

Towers Crescent

8000 Towers Crescent Drive | Tysons, VA

ICONIC CLASS A OFFICE
PRIME TYSONS LOCATION





Building Highlights



Established **Class A office tower** and Tysons landmark



~**481,000 RSF** | 17 stories



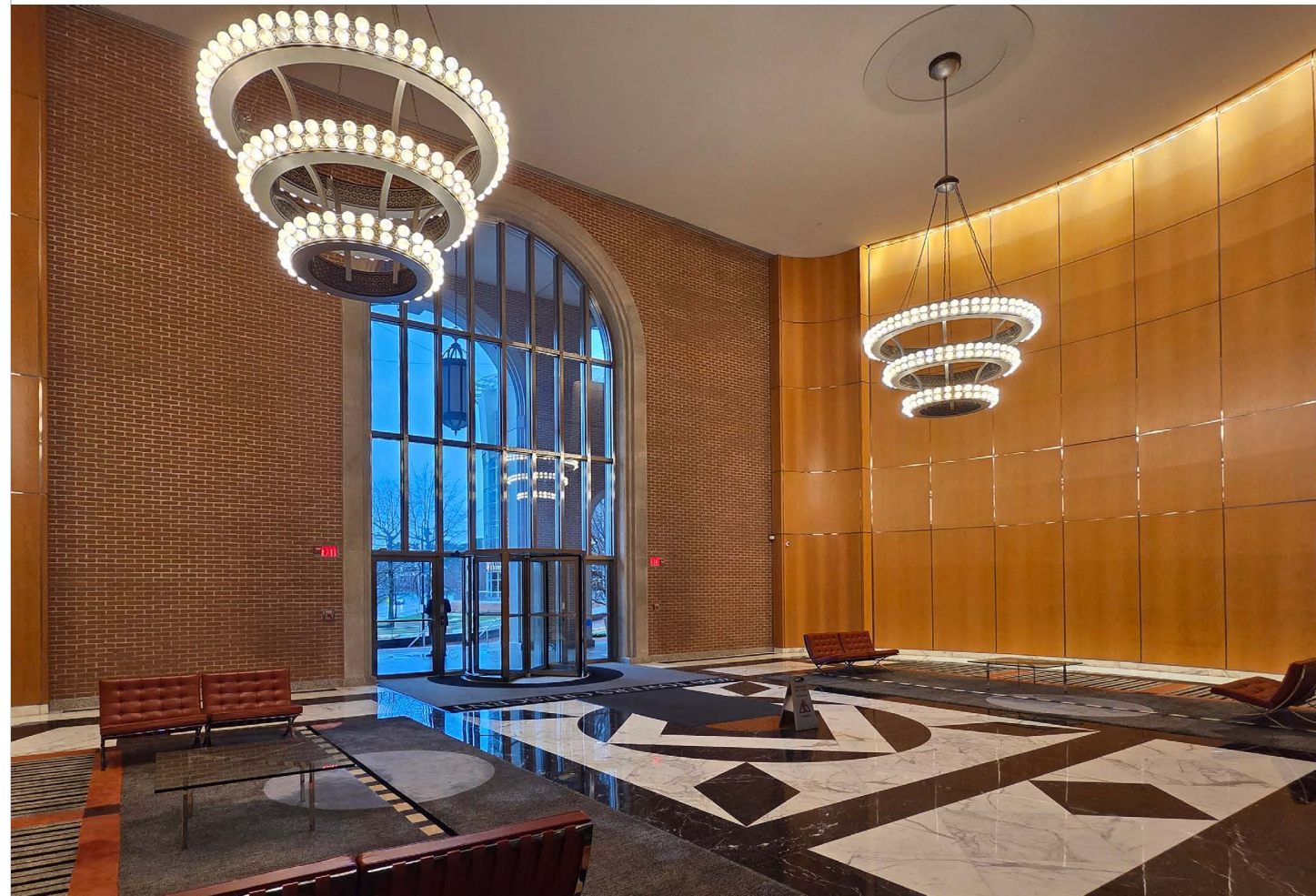
Large, efficient floor plates (~25,000 RSF typical)



Prominent visibility from **I-495**



Strong identity within the Tysons skyline



Amenities



Tower Club – premier on site private business & social club



Secure access throughout garage, building, and tenant suites



On-site conference and collaborative meeting facilities



Professionally managed with on site ownership presence



On site dining including Chima Steakhouse



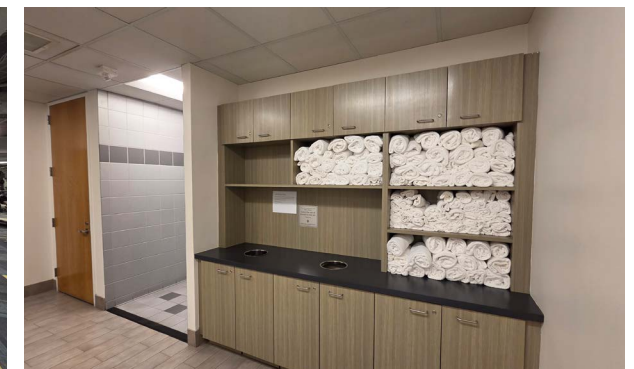
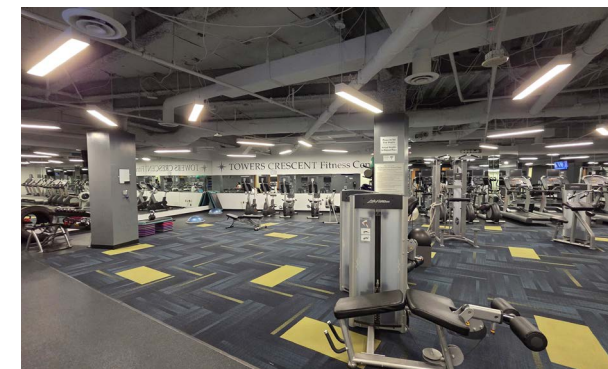
Concierge level tenant services



Full service fitness center



Directly connected to Tysons Corner Center





Location & Access



Excellent balance of access, convenience, and walkability



Walkable to Tysons Corner Metro Station



Adjacent to the renovated Tysons Corner Marriott



One of Tysons' most connected and recognizable addresses



Immediate access to I-495, Route 7, Chain Bridge Road, Dulles Toll Road & I-66



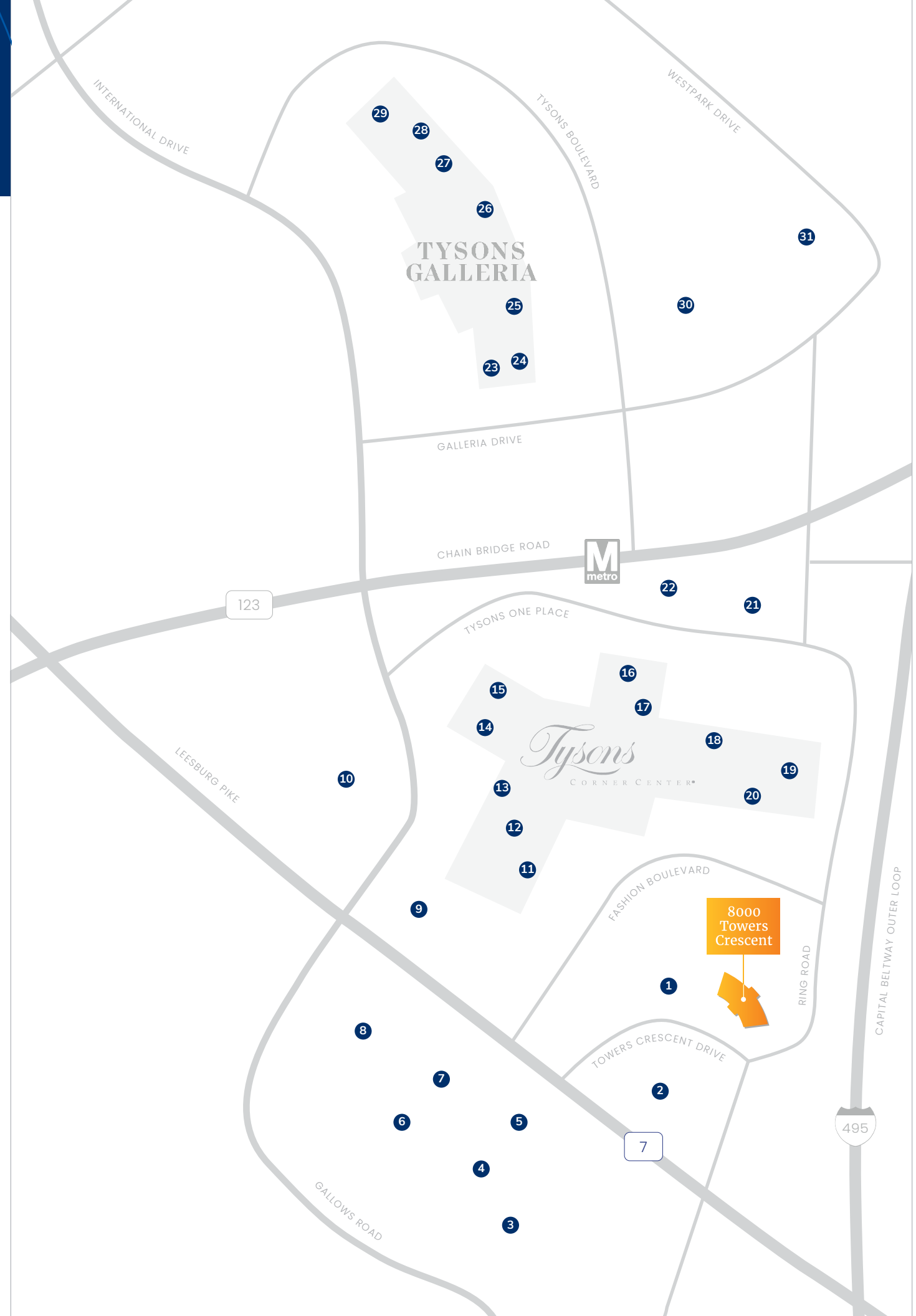
Strong parking ratio supporting tenant and visitor ease



Directly connected to one of the region's most active retail and dining destinations

Nearby

- | | | |
|--------------------|--------------------|---------------------|
| 1 Chima Steakhouse | 12 Apple | 23 Neiman Marcus |
| 2 Marriot Hotel | 13 Brooks Brothers | 24 Founding Farmers |
| 3 Patsy's | 14 Macy's | 25 Palm Restaurant |
| 4 Randy's | 15 Coach | 26 The Ritz Carlton |
| 5 Tiffany & Co | 16 Hyatt Regency | 27 Prada |
| 6 Equinox | 17 Barrel & Bushel | 28 Cartier |
| 7 Fairfax Square | 18 Coastal Flats | 29 Wildfire |
| 8 Nostos | 19 Seasons 52 | 30 Fogo De Chao |
| 9 Capital Grille | 20 Barnes & Noble | 31 Agora |
| 10 Silver Diner | 21 Eddie V's | |
| 11 Bloomingdales | 22 Earls | |





Leasing Flexibility

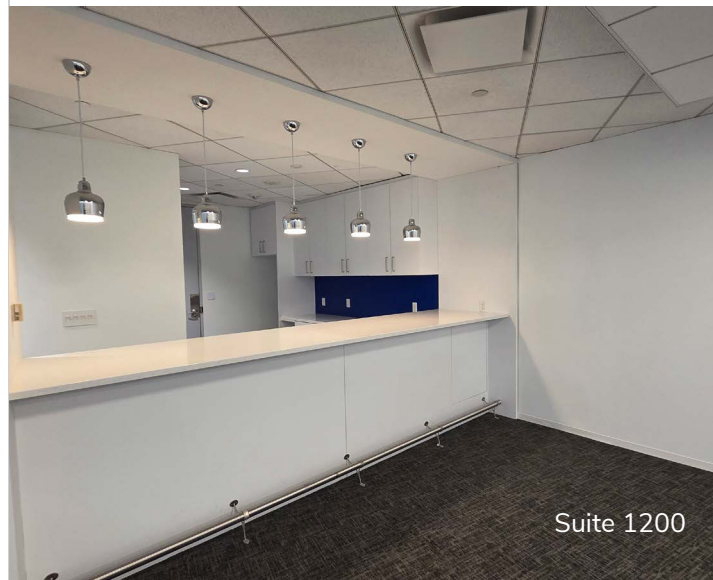
- Move in ready spec suites to full floor opportunities
- Up to 150,567 SF contiguous
- Turn key delivery capabilities
- Efficient layouts adaptable to a wide range of users
- Headquarters caliber opportunities available



Suite 1600



Suite 700



Suite 1200



Suite 1250

Availabilities

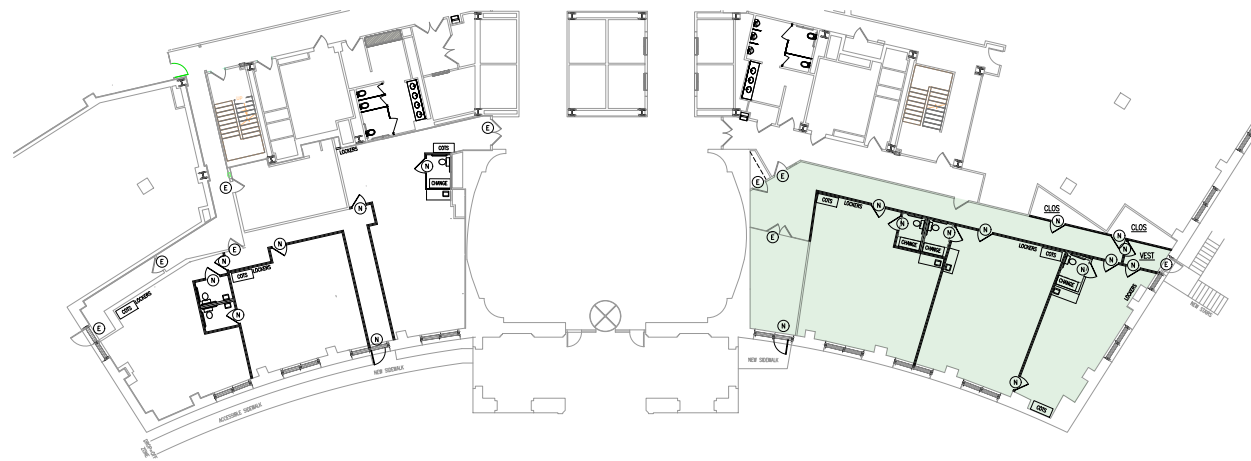


Floor	Availability
17	TOWER CLUB TYSONS
16	SUITE 1600 26,451 SF
15	LEASED
14	SUITE 1400 8,304 SF SUITE 1425 6,317 SF LEASED
13	LEASED
12	SUITE 1200 11,980 SF SUITE 1225 4,497 SF SUITE 1250 4,517 SF
11	SUITE 1125 9,926 SF LEASED
10	SUITE 1000 24,416 SF
9	SUITE 950 4,119 SF LEASED
8	SUITE 800 25,446 SF
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
PL/LL	A, B, C 90 - 21,525 SF



First Level

■ SUITE 170 | 3,748 SF

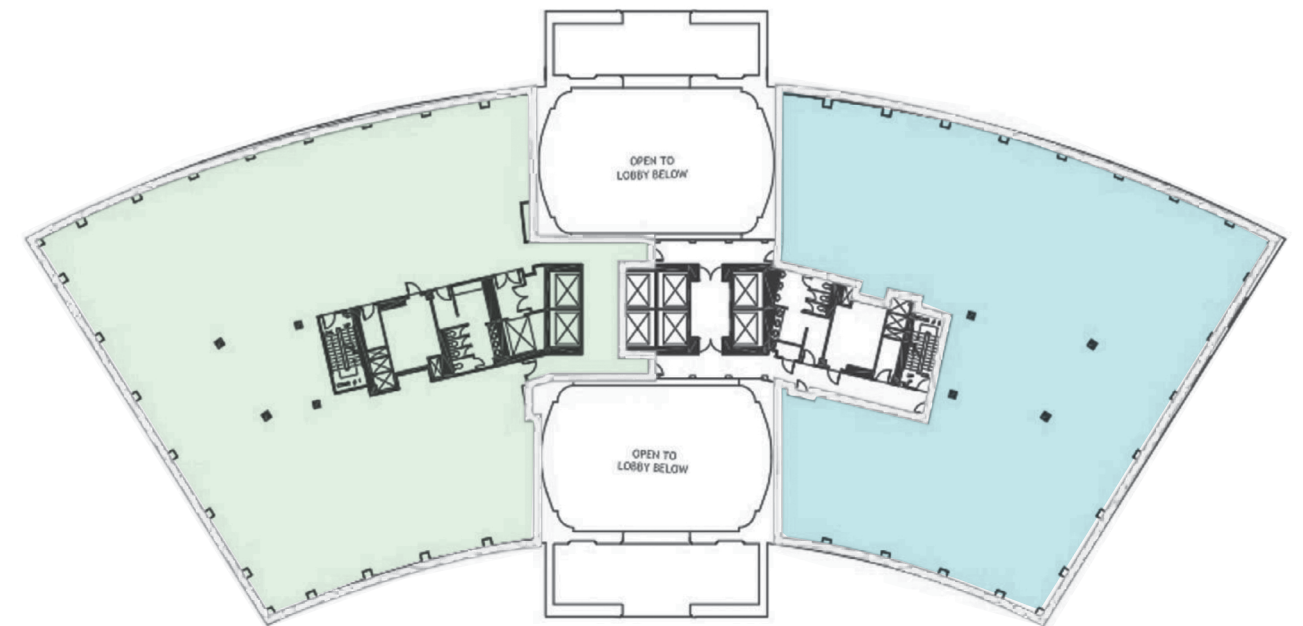


Third Floor



■ SUITE 300 | 11,535 SF

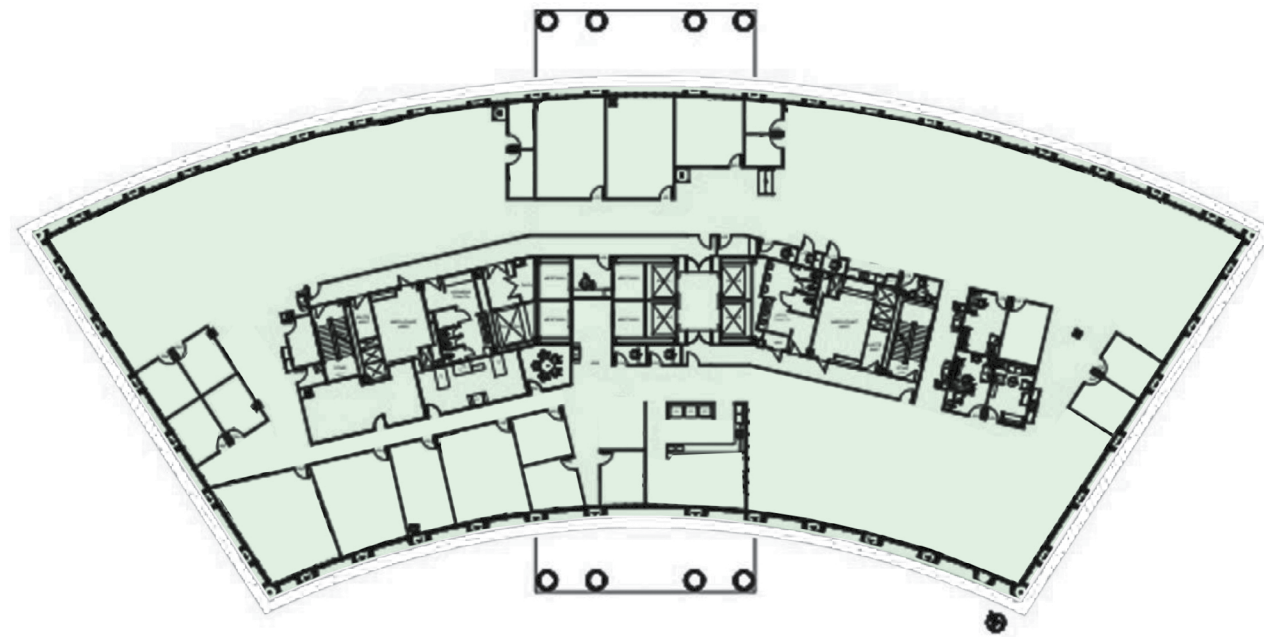
■ SUITE 350 | 11,623 SF





Fourth Floor

■ SUITE 400 | 25,446 SF



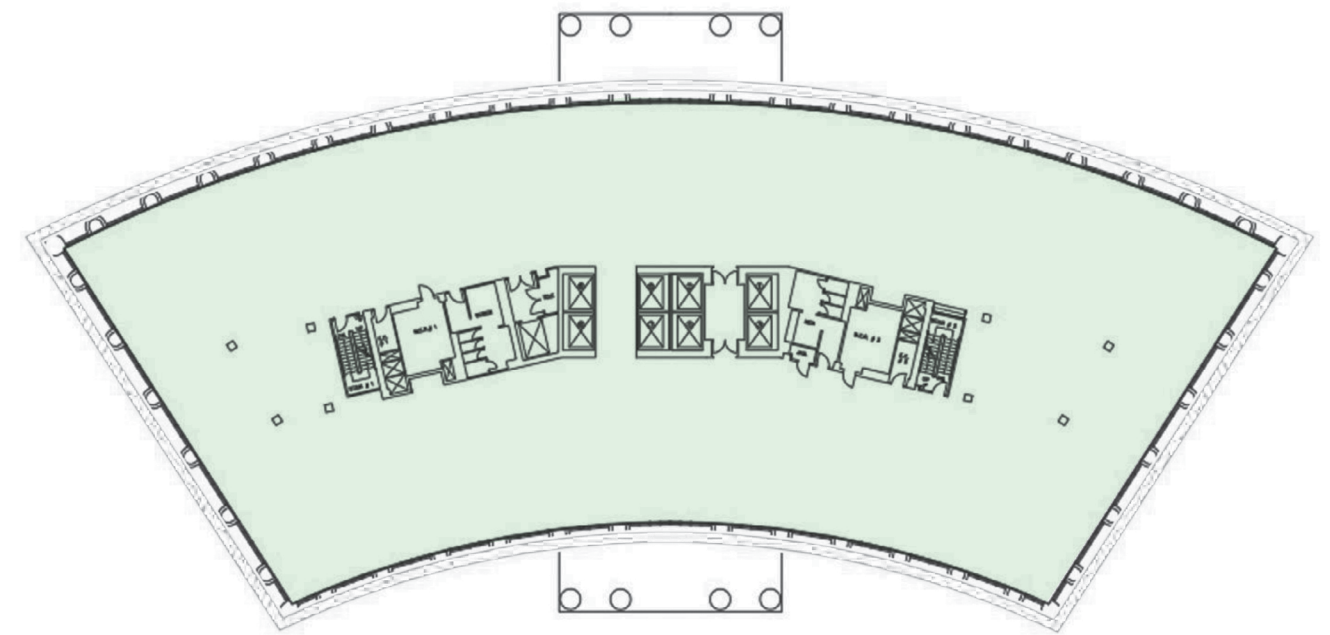
Scan the QR code or click here to view the 4th floor built-out space.



Fifth Floor



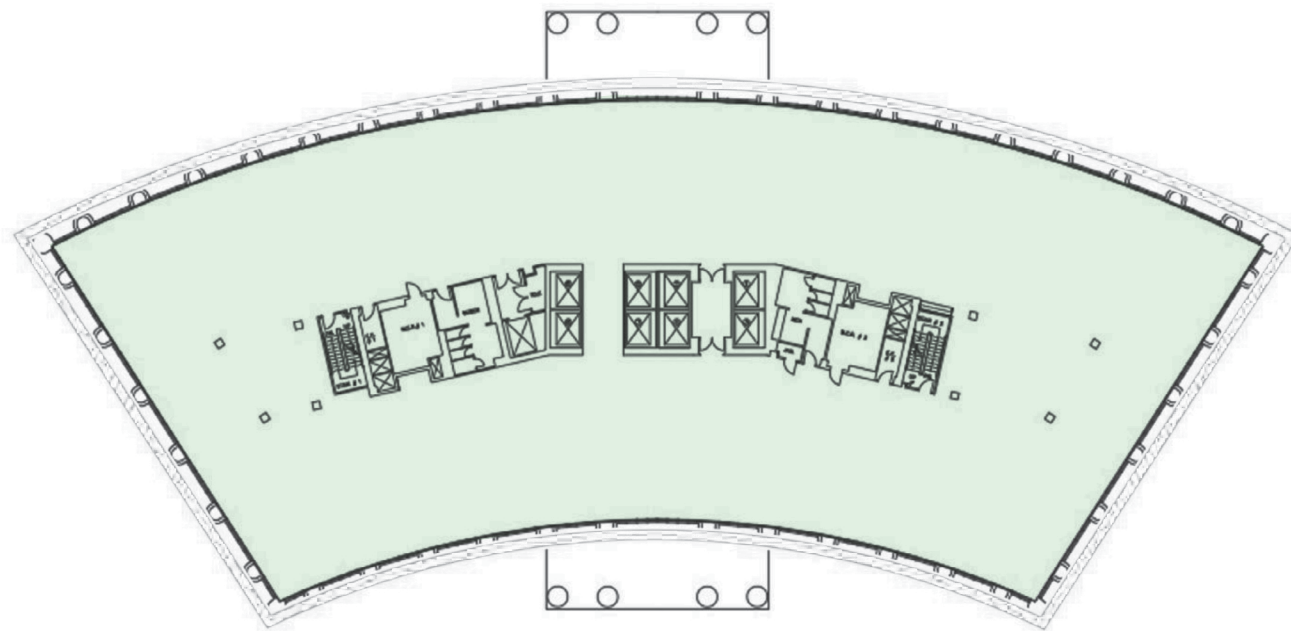
■ SUITE 500 | 25,447 SF





Sixth Floor

■ SUITE 600 | 25,447 SF

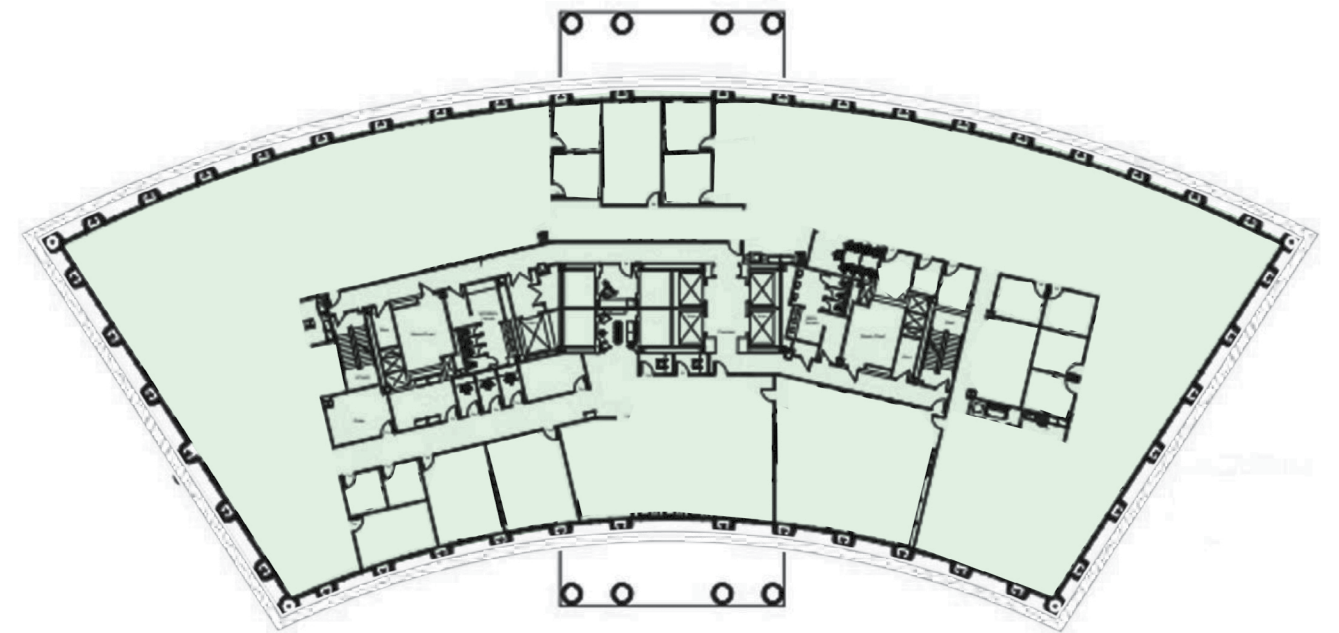


Scan the QR code or click here to view the 6th floor shell space.



Seventh Floor

■ SUITE 700 | 25,446 SF



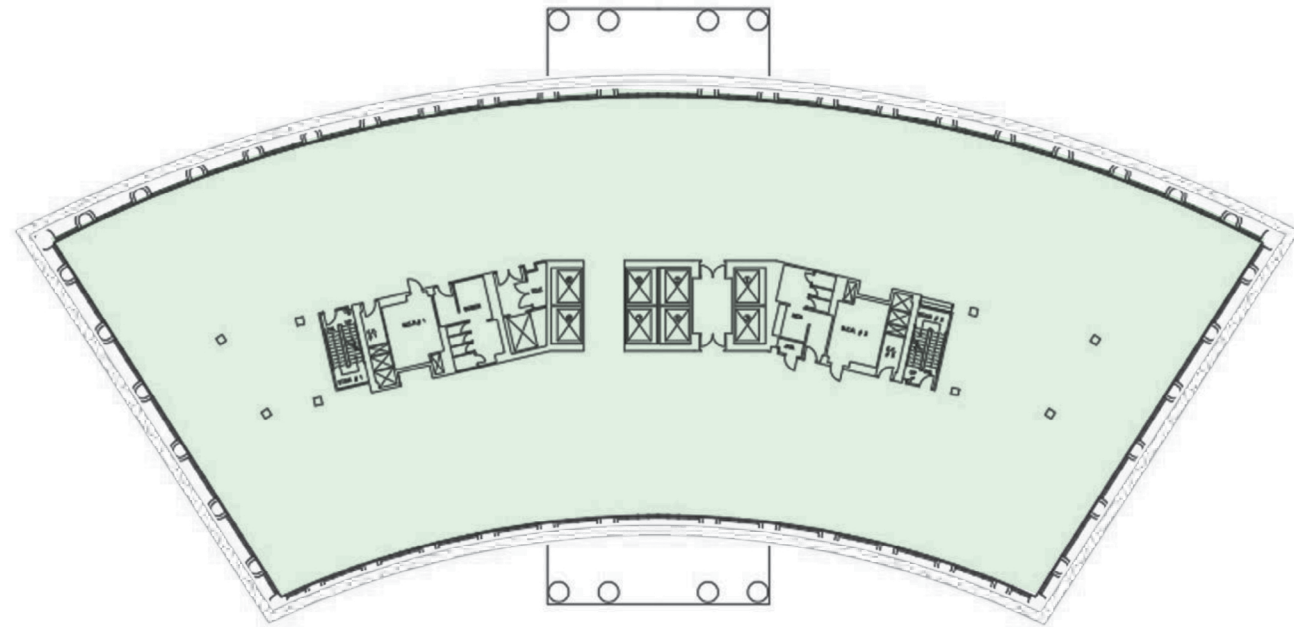
Scan the QR code or click here to view the 7th floor built-out space.





Eighth Floor

■ SUITE 800 | 25,446 SF



Ninth Floor

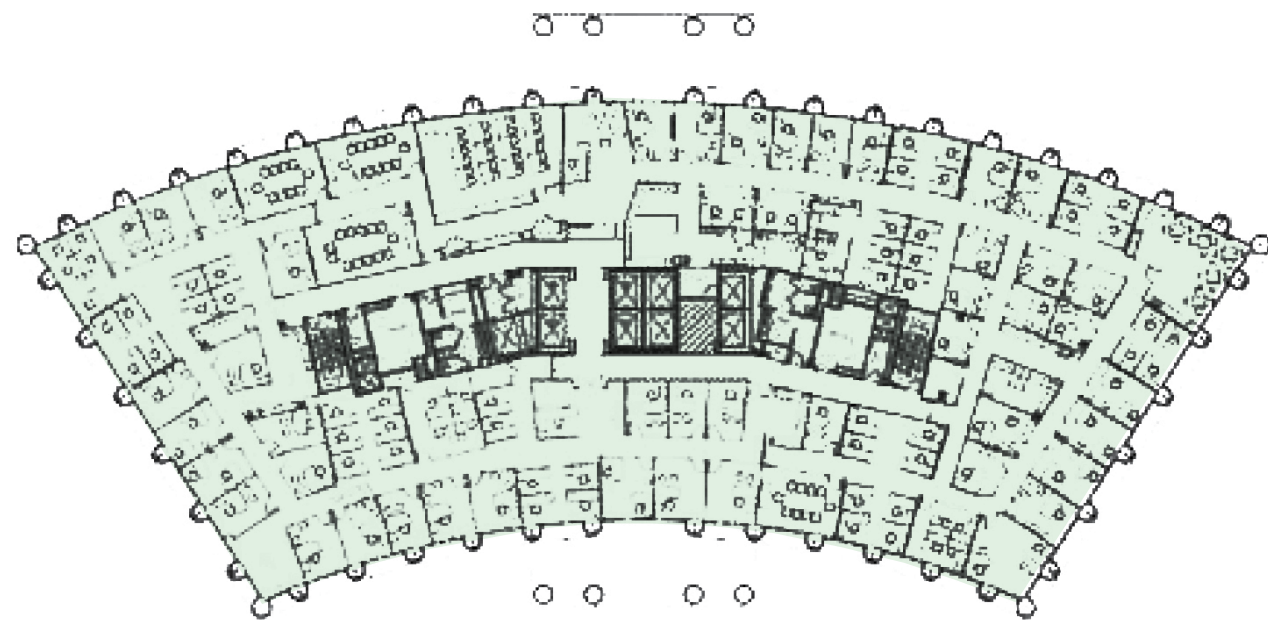
■ SUITE 950 | 4,119 SF





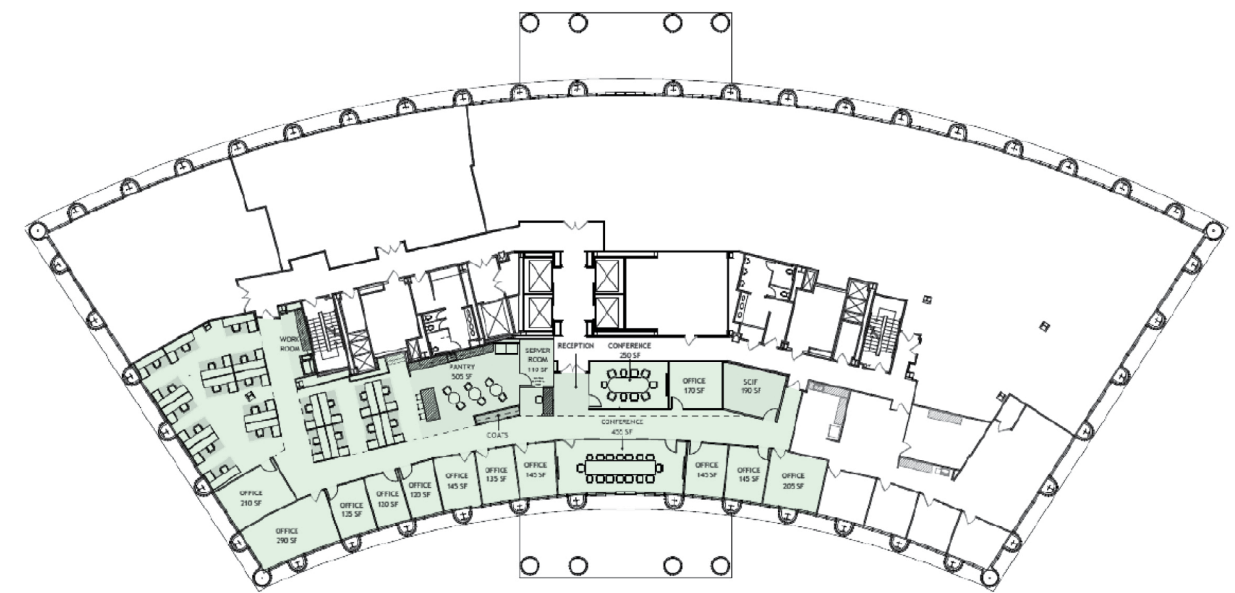
Tenth Floor

■ SUITE 1000 | 24,416 SF



Eleventh Floor

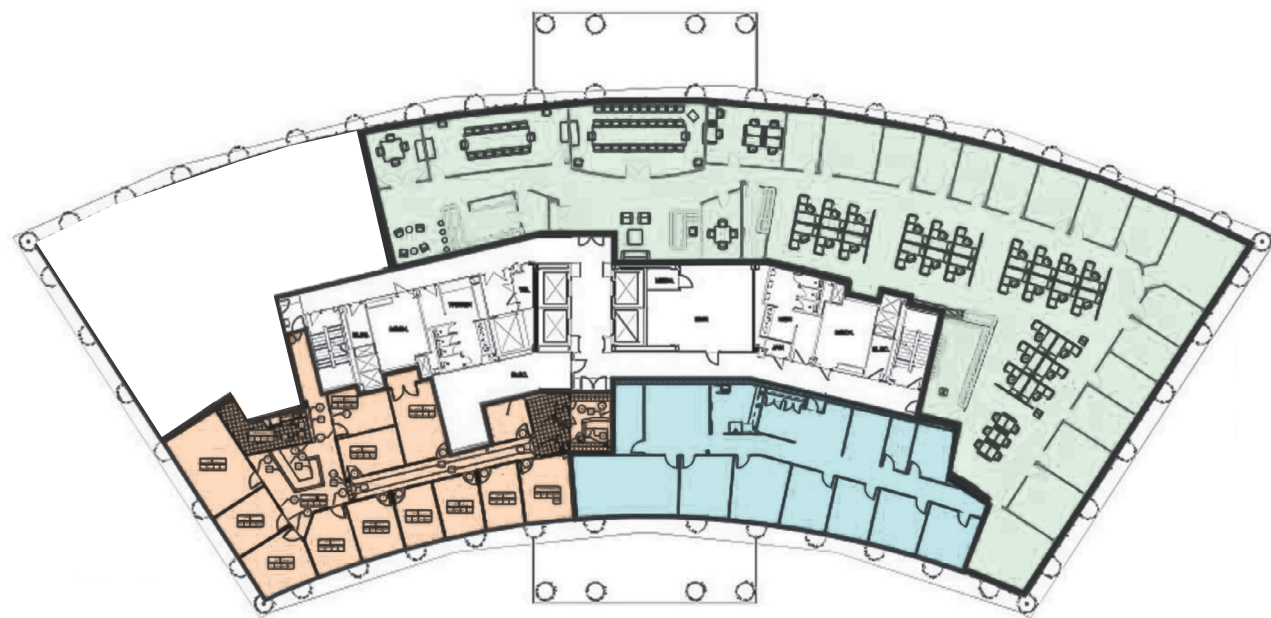
■ SUITE 1125 | 9,926 SF





Twelfth Floor

- SUITE 1200 | 11,980 SF
- SUITE 1225 | 4,497 SF
- SUITE 1250 | 4,517 SF



Scan the QR code or click here to view the suite 1200 built-out space



Scan the QR code or click here to view the suite 1225 built-out space

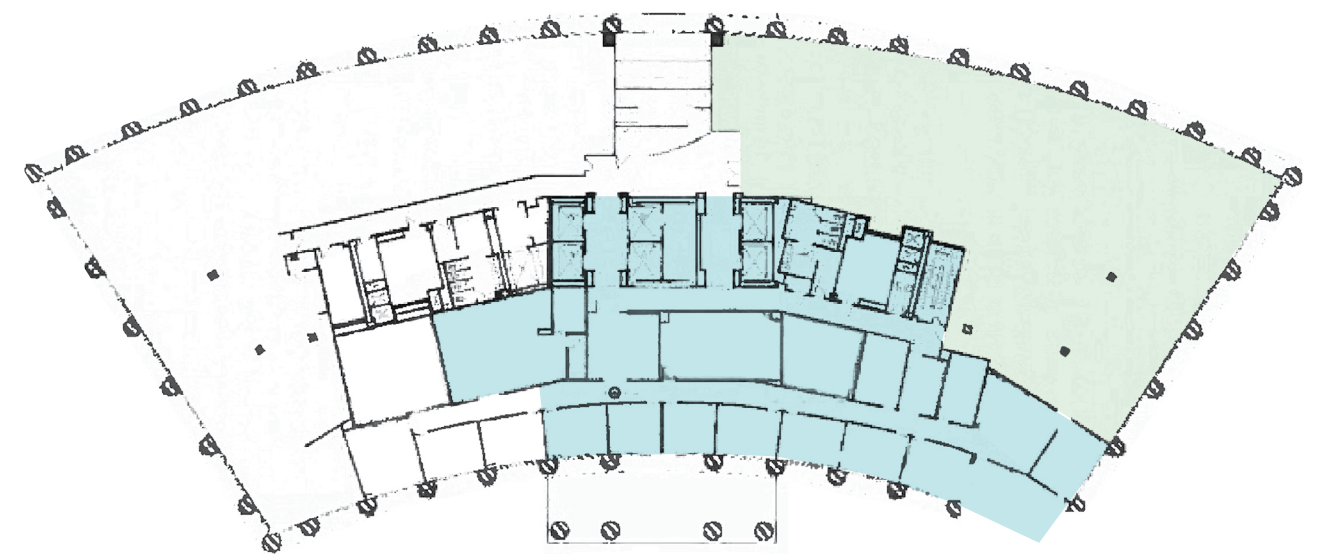


Scan the QR code or click here to view the suite 1250 built-out space



Fourteenth Floor

- SUITE 1400 | 8,304 SF - Available 09/01/2027
- SUITE 1425 | 6,317 SF





Sixteenth Floor

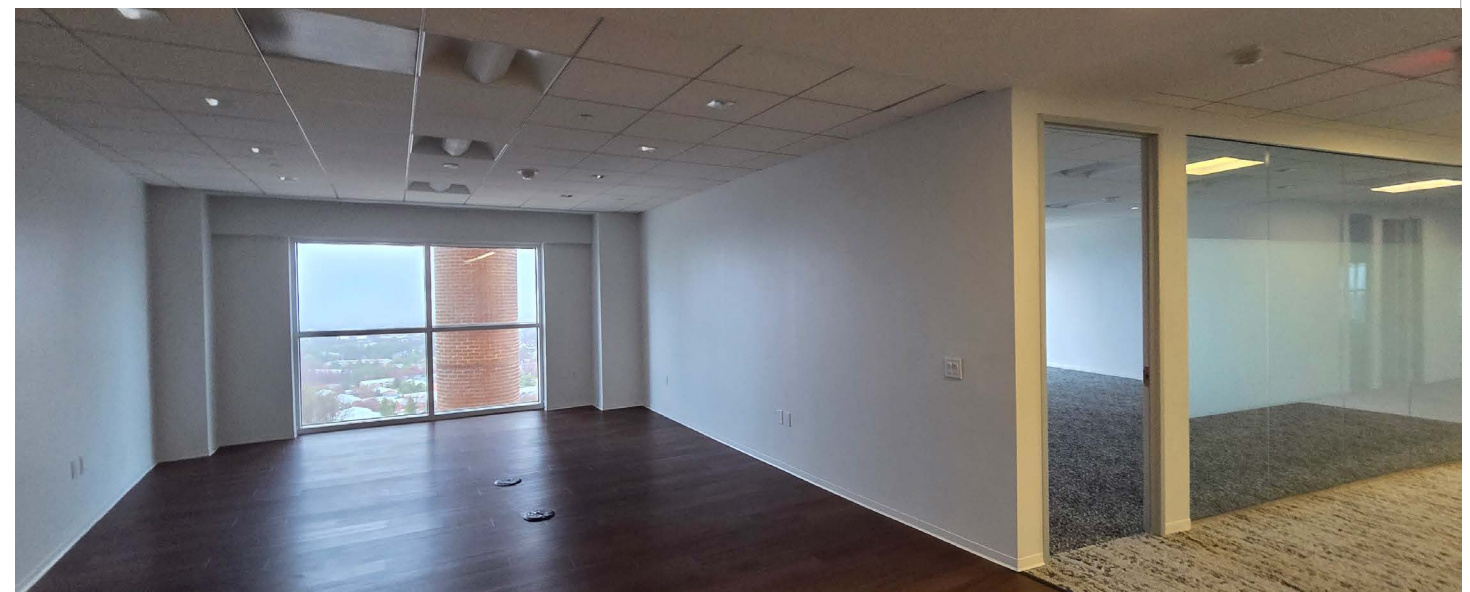
Suite 1600 Interiors



■ SUITE 1600 | 26,451 SF

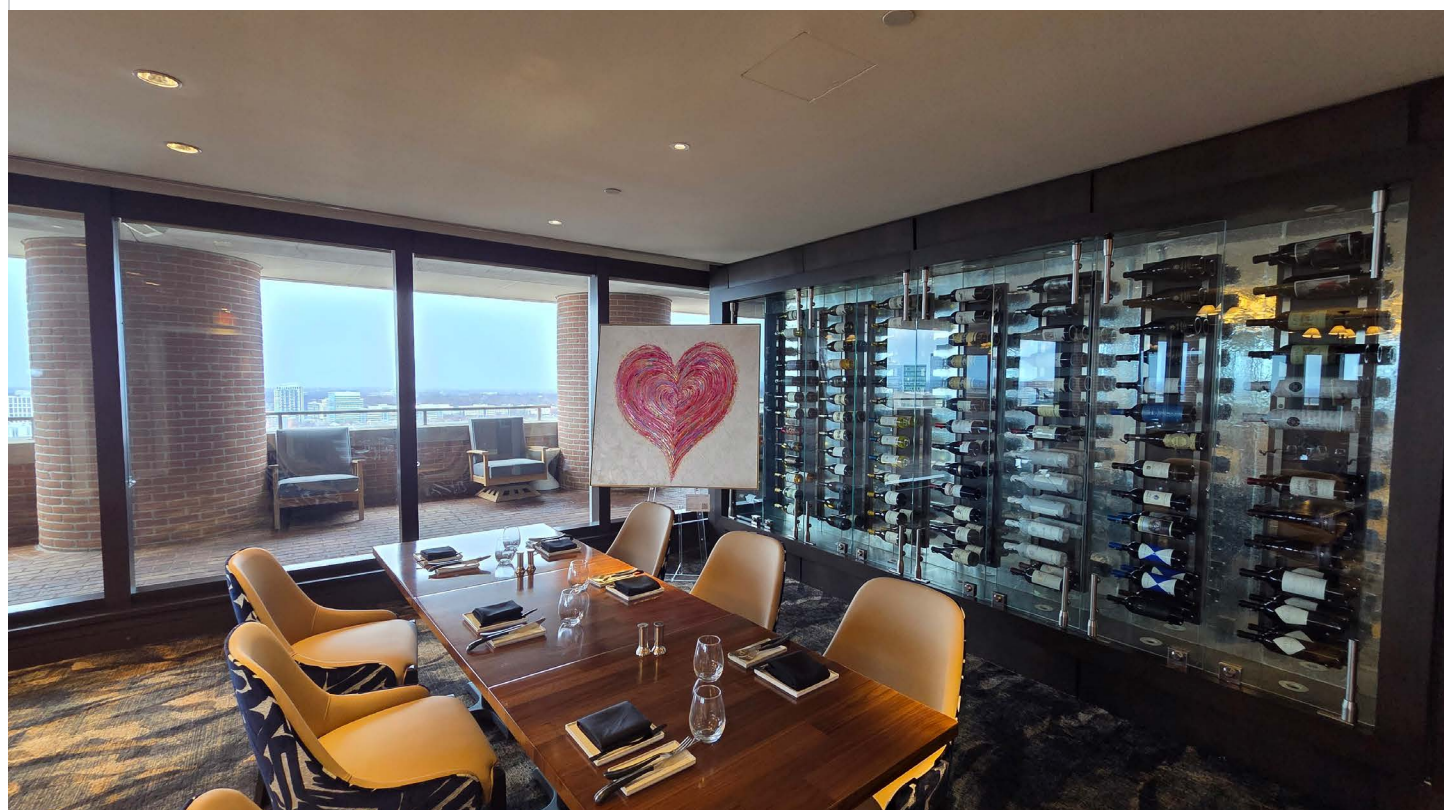


Scan the QR code
or click here to view
the suite 1600
built-out space





Tower Club Interiors





Contact Us

Carter Byrnes
703.439.1096
carter.byrnes@streamrealty.com

Erik McLaughlin
703.439.1137
erik.mclaughlin@streamrealty.com