



A TYSONS ICON. A NEW ERA.

8000 TOWERS CRESCENT DRIVE



SOME BUILDINGS GET NOTICED. TOWERS CRESCENT GETS REMEMBERED.



An Iconic Address in Tysons

For decades, Towers Crescent has defined the Tysons skyline, instantly recognizable and impossible to mistake.

Designed in 1986 by Philip Johnson and John Burgee—two of the most influential architects of the 20th century—Towers Crescent was conceived as a landmark.

The only large-scale commercial work by the partnership in the Washington, D.C. region, it remains a rare architectural presence in the market.

Along the Capital Beltway, it has become a point of reference. Always recognized. Already remembered.

Today, it offers the scale, flexibility, and presence modern companies require.

Key Attributes



Landmark
Class A tower



~25,000 RSF
floor plates



17 stories
~481,000 RSF



Visibility
from I-495



Established
skyline presence



~9'
finished ceiling

Virtually column-free floor plates support both full-floor headquarters and tailored environments—designed to adapt to how companies work.

This is not a building trying to become iconic. It was designed to be one.

At the Center of Tysons

Positioned at one of the most connected and visible locations in Northern Virginia, Towers Crescent sits at the intersection of access, proximity, and recognition.

Directly connected to Tysons Corner Center and walkable to the Silver Line, the building is embedded within one of the region's most established retail and dining destinations—offering immediate access to over 2 million square feet of retail and 40+ dining options.

Access is intuitive and efficient. Approached from multiple directions with traffic flow in mind, the building allows for seamless entry and exit—minimizing friction and maximizing convenience for daily arrival and departure.

Everything within reach. Effortless to access.

-  Immediate access to I-495, Route 7, I-66, and the Dulles Toll Road
-  Walkable to Tysons Corner Metro (Silver Line)
-  Direct connection to Tysons Corner Center
-  Multiple points of ingress and egress
-  Surrounded by premier retail, dining, and hospitality

A Building with a Legacy

Completed at the height of the Johnson/Burgee partnership, Towers Crescent was designed as a monument—distinct in form and intended to stand apart within the skyline.



Tysons Galleria

An upscale shopping destination, with 30+ exclusive-to-market designer shops.



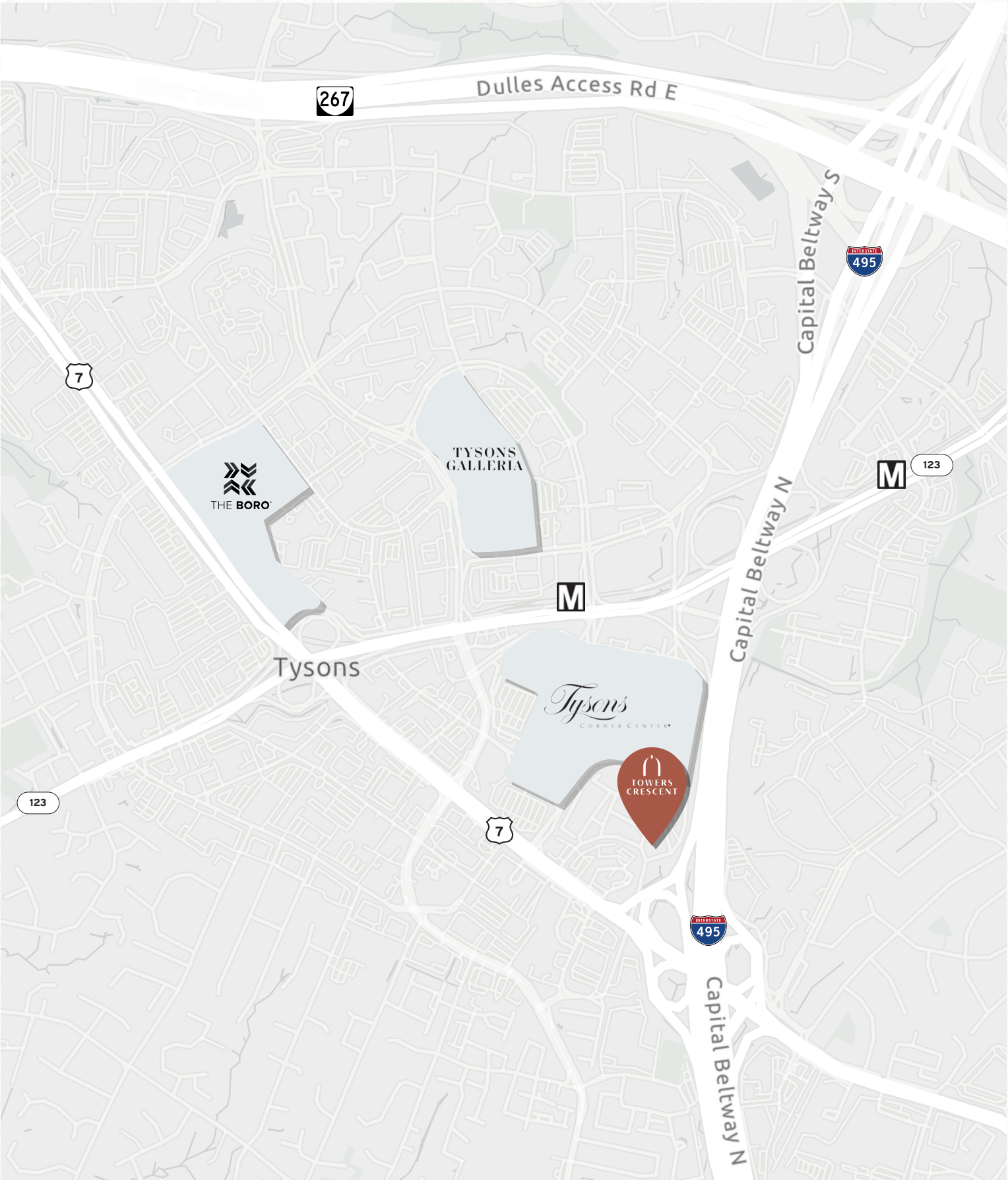
The Boro

Happy hours, long lunches, or date nights—whatever your scene, The Boro feels like home.



Tysons Corner Center

A dynamic destination with 40+ restaurants and over 2M SF of retail.



Everything in Place

Towers Crescent provides the essential infrastructure that supports the daily rhythm of business—thoughtfully integrated and professionally managed.

From private dining and meeting space to fitness and concierge-level service, each element is designed to support productivity without distraction.



A Legacy of Connection

The Tower Club has occupied the 17th floor since 1989—serving as a longstanding gathering place for the region’s business community.

Amenities



Tower Club

A private business and social club with dining and meeting space



On-site Dining

Including Chima Steakhouse



Direct Retail Connection

Immediate access to Tysons Corner Center



Conference & Meeting Facilities

On-site, including a conference center with capacity for up to 300



Concierge Services

Tailored tenant support, powered by Simpli



Outdoor Green Spaces

Including Phillip’s Promenade and Crescent Courtyard



Fitness Center

Fully equipped for daily use



Secure Access

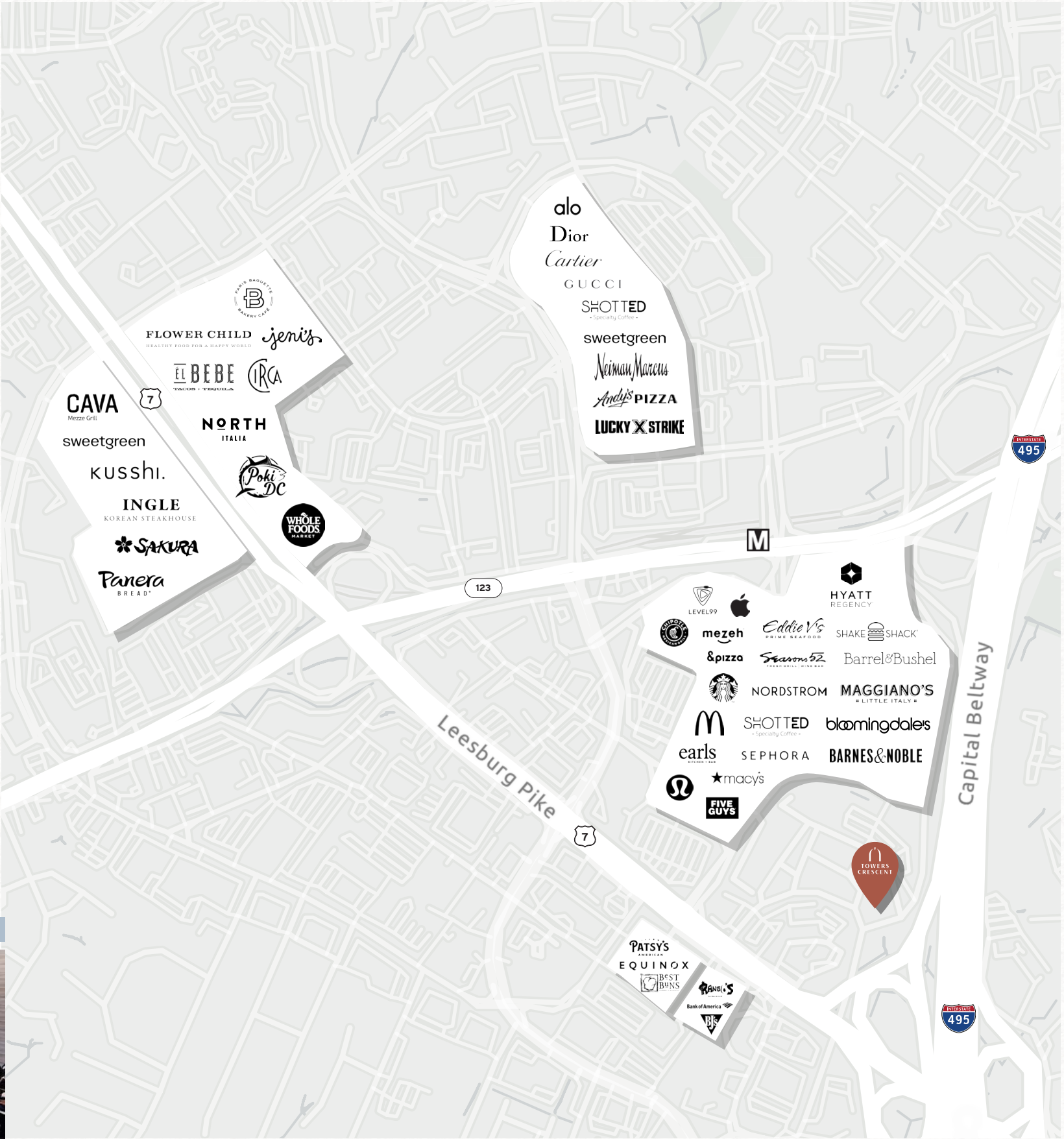
Throughout garage, building, and tenant suites



On-site Management

Professionally managed with dedicated on-site presence

On-site conference center accommodating up to 300 guests



Space That Adapts

From move-in ready suites to full-floor opportunities, Towers Crescent offers flexibility across a wide range of sizes and configurations.

Efficient layouts and turnkey delivery capabilities allow tenants to move quickly—while maintaining the ability to shape space to their long-term needs.



Suites from ~3,700 RSF



Full-floor opportunities available



Up to 150,000+ RSF contiguous

Headquarters-scale opportunities—rare in today’s Tysons market.



Designed for Flexibility

The building’s curved floor plates and column-free construction create a highly efficient planning environment—supporting both dense and open workplace strategies.

Originally designed to attract premier tenants, the layouts offer a balance of private offices, meeting space, and open work areas.

Natural light, clear sightlines, and adaptable configurations allow each space to evolve with its tenant. Built for how companies work today—and how they’ll work tomorrow.

Availabilities

17	TOWER CLUB TYSONS		
16	SUITE 1600 26,451 SF		
15	LEASED		
14	SUITE 1400 8,304 SF	SUITE 1425 6,317 SF	LEASED
13	LEASED		
12	SUITE 1200 11,980 SF	SUITE 1225 4,497 SF	SUITE 1250 4,517 SF
11	SUITE 1125 9,926 SF	LEASED	
10	SUITE 1000 24,416 SF		
9	SUITE 950 4,119 SF	LEASED	
8	SUITE 800 25,446 SF		
7	SUITE 700 25,446 SF		
6	SUITE 600 25,447 SF		
5	SUITE 500 25,447 SF		
4	SUITE 400 25,446 SF		
3	SUITE 300 11,535 SF	SUITE 350 11,623 SF	
2	LEASED		
1	SUITE 170 3,748 SF	LEASED	
LL	A, B, C 90 -21,525 SF		

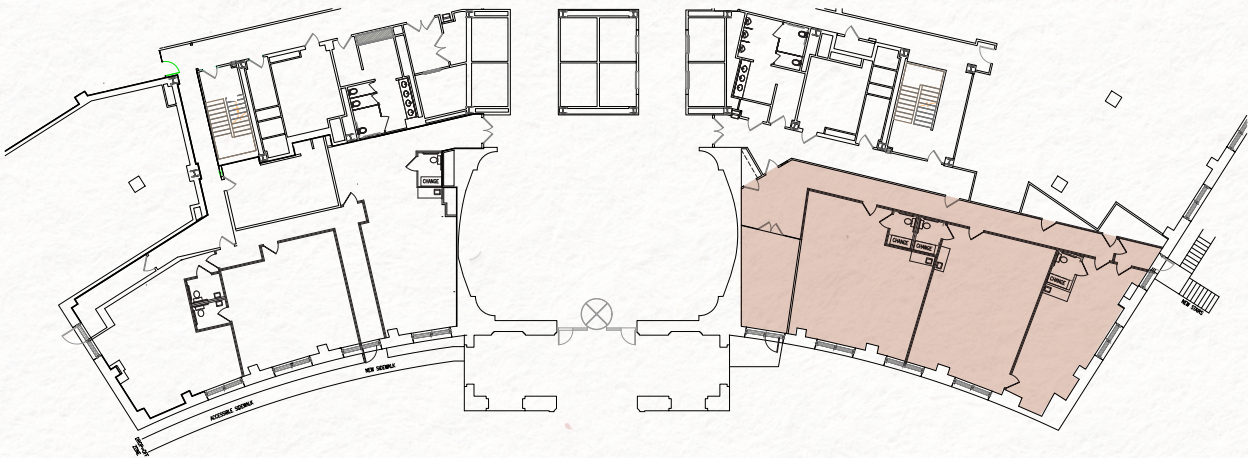
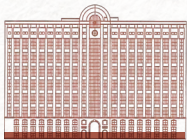
150,567 SF
CONTIGUOUS

150,567 SF
CONTIGUOUS

First Floor

■ Suite 170 - 3,748 SF

Private exterior access.



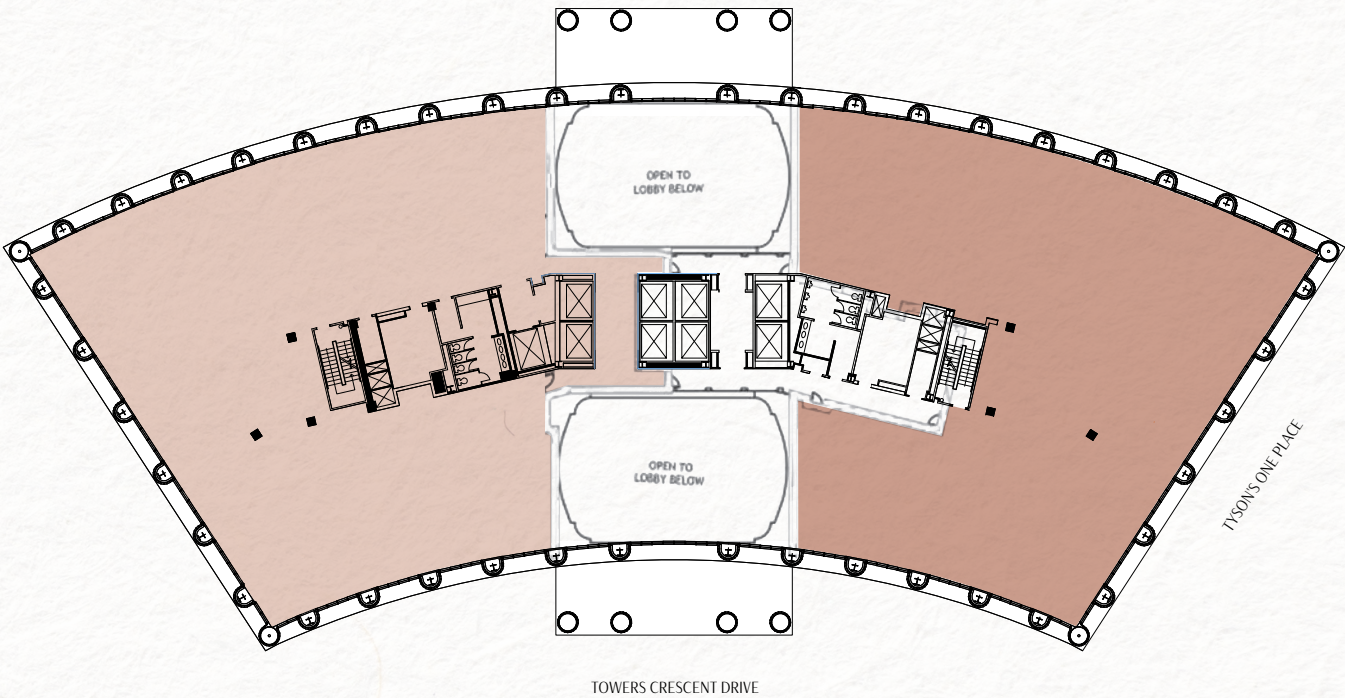
■ Full Build-Out

Private Offices	4
Private Bathroom	1
External Access	1
Kitchen	1

Third Floor

■ Suite 300 - 11,535 SF

■ Suite 350 - 11,623 SF



■ Full Build-Out



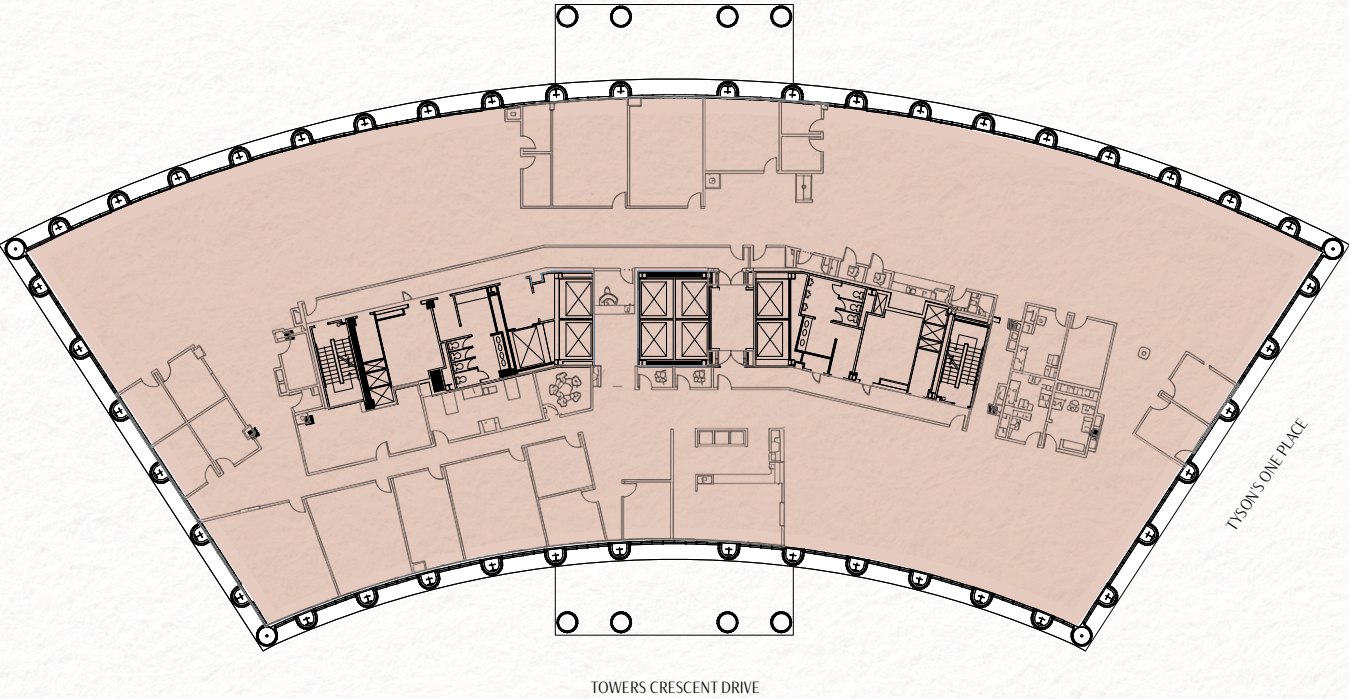
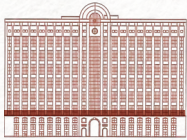
■ Shell Condition



Fourth Floor

■ Suite 400 - 25,446 SF

High quality
existing build-out.



■ Full Build-Out

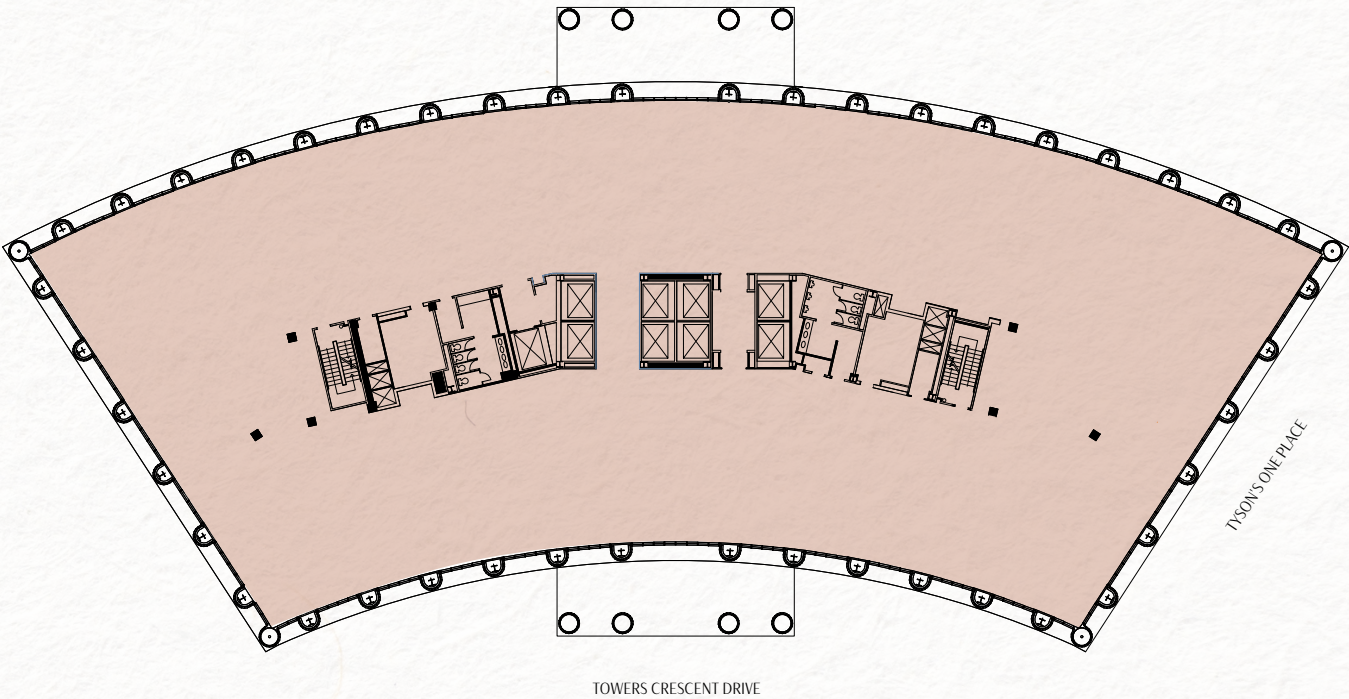
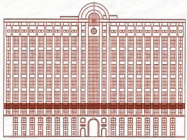
Private Offices	14
Open Space	1
Conference Room	6
Kitchen	2

Scan the QR
code or click
here to view
built-out space.



Fifth Floor

■ Suite 500 - 25,447 SF

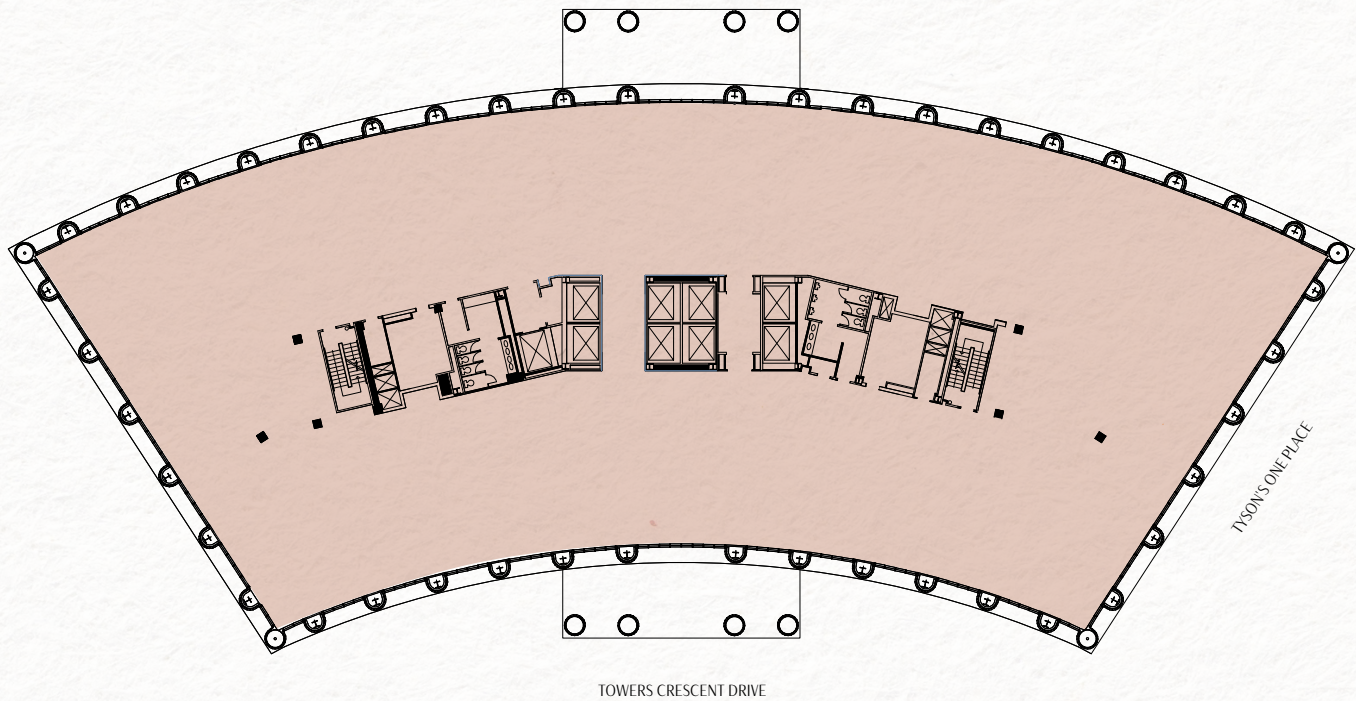
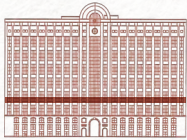


■ Shell Condition



Sixth Floor

■ Suite 600 - 25,447 SF



■ Shell Condition

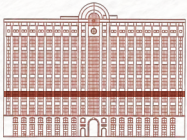


Scan the QR code or click here to view shell space.

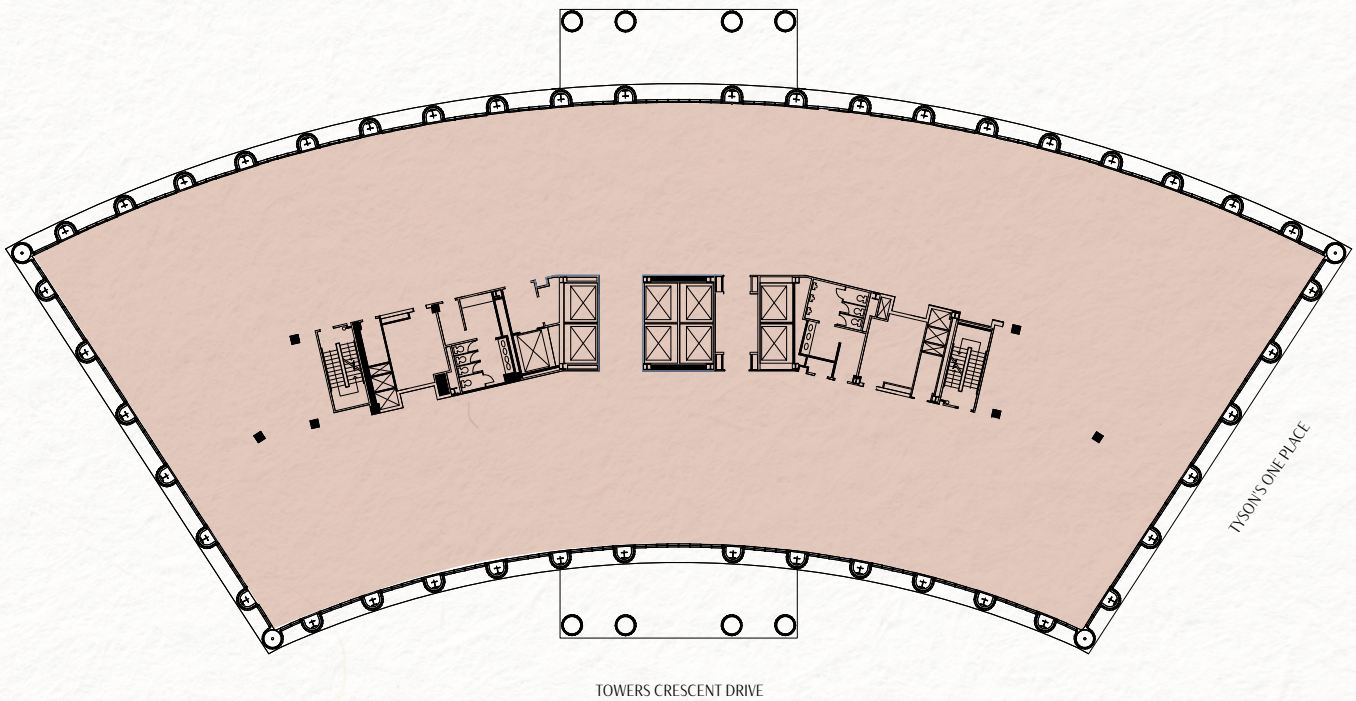


Seventh Floor

■ Suite 700 - 25,446 SF



High quality existing build-out, with full height glass & open layout.



■ Full Build-Out

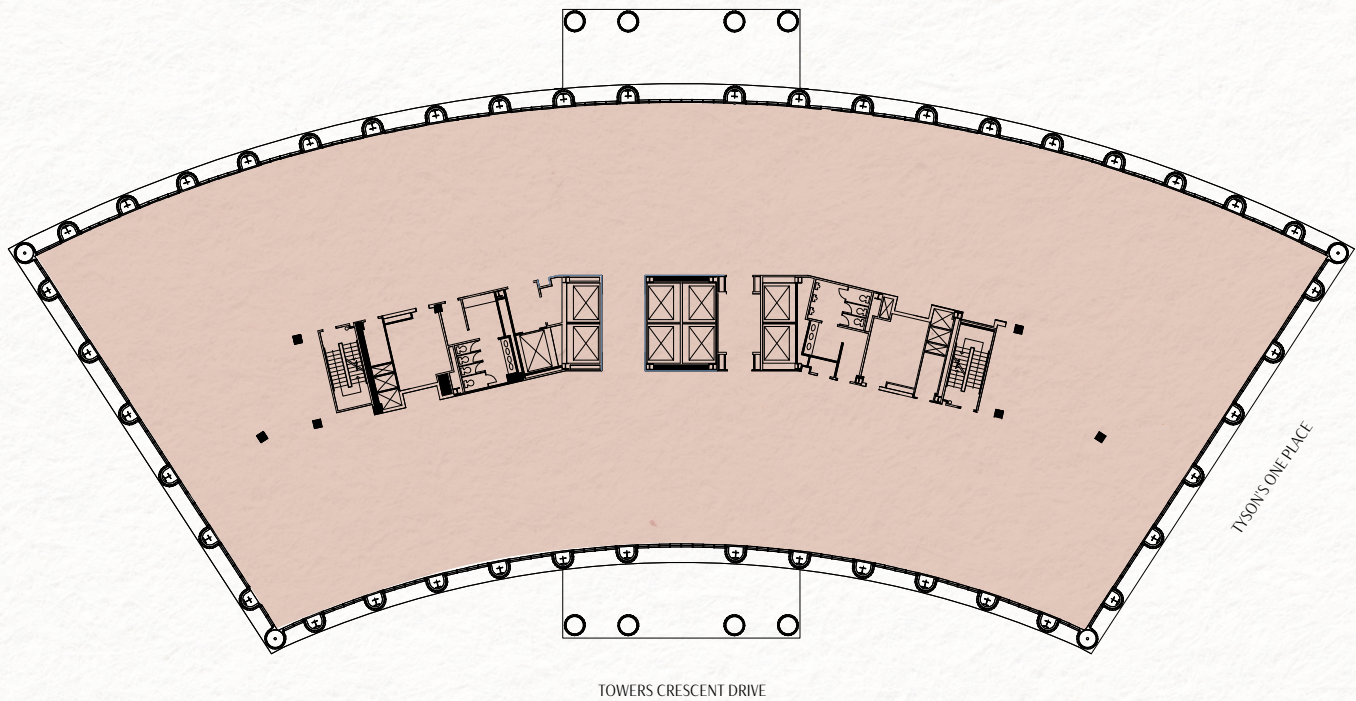
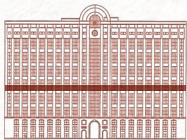
Private Offices	18
Open Space	1
Conference Room	2
Kitchen	1

Scan the QR code or click here to view built-out space.



Eighth Floor

■ Suite 800 - 25,446 SF

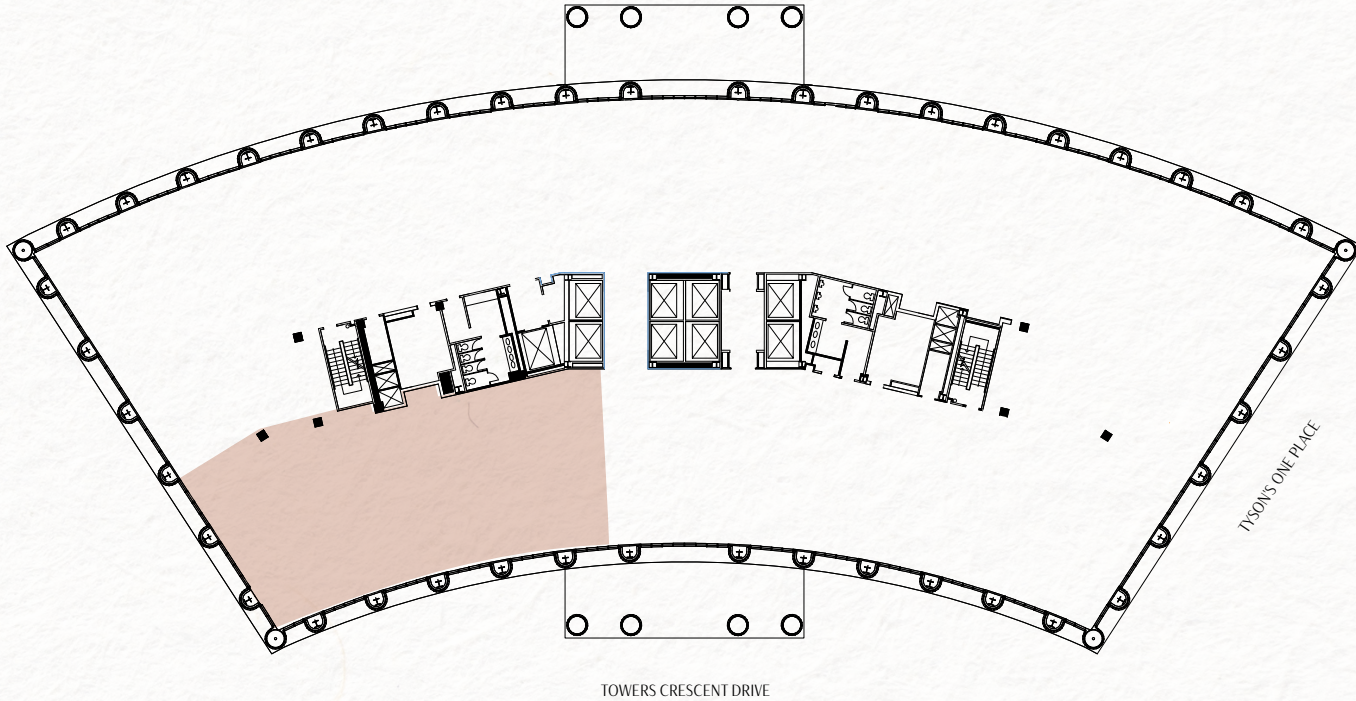
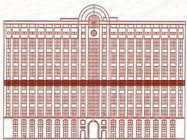


■ Shell Condition



Ninth Floor

■ Suite 950 - 4,119 SF



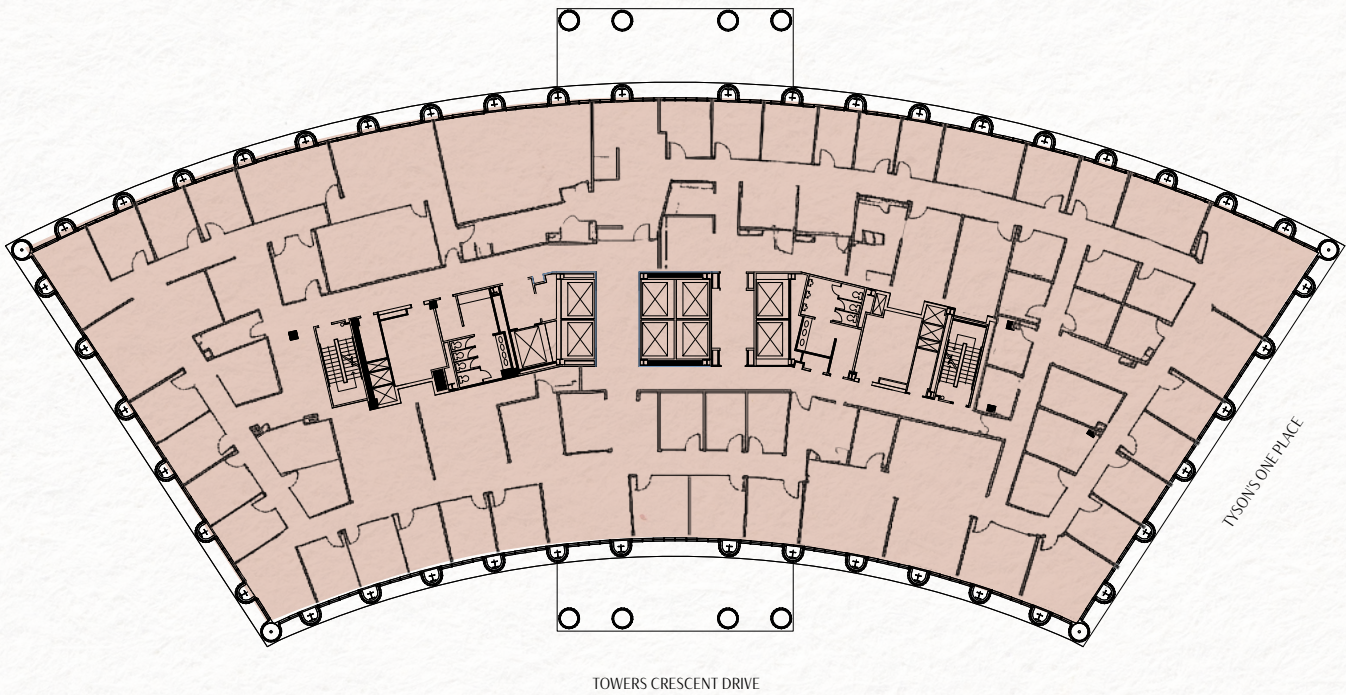
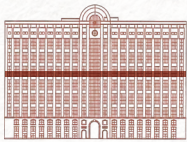
■ Shell Condition



Tenth Floor

■ Suite 1000 - 25,416 SF - Available July, 2027

High-end law firm
buildout office interiors.



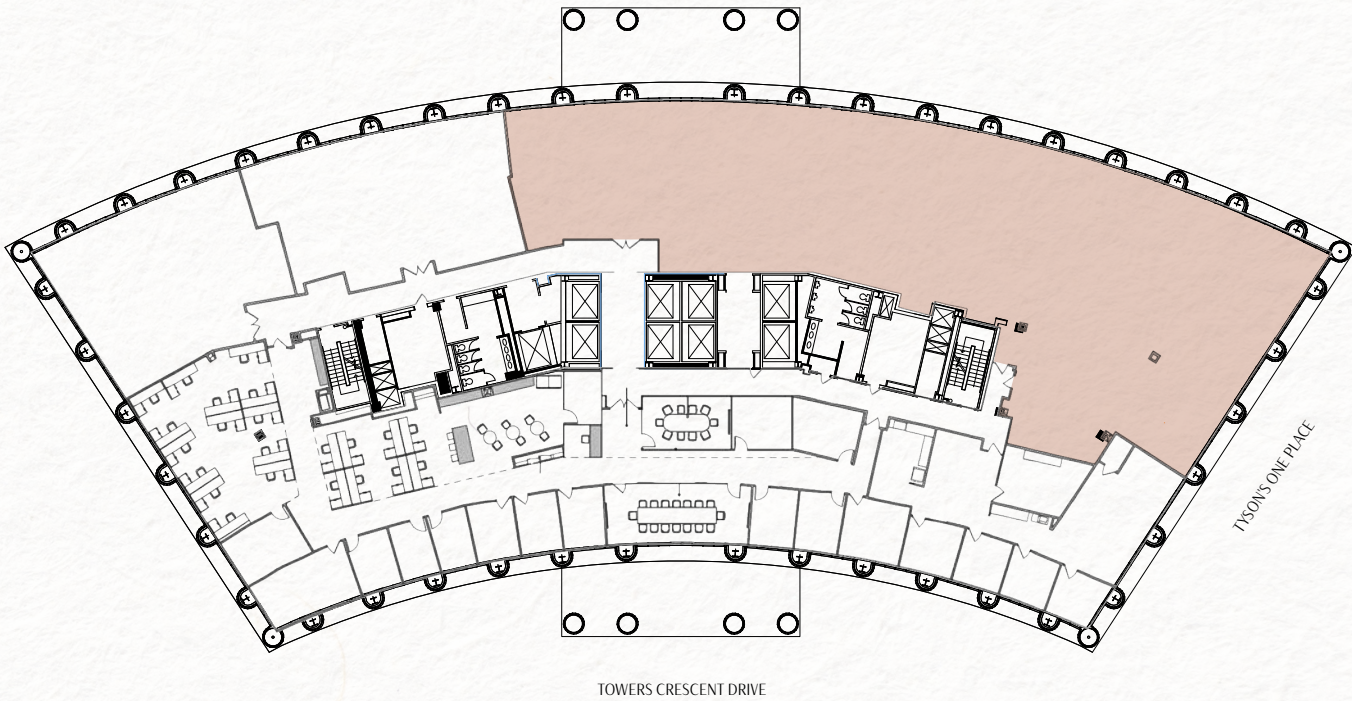
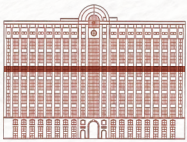
■ Full Build-Out

Private Offices	49
Work Stations	20
Conference Room	5
Kitchen	1

Eleventh Floor

■ Suite 1125 - 9,926 SF

Large all glass entry. Mix
of open space & office.



■ Partial Build-Out

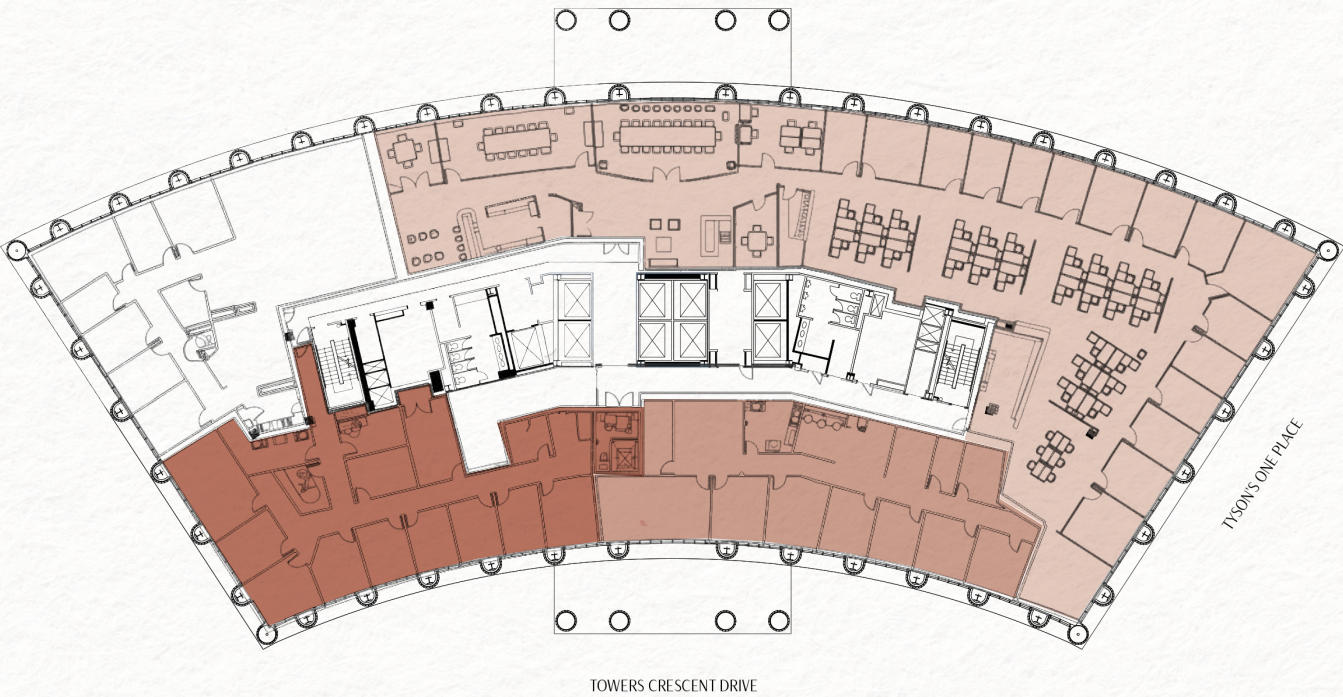
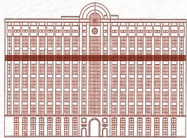
Private Offices	3
Open Space	1
Conference Room	1
Kitchen	1



Twelfth Floor

- Suite 1200 - 11,980 SF
- Suite 1225 - 4,497 SF
- Suite 1250 - 4,517 SF

High-end law firm
buildout office interiors.



■ Full Build-Out

Private Offices	17
Work Stations	38
Conference Room	4
Kitchen	2

Scan the QR code or click here to view built-out space

■ Full Build-Out

Private Offices	8
Open Space	2
Conference Room	1
Kitchen	1

Scan the QR code or click here to view built-out space

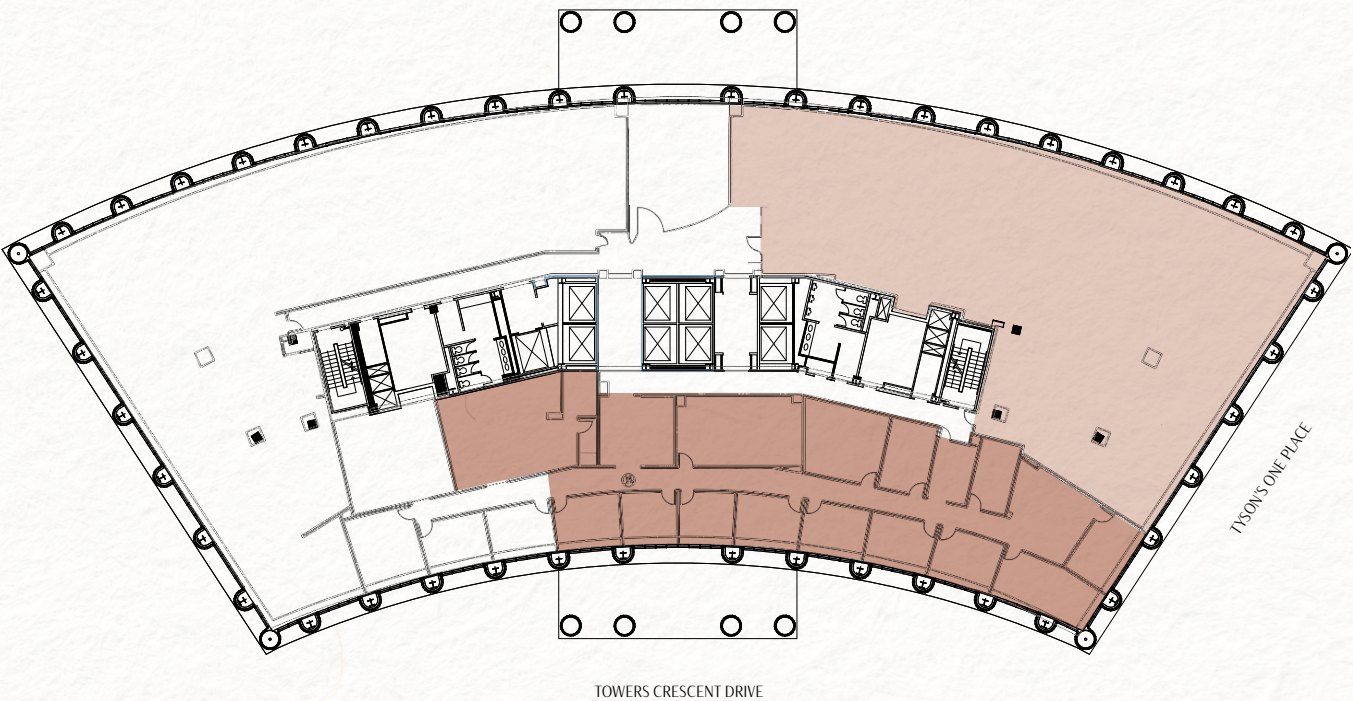
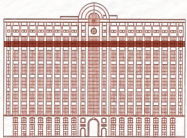
■ Full Build-Out

Private Offices	11
Reception	1
Conference Room	1
Kitchen	1

Scan the QR code or click here to view built-out space

Fourteenth Floor

- Suite 1400 - 8,304 SF - Available September, 2027
- Suite 1425 - 6,317 SF



■ Shell Condition

Private Offices	11
Reception	1
Conference Room	1
Kitchen	1

Scan the QR code or click here to view built-out space

■ Shell Condition

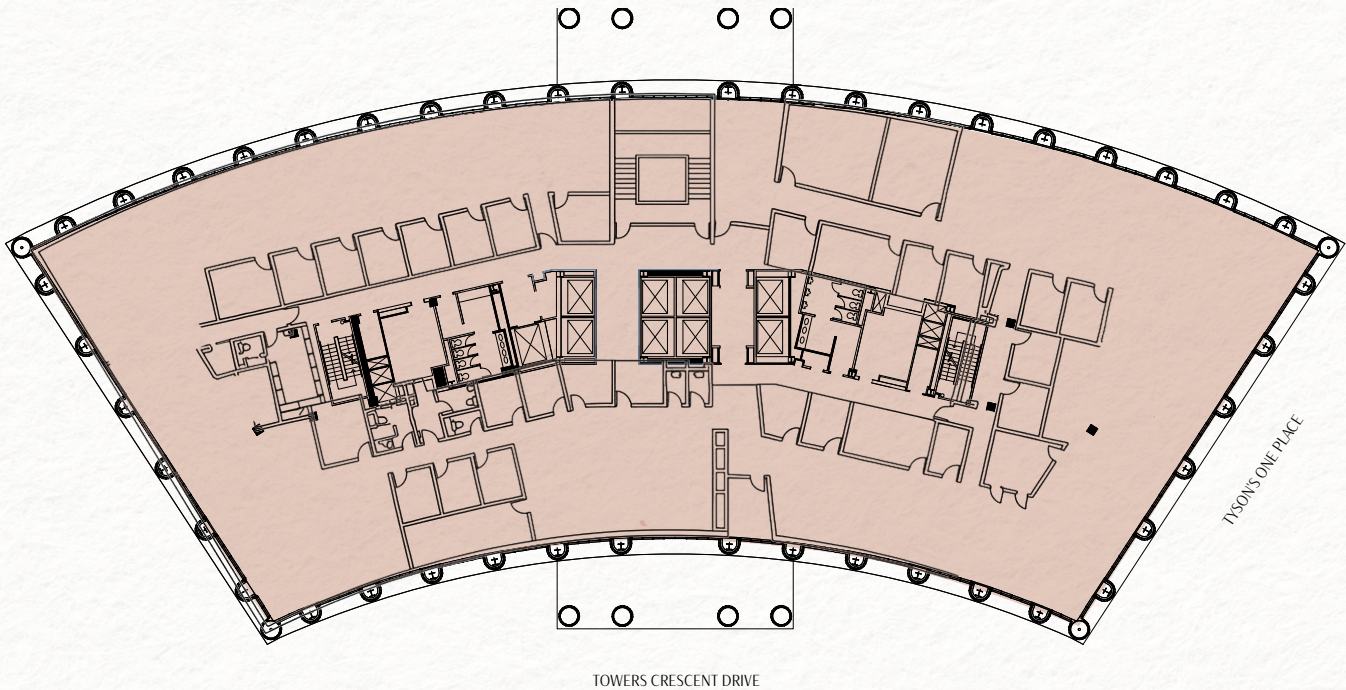
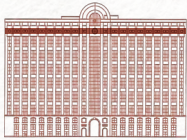
Private Offices	11
Reception	1
Conference Room	1
Kitchen	1

Scan the QR code or click here to view built-out space

Sixteenth Floor

■ Suite 1600 – 26,451 SF

High-end buildout office interiors. Mix of open space & office.



■ Full Build-Out

Private Offices	31
Open Space	1
Conference Room	1
Kitchen	1

Scan the QR code or click here to view built-out space



Property Details

Location

Address	8000 Towers Crescent Drive Tysons, Virginia 22182
Site	~ 7.11 acres
Nearby Transit	7-minute walk to Tysons Corner Metro (Silver Line) Immediate access to I-495, Route 7, I-66, and Dulles Toll Road

Building Overview

Year Completed	1986
Building	Class A office tower
Size	~ 481,000 RSF
Stories	17
Typical Floor Plate	~25,000 - 28,000 RSF
Construction	Steel frame
Typical Column Spacing	~40'
Ceiling Height	~9' finished ceiling
Elevators	8 passenger elevators

Ownership & Team

Owner	JAG Tycon Towers, LLC
Property Management	Metropolitan Service Corporation
Development Manager / Developer	J.T.L. Tycon Developers
Architect	Philip Johnson & John Burgee
Exclusive Leasing Agent	Stream Realty Partners

Parking & Access

Parking	3.5/1000 SF - covered and surface parking available
Access	Direct connection to Tysons Corner Center Immediate Beltway visibility and access

Building Systems & Features

Security	24-hour secure access throughout garage, building, and tenant suites
HVAC	VAV system with bi-polar ionization upgrades
Electrical	5 watts/SF tenant power with on-site emergency generator



*Designed as a landmark.
Recognized as an icon.*

Leasing Information

Carter Byrnes
703.439.1096
carter.byrnes@streamrealty.com

Erik McLaughlin
703.439.1137
erik.mclaughlin@streamrealty.com

8000 TOWERS CRESCENT DRIVE

