



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.



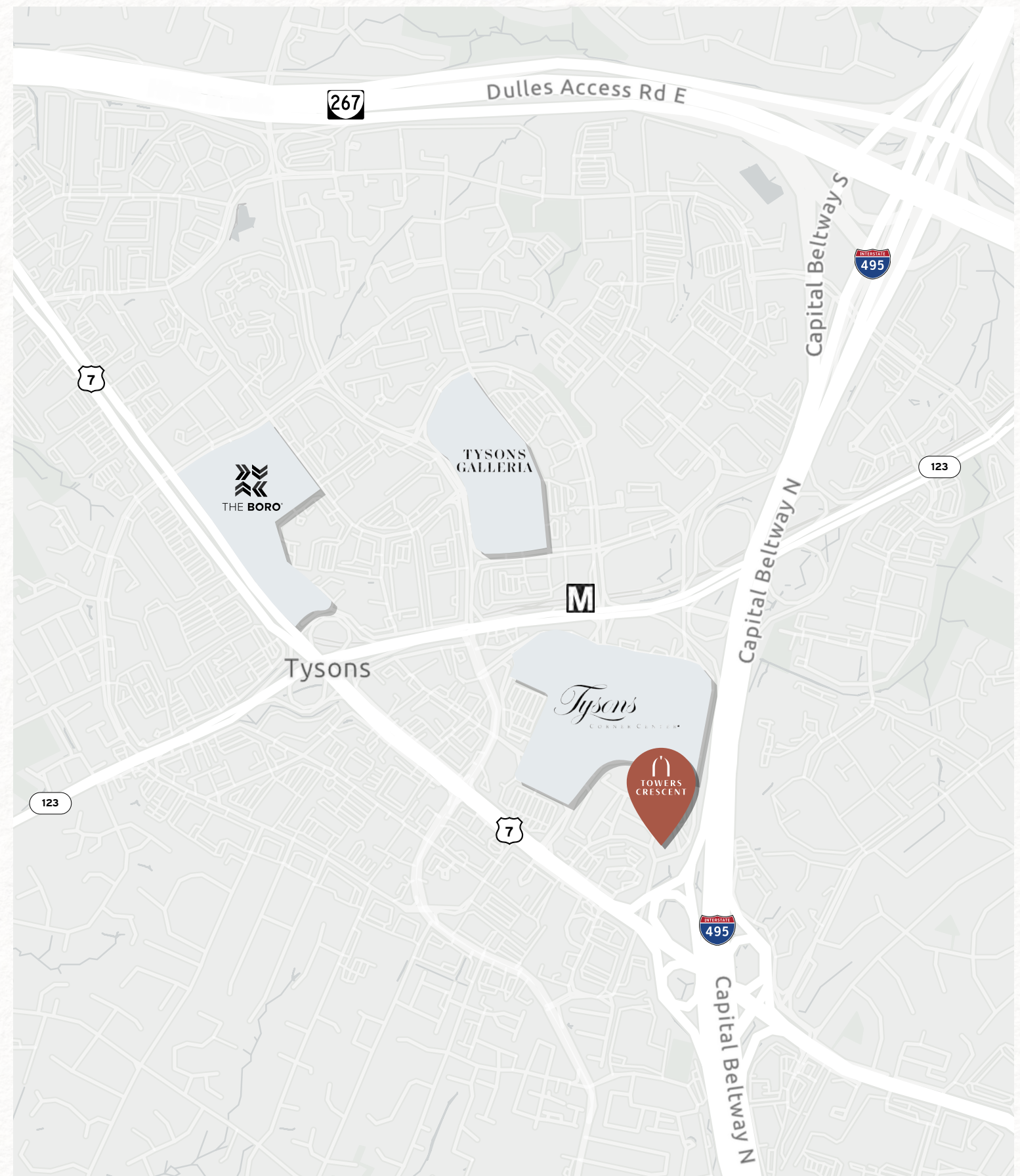
The Boro

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.



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



Conference & Meeting Facilities

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



Fitness Center

Fully equipped for daily use



On-site Dining

Including Chima Steakhouse



Concierge Services

Tailored tenant support, powered by Simpli



Secure Access

Throughout garage, building, and tenant suites



Direct Retail Connection

Immediate access to Tysons Corner Center



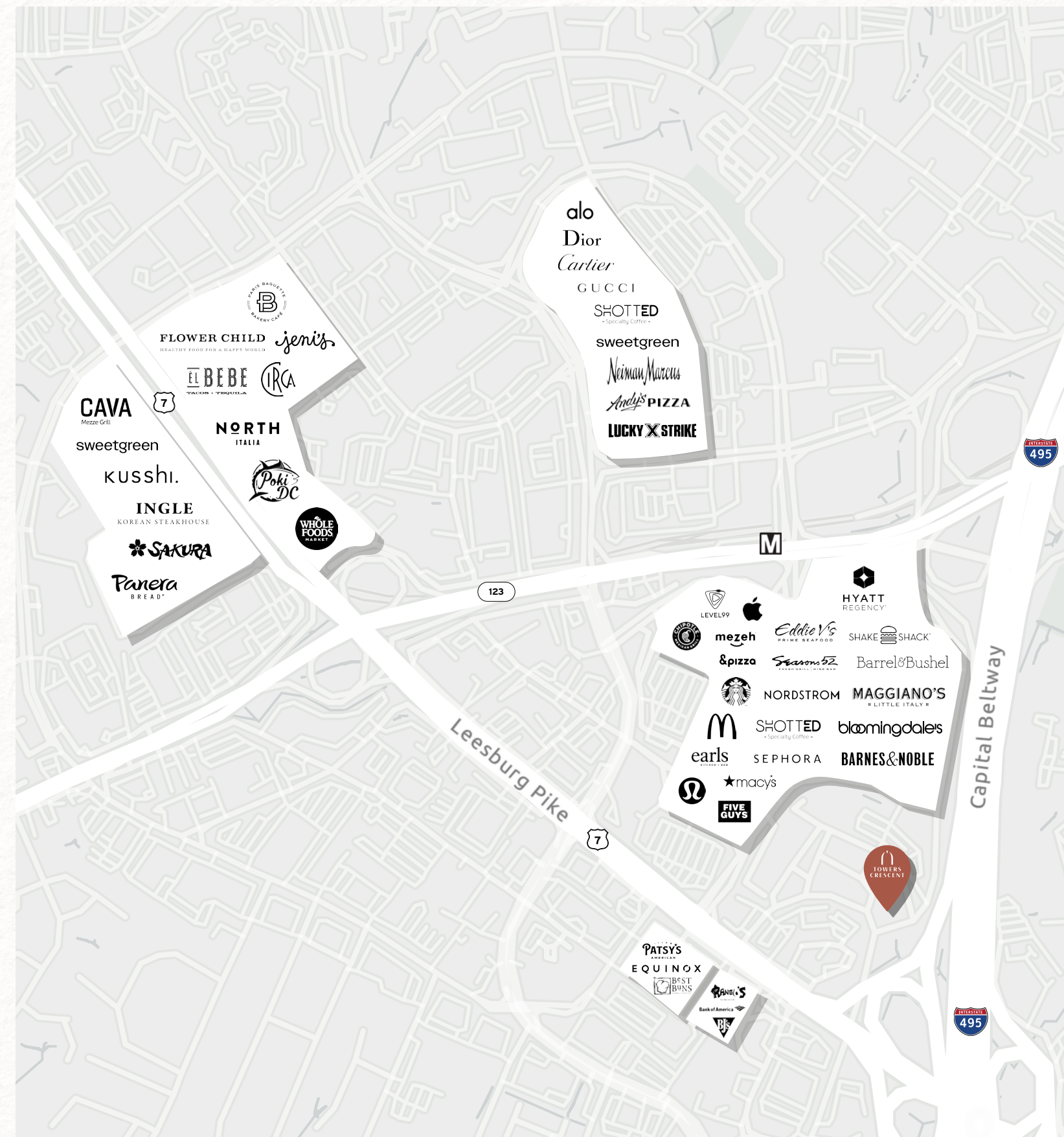
Outdoor Green Spaces

Including Phillip’s Promenade and Crescent Courtyard



On-site Management

Professionally managed with dedicated on-site presence



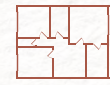
Space That Adapts

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.



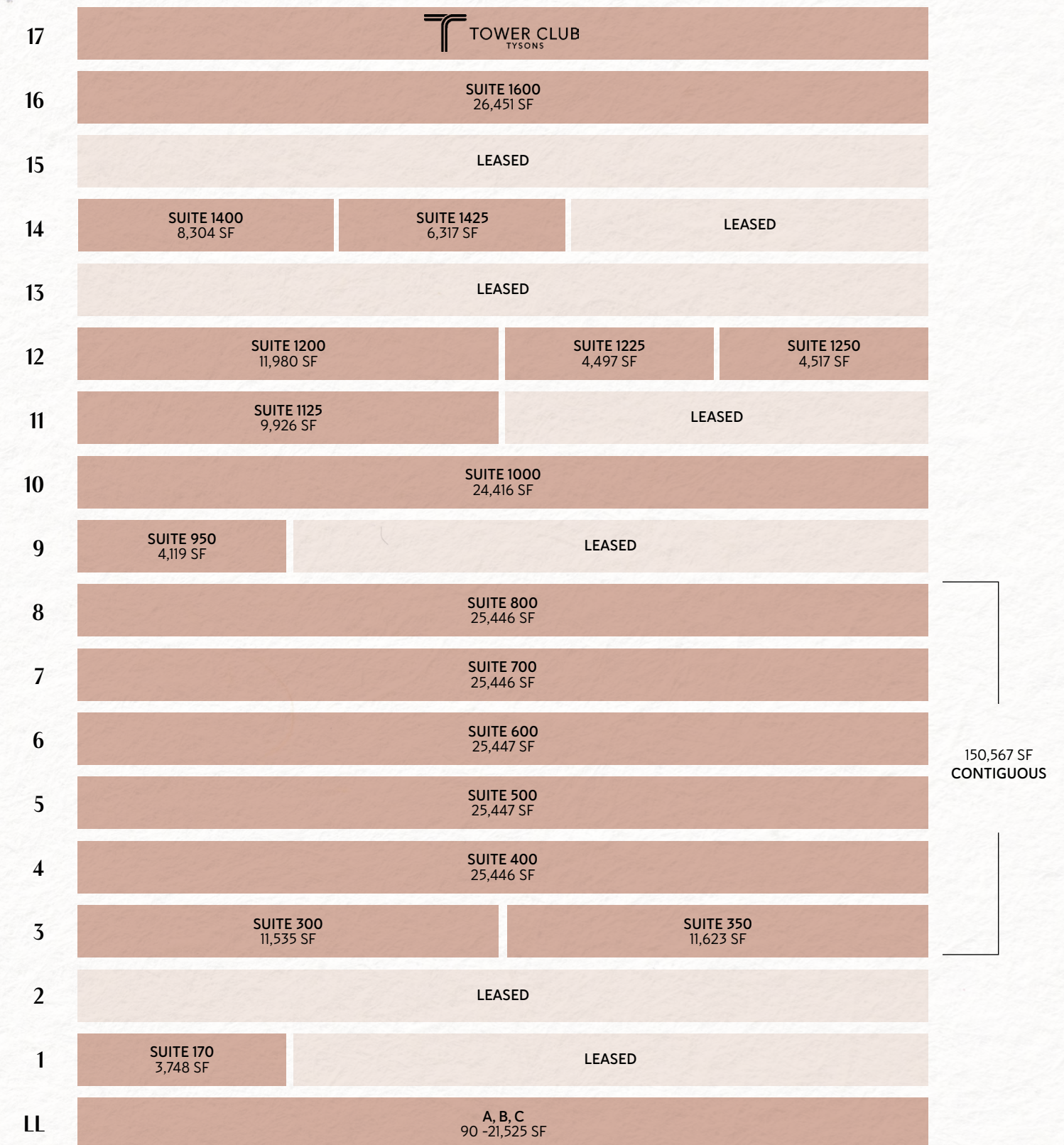
Designed for Flexibility

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.

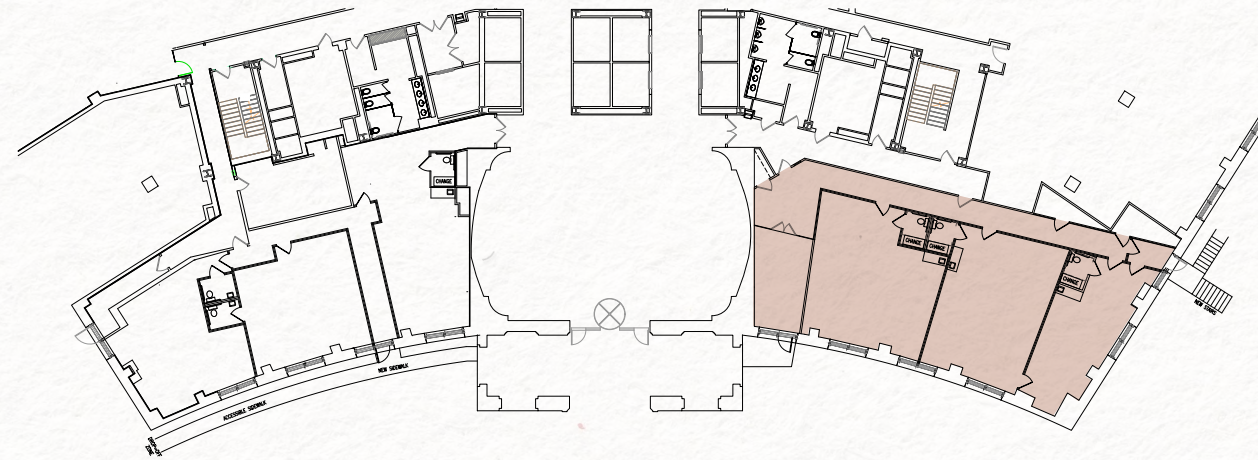
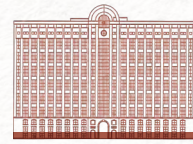
Availabilities



First Floor

■ Suite 170 - 3,748 SF

Private exterior access.



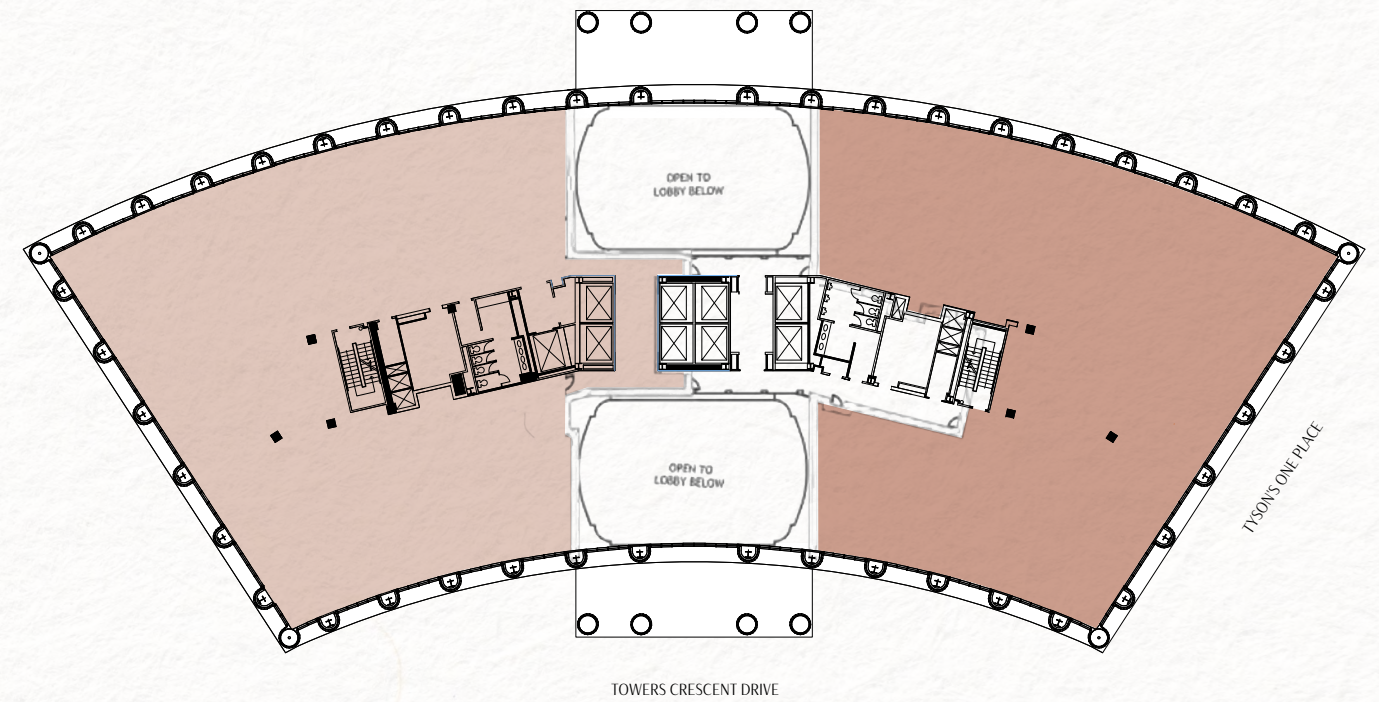
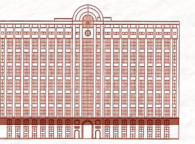
■ Full Build-Out

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



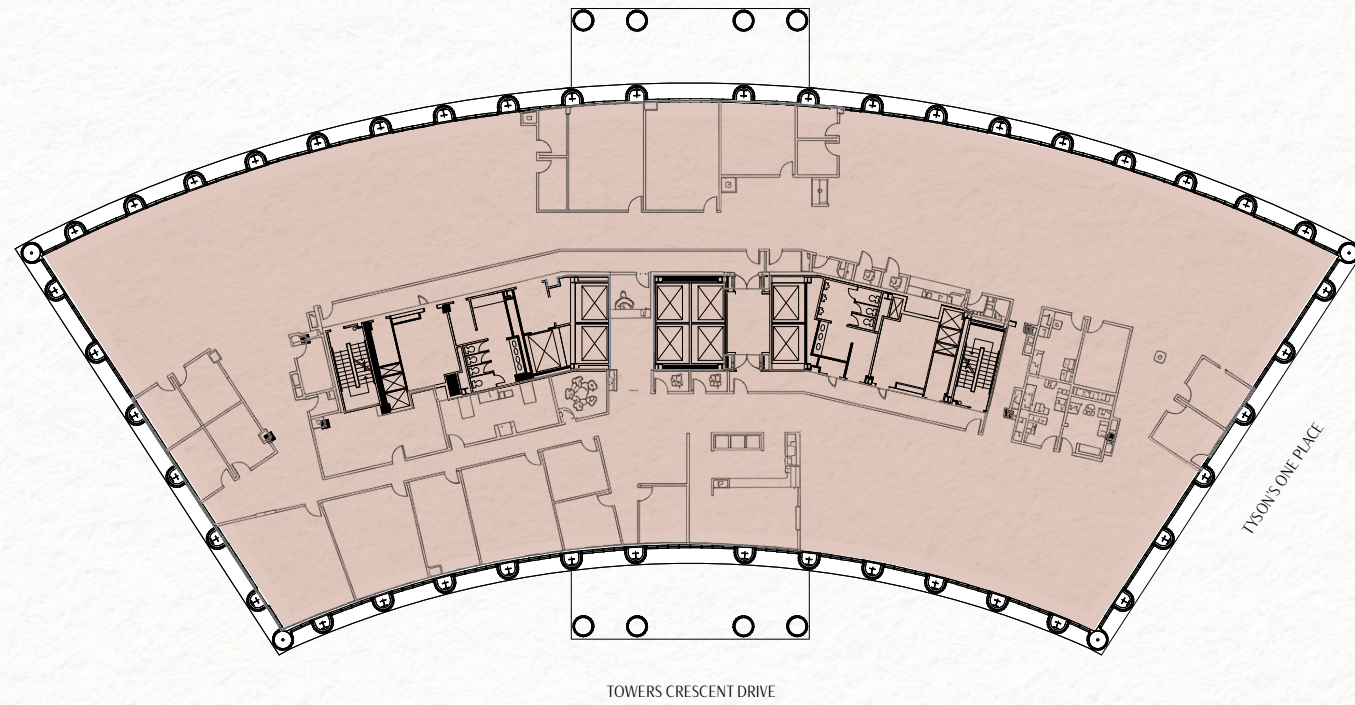
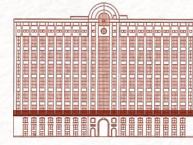
■ Shell Condition



Fourth Floor

■ Suite 400 - 25,446 SF

High quality existing build-out.



TOWERS CRESCENT DRIVE

TYSON'S ONE PLACE

■ Full Build-Out

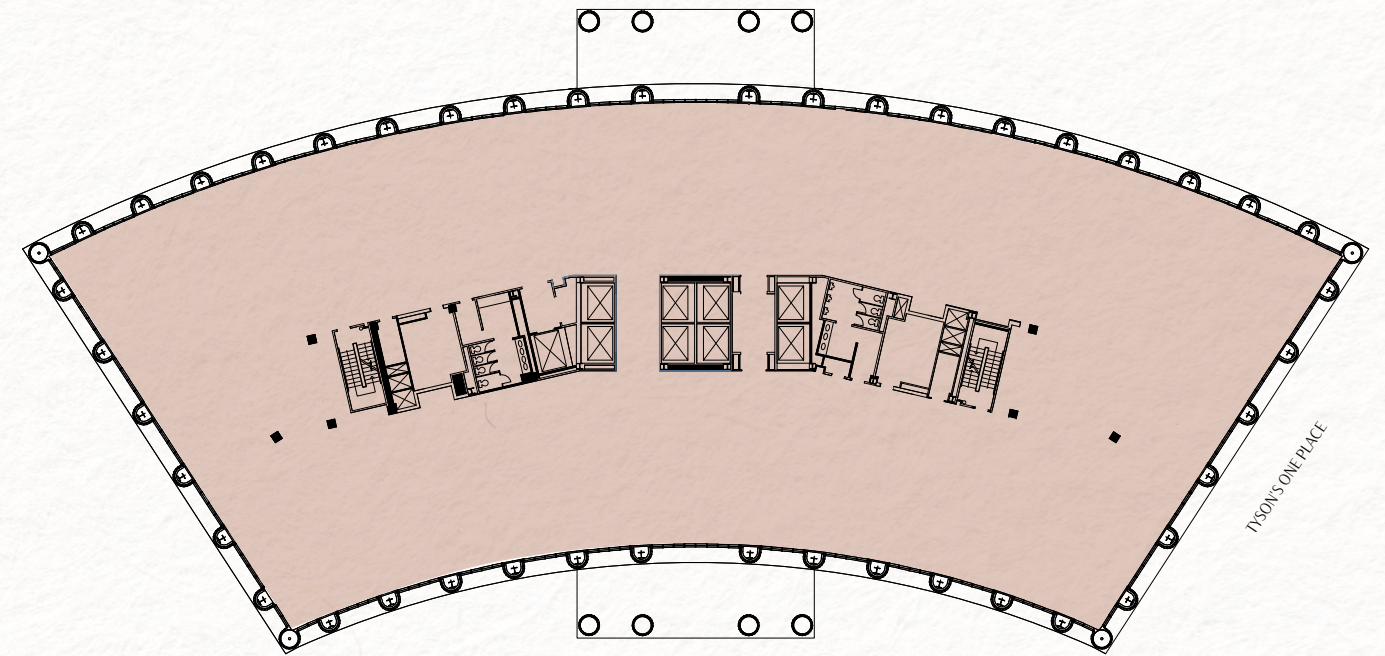
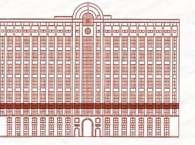
Private Offices	14
Open Space	1
Conference Room	6
Kitchen	2

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



Fifth Floor

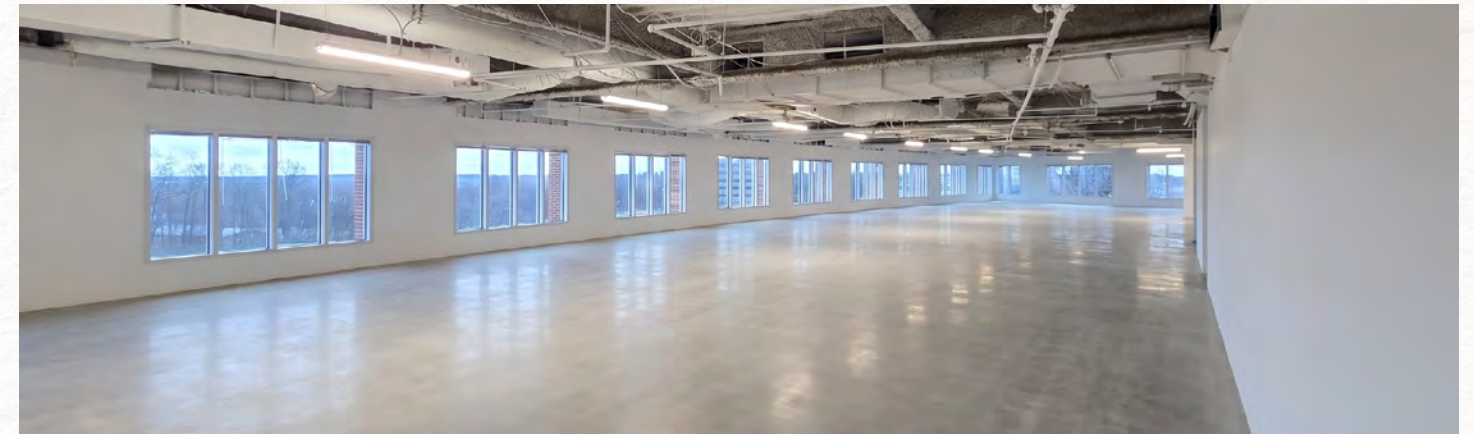
■ Suite 500 - 25,447 SF



TOWERS CRESCENT DRIVE

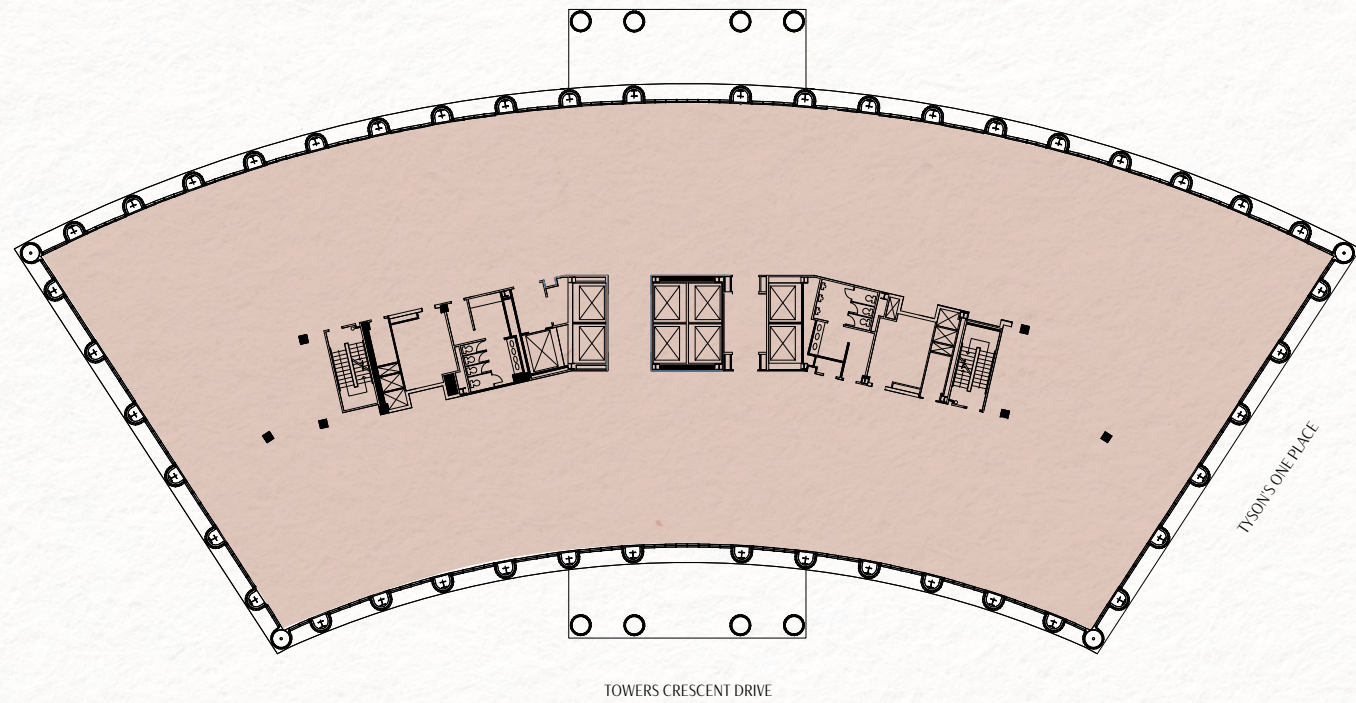
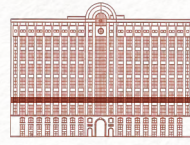
TYSON'S ONE PLACE

■ Shell Condition



Sixth Floor

■ Suite 600 - 25,447 SF



TOWERS CRESCENT DRIVE

■ Shell Condition

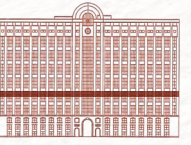


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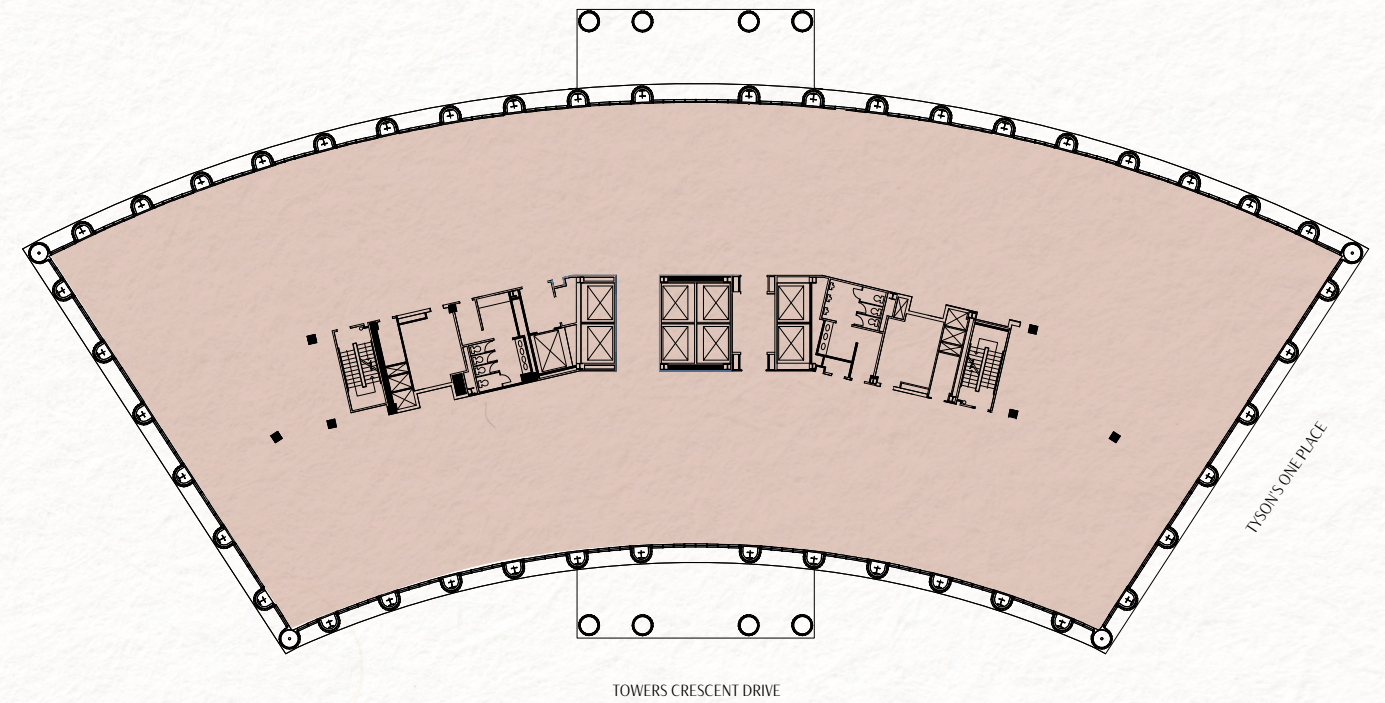


Seventh Floor

■ Suite 700 - 25,446 SF



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



TOWERS CRESCENT DRIVE

■ Full Build-Out

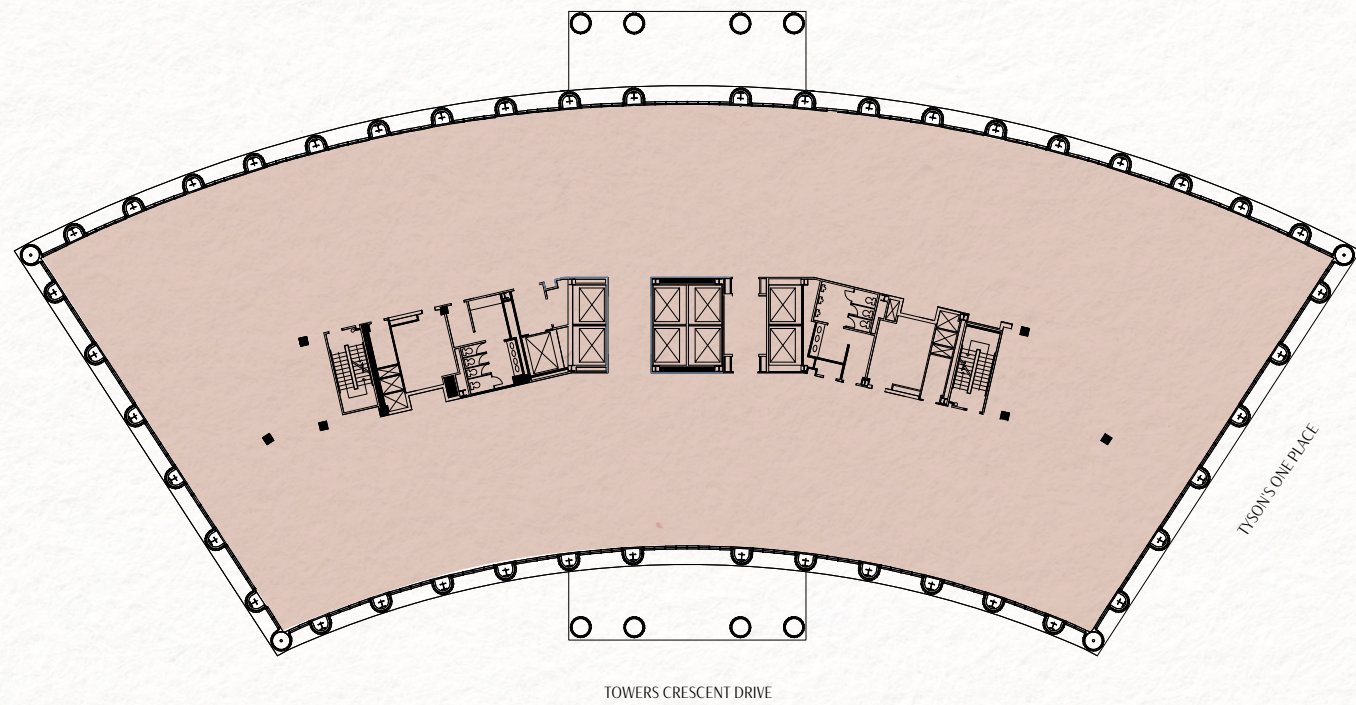
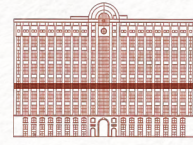
Private Offices	18
Open Space	1
Conference Room	2
Kitchen	1

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



Eighth Floor

■ Suite 800 - 25,446 SF

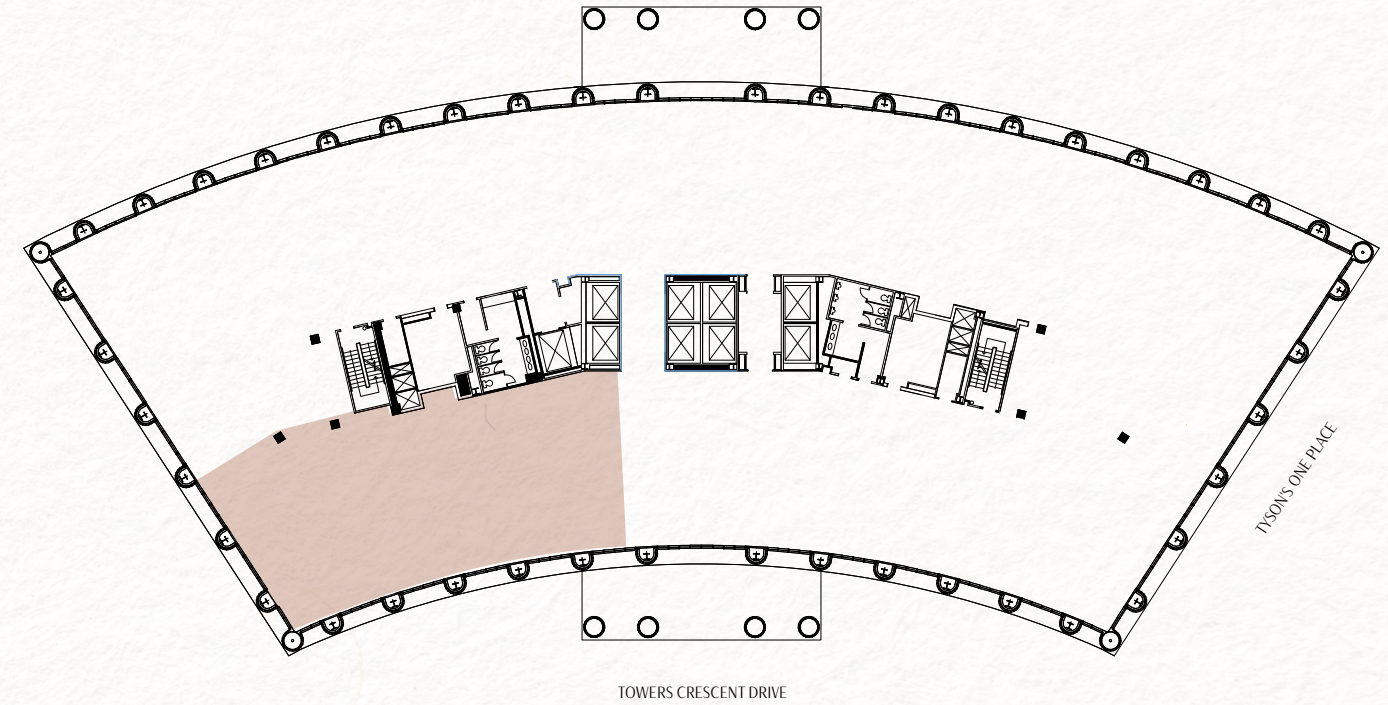
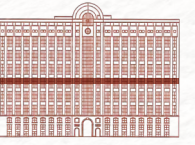


■ Shell Condition



Ninth Floor

■ Suite 950 - 4,119 SF



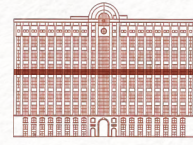
■ Shell Condition



Tenth Floor

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

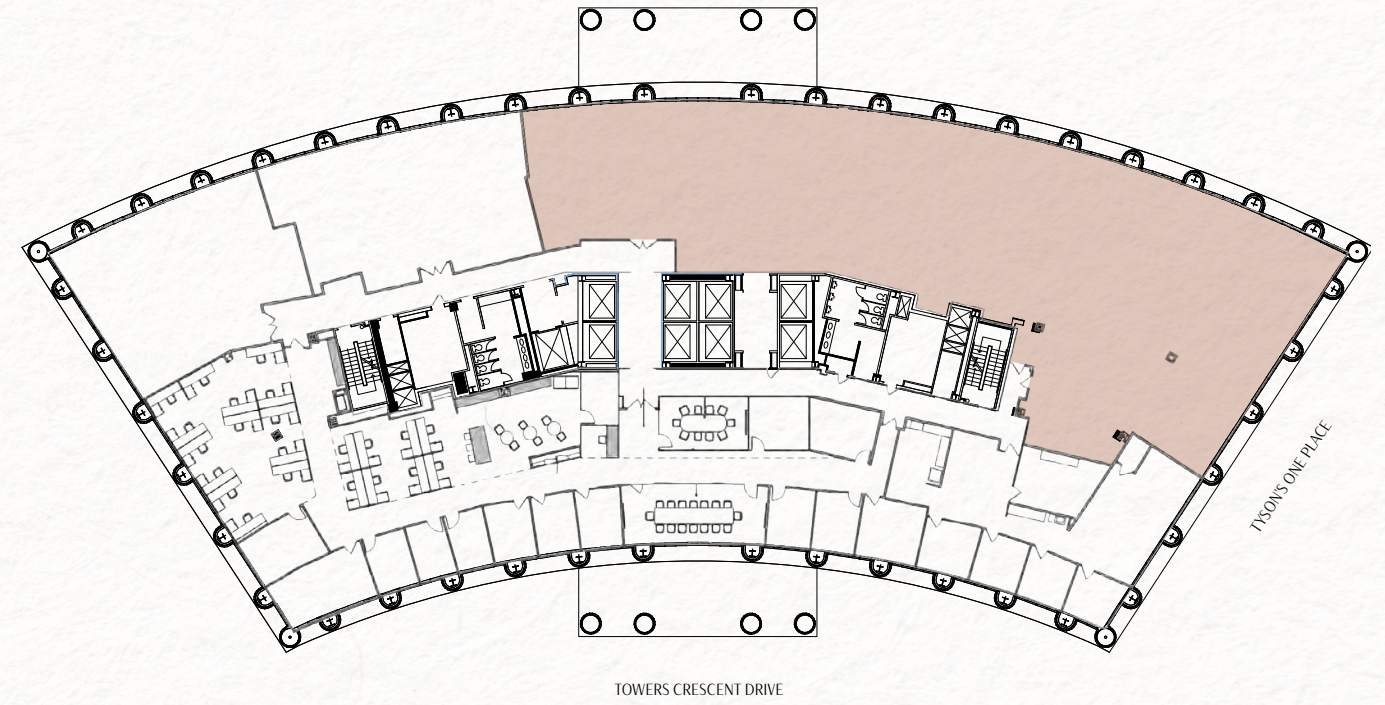
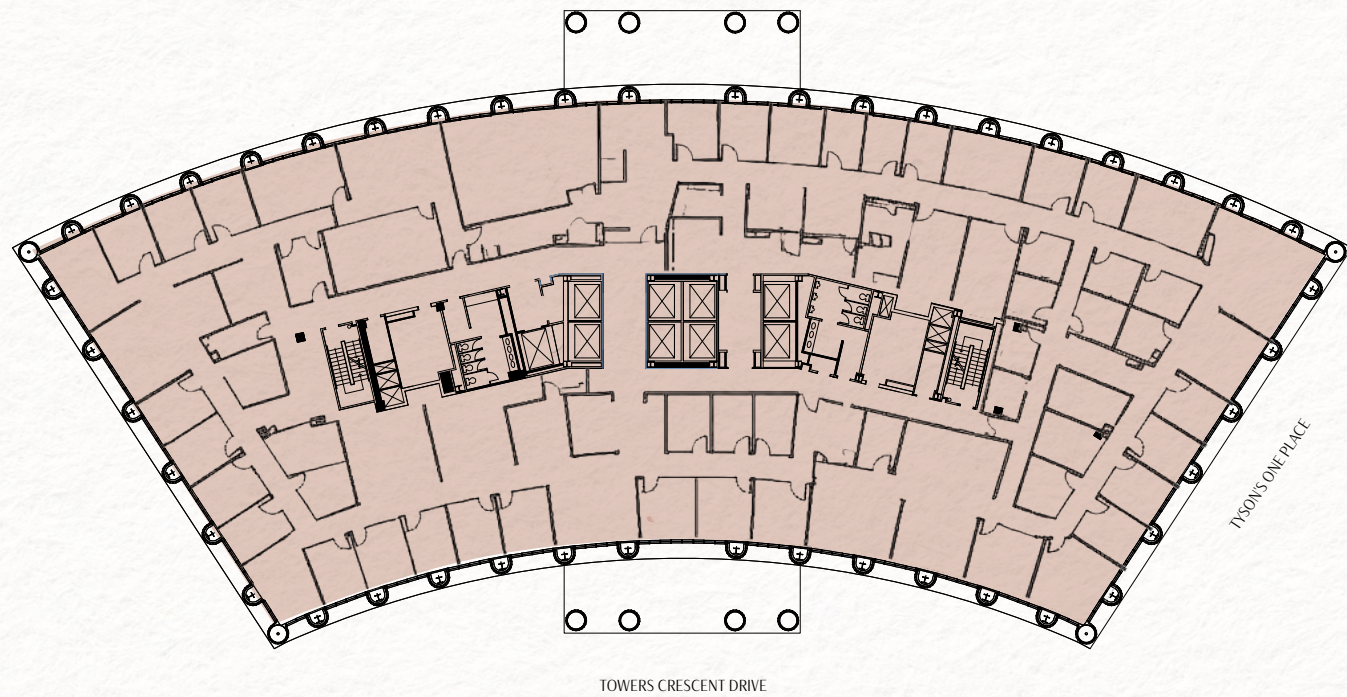
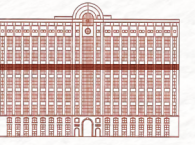
*High-end law firm
buildout office interiors.*



Eleventh Floor

■ Suite 1125 - 9,926 SF

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



■ Full Build-Out

Private Offices	49
Work Stations	20
Conference Room	5
Kitchen	1

■ Partial Build-Out

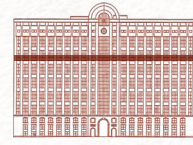
Private Offices	3
Open Space	1
Conference Room	1
Kitchen	1



Twelfth Floor

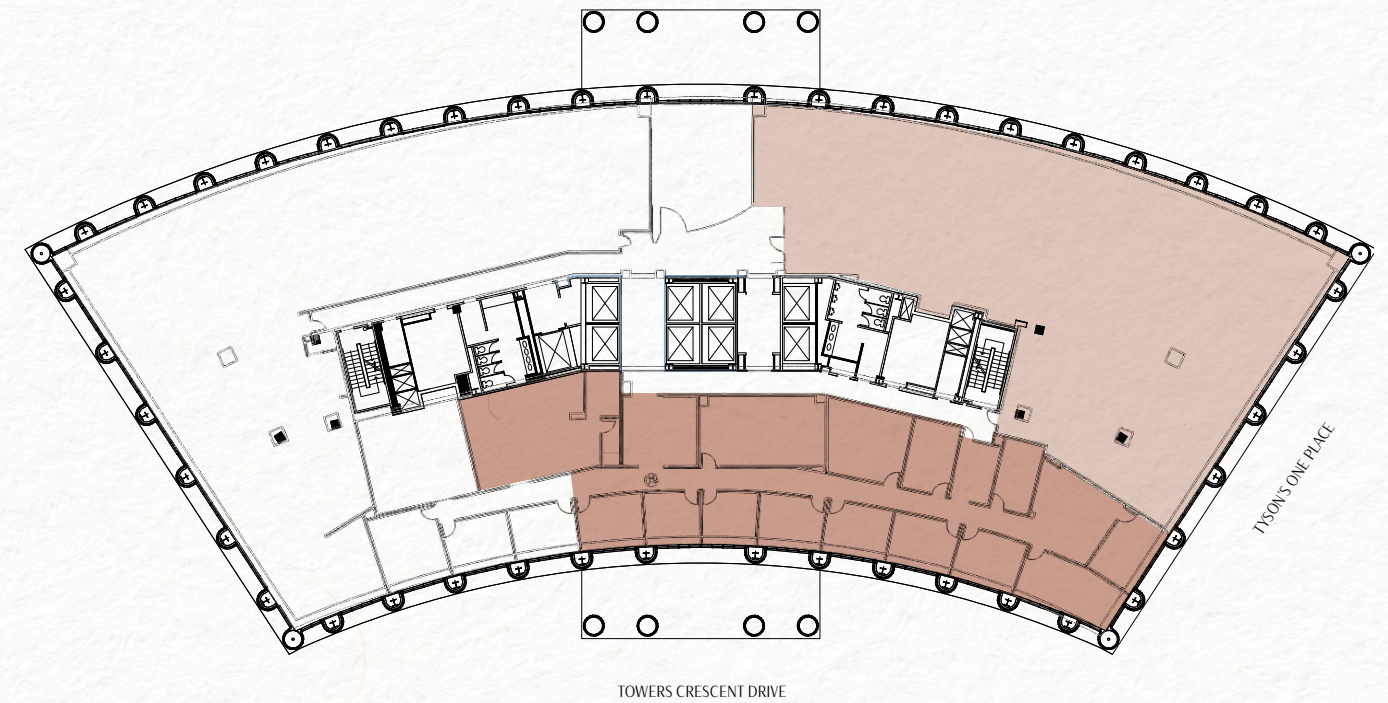
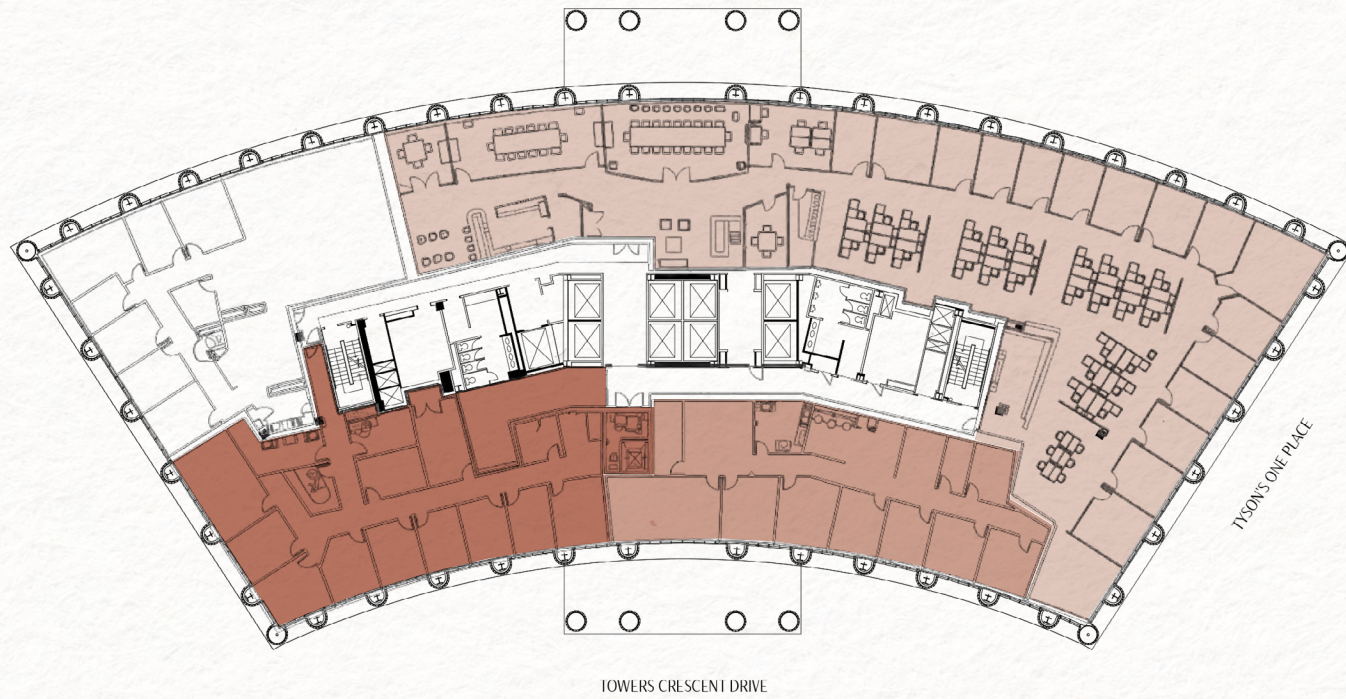
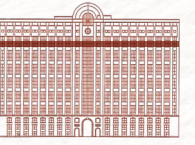
- Suite 1200 - 11,980 SF
- Suite 1225 - 4,497 SF
- Suite 1250 - 4,517 SF

High-end law firm buildout office interiors.



Fourteenth Floor

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



■ 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	12
Reception	1
Conference Room	1
Kitchen	1

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



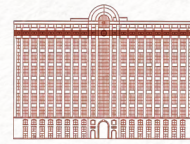
■ Shell Condition

■ Shell Condition

Sixteenth Floor

■ Suite 1600 - 26,451 SF

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



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

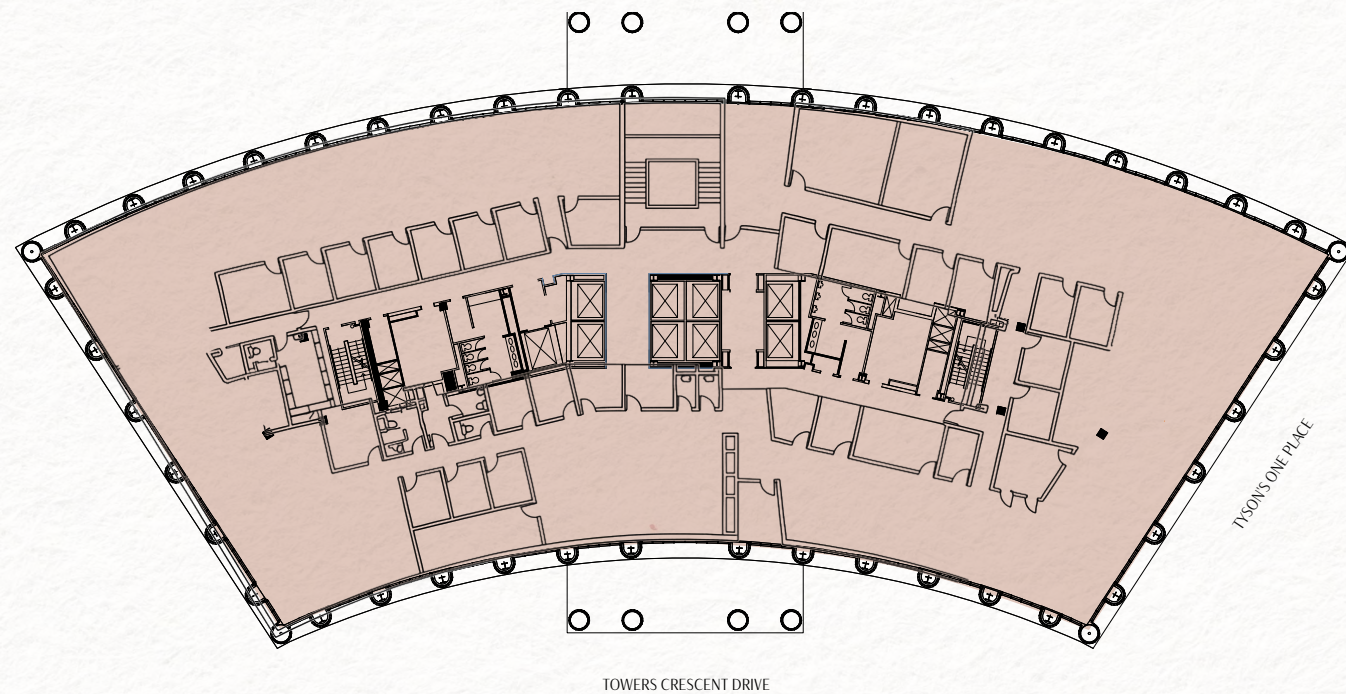
Access Direct connection to Tysons Corner Center
Immediate Beltway visibility and access

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



■ 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





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

Leasing Information

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8000 TOWERS CRESCENT DRIVE

