



GREENSBORO PARK

8180 & 8200 GREENSBORO DRIVE
TYSONS, VA

AVISON
YOUNG

Revitalize

Extensive lobby renovations
and upgrades in both
8180 and 8200 Greensboro Drive.



[▶ CLICK TO TOUR](#)
8200 LOBBY/LOUNGE



Tenant only **Conference Centers and Pre-Function Lounge** redesign and upgrades at 8200 Greensboro Drive.



Updated common area **Elevator Lobbies and Corridors** at 8180 and 8200 Greensboro Drive.



Refreshed **Outdoor Courtyard Area** with hardscaping, seating and wifi between 8180 and 8200 Greensboro Drive.



Tenant Lounge and Game Room upgrade at 8180 Greensboro Drive



Renovated and expanded **Fitness Center** at 8200 Greensboro Drive.

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8180 LOBBY/LOUNGE

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YOUNG**

Highlights

8180 and 8200 Greensboro Drive are part of a **two-building complex**, Greensboro Park, which is **LEED Gold Certified**, **Wired Certified Gold** and **Fitwel certified** and totals approximately **514,048 rentable SF**.



On-site amenities include:

RIDESHARE ACCOUNT

during business hours to Tysons Corner, Spring Hill, and Greensboro Metro Stations

TWO CONFERENCE CENTERS

with Pre-Function Lounge

TENANT LOUNGE

with Games and Wifi

EXPANDED FITNESS CENTER

with Showers and Lockers

BOULEVARD CAFÉ

TAILOR

OUTDOOR LOUNGE

with Bocce

AMPLE PARKING

at 3.0 spaces/1,000 SF

ELECTRIC CAR CHARGING STATIONS

BIKE ROOM

& Tune-up Station

EASY ACCESS

to Hot Lanes, I-495 and I-66



TENANT LOUNGE

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Wellness

Greensboro Park has been awarded a **Fitwel 1 Star Rating** by the Center for Active Design.

Fitwel-Certified

Greensboro Park joins buildings, sites, and communities from around the world as part of Fitwel Certification System, the world's leading certification system committed to building health for all.



OUTDOOR AREAS

Tenants enjoy easy access to outdoor areas with lots of sunshine

HEALTHY OPTIONS

Nearby farmers market and an unbeatable selection of eateries

ON-SITE ACTIVITY

On-site fitness available plus easy walkability to public transit



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BOULEVARD CAFE



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CONF ROOM #1



On-site Offerings

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FITNESS CENTER



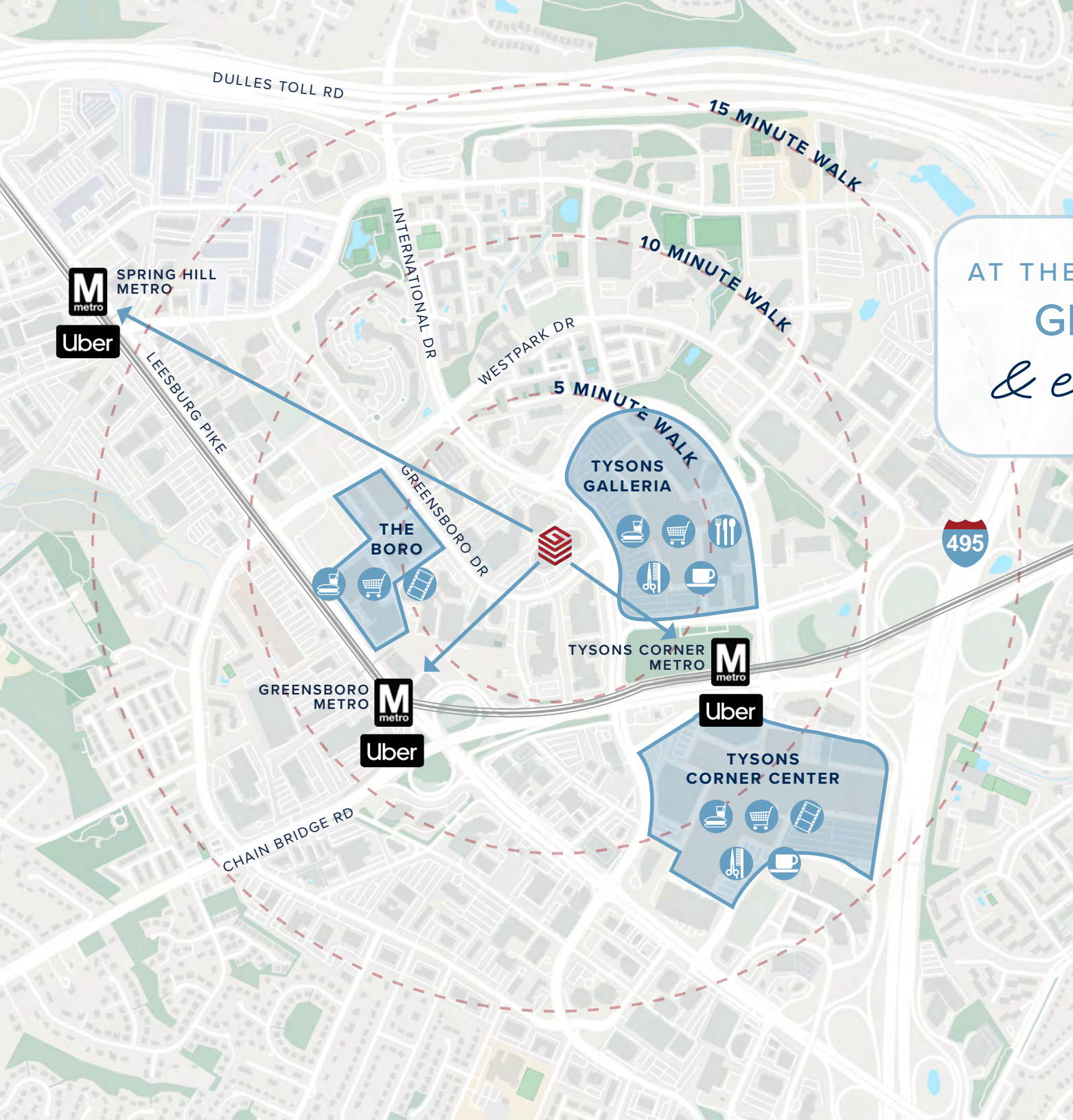
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CONF ROOM #2



Access

AT THE CORNER OF
GREENSBORO
& everything



Uber

FOR BUSINESS

Greensboro Park provides a tenant-only Uber account during normal business hours to Greensboro, Tysons Corner and Spring Hill Metro Stations.

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Neighborhood Highlights



Andy's PIZZA **CHARD** **CMX STONE**
LEBANESE TAVERNA **LUCKY X STRIKE** **P.F. CHANG'S** **RABBIT TACO**
sweetgreen **WILDFIRE** **Yard House**
STEAKS, CHOPS & SEAFOOD

70,000 SF **430,000 SF**
WHOLE FOODS **OF RETAIL**
2,000 **19,000 SF**
RESIDENTIAL UNITS **LIBRARY**

BLUESTONE LANE **PARIS BAGUETTE** **EL BEBE**
Tava Pet **FISH TACO** **jenie's**
GENJI Izakaya **GREENSBORO CAFE** **High Point**
NORTH ITALIA **PLNT BURGER** **LOOK**
Poki DC **HOKKAIDO RAMEN SANTOUKA** **tropical CAFE** **STARBUCKS**

Eddie V's **CHOPATHI** **SILVER DINNER** **&pizza** **Seasons 52**
PRIME SEAFOOD India Kitchen FRESH GRILL WINE BAR
COASTAL FLATS **CHARLEYS** **PANDA EXPRESS** **California TORTILLA** **FRIDAYS**
CONTEMPORARY CHINESE CUISINE
california pizza kitchen **CHIPOTLE** **Barrel & Bushel** **Earls** **wasabi**
KITCHEN + BAR
THE CAPITAL **FIVE GUYS** **MAGGIANO'S** **McDonald's** **SHAKE SHACK**
G.R.I.L.L.E. BURGERS and FRIES LITTLE ITALY



8180 GREENSBORO DRIVE

Building amenities



TENANT LOUNGE
with games and wifi



BOULEVARD CAFÉ



TAILOR

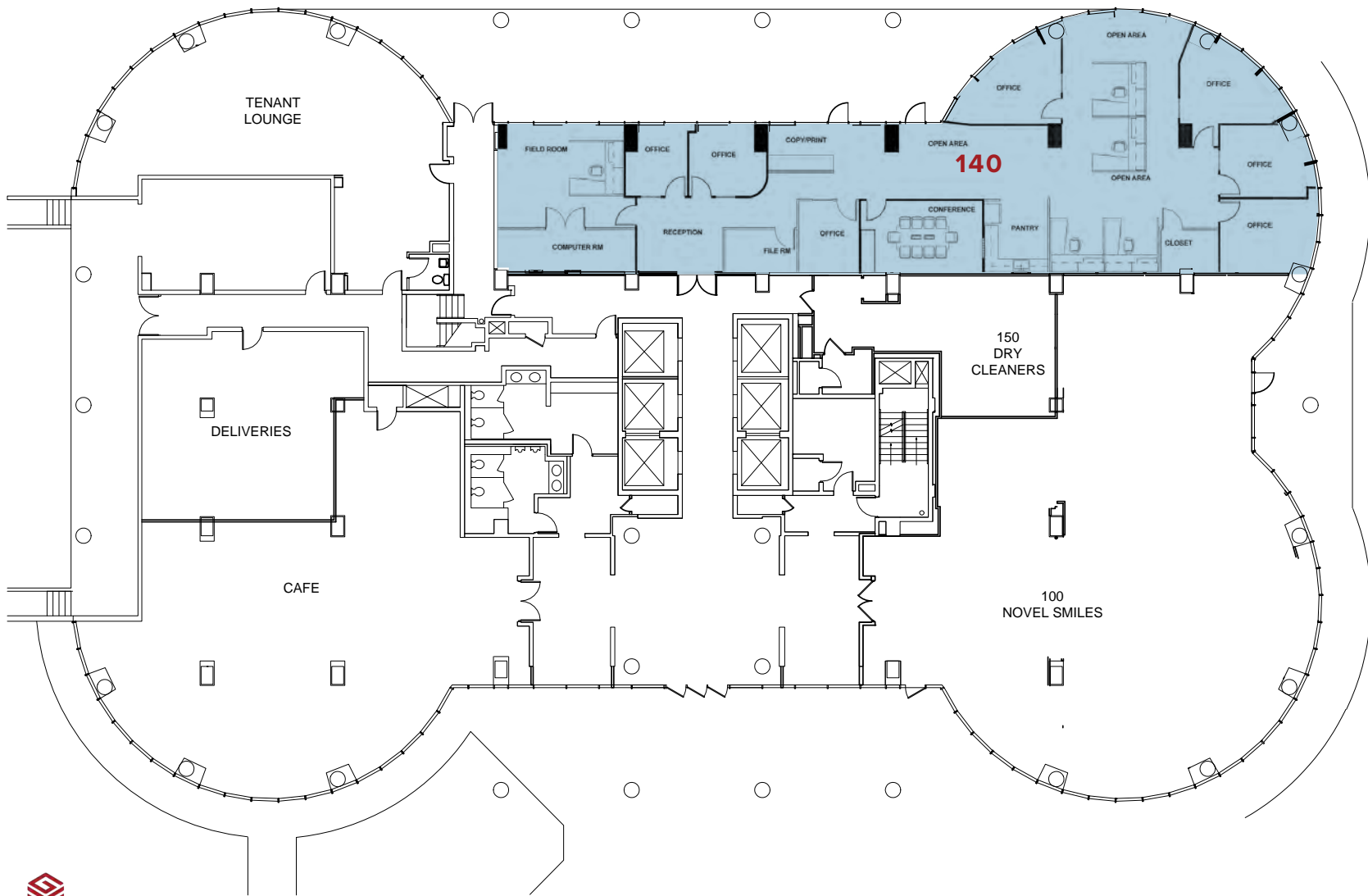


Floor Availability

<i>Floor</i>	<i>Availability</i>
1st	140 - 4,165 SF available 12/1/26
2nd	200 - 18,815 SF available 12/1/26
4th	CONTIGUOUS - 9,601 SF 402 - 6,482 SF 404 - 3,119 SF
5th*	CONTIGUOUS - 24,245 SF W/ 4TH FLOOR - UP TO 33,846 SF 550 - 11,060 SF 500/575 - 13,185 SF
6th	600 - 7,182 SF - Plug & Play 630 - 6,410 SF
7th	720 - 2,734 SF 750 - 7,536 SF available 7/1/26
8th	801 - 13,567 SF
9th	901 - 3,937 SF

First Floor

SUITE 140:
4,165 SF
AVAILABLE 12/1/2026

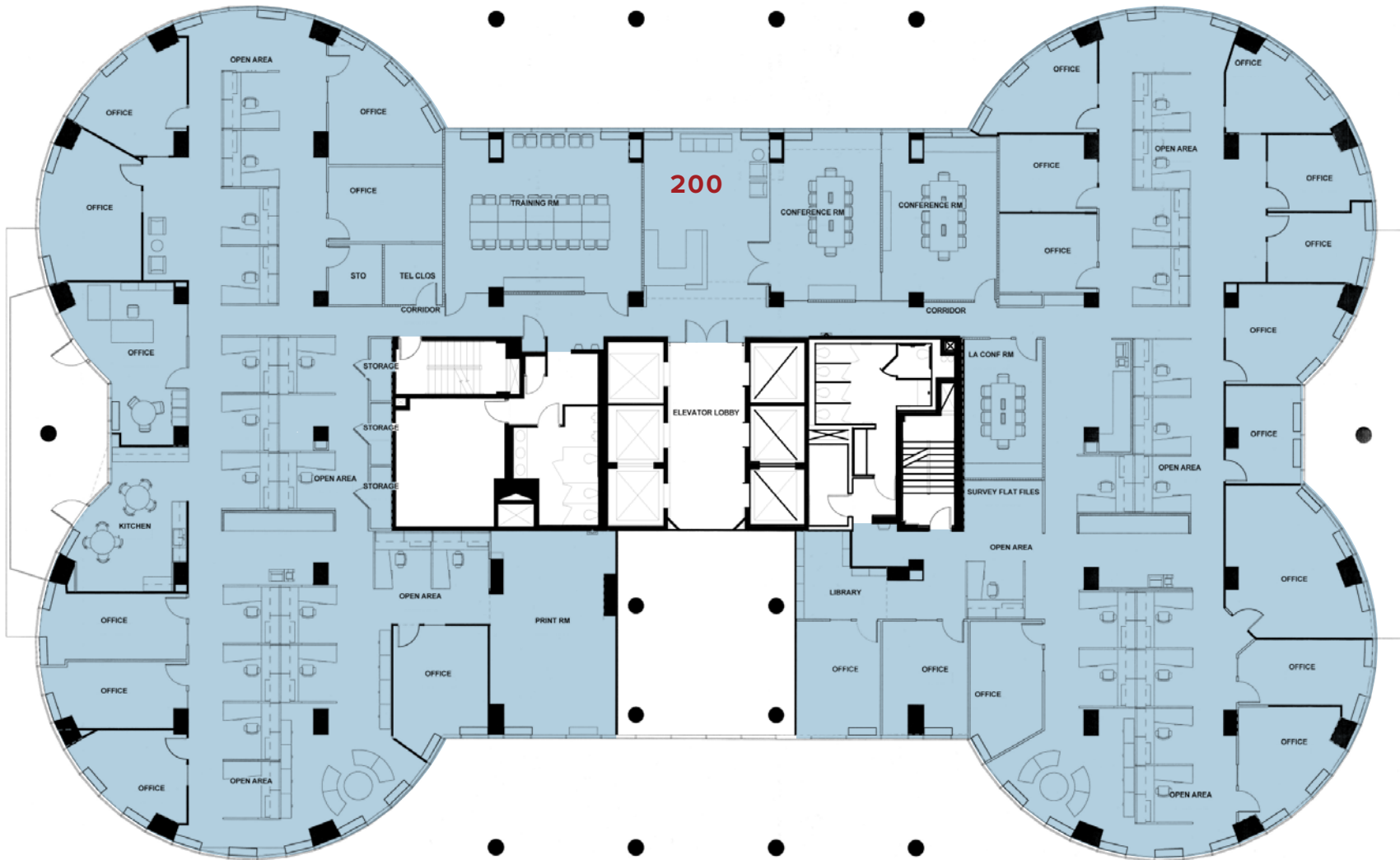


8180
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Second Floor

SUITE 200:
18,515 SF
AVAILABLE 12/2026



8180
GREENSBORO DRIVE

AVISON
YOUNG

Fifth Floor

SUITES 550:
11,060 SF

CONTIGUOUS
24,245 SF

SUITES 500/575:
13,185 SF

CONTIGUOUS WITH 4TH FLOOR
33,846 SF



8180
GREENSBORO DRIVE

AVISON
YOUNG

Sixth Floor

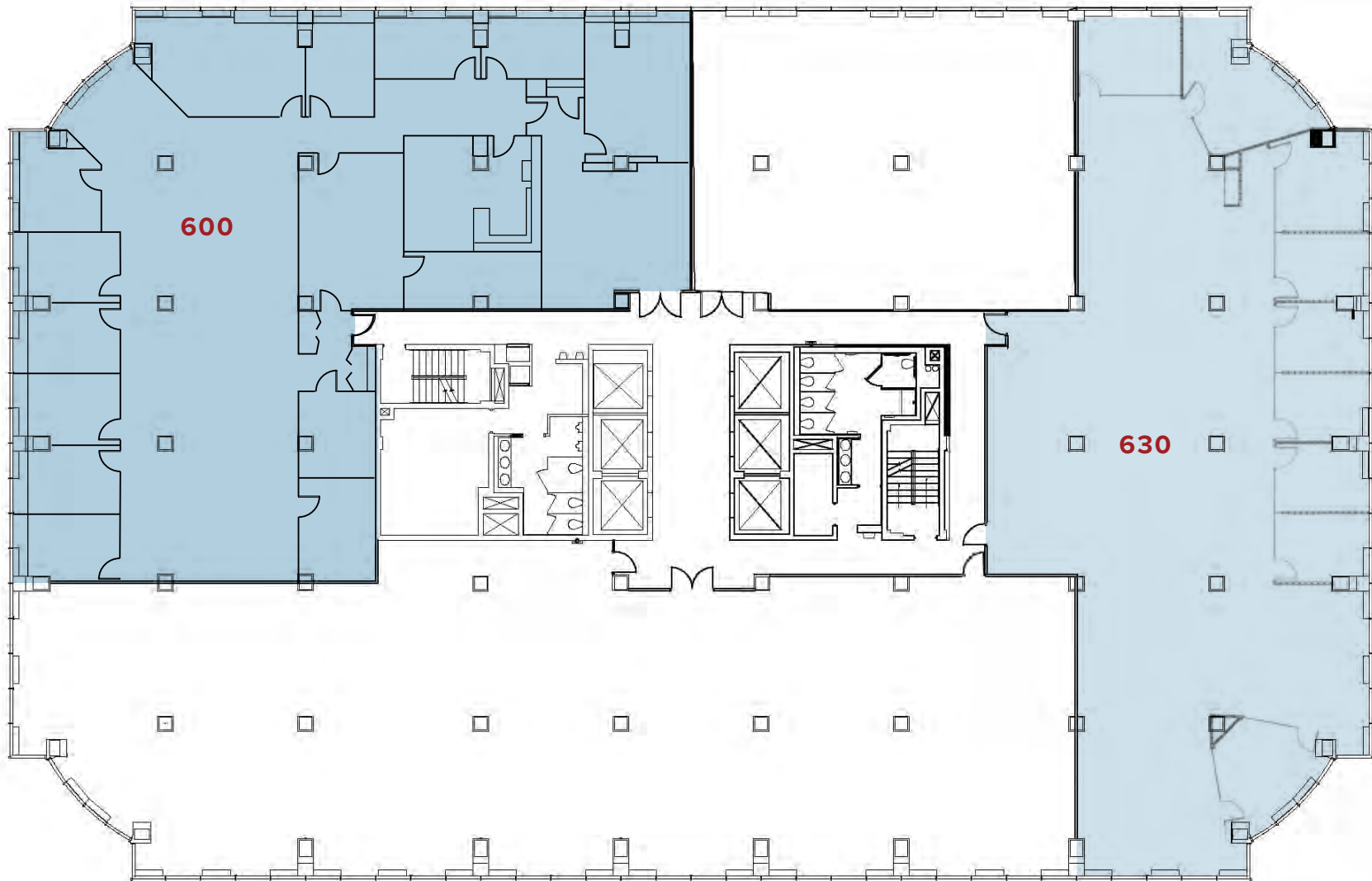
SUITE 600:

7,182 SF

**PLUG & PLAY
FULLY FURNISHED**

SUITE 630:

6,410 SF



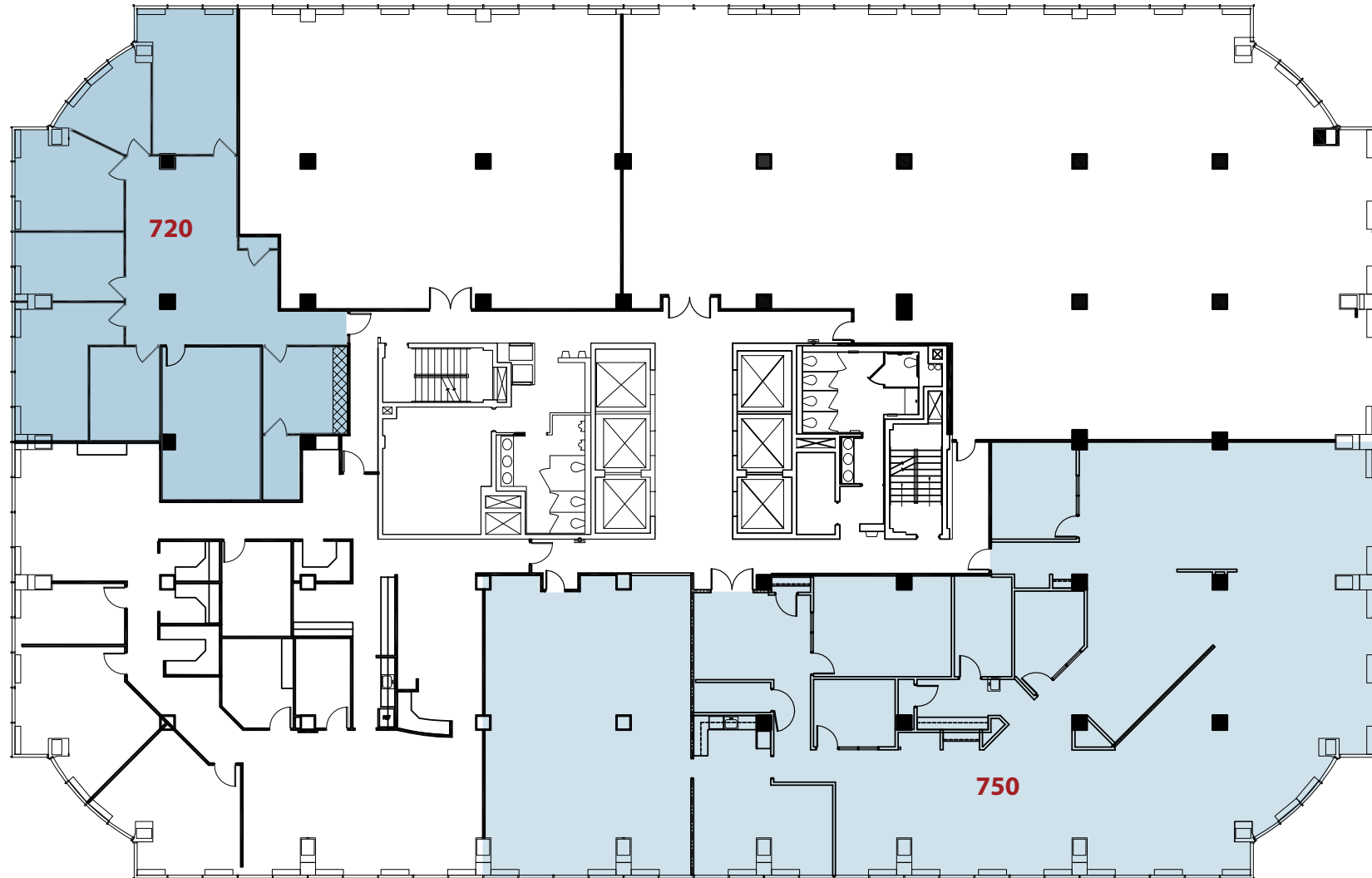
8180
GREENSBORO DRIVE

**AVISON
YOUNG**

Seventh Floor

SUITE 720:
2,734 SF

SUITE 750:
7,536 SF
AVAILABLE 7/2026

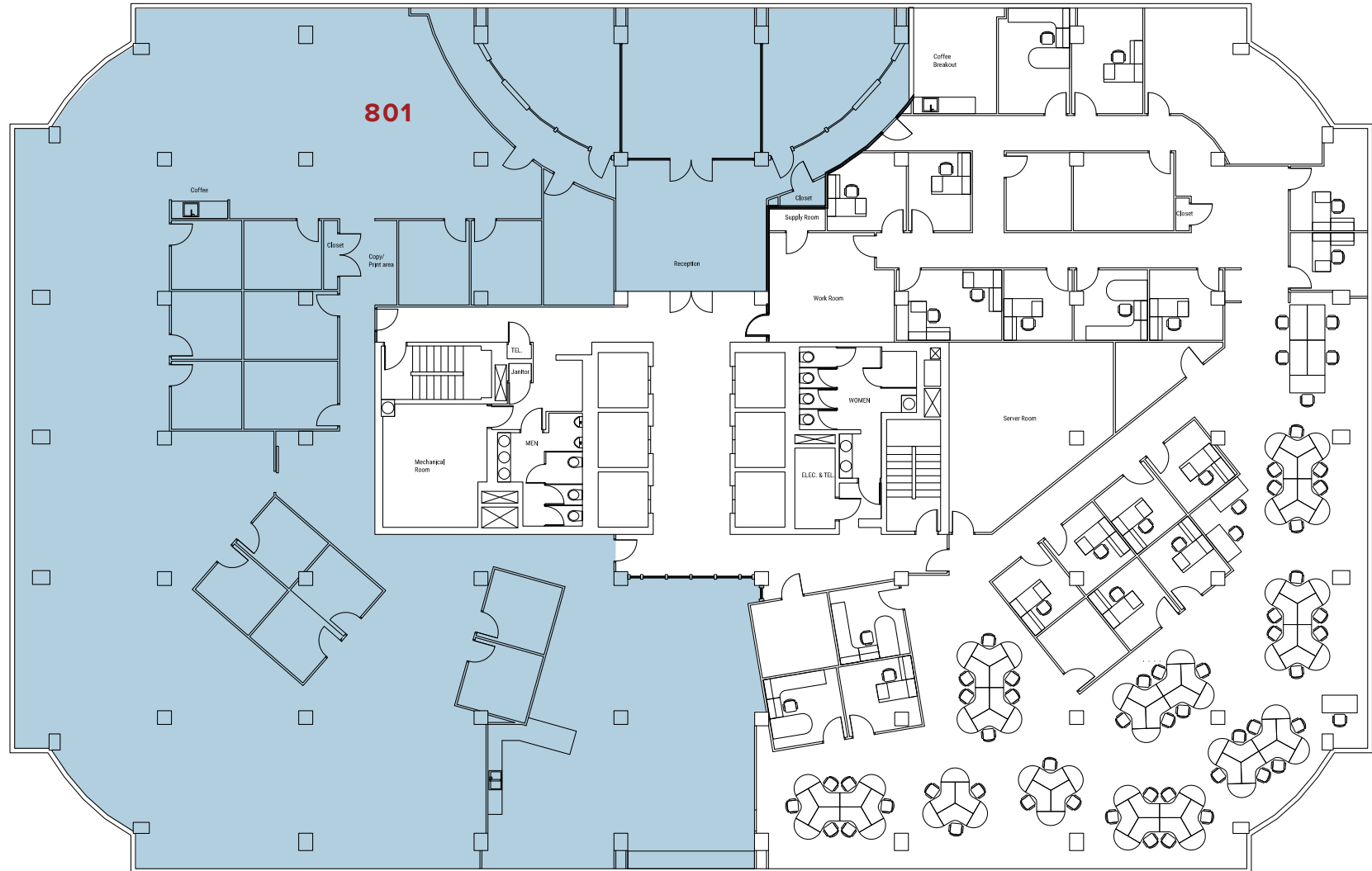


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Eighth Floor

SUITE 801:
13,567 SF

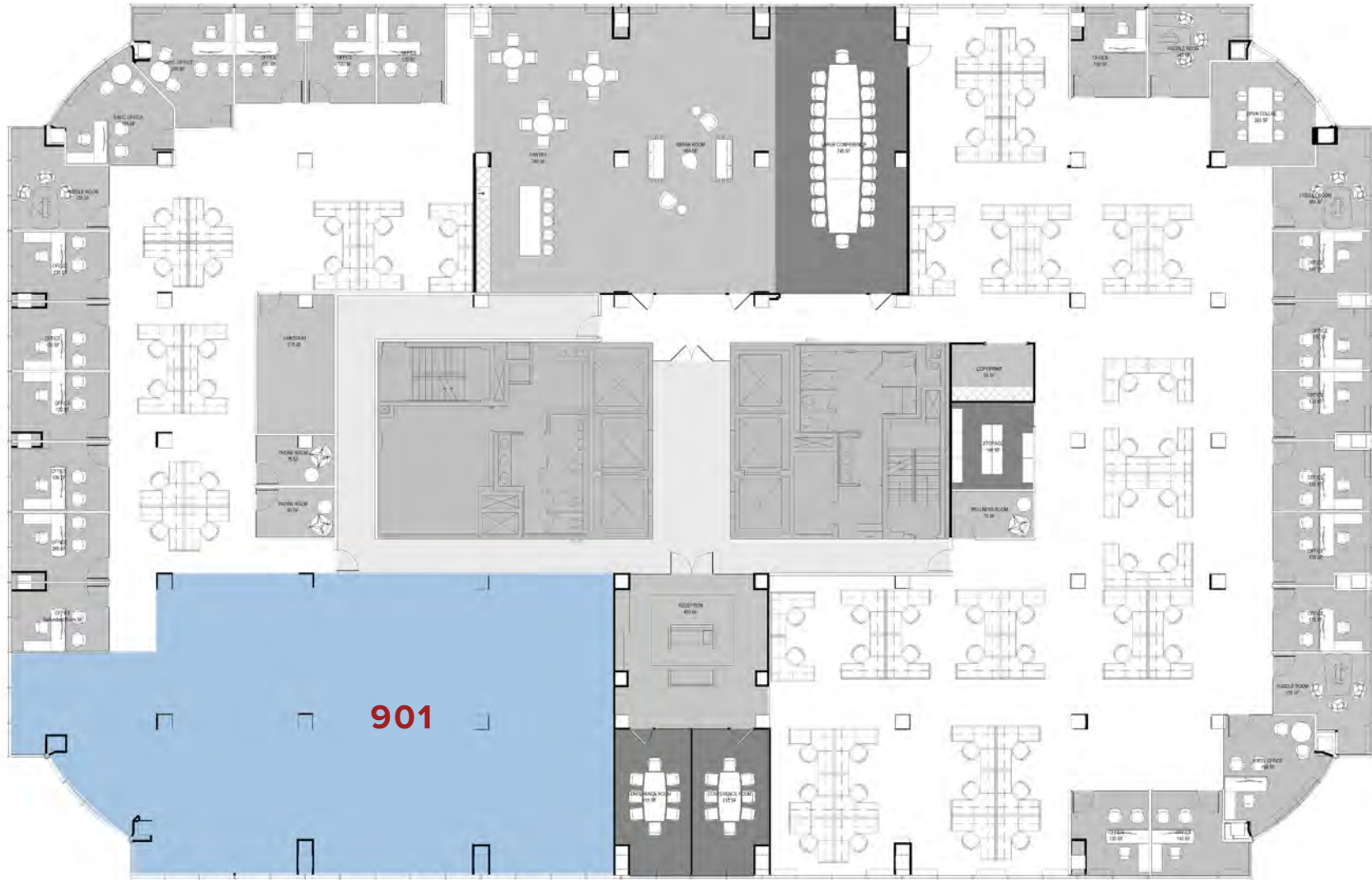


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Ninth Floor

SUITE 901:
3,937 SF



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8200 GREENSBORO DRIVE

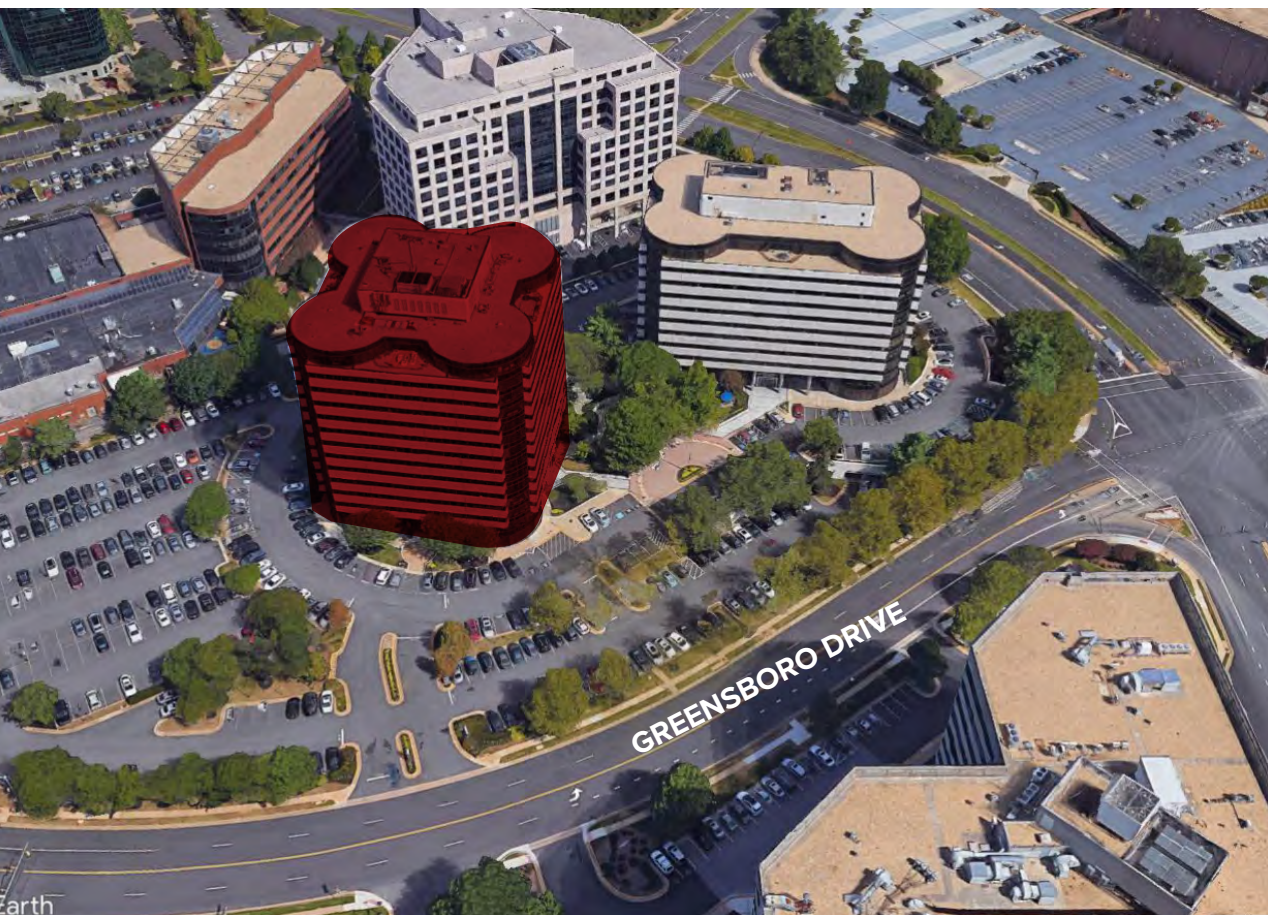
Building amenities



TWO CONFERENCE CENTERS with pre-function lounge



EXPANDED FITNESS CENTER with showers and lockers



Floor Availability

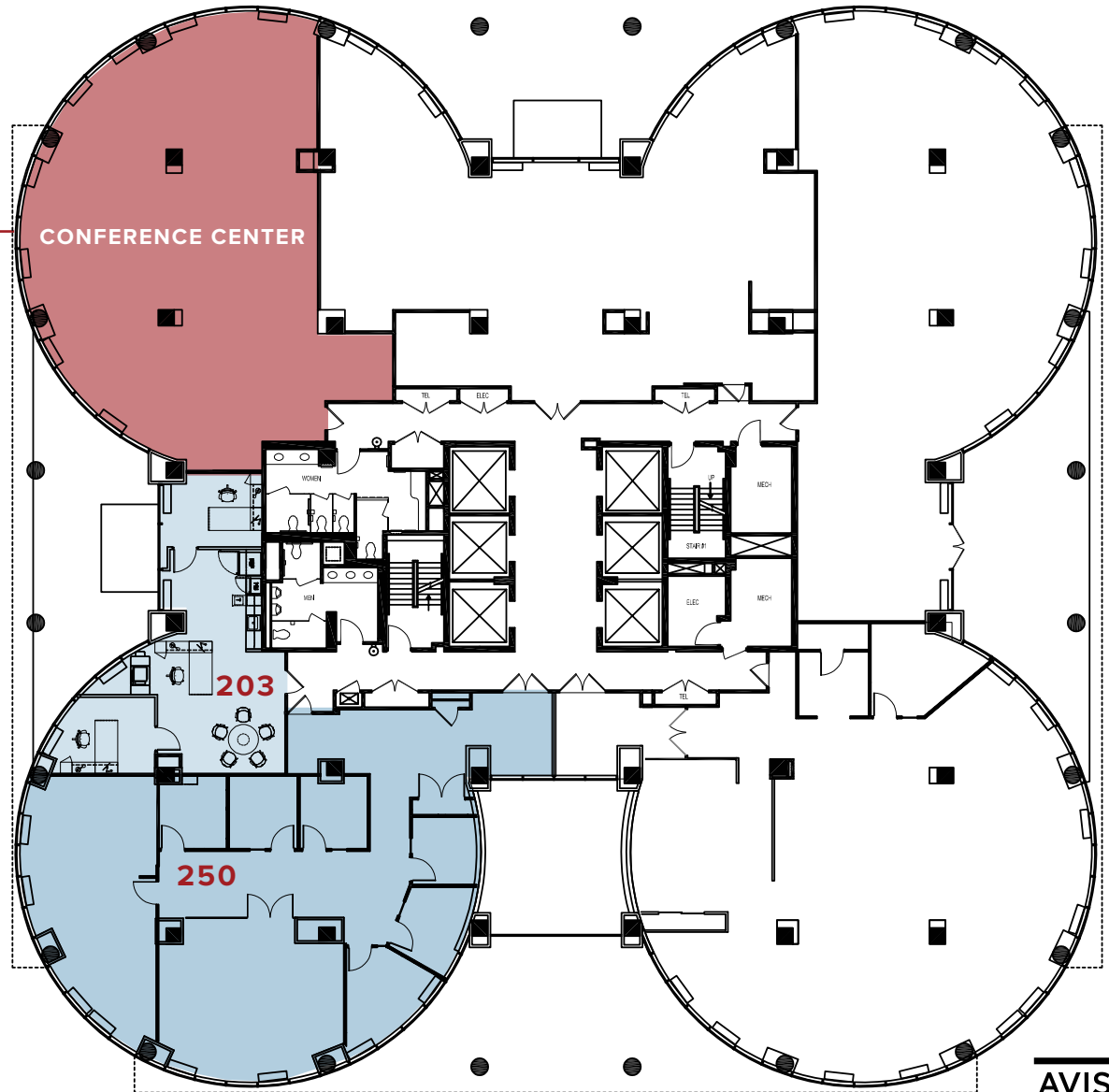
<i>Floor</i>	<i>Availability</i>
2nd	CONTIGUOUS - 3,843 SF 203 - 945 SF 250 - 2,898 SF
3RD	CONTIGUOUS - 6,081 SF 302 - 2,539 SF 350 - 3,542 SF
4^{TH*}	401 - 3,867 SF available 1/1/27 404 - 2,611 SF
5th	550 - 3,936 SF available 3/1/27
6TH	601 - 2,653 SF 650 - 7,990 SF
11TH	1175 - 3,372 SF
12TH	Entire Floor - 20,011 SF
14TH	1475 - 2,276 SF available 1/1/27

Second Floor

SUITE 203:
945 SF

SUITE 250:
2,898 SF

CONTIGUOUS
3,845 SF



Third Floor

SUITE 302:
2,539 SF

CONTIGUOUS
6,081 SF

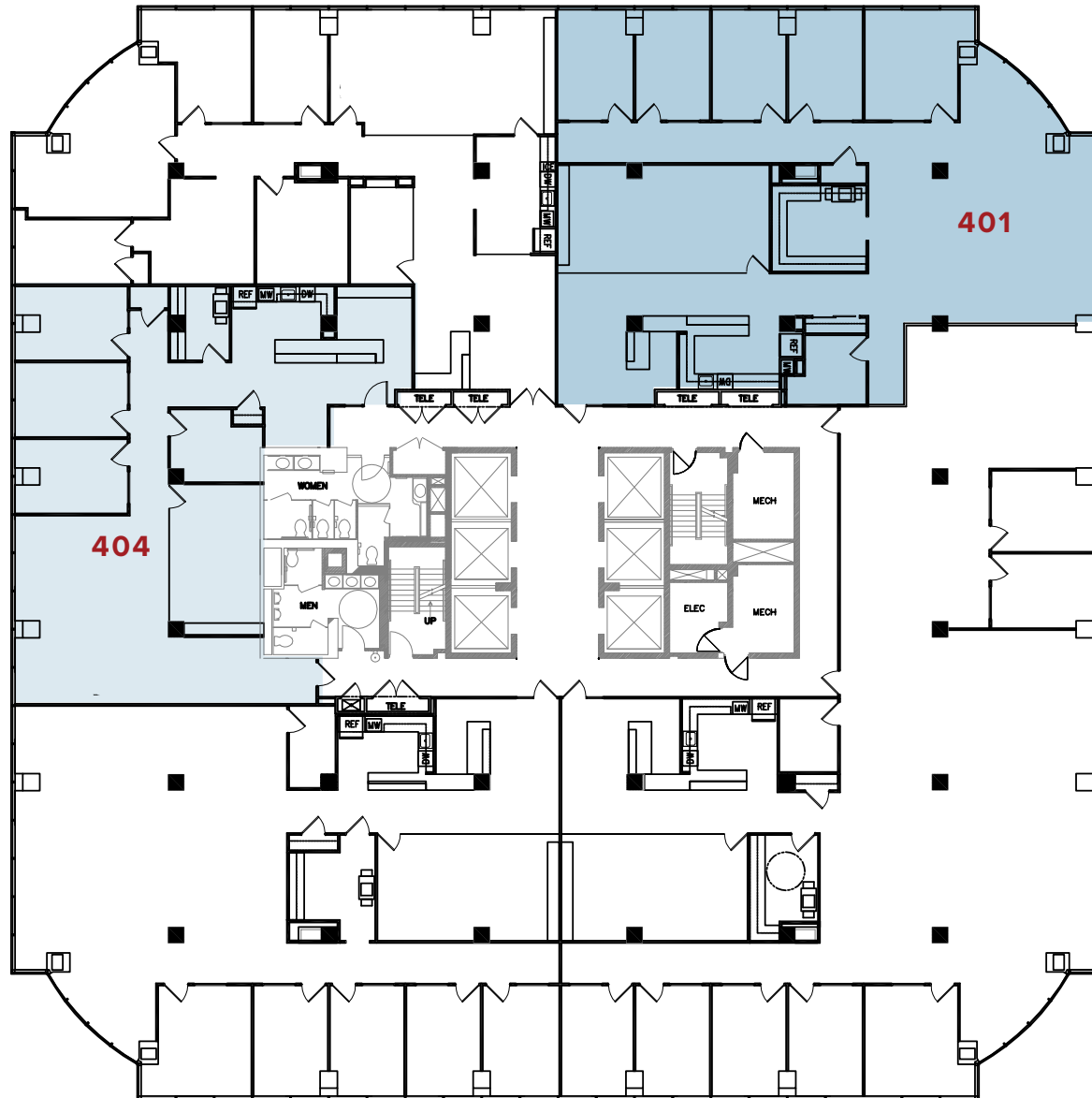
SUITE 350:
3,542 SF



Fourth Floor

SUITE 401:
3,867 SF
AVAILABLE 1/2027

SUITE 404:
2,611 SF



Fifth Floor

SUITE 250:
3,936 SF
AVAILABLE 3/2027

FRAMEWORK LAYOUT



- Seating/Workstations
- 10 Person Conference
- 8 Person Conference



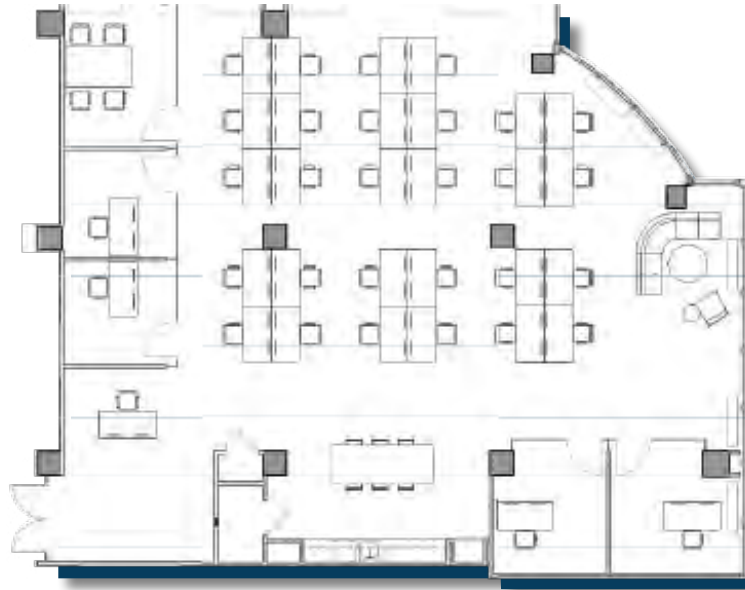

8200
GREENSBORO DRIVE

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Fifth Floor

SUITE 250:
3,936 SF
AVAILABLE 3/2027

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SPEC SUITE 550
3,936 SF
FURNISHED
BY VARI

AVAILABLE 3/2027

- 33 Workstations
- 1 Conference Room
- 4 Offices
- Kitchen
- Reception
- Total Seats = 25

Framework offices enjoy **exclusive access to premium shared amenities**, including conference facilities, breakout areas, and collaborative spaces reserved solely for suite occupants.



WORK
• Unique Office Suites
• Creative Design



FLEX
• Fitted with or without workstations



MEET
• Shared conferencing
• Collaborative spaces



GROW
• Efficient planning
• Flexible lease terms



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Sixth Floor

SUITE 601:
2,653 SF

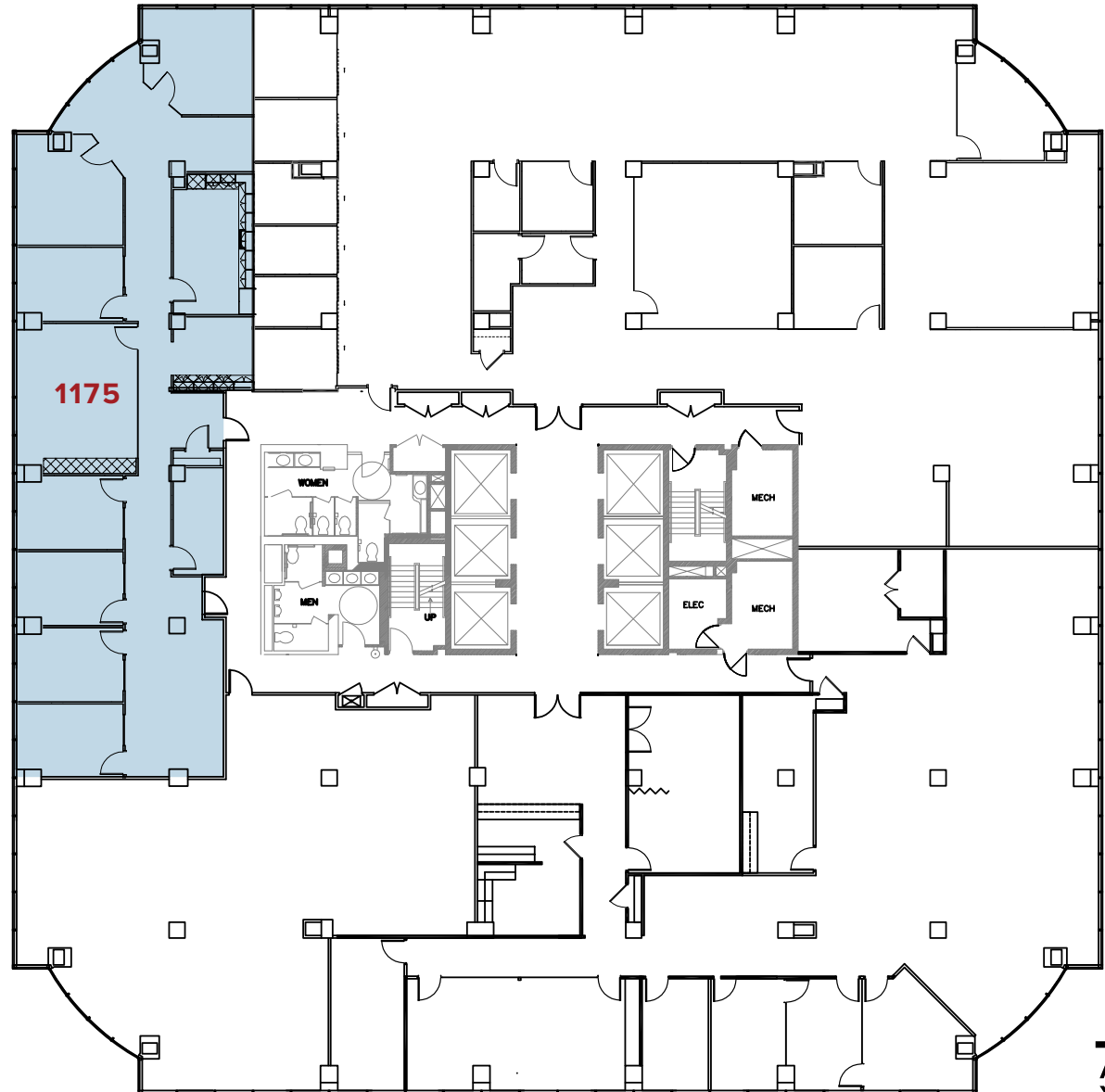
SUITE 650:
7,990 SF



Eleventh Floor

SUITE 1175:
3,372 SF

PLUG & PLAY
FULLY FURNISHED



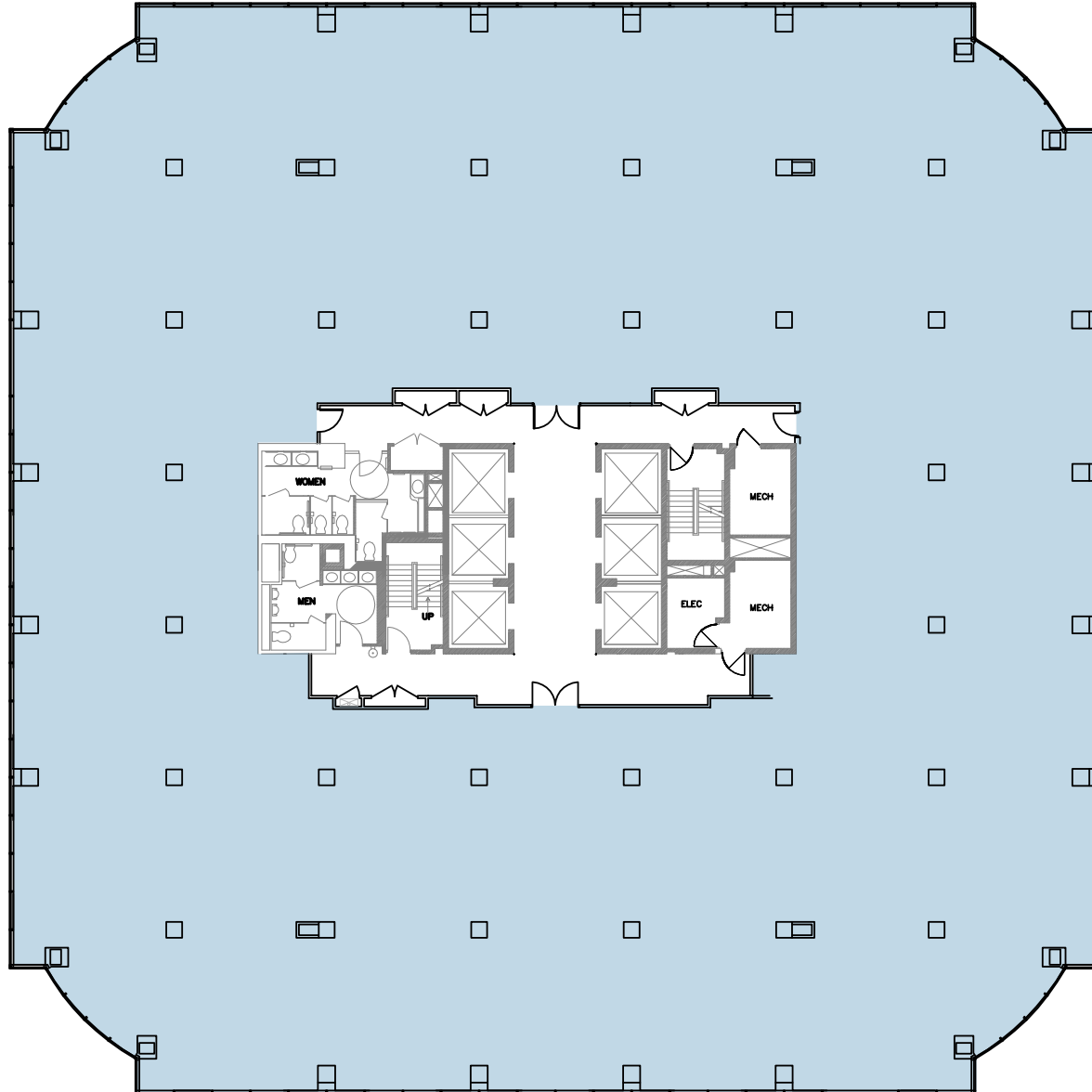

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Twelfth Floor

**ENTIRE FLOOR:
20,011 SF**

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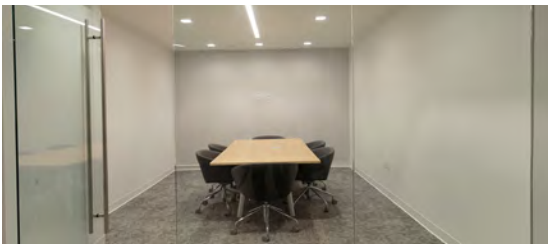
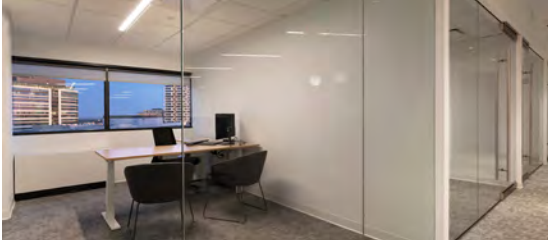

8200
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Fourteenth Floor

SUITE 1475:
2,276 SF
AVAILABLE 1/2027

PLUG & PLAY
FULLY FURNISHED




8200
GREENSBORO DRIVE

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