stream Realty Partners, All rights reserved. The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.



Gosnell
PROPERTIES


STREAM®