

BUILDING ALONGSIDE TRADITION

8100 | 8130
BOONE blvd

TYSONS, VA 22182



Gosnell
PROPERTIES

STREAM®



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

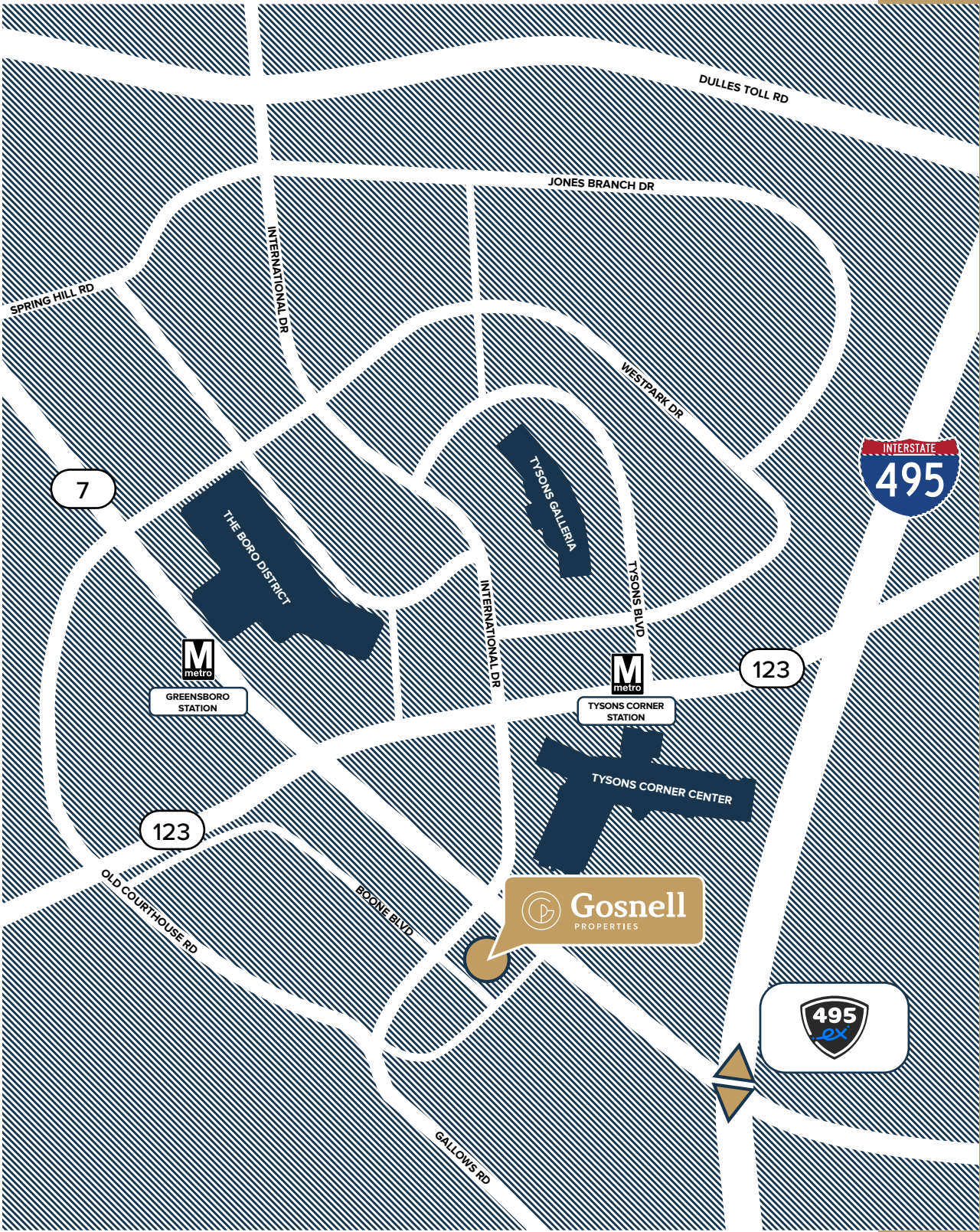
Two-story atrium lobby

Extensive landscaping and excellent views

Family-owned and operated since 1972



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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



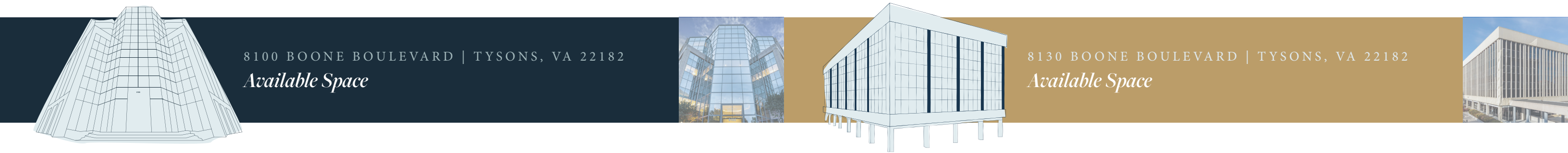
Recognized as a Top 10 Restaurant in the area by Northern Virginia Magazine.





WALKABLE + ON-SITE AMENITIES





8100 BOONE BOULEVARD | TYSONS, VA 22182

Available Space

8130 BOONE BOULEVARD | TYSONS, VA 22182

Available Space

PH

7

6

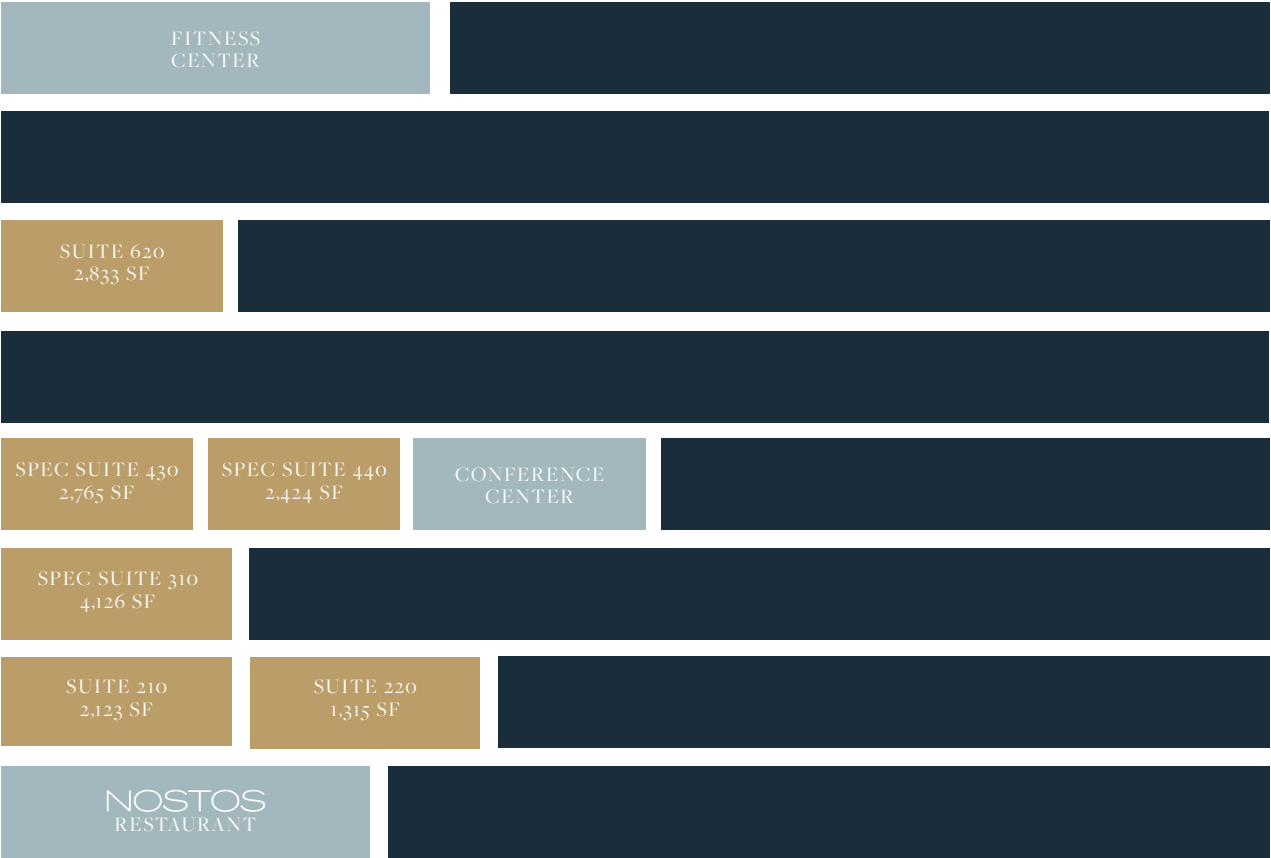
5

4

3

2

1



5

4

3

2

1



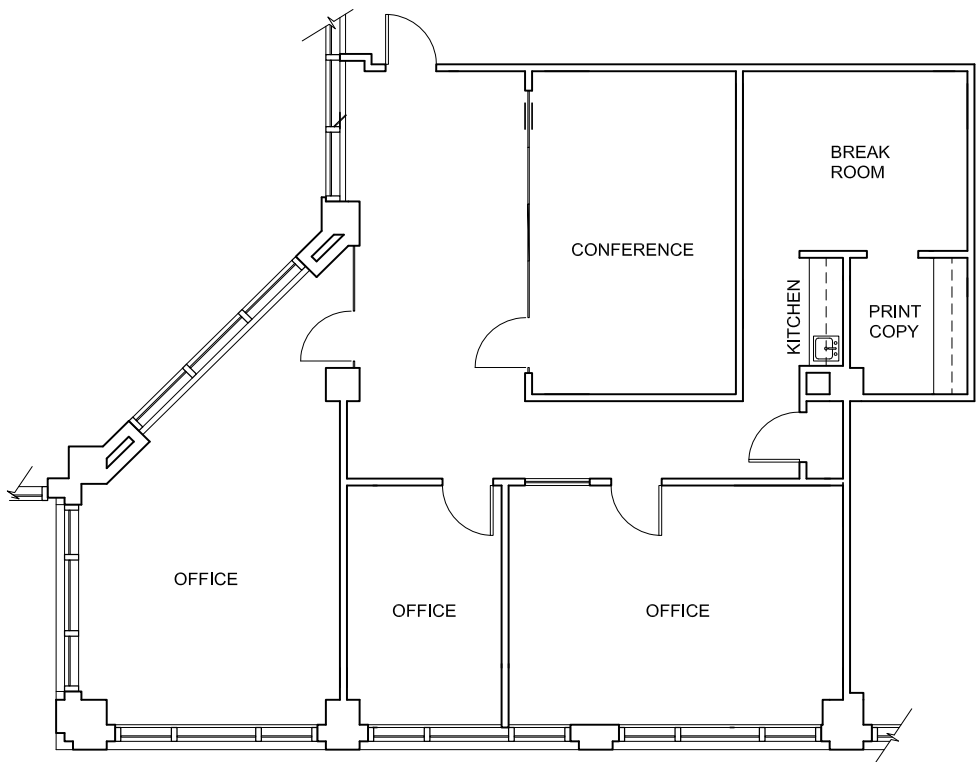
8100

Suite

RSF

210

2,123



3 Offices
Conference Room
Break Room
Kitchen

FLOOR PLANS

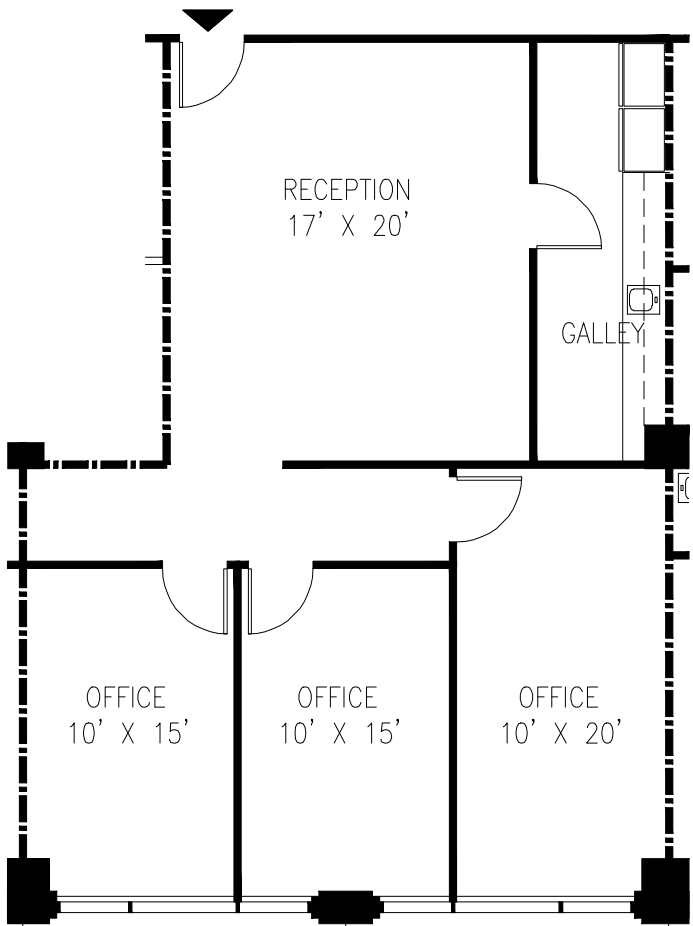
8100

Suite

RSF

220

1,315



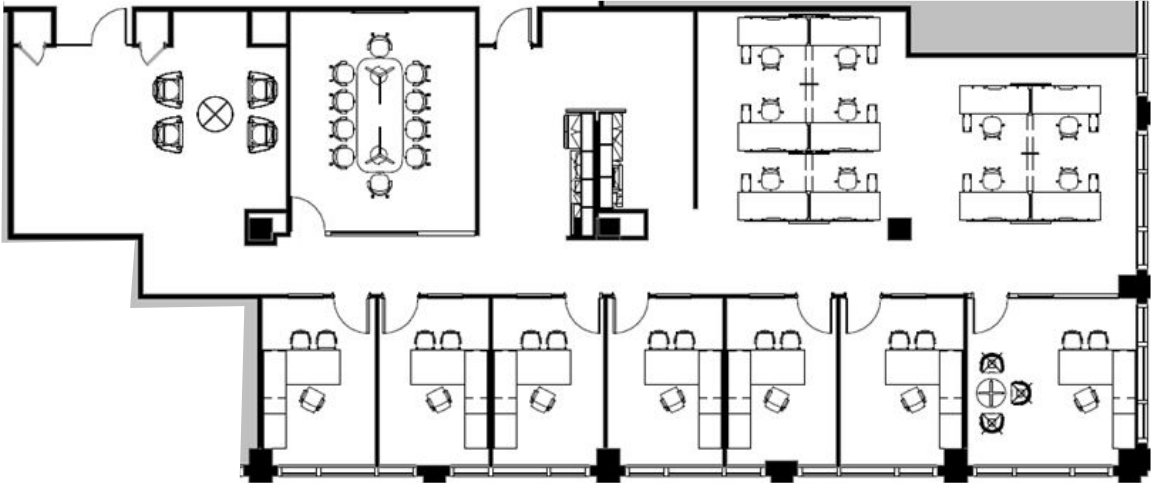
3 Offices
Kitchen
Reception Area

FLOOR PLANS



8100

Suite	RSF
310	4,126



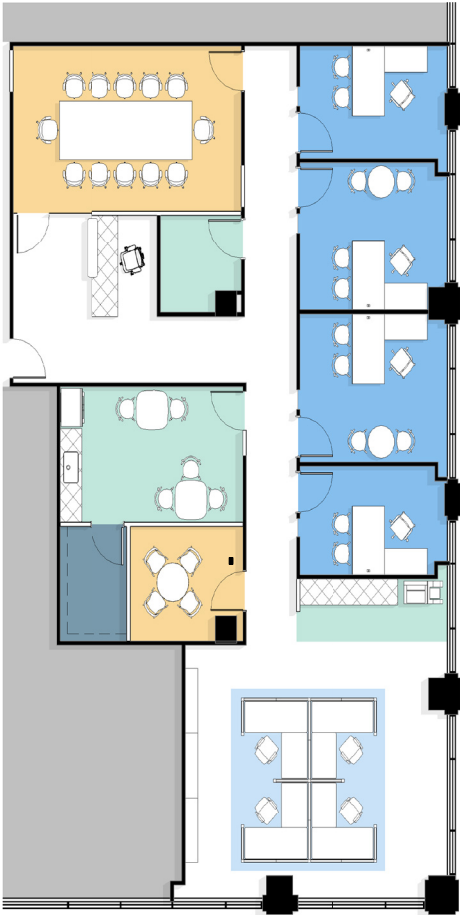
7 Offices
Conference Room
Kitchen
Reception Area

FLOOR PLANS



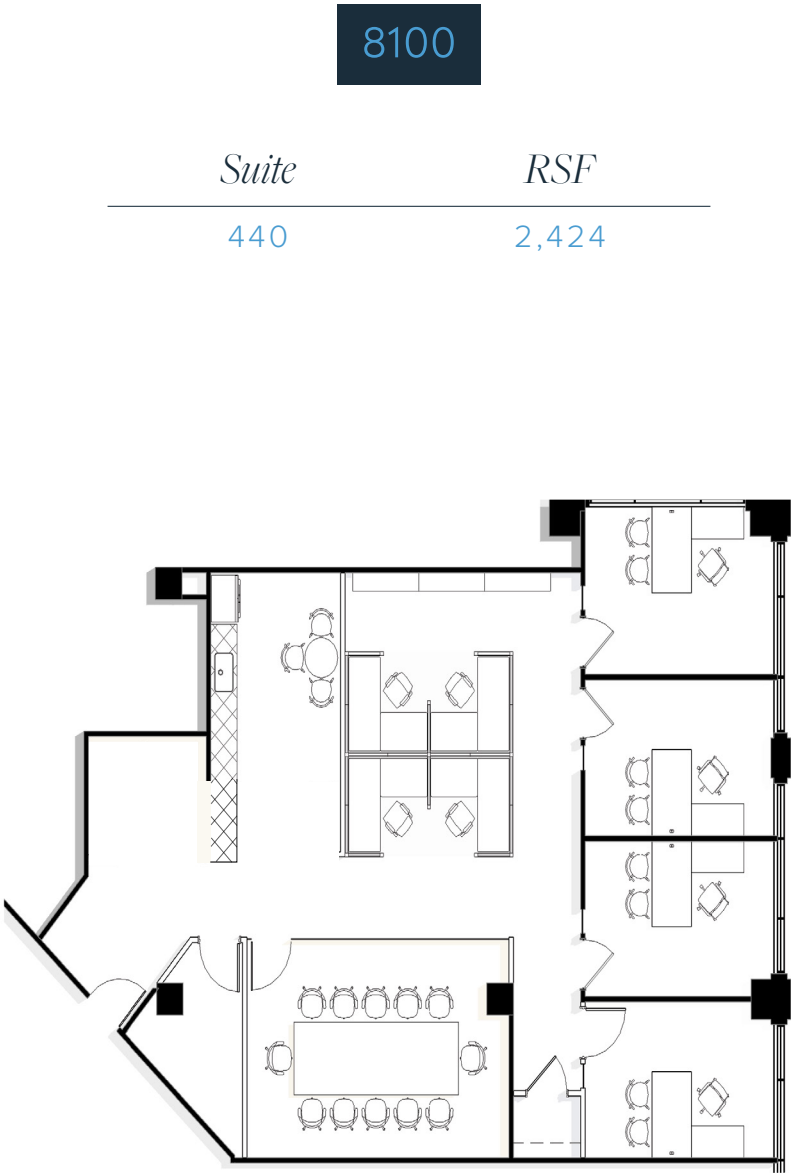
8100

Suite	RSF
430	2,765

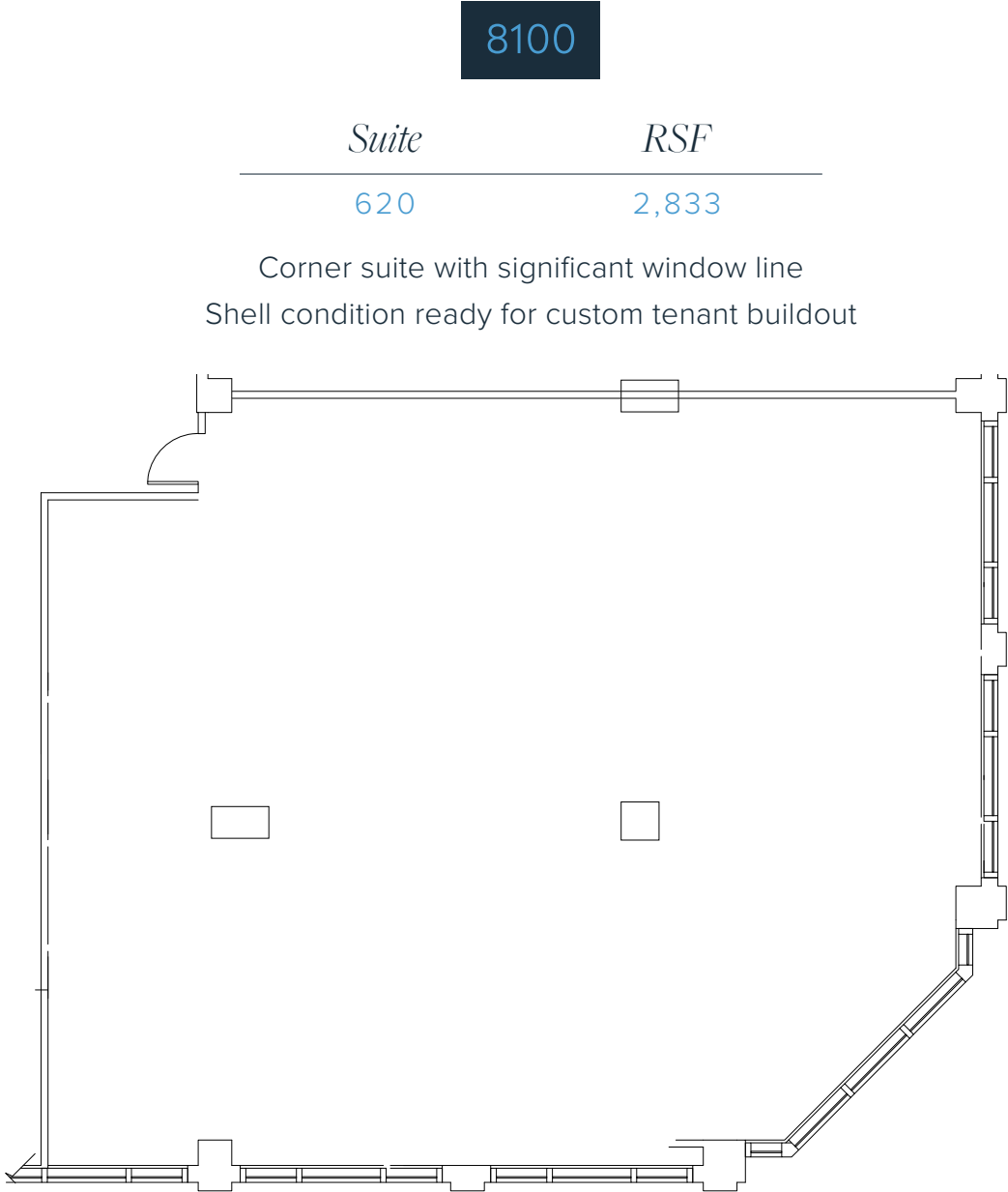


4 offices
Conference Room
Kitchen
Reception Area
Open Work Space

FLOOR PLANS



Fully Built Out
Spec Suite



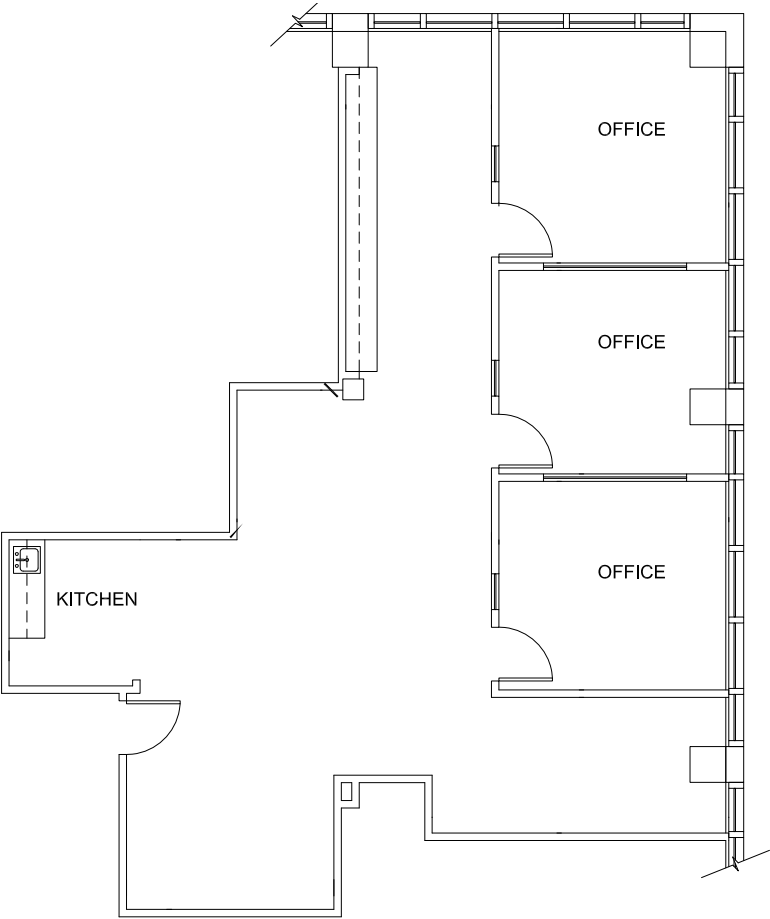


8130 BOONE BOULEVARD | TYSONS, VA 22182

21

8130

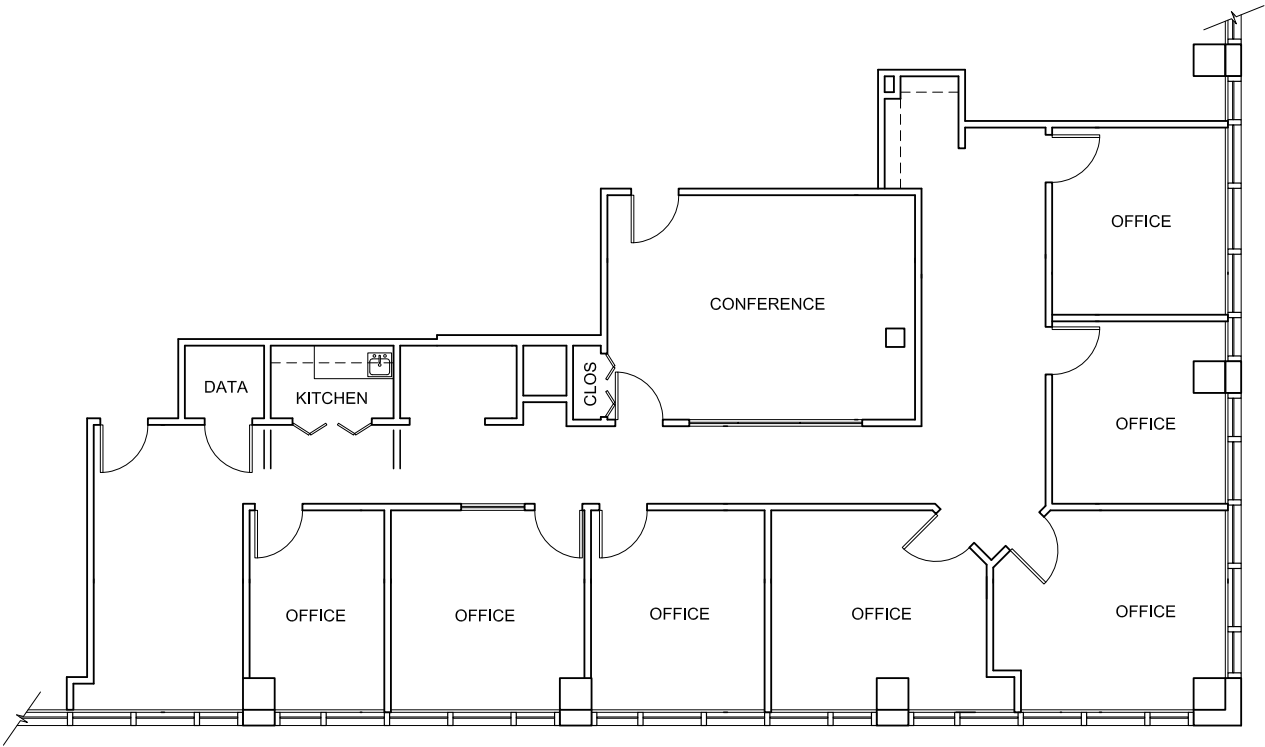
Suite	RSF
230	1,621



FLOOR PLANS

8130

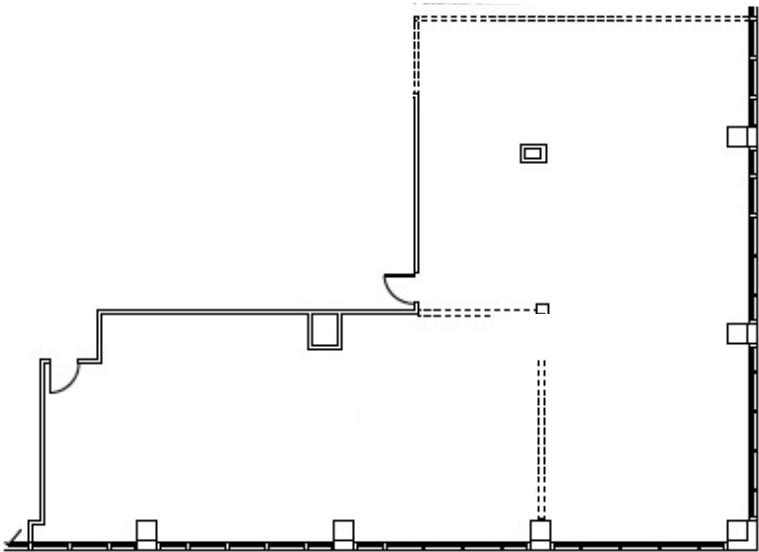
Suite	RSF
240	2,698



7 Offices
Reception
Conference Room
Kitchen

8130

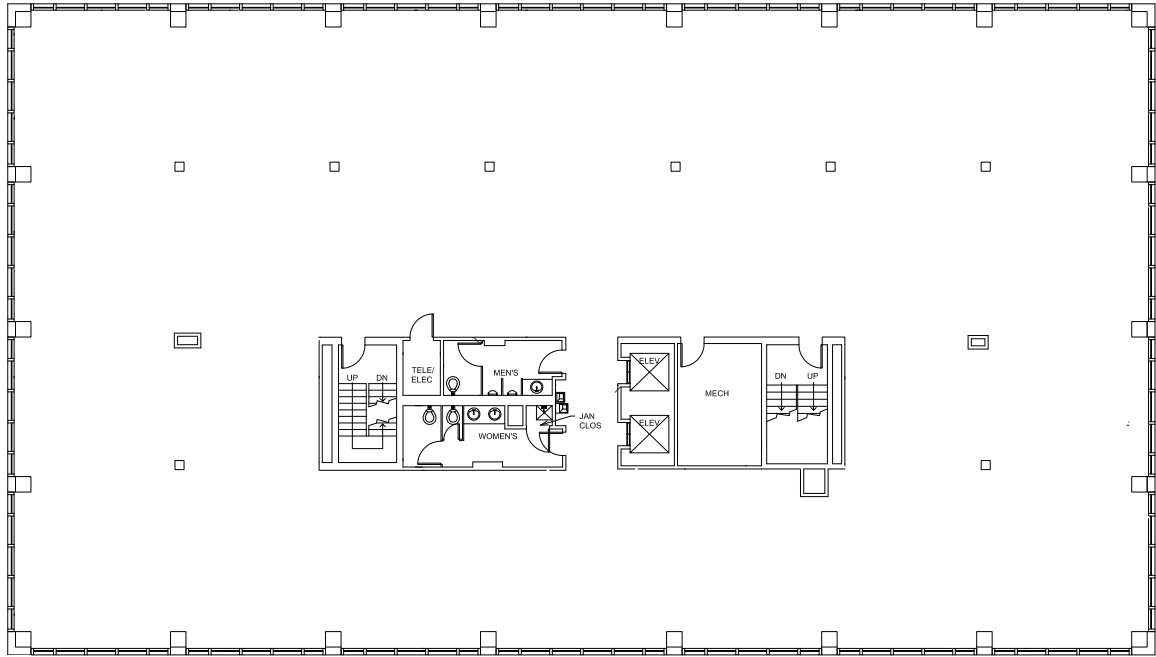
Suite	RSF
300	3,700



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

8130

Suite	RSF
400	13,374

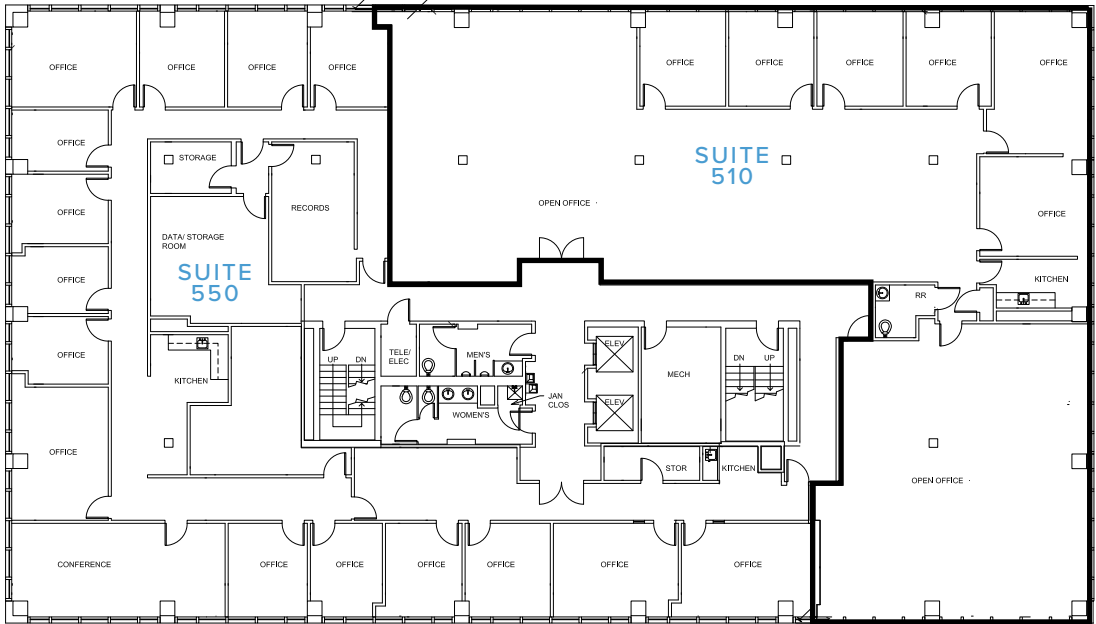


Divisible
Shell Condition
Full Floor Available
Great Views of Tysons

8130

Suite	RSF
510	6,208
550	6,043

Combined offers 12,215 SF of contiguous space



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



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