



CLICK TO
WATCH
VIDEO

7900 WESTPARK DRIVE, TYSONS, VA

SILVERLINE CENTER

BUSINESS ENLIGHTENED



WASH★REIT | **CBRE**

BRANDING OPPORTUNITY

60 million
views per year from I-495
+
1.3 million
views per year from
WMATA Silver Line

YOUR SIGN HERE



Silverline Center's new state-of-the-art Conference Center has the **latest technology** and can be customized to satisfy tenant's specific requirements.



Silverline Center has been accredited as **Wired Certified Gold**; we are committed to keeping the building on the cutting edge of technology.



Silverline Center's atrium is the epicenter of a desirable amenity program featuring **daycare** facilities, a comprehensive newly updated **fitness center** and a **golf simulator**.



AMENITIES ENLIGHTENED

Tenants enjoy a community feel by taking advantage of Silverline Center's many on-site amenities including **Han Palace**, **Ahra Kitchen** and **Bourbon Coffee** with Tysons shopping just minutes away.



HAN PALACE



bourbon coffee



Ahra Kitchen
The Home of Food

COMMUNITY ENLIGHTENED



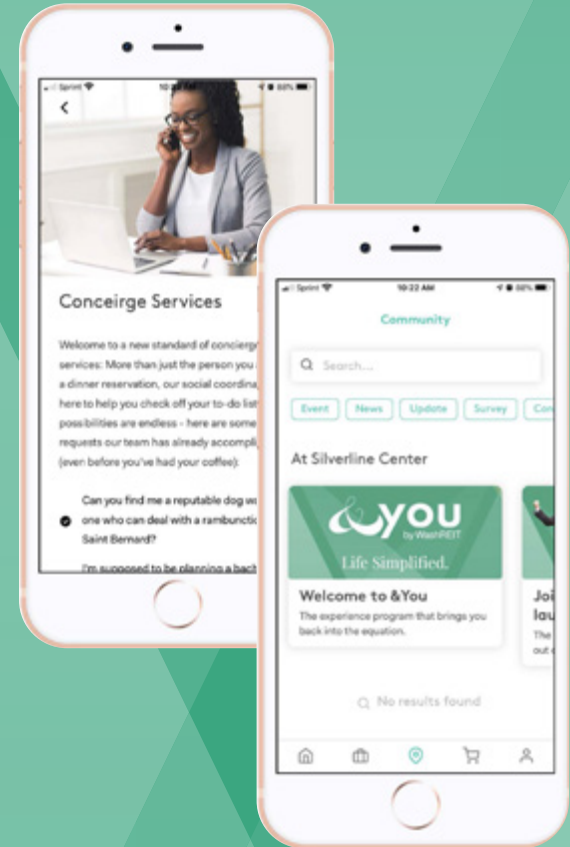
Concierge Services

Welcome to a new standard of concierge services: More than just the person you ask for a dinner reservation, our social coordinators are here to help you check off your to-do list. The possibilities are endless - here are some requests our team has already accomplished (even before you've had your coffee):

- Can you find me a reputable dog walker - one who can deal with a rambunctious Saint Bernard?
- I'm supposed to be planning a bachelor party and have no idea where to start. Can you make an itinerary?

All this and more are available exclusively through the &you app available at Silverline Center.

Life simplified.



Location & Accessibility



7-minute walk to Tysons Metro Station



Direct access to I-495 Express Lanes



SILVERLINE CENTER



Direct access to I-495 Express Lanes



JONES BRANCH CONNECTOR

Neighborhood Amenities



Tysons
CORNER CENTER

Barrel&Bushel BGR CAVA Eddie V's FIVE GUYS SHAKE SHACK SUBWAY

eArts KITCHEN + BAR M metro

WILD FIRE STEAKS, CHOPS & SEAFOOD Besecake Factory sweetgreen EMANUESE TAVERNA MAGGIANO'S LITTLE ITALY PF. CHANG'S

GALLERIA

Arbor Row

HAN PALACE Ahra Kitchen The Home of Food

AGORA [solidcore]

REPUBLIK COFFEE BAR

härth

Hilton SOCIAL

SILVERLINE CENTER

M metro

Wegmans

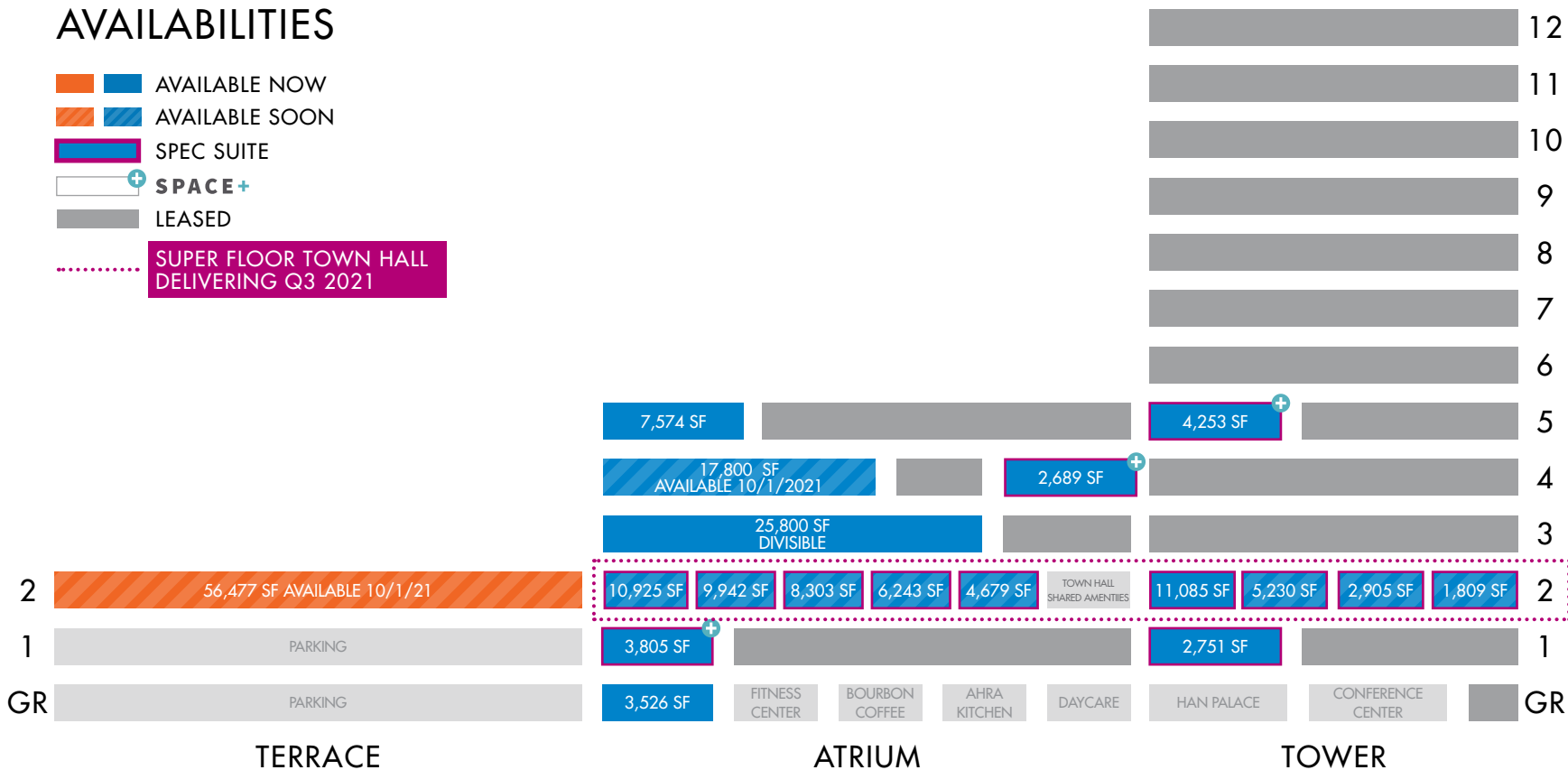
- 1 - Residential / 6,000+ SF Retail / 2020
- 2 - Senior Living / 18,000+ SF Retail / 2022
- 3 - Residential / 10,000+ SF Retail / TBD

SILVERLINE CENTER

AVAILABILITIES

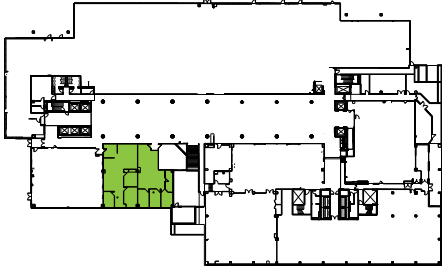
- AVAILABLE NOW
- AVAILABLE SOON
- SPEC SUITE
- SPACE+**
- LEASED

SUPER FLOOR TOWN HALL DELIVERING Q3 2021



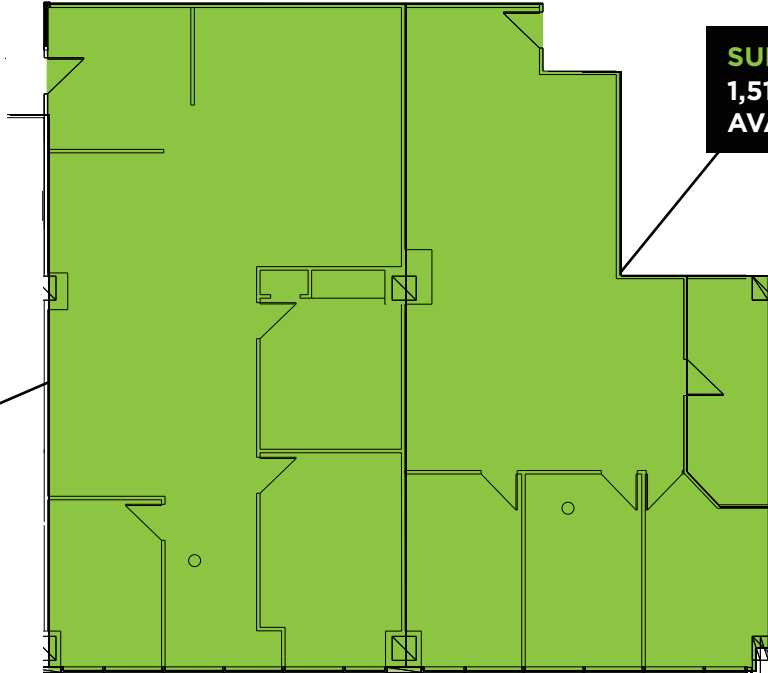
SILVERLINE CENTER

SUITE A60 & A70
3,526 SF
AVAILABLE NOW

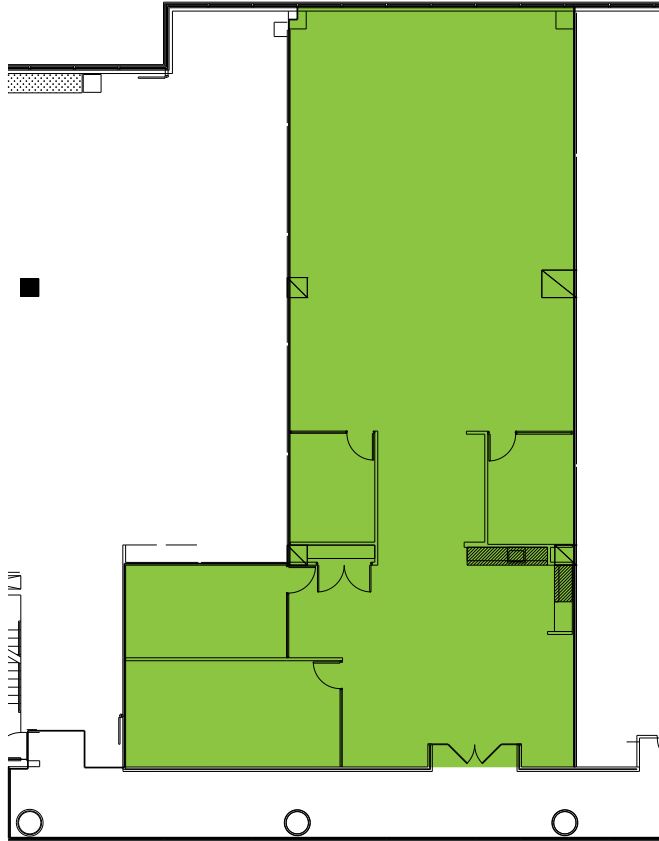
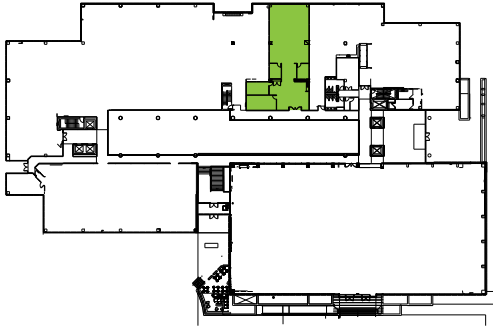


SUITE A60
2,015 SF
AVAILABLE NOW

SUITE A70
1,511 SF
AVAILABLE NOW



SILVERLINE CENTER

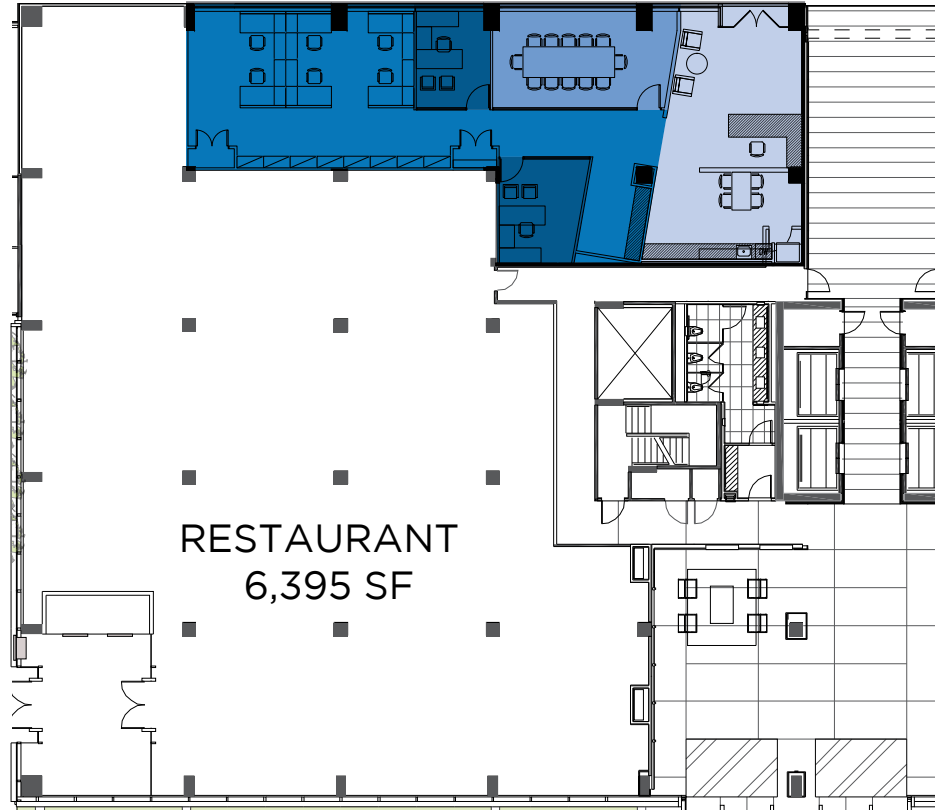
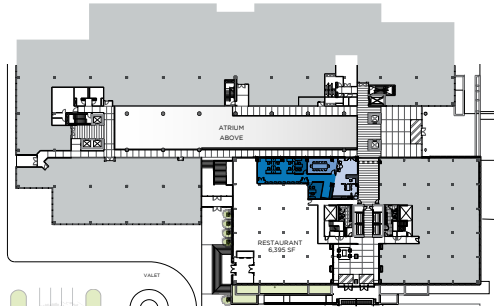


SUITE A160
3,805 SF
AVAILABLE NOW

SPACE+ MOVE IN READY

SPACE+

SUITE T102
2,751 SF
AVAILABLE NOW





TOWN HALL
SHARED AMENITIES



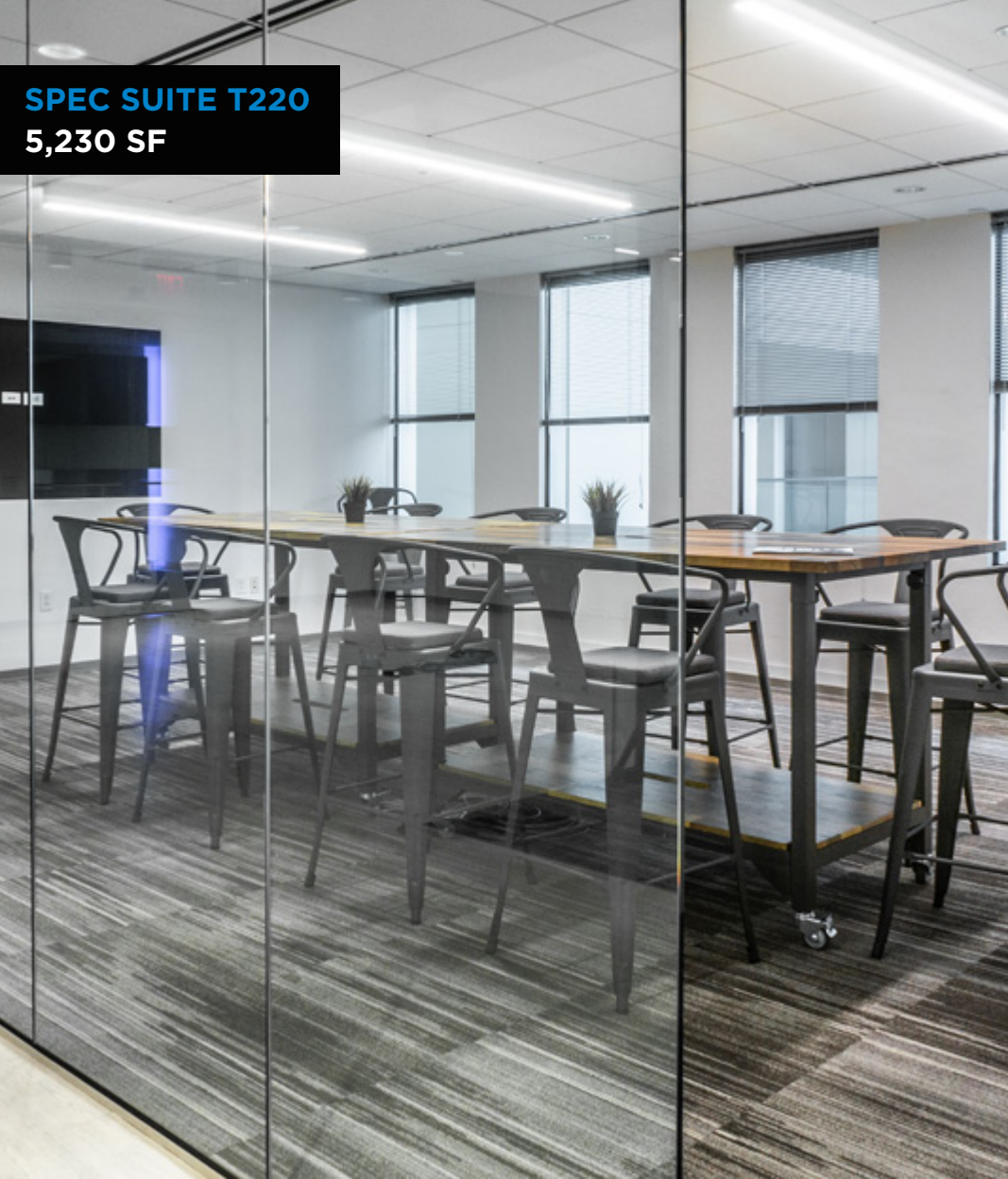
**TOWN HALL
SHARED AMENITIES**



**TOWN HALL
SHARED AMENITIES**



SPEC SUITE T220
5,230 SF



SILVERLINE CENTER

CLICK



TO CUSTOMIZE
& VIEW 3D

ATRIUM

SUITE 315

25,800 SF

AVAILABLE NOW



SILVERLINE CENTER

CLICK



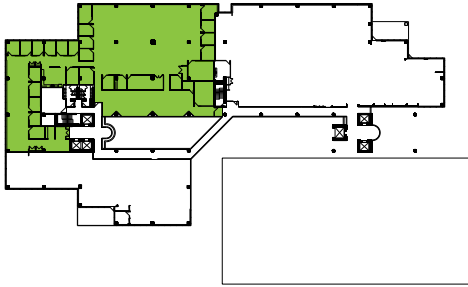
TO CUSTOMIZE
& VIEW 3D

ATRIUM

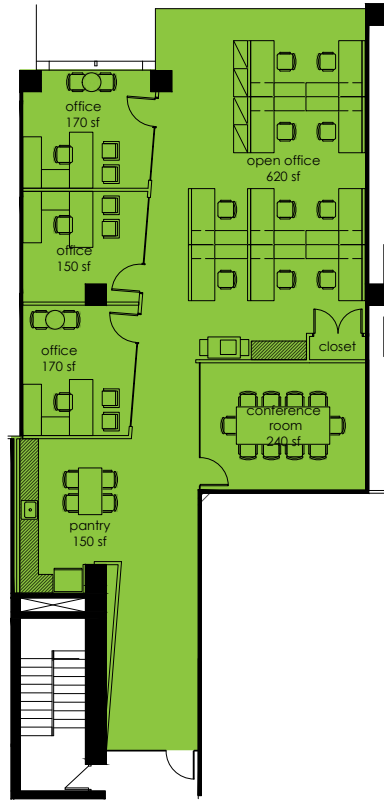
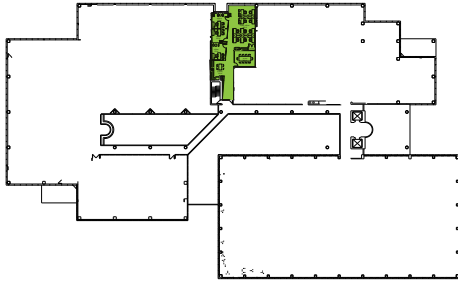
SUITE 450

17,800 SF

AVAILABLE 10/1/2021



SILVERLINE CENTER



360°
→

CLICK TO
VIRTUALLY
TOUR

ATRIUM
SPEC SUITE 460
2,689 SF

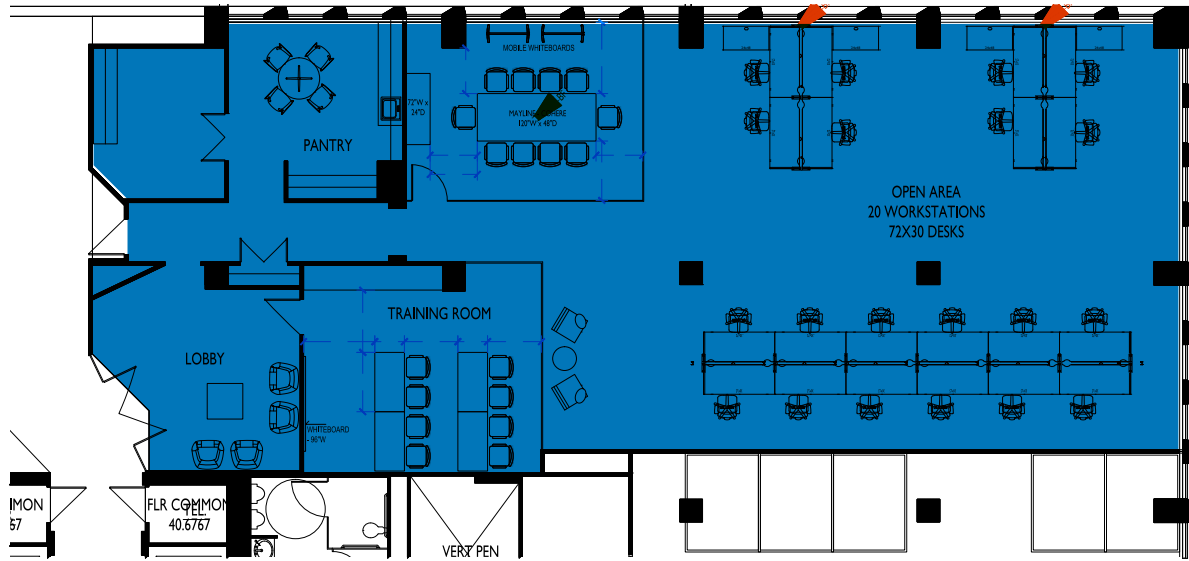
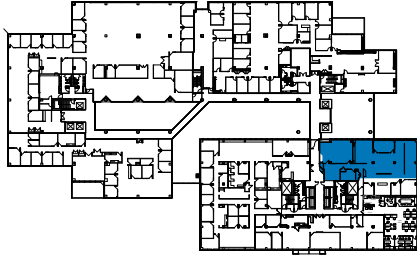
SPACE+ MOVE IN READY

SPACE+

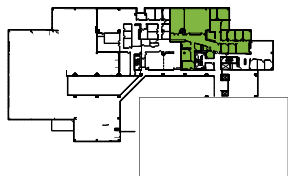
SILVERLINE CENTER

TOWER
SUITE 510
4,253 SF

SPACE+ MOVE IN READY



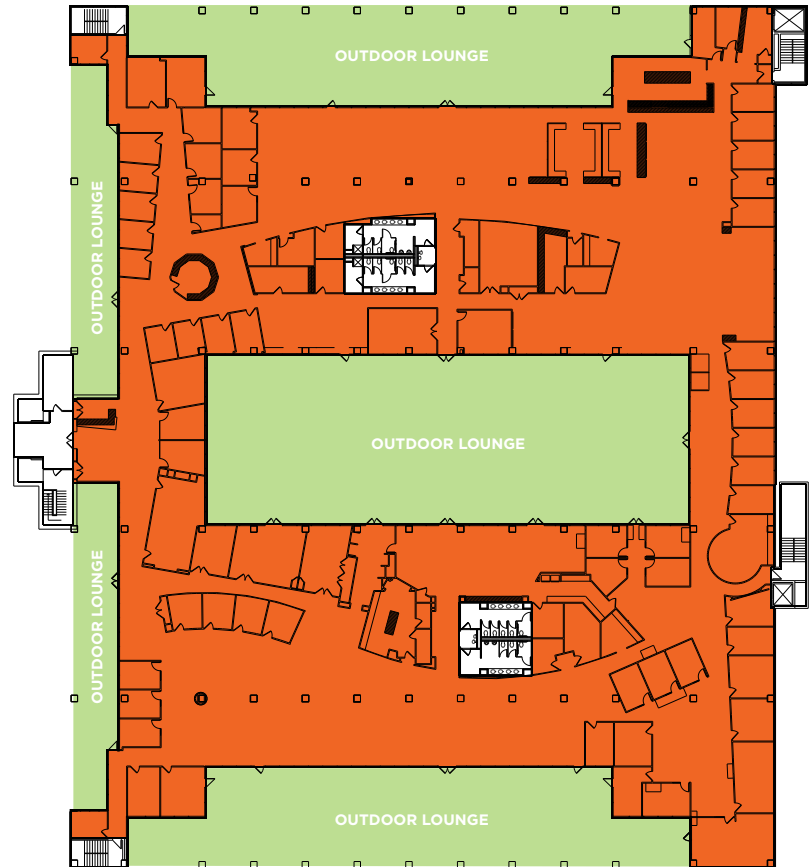
SPACE+



SILVERLINE CENTER

TERRACE
56,477 SF
FULL BUILDING
AVAILABLE 10/1/2021

**UNIQUE BUILDING WITHIN A BUILDING
OPPORTUNITY + TWO BUILDING SIGNS**



OWNER
WashREIT

EXCLUSIVE LEASING AGENT
CBRE

ARCHITECT
Hickok Cole Architects

ADDRESS
7900 Westpark Drive

BUILDING SPECIFICATIONS

	ATRIUM BUILDING	TOWER BUILDING
FLOORS	6	12
RBA	230,000 SF	269,000 SF
TYPICAL FLOOR	39,000 SF	22,000 SF
CEILING HEIGHT	8'6" - 11"	8'6" - 11"
ELEVATORS	5; freight elevator capacity 4500 lbs	4; freight elevator capacity 3500 lbs
MECHANICAL SYSTEMS	Two 50 ton self-contained water cooled package units per floor with water side economizer 48 - 50 VAVs per floor	Two 400 ton chillers with two main AHUs with air side economizers Each floor has approximately 26 VAVs
ELECTRICAL SYSTEM	Carrier I-VU EMS controls 2500 amp service per side	Carrier I-VU EMS controls 4000 amp service per side

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SILVERLINE CENTER

**SILVERLINE CENTER
COVID-19 REOCCUPY GUIDE**

**FOR MORE INFORMATION,
PLEASE CONTACT THE
LEASING TEAM**

TENANT GUIDE TO REOCCUPANCY

SILVERLINE CENTER



WASH★REIT®

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