

8150

LEESBURG PIKE



STREAM

Atlantic
REALTY COMPANIES



A Quality Tenant Experience

PROPERTY HIGHLIGHTS

-  Outdoor Area
-  Fitness Center
-  Walkable to Tysons Station
-  Prominent Signage Opportunity
-  Ample Visitor Parking & Covered Tenant Parking
-  Walkable to Tysons Corner Center
-  Conference Center & Lounge
-  On-Site Property Management

ON-SITE RETAILERS



Premier Location



123



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TIME TO:



Tysons Corner Center
4 MINUTES



Tysons Metro Station
10 MINUTES



Tysons Galleria
13 MINUTES



Dulles Intl. Airport (IAD)
20 MINUTES



Reagan Ntl. Airport (DCA)
23 MINUTES



Downtown Washington
25 MINUTES

WILDFIRE
STEAKS, CHOPS & SEAFOOD

Cartier

PRADA

Saks
Fifth
Avenue

THE RITZ-CARLTON

TYSONS
GALLERIA

GUCCI

Neiman Marcus

Palm
RESTAURANT

FOUNDING
FARMERS

FOGO DE CHÃO

agora

GALLERIA DRIVE

CHAIN BRIDGE ROAD



Earls

Eddie V's
PRIME SEAFOOD

TYSONS ONE PLACE

HYATT
REGENCY

COACH

Barrel&Bushel

★macy's

Brooks Brothers

Tysons
CORNER CENTER

COASTAL FLATS

Seasons 52
FRESH GRILL WINE BAR

BARNES
& NOBLE



NORDSTROM

bloomingdale's

THE
CAPITAL
GRILLE

FASHION BOULEVARD

NOSTOS
GREEK CUISINE

FAIRFAX
SQUARE

EQUINOX

TIFFANY & CO.

Randy's
PRIME SEAFOOD & STEAKS

PATSY'S
AMERICAN

Marriott

7

chima
brazilian steakhouse

TOWERS CRESCENT DRIVE

RING ROAD

495

GALLOW'S ROAD

CAPITAL BELTWAY OUTER LOOP







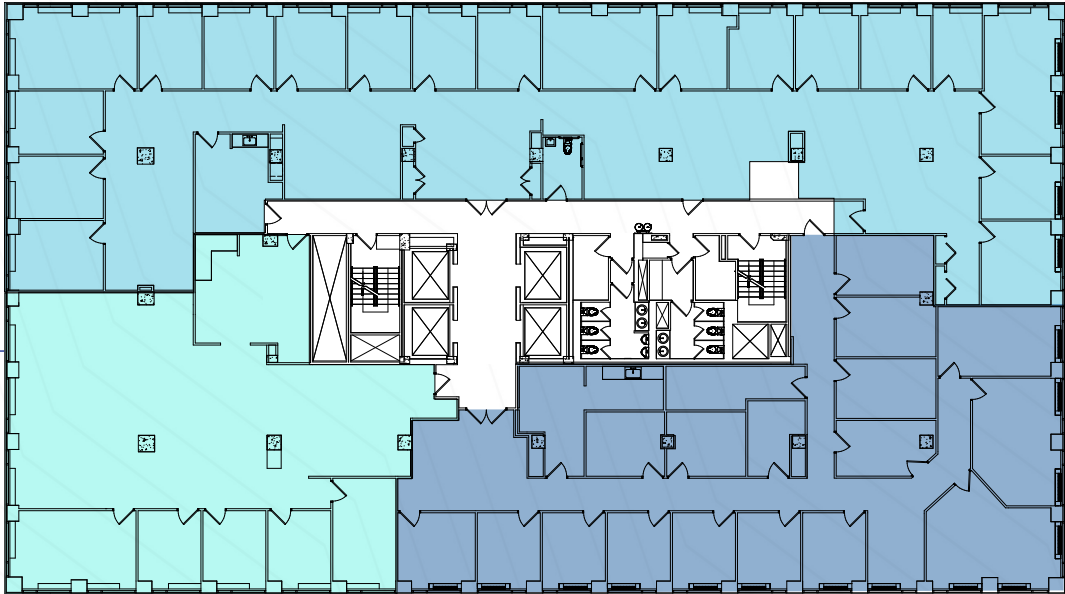
Current Availabilities

	AVAILABLE	LEASED	AMENITIES	RETAIL
14				
12				SUITE 1200 7,436 RSF
11				
10				SUITE 1075 4,807 RSF
9				
8				
7				
6		SUITE 610 2,874 RSF		
5				
4	SUITE 400 7,003 RSF		SUITE 403 3,534 RSF	SUITE 410 4,982 RSF
3	PNC			
2			CONF./LOUNGE	FITNESS
1	ROL PIN ABC CIGAR Pella RESIDENTIAL BANK		LOBBY	SL Peets Coffee UNITED STATES POSTAL SERVICE TYSONS

4th Floor

POTENTIAL FULL FLOOR AVAILABILITY 15,518 SF

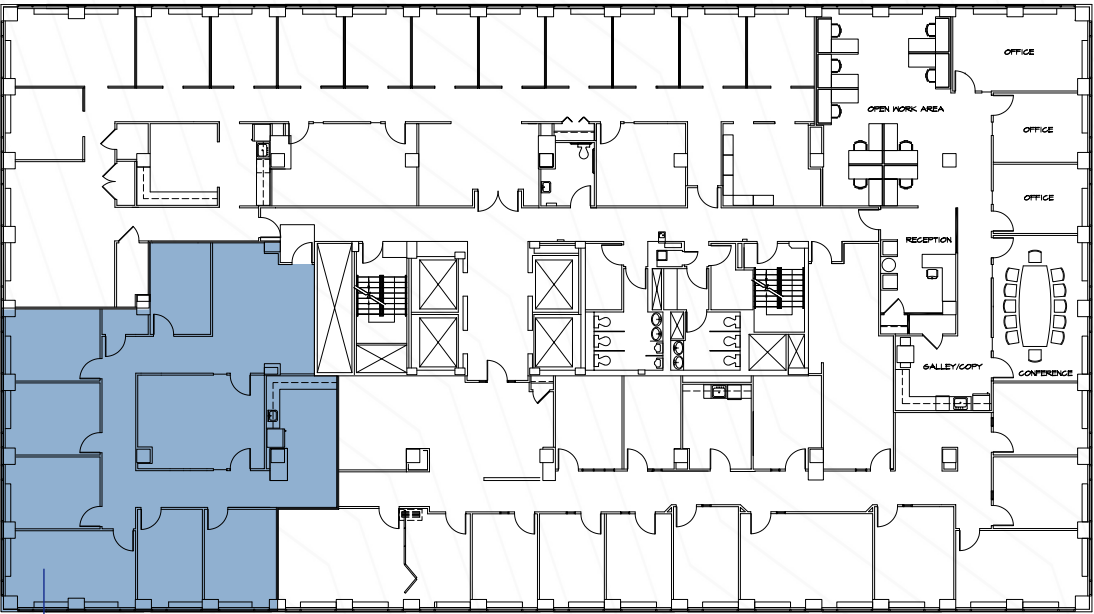
Suite 403
3,534 RSF
FULL BUILD-OUT



Suite 400
7,003 RSF

Suite 410
4,982 RSF
FULL BUILD-OUT

6th Floor



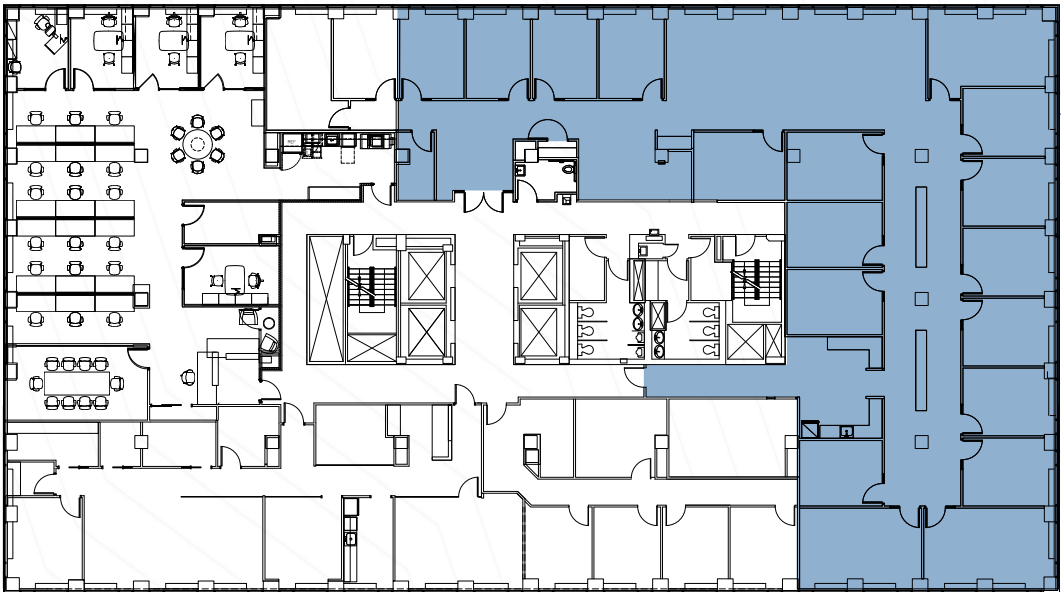
Suite 610
2,874 RSF
FULL BUILD-OUT

10th Floor

12th Floor



Suite 1075
4,807 RSF
TEST-FIT LAYOUT



Suite 1200
7,436 RSF
FULL BUILD-OUT



Company	Floor	Suite
ABC Company	10	1000
XYZ Corporation	11	1100
DEF Limited	12	1200
GHI Partners	13	1300
JKL Enterprises	14	1400
MNO Holdings	15	1500
PQR Group	16	1600
STU Inc.	17	1700
VWX LLC	18	1800
YZA Corp.	19	1900
BCD LLC	20	2000
EFG LLC	21	2100
HIJ LLC	22	2200
KLM LLC	23	2300
NOP LLC	24	2400
QRS LLC	25	2500
TUV LLC	26	2600
WXY LLC	27	2700
ZAB LLC	28	2800
Company	29	2900
Company	30	3000
Company	31	3100
Company	32	3200
Company	33	3300
Company	34	3400
Company	35	3500
Company	36	3600
Company	37	3700
Company	38	3800
Company	39	3900
Company	40	4000
Company	41	4100
Company	42	4200
Company	43	4300
Company	44	4400
Company	45	4500
Company	46	4600
Company	47	4700
Company	48	4800
Company	49	4900
Company	50	5000

Touch the screen to begin.

8150

LEESBURG PIKE

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