

VIDEO

**CBRE**

**Atlantic**  
REALTY COMPANIES

**8150**  
LEESBURG PIKE

# Amenity Space









# On-Site AMENITIES



Conference Center  
& Lounge



Fitness Center

# Neighborhood AMENITIES

EASY ACCESS, AMENITY RICH



TIME TO

- Tysons Metro Station ..... 8 minutes
- Dulles Intl. Airport ..... 17 minutes
- Reagan Ntl. Airport ..... 21 minutes
- Washington DC ..... 22 minutes

# Building FEATURES

MODERN, BRIGHT



Walkable to Tysons Corner Metrorail station

Renovated common corridor & restrooms

Brand new conference center, lounge and fitness center

Covered parking @ 3.0/1,000 ratio

Excellent visibility

Adjacent to Tysons Corner Center Mall

Ample visitor parking

On-site ownership and property management

Signage Available

# Existing TENANT SPACE









NT Concept



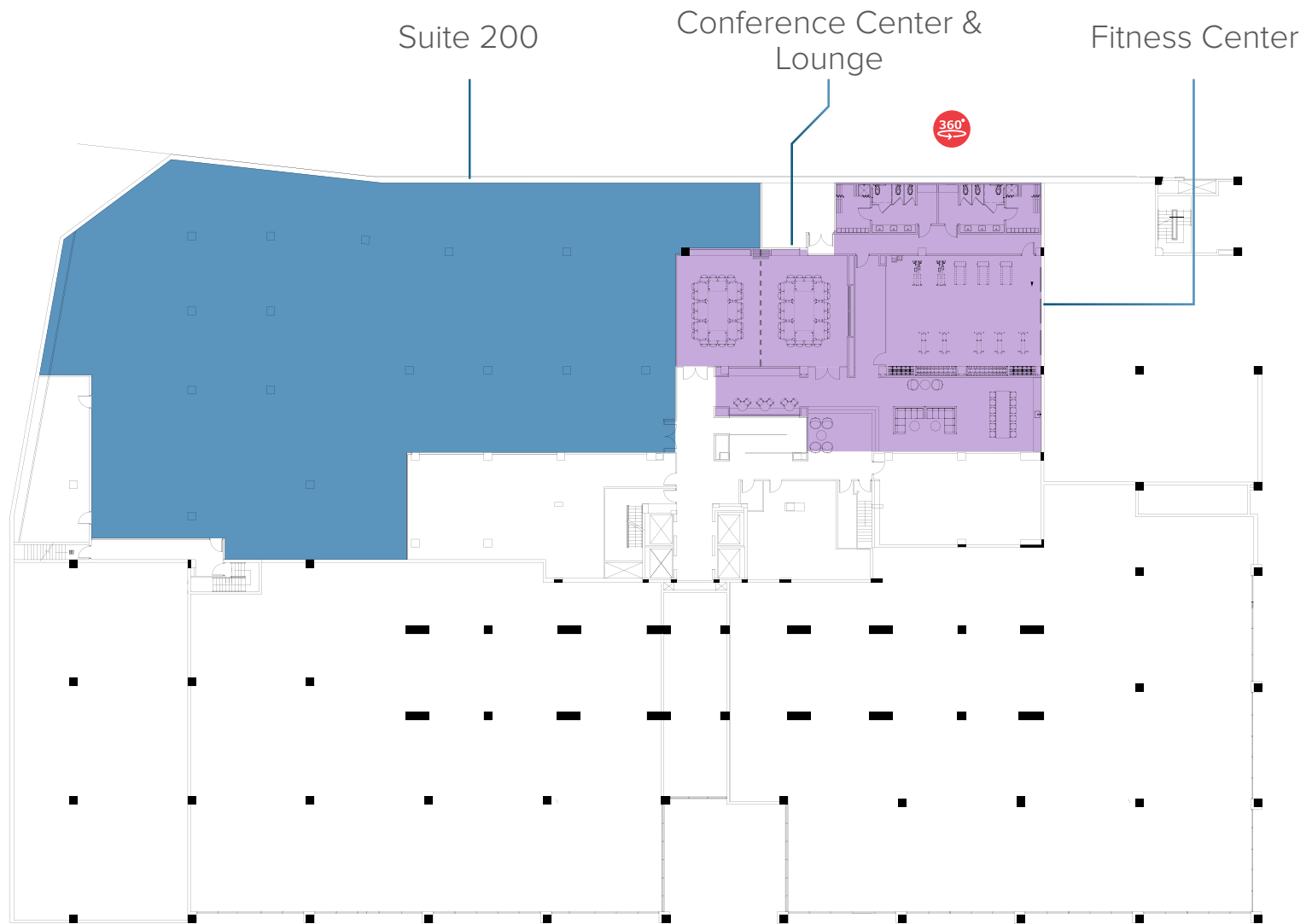
NT Concept



# Available SPACE

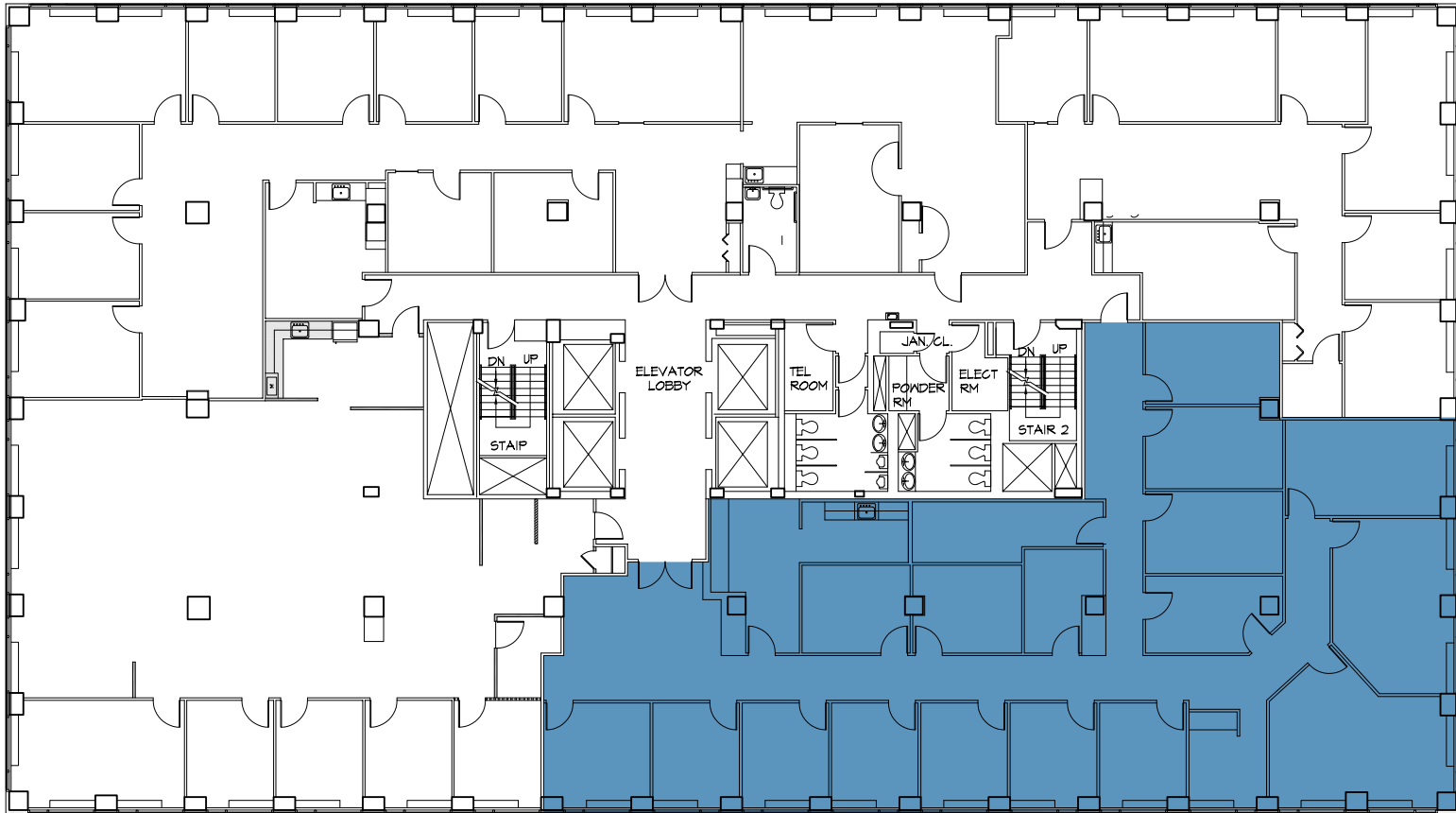
|    |  |  |                                 |
|----|--|--|---------------------------------|
| 14 | Leased   |  |                                 |
| 12 | SUITE 1205<br>1,379 SF   | SUITE 1230<br>3,536 SF   | Leased                          |
| 11 | Leased                      |  |                                 |
| 10 | SUITE 1075<br>4,746 SF   | Leased   |                                 |
| 9  | SUITE 910<br>3,290 SF  | Leased   |                                 |
| 8  | SUITE 840<br>1,485 SF  | SUITE 850<br>4,987 SF  | Leased                          |
| 7  | SUITE 700 <br>4,931 SF        | SPEC SUITE 710<br>1,502 SF   | Leased                          |
| 6  | SUITE 620<br>4,850 SF  | Leased   |                                 |
| 5  | SPEC SUITE 507 <br>4,623 SF | Leased   |                                 |
| 4  | SUITE 410<br>4,982 SF  | Leased   |                                 |
| 3  |                            |  |                                 |
| 2  | SUITE 200<br>16,053 SF   | Fitness Center  | Conference Center & Lounge      |
| 1  | Roll Play<br>Vietnamese Grill  | Peet's Coffee & Tea  | ABC Store                       |
|    | Renovated Lobby             | Salon Lofts  | Cigar World                     |
|    |  | T-Mobile   | USPS Store                      |
|    |  |  | Tysons Watch & Jewelry Exchange |

Available Amenities Retail Leased



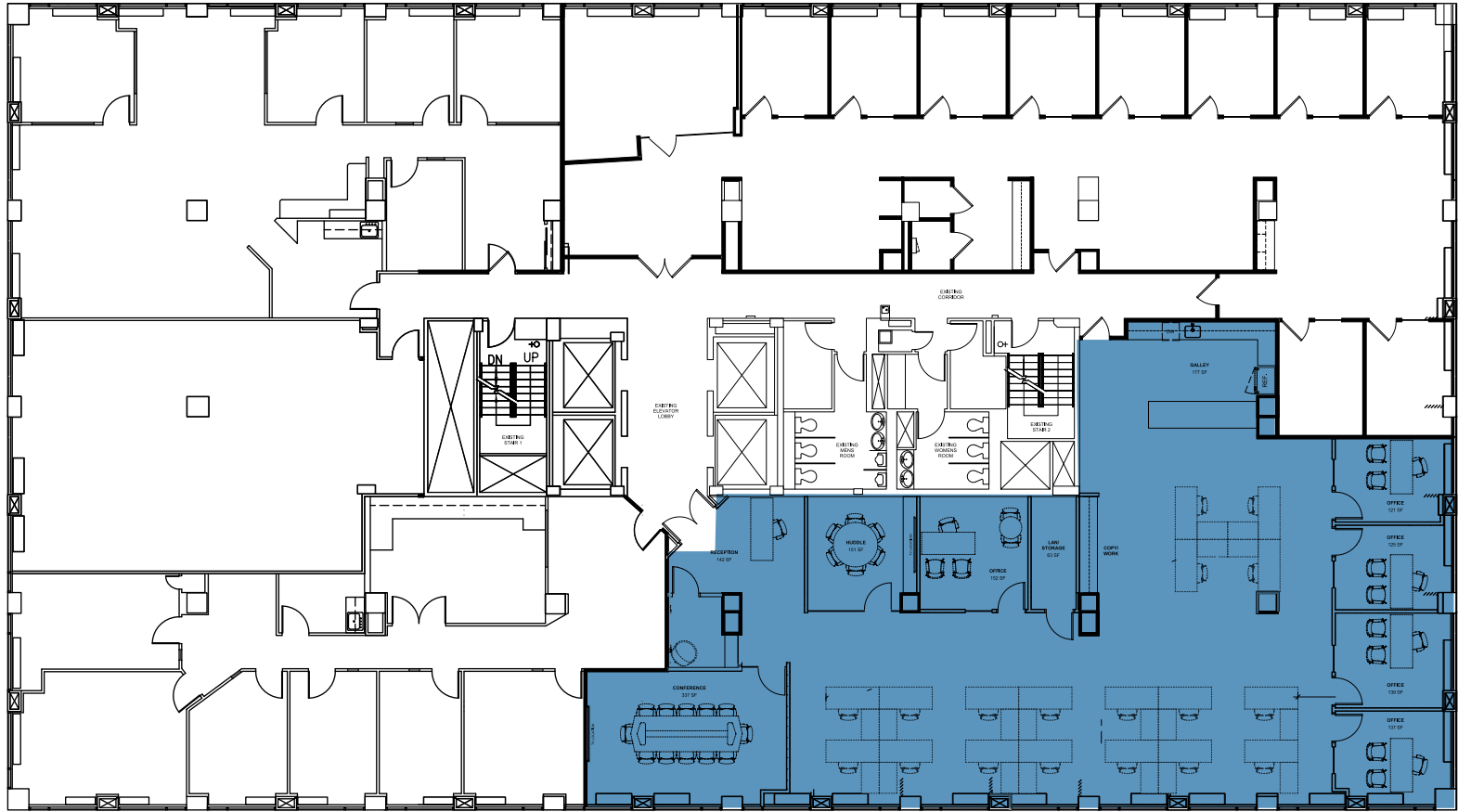
## 2<sup>nd</sup> Floor

Suite 200: 16,053 SF



## 4<sup>th</sup> Floor

Suite 410: 4,982 sf



Spec Suite 507: 4,623 sf

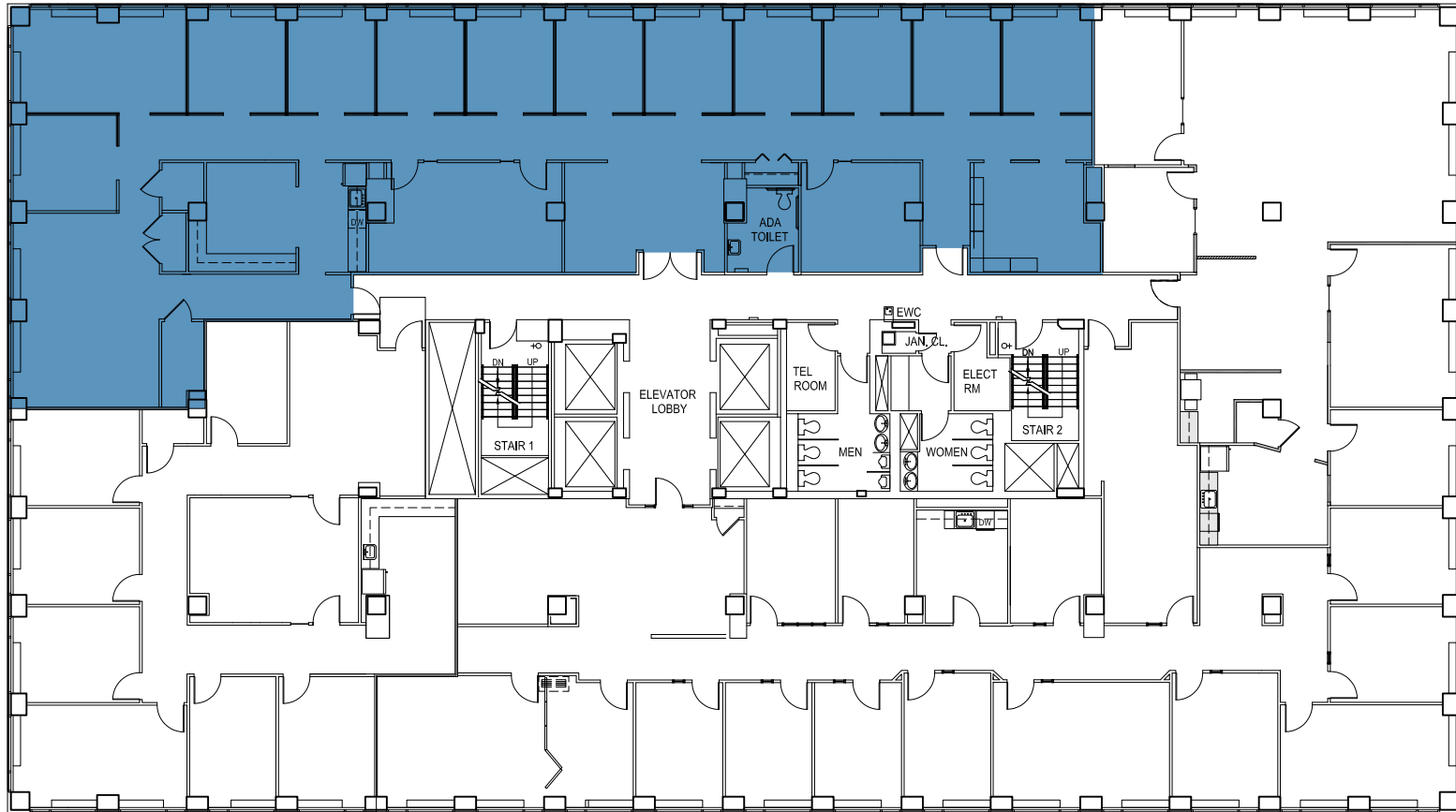
# 5<sup>th</sup> Floor



Spec Suite 507: 4,623 sf

Spec Suite 507: 4,623 sf

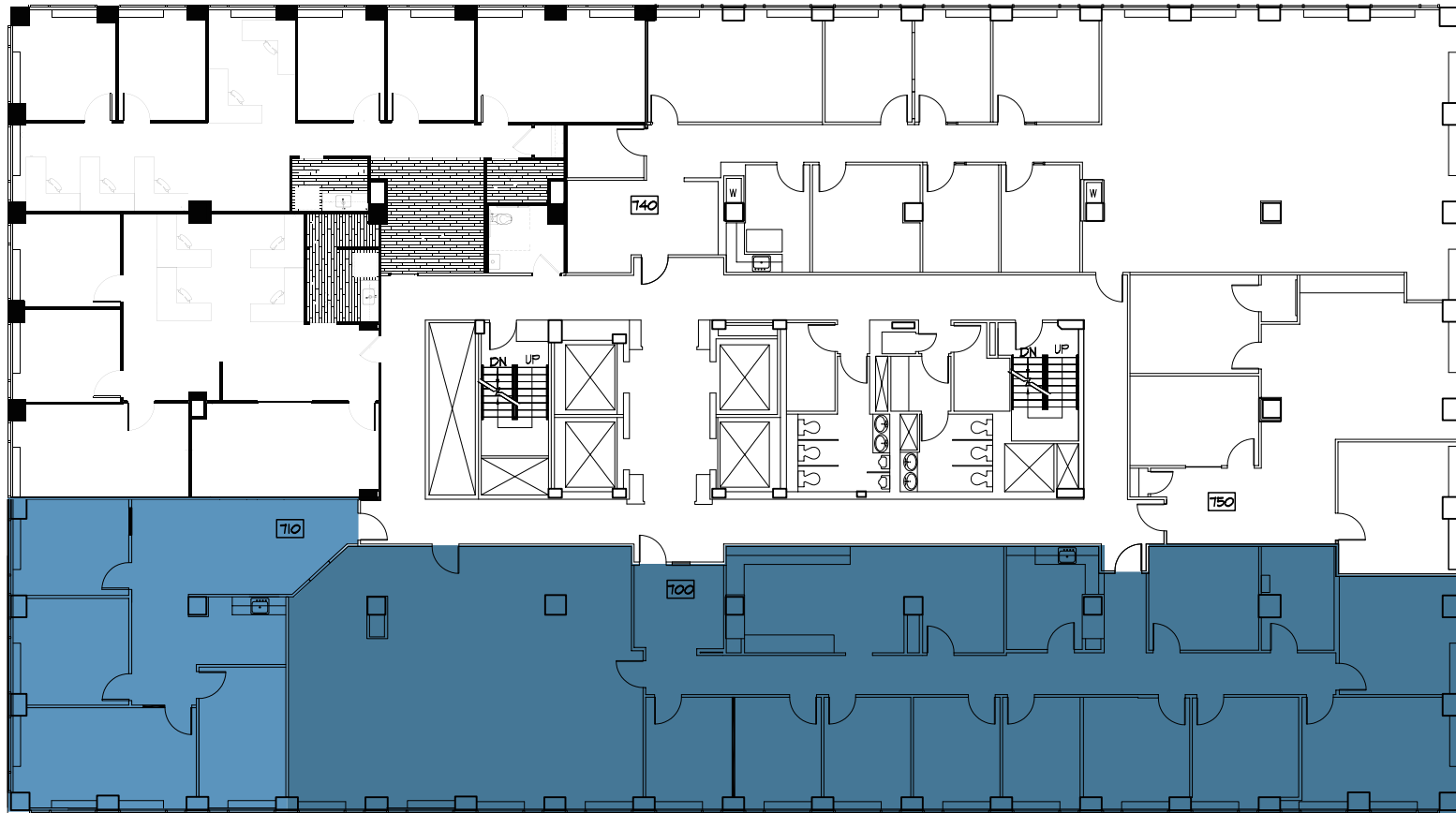




## 6<sup>th</sup> Floor

Suite 620: 4,850 sf

Spec  
Suite 710:  
1,502 sf

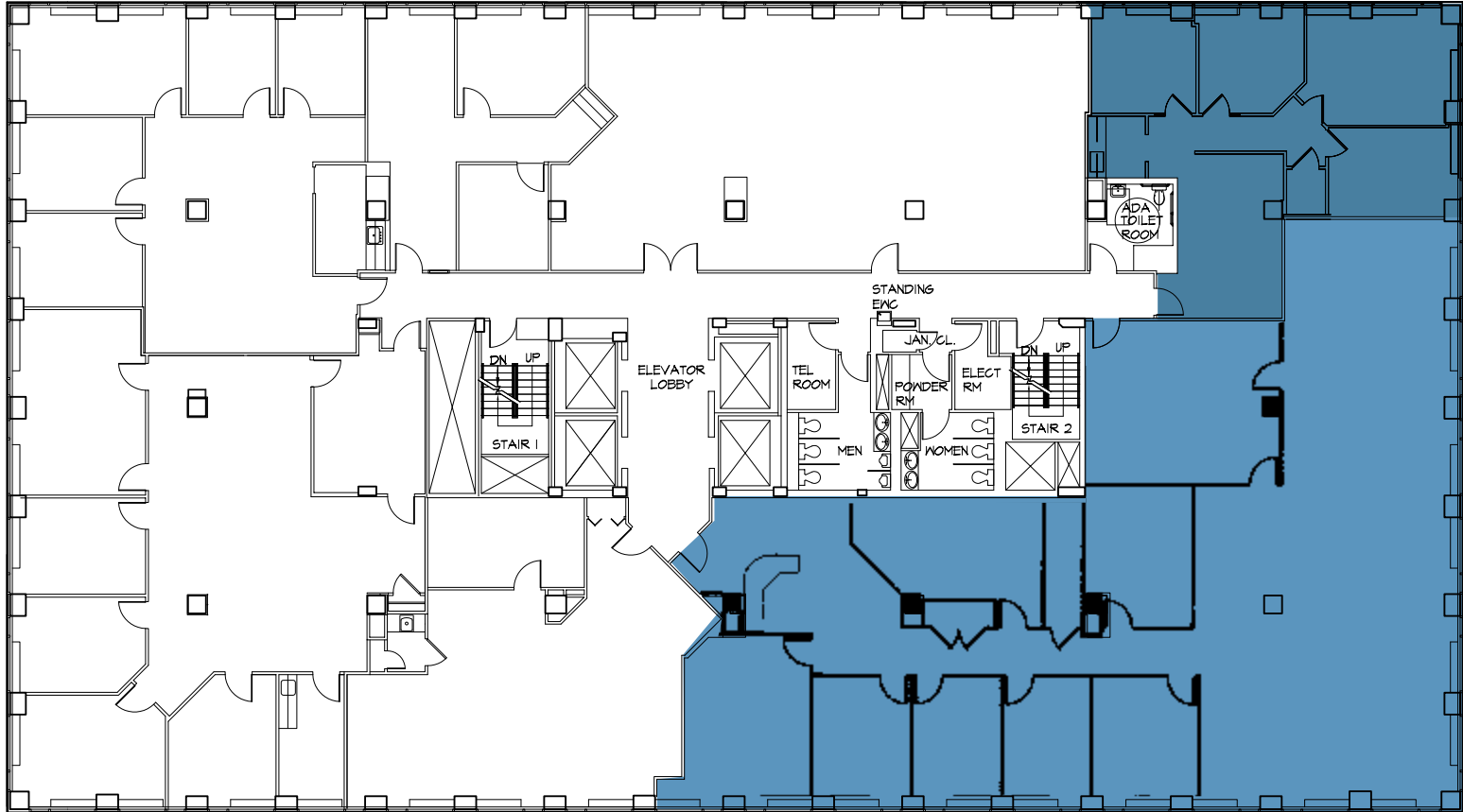


360°  
Suite 700: 4,931 sf

## 7<sup>th</sup> Floor

Suite 700: 4,931 sf

Spec Suite 710: 1,502 sf



Suite 840:  
1,485 sf

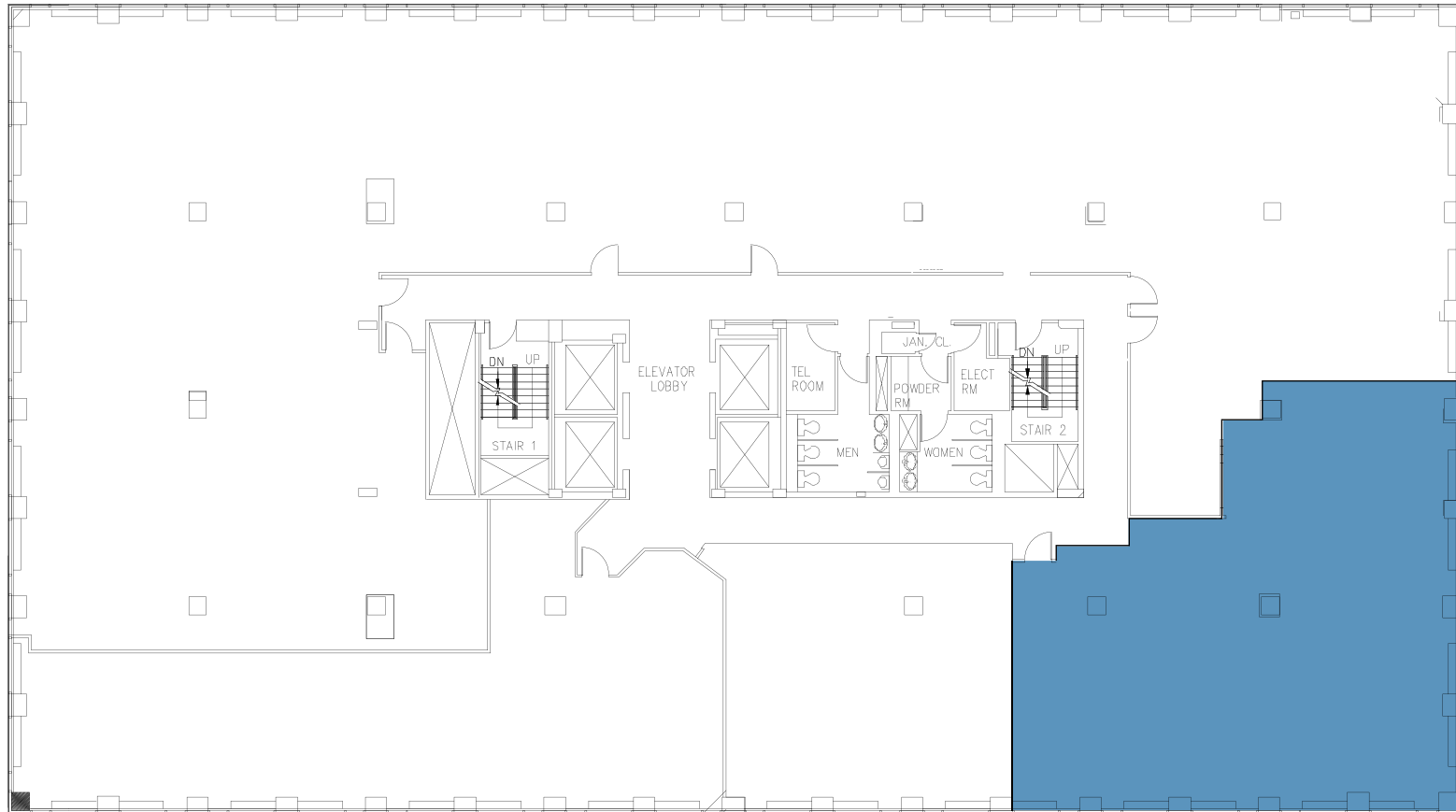
Suite 850:  
4,987 sf

## 8<sup>th</sup> Floor

Suite 840: 1,485 sf

Suite 850: 4,987 sf





# 9<sup>th</sup> Floor

Suite 910: 3,290 sf

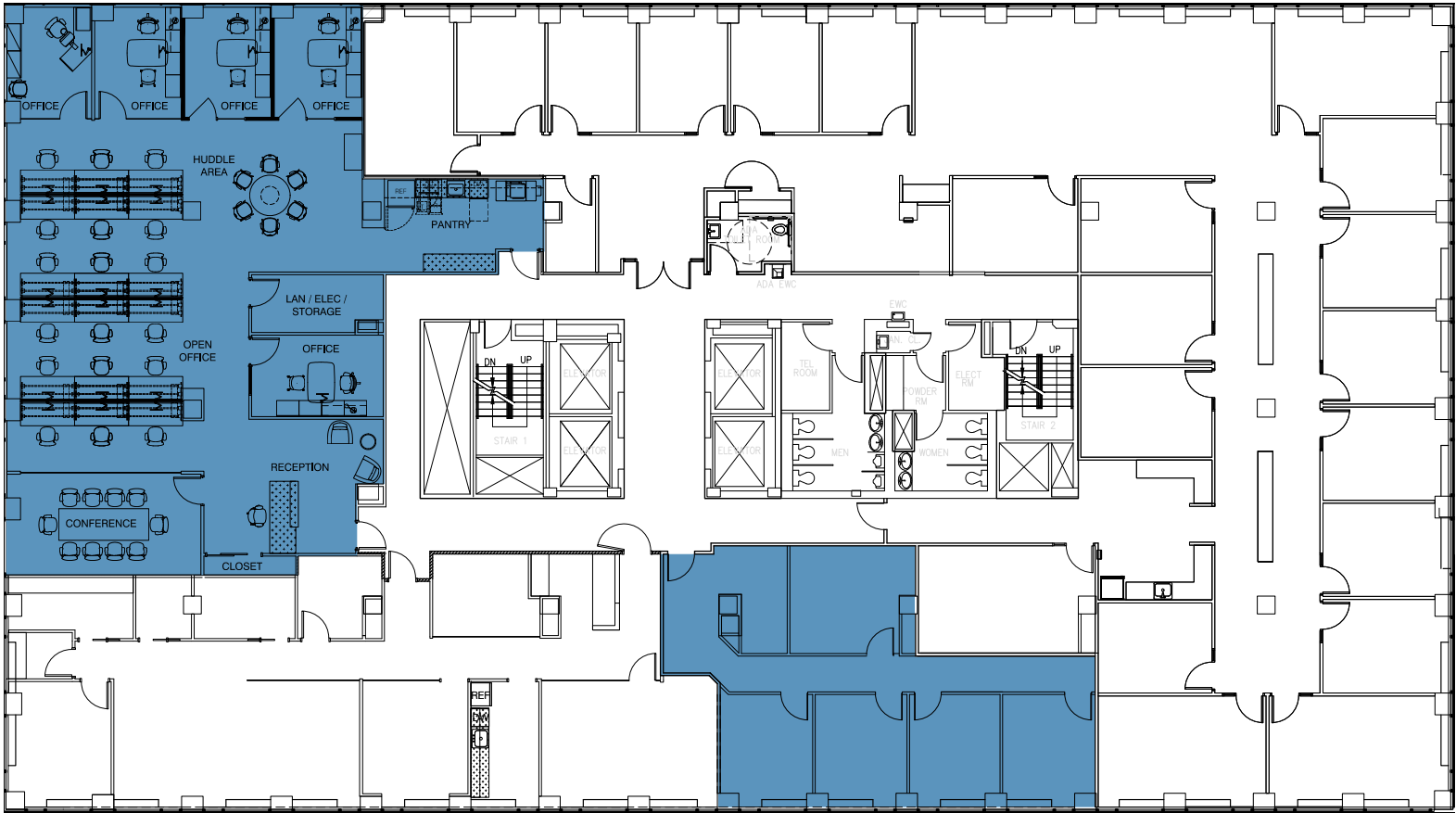


## 10<sup>th</sup> Floor

Suite 1075: 4,746 sf

Planned spec suite

Suite 1230: 3,536 sf



Suite 1205: 1,379 sf

# 12<sup>th</sup> Floor

Suite 1205: 1,379 sf

Suite 1230: 3,536 sf - Fully furnished

8150

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