



BUILDING  
ALONGSIDE  
TRADITION

8100 & 8130 BOONE BLVD, TYSONS





8100 BOONE BLVD, TYSONS, VA 22182



8130 BOONE BLVD, TYSONS, VA 22182

## BUILDING FEATURES

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 coming Q3 2022

Brand new conference center coming Q3 2022

White tablecloth restaurant on-site, Nostos

Abundant garage and surface parking at 3.4/1000

Signage opportunities with prominent visibility on Route 7

Award winning atrium lobby

Extensive landscaping and excellent views

Family owned and operated since 1972

## NEW SAFETY PROTOCOLS



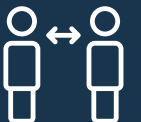
HVAC UV filtration  
throughout  
buildings



Microbial killing  
coating on all high  
touch points



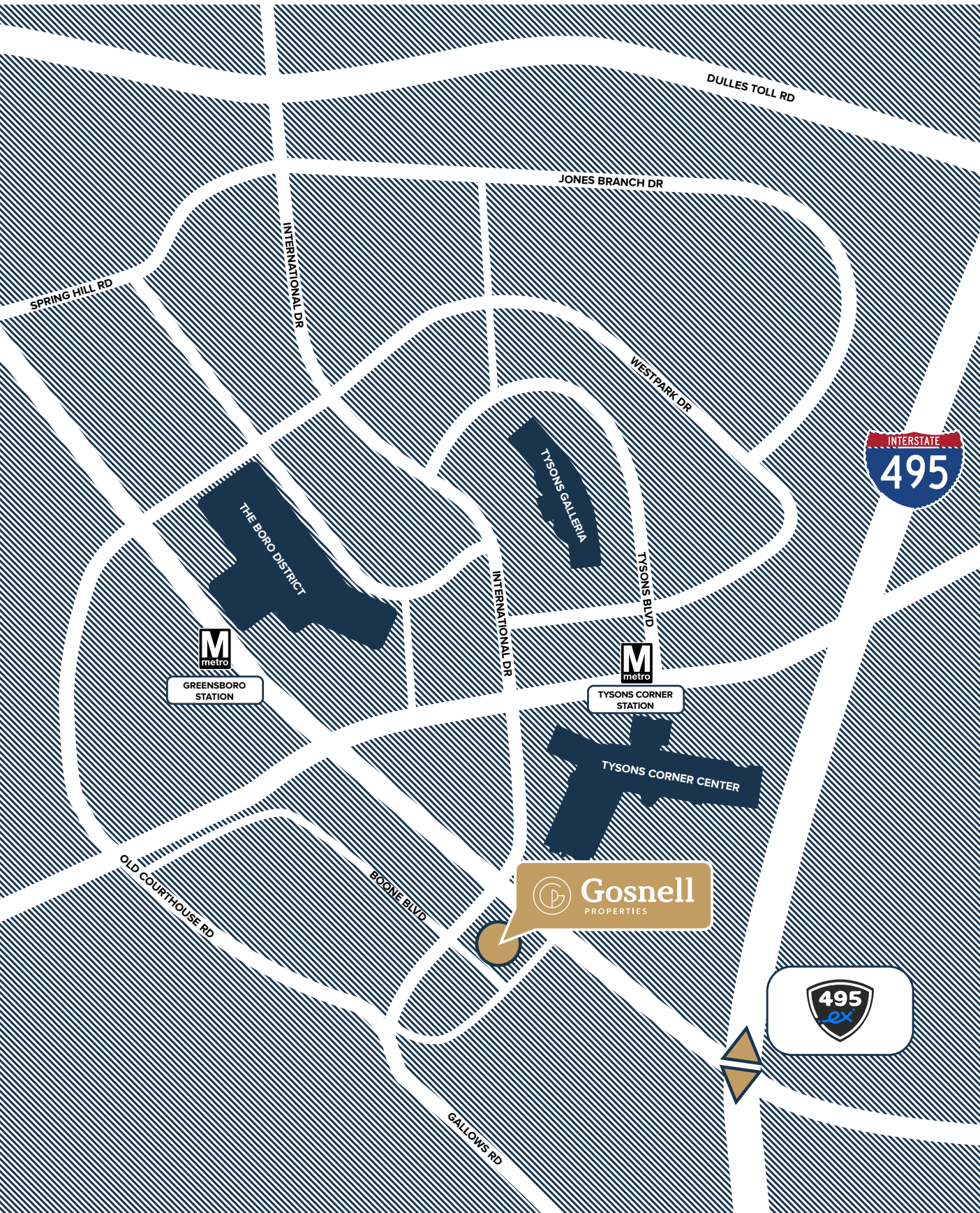
Hand sanitizers  
throughout  
buildings



Social  
distancing  
signage







## UNMATCHED ACCESS

Gosnell Properties is ideally located across from the region's largest shopping center, surrounded by Tysons' best culinary experiences & at the epicenter of all major thoroughfares.

### DIRECT ACCESS TO



### TIME TO

Dulles toll Rd	5 minutes
I-66	6 minutes
Dulles International Airport	20 minutes
Washington DC	20 minutes

## ON-SITE AMENITIES



**FITNESS  
CENTER**  
COMING Q3 2022

**CONFERENCE  
CENTER**  
COMING Q3 2022

## WALKABLE AMENITIES





ON-SITE AMENITIES



A FRESH, MODERN TAKE ON GREEK CULINARY CULTURE

Discover one the region’s best and most famous restaurant. Located on the first floor of 8100 Boone Boulevard, Nostos invites you to an unforgettable journey to the Greek islands...

“Stepping into this Aegean-white Greek restaurant is a transporting experience...”  
- [Washingtonian.com](#)

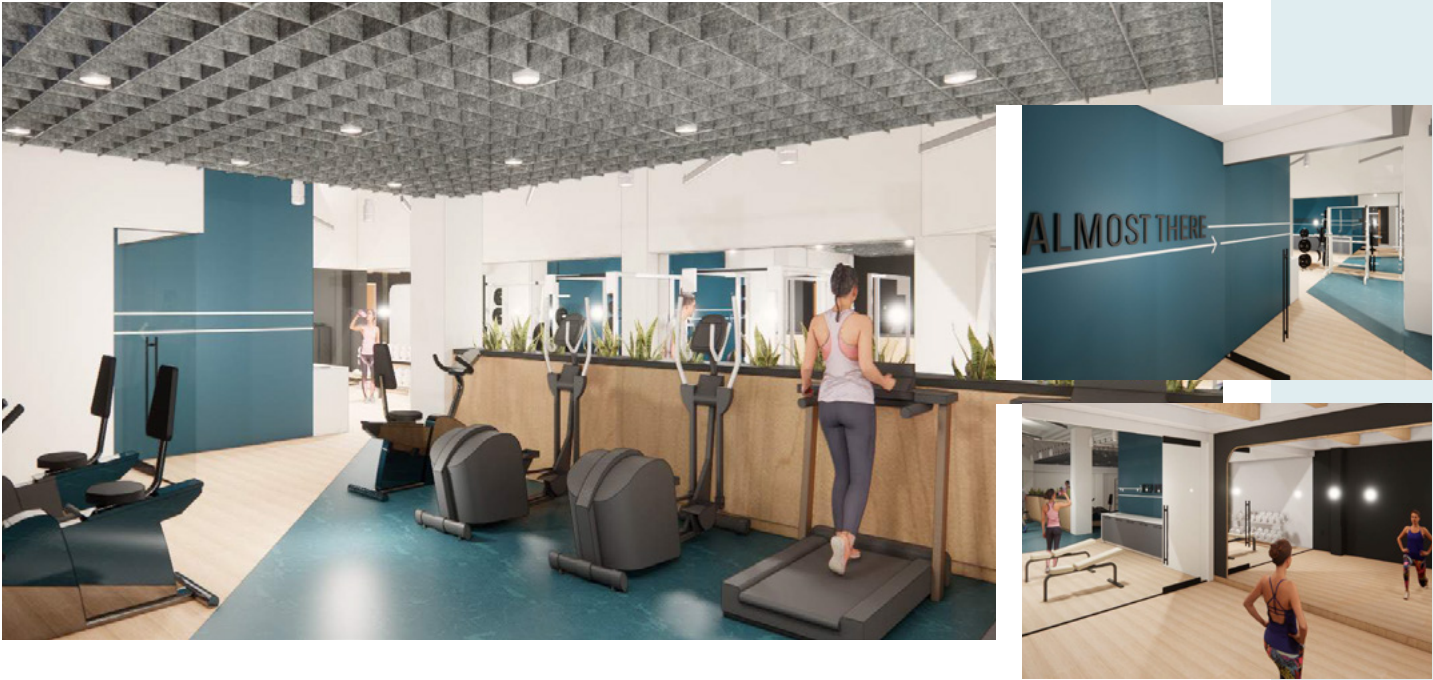
“A summer display pairs cubes of watermelon and cubes of sesame-crust feta in a checkered pattern that is as delicious as it is stunning and simple...”  
- [NorthernVirginia Magazine](#)

“Probably one of my favorite spots in Tysons. If you have a craving for delicious seafood, come here!! I’ve been here a handful of times already and consistency is great here...”  
- [Yelp](#)

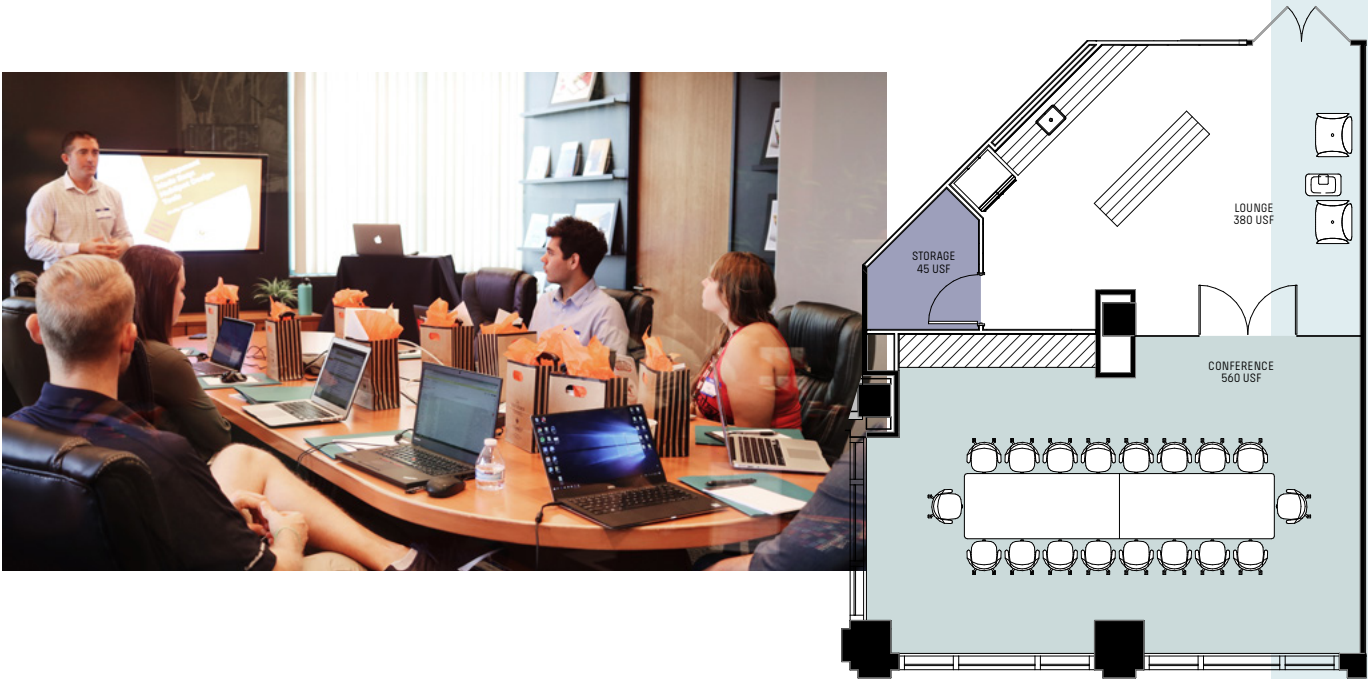


COMING Q3 2022

BRAND NEW FITNESS CENTER



BRAND NEW CONFERENCE CENTER



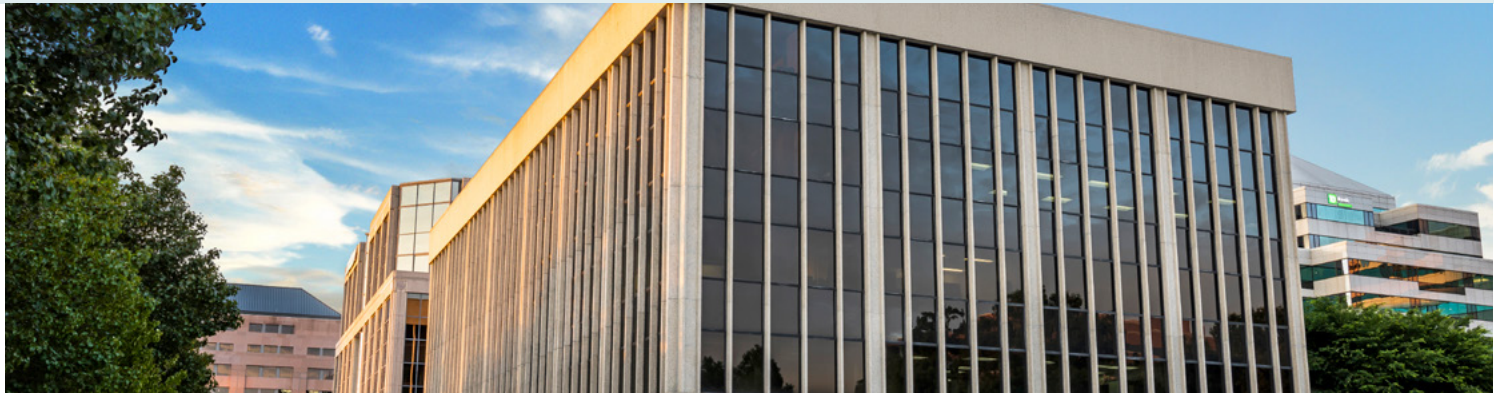


AVAILABLE SPACE



8100 BOONE BLVD, TYSONS, VA 22182

7	SUITE 740 2,255 SF			FITNESS CENTER Q3 2022
6	SUITE 600 5,211 SF	SUITE 610 2,843 SF	SUITE 630 2,443 SF	
5	SUITE 500 20,432 SF AVAILABLE 8/1/2022			
4	SPEC SUITE 400 2,729 SF	SPEC SUITE 420 2,079 SF	SPEC SUITE 430 2,745 SF	CONFERENCE CENTER Q3 2022
3	SUITE 320 1,131 SF	SUITE 330 1,445 SF		
2	SUITE 230 3,416 SF			
1				NOSTOS RESTAURANT



8130 BOONE BLVD, TYSONS, VA 22182

5	SUITE 510 5,947 SF	
4	SUITE 400 11,834 SF	
3	SUITE 320 5,044 SF	SPEC SUITE 350 2,789 SF
2	SUITE 210 2,930 SF	SUITE 230 1,469 SF
1		

AVAILABLE

LEASED

AMENITY

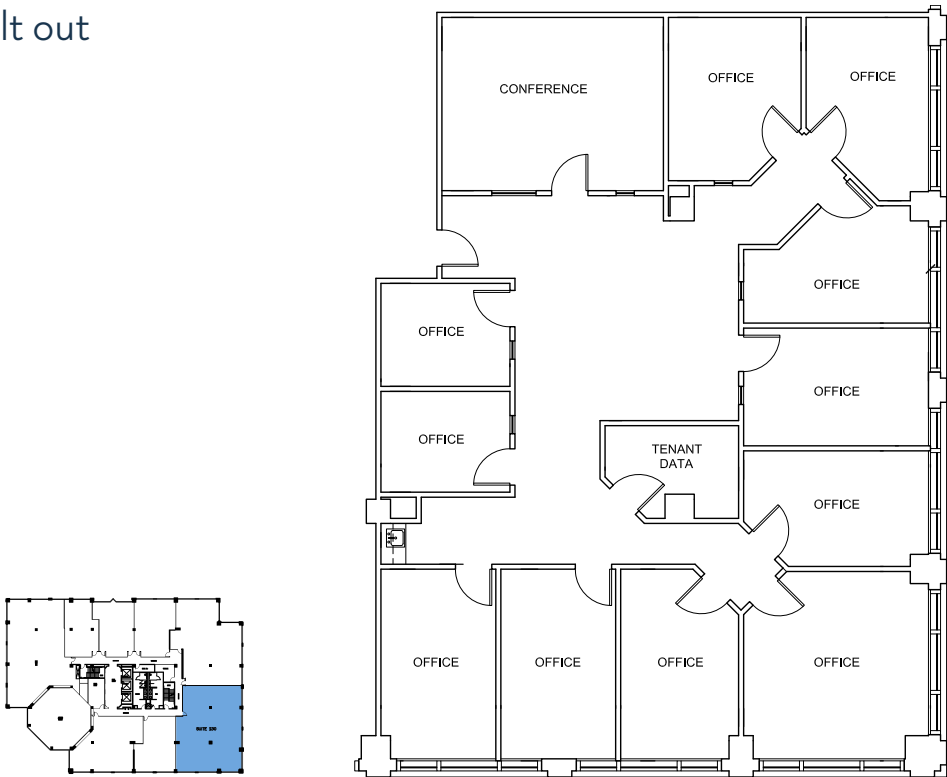
# FLOOR PLANS



8100 BOONE BLVD, TYSONS, VA 22182

SUITE 230 - 3,416 SF  
READY FOR OCCUPANCY

- Built out



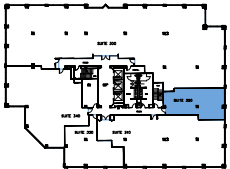
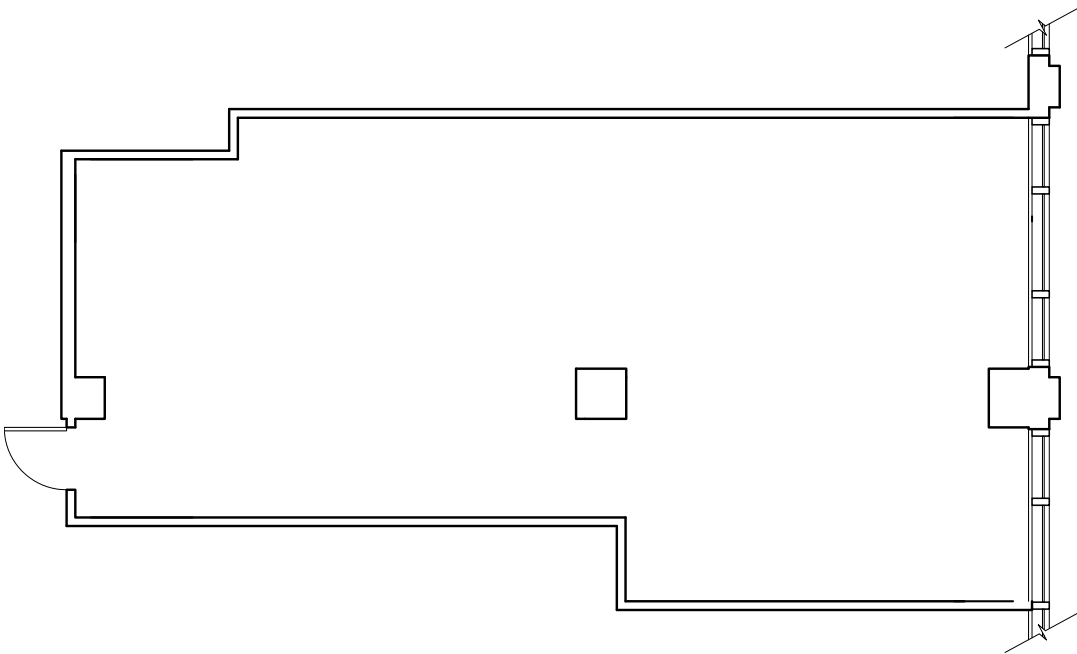
# FLOOR PLANS



8100 BOONE BLVD, TYSONS, VA 22182

SUITE 320 - 1,131 SF

- Shell condition

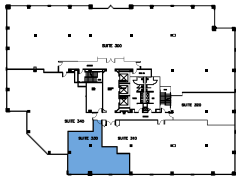
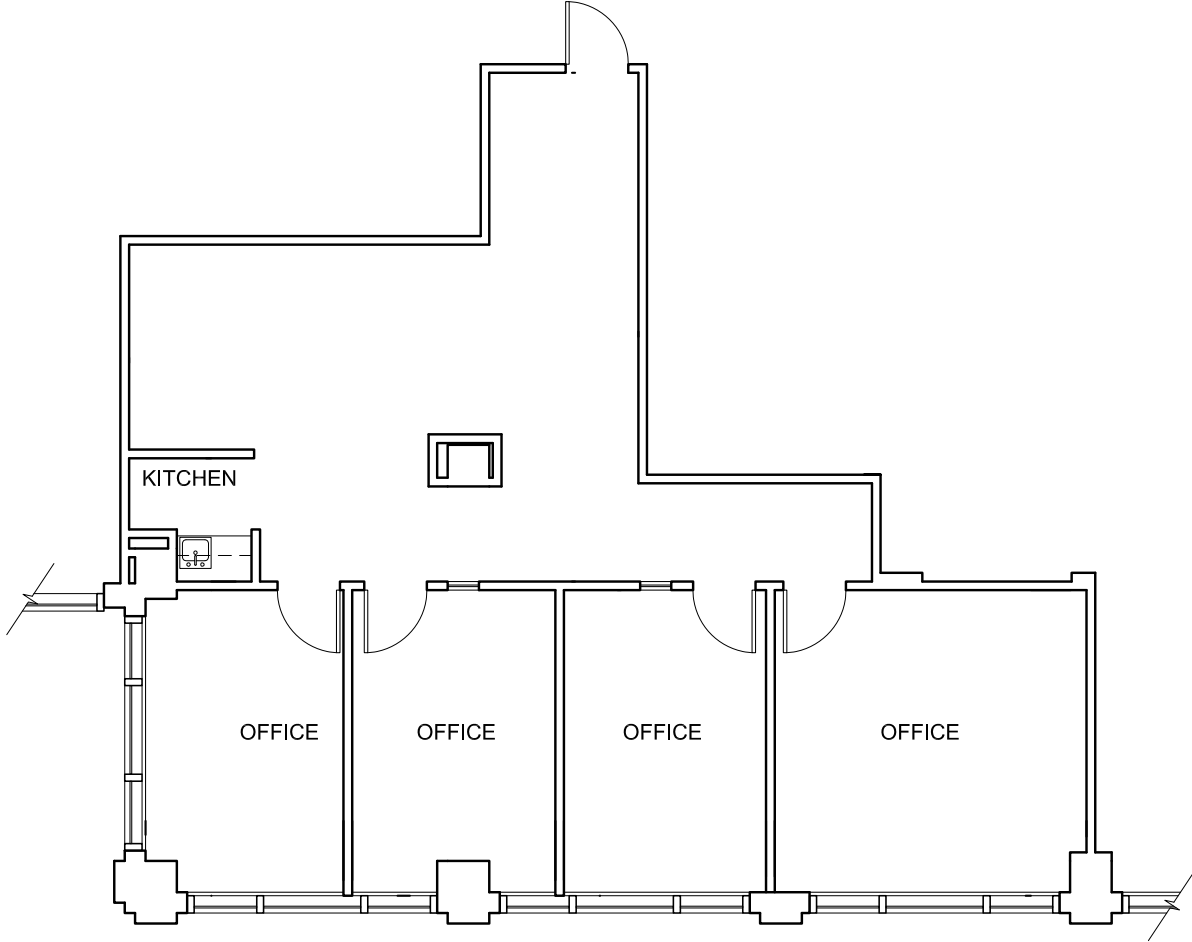


# FLOOR PLANS



8100 BOONE BLVD, TYSONS, VA 22182  
SUITE 330 - 1,445 SF

- 4 window lined offices
- Abundant natural light



# FLOOR PLANS



8100 BOONE BLVD, TYSONS, VA 22182  
SPEC SUITE 400 - 2,729 SF  
DELIVERING Q3 2022





# FLOOR PLANS

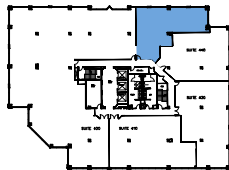


8100 BOONE BLVD, TYSONS, VA 22182

SPEC SUITE 420 - 2,079 SF  
READY FOR OCCUPANCY

- New spec suite
- 3 window lined offices
- Open flexible workspace
- Open kitchen

VIRTUAL TOUR ►



# FLOOR PLANS

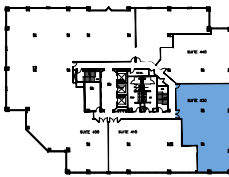
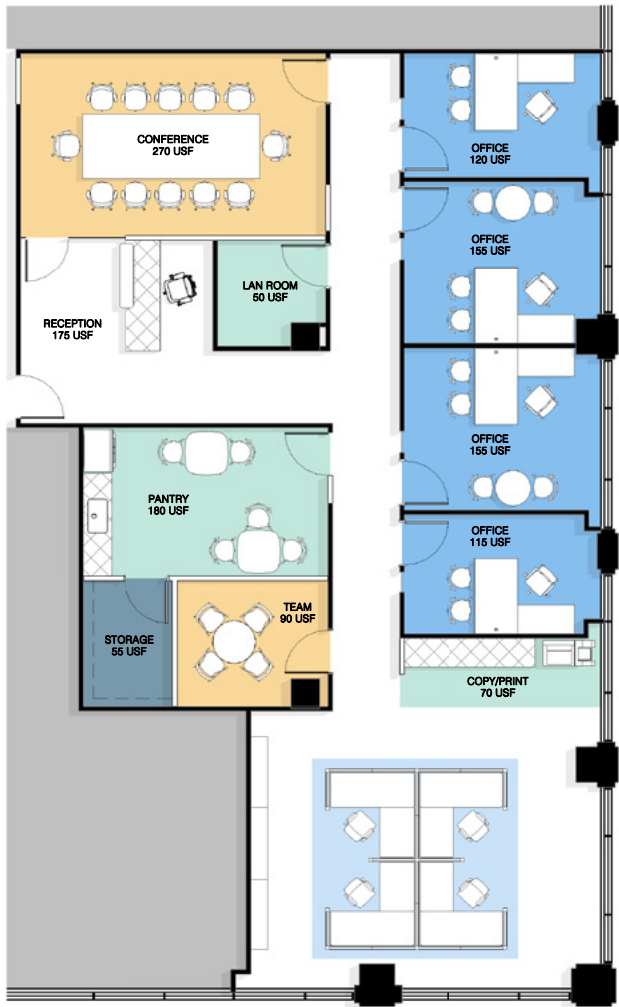


8100 BOONE BLVD, TYSONS, VA 22182

SUITE 430 - 2,745 SF  
READY FOR OCCUPANCY

- 4 window lined offices
- Open flexible workspace
- Large conference room
- Breakout room
- Abundant natural light

VIRTUAL TOUR ►



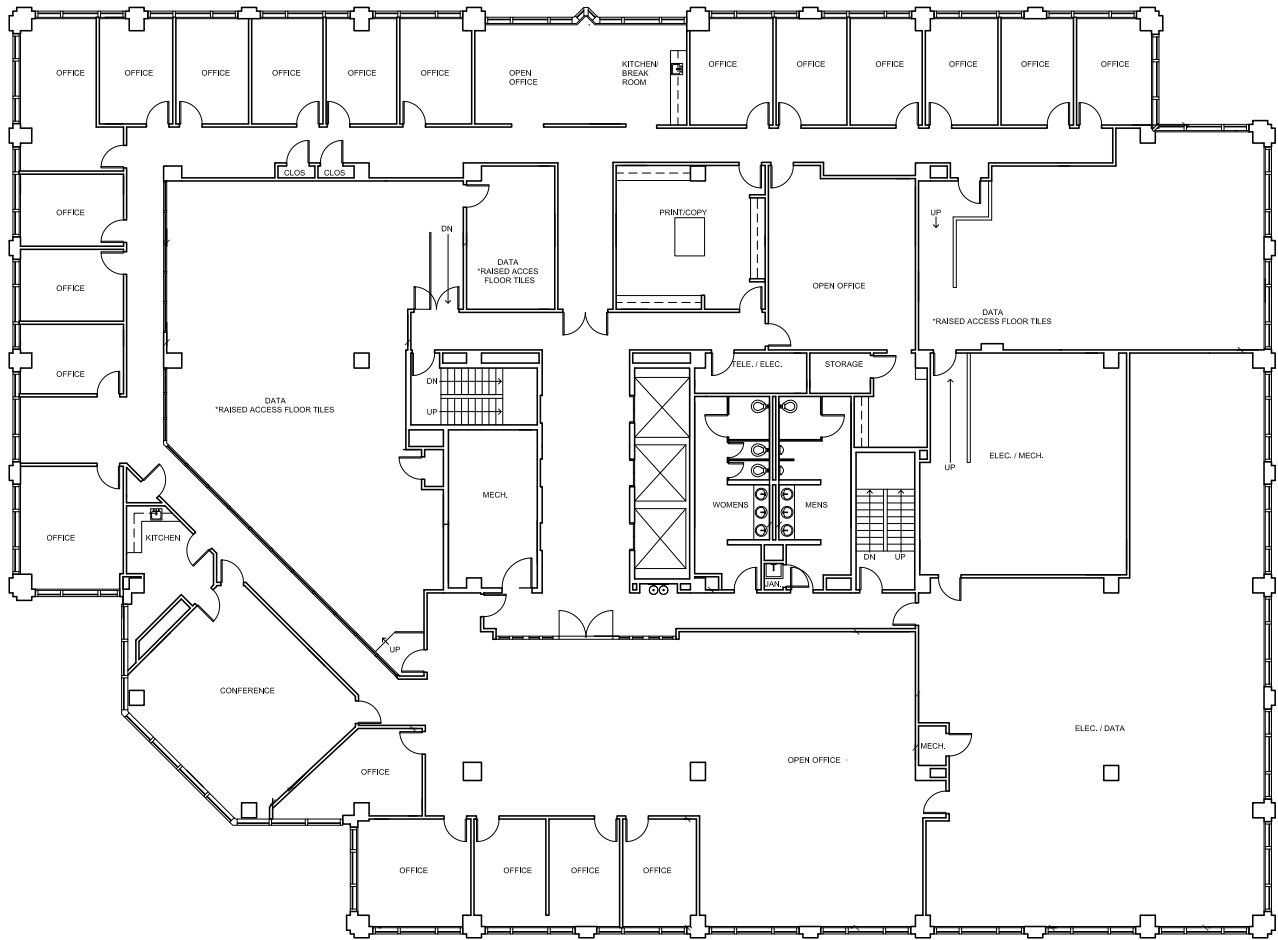


# FLOOR PLANS



8100 BOONE BLVD, TYSONS, VA 22182  
SUITE 500 - 20,432 SF - AVAILABLE 8/1/2022

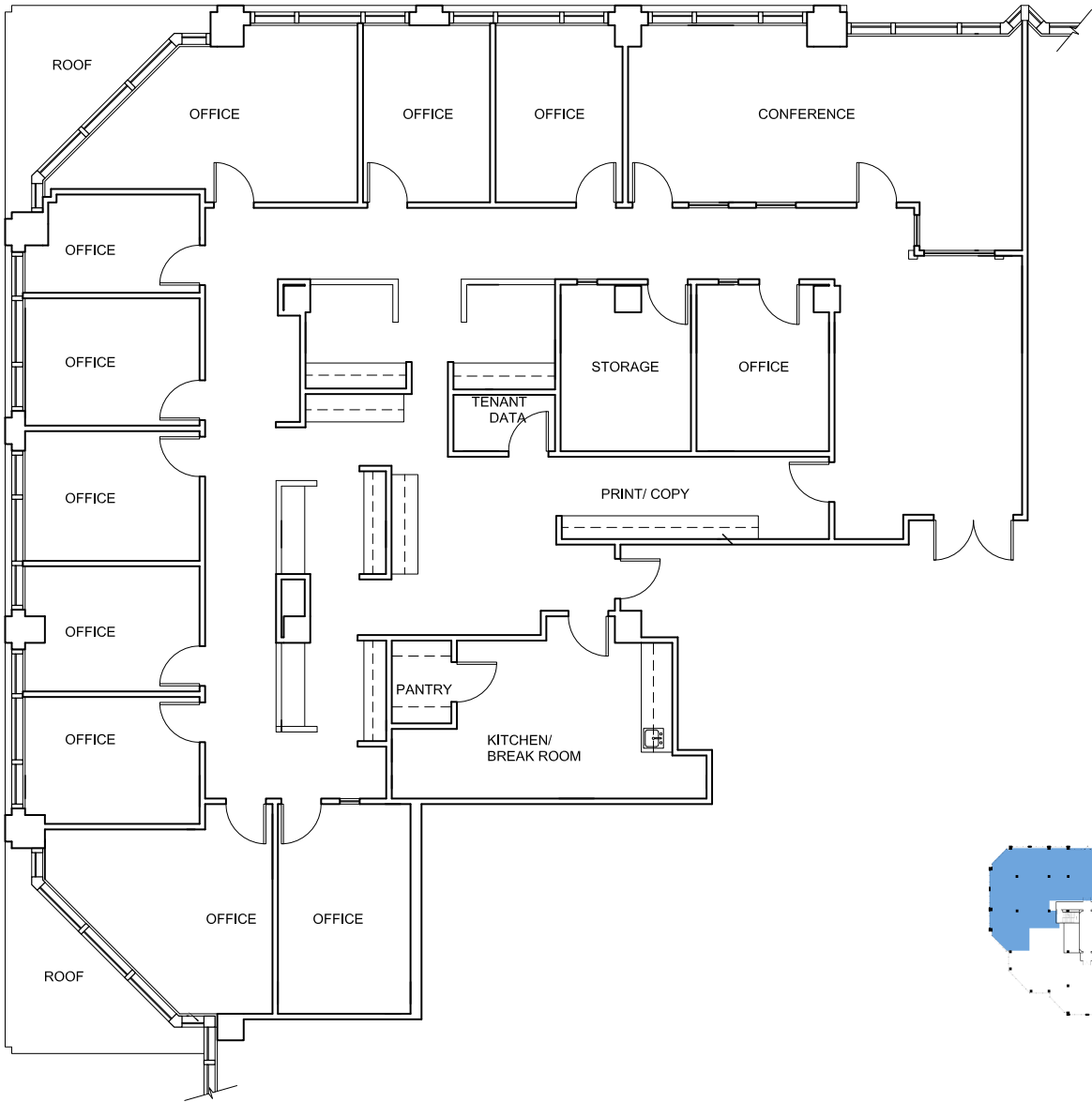
- Full floor opportunity
- Built out
- Top-of-building Route 7 signage opportunity



# FLOOR PLANS



8100 BOONE BLVD, TYSONS, VA 22182  
SUITE 600 - 5,211 SF



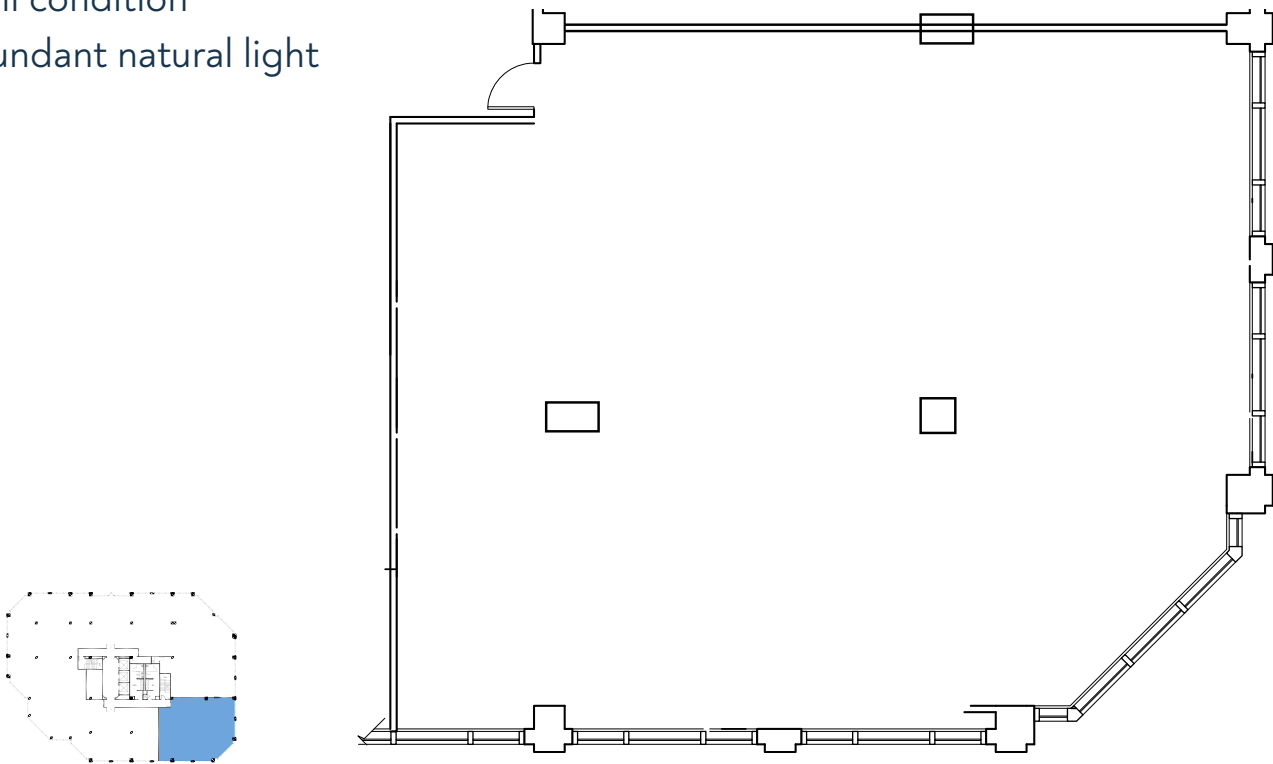


FLOOR PLANS



8100 BOONE BLVD, TYSONS, VA 22182  
SUITE 610 - 2,843 SF

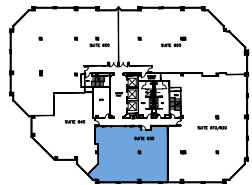
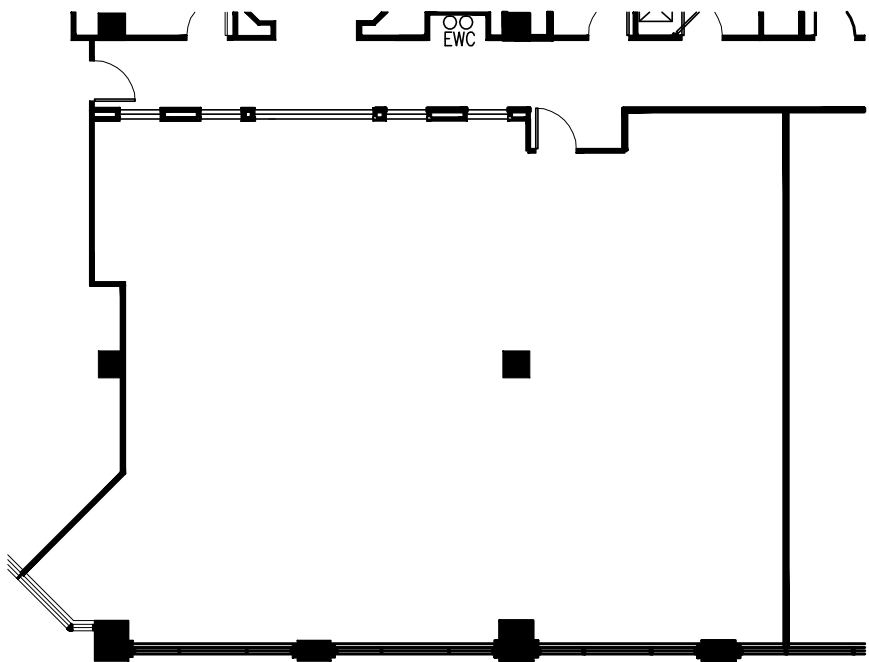
- Shell condition
- Abundant natural light



FLOOR PLANS



8100 BOONE BLVD, TYSONS, VA 22182  
SUITE 630 - 2,443 SF





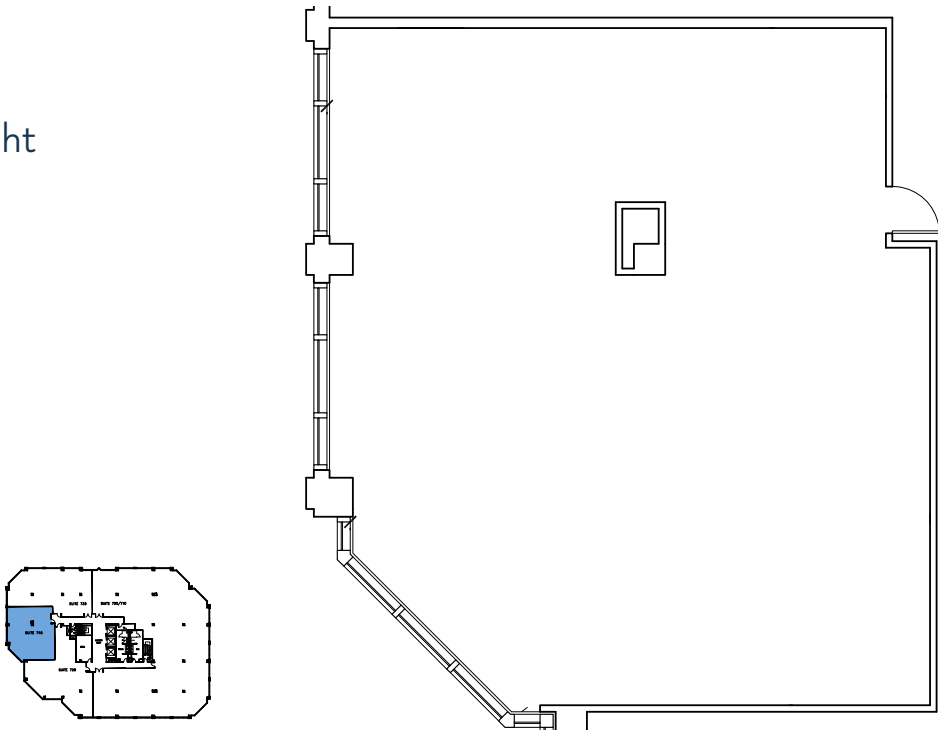
FLOOR PLANS



8100 BOONE BLVD, TYSONS, VA 22182

SUITE 740 - 2,255 SF

- Shell condition
- Great view of Tysons
- Abundant natural light





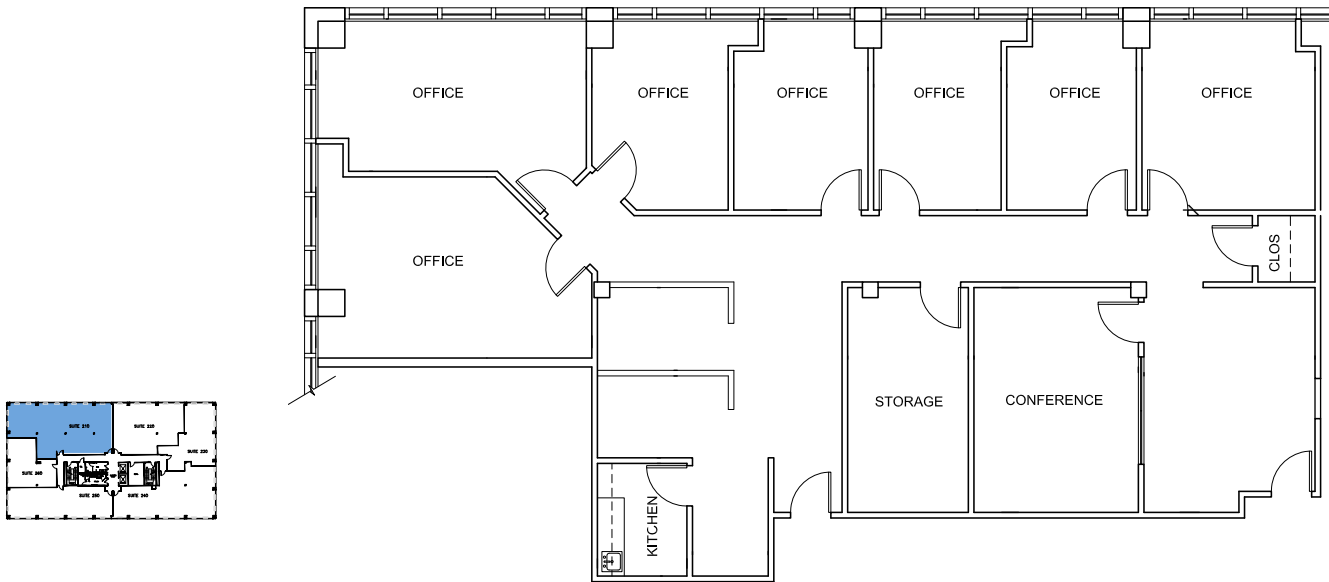
# FLOOR PLANS



8130 BOONE BLVD, TYSONS, VA 22182

SUITE 210 - 2,930 SF  
READY FOR OCCUPANCY

- Great lobby exposure
- 7 offices
- Reception
- Conference room
- Window lined offices

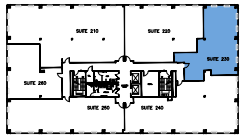
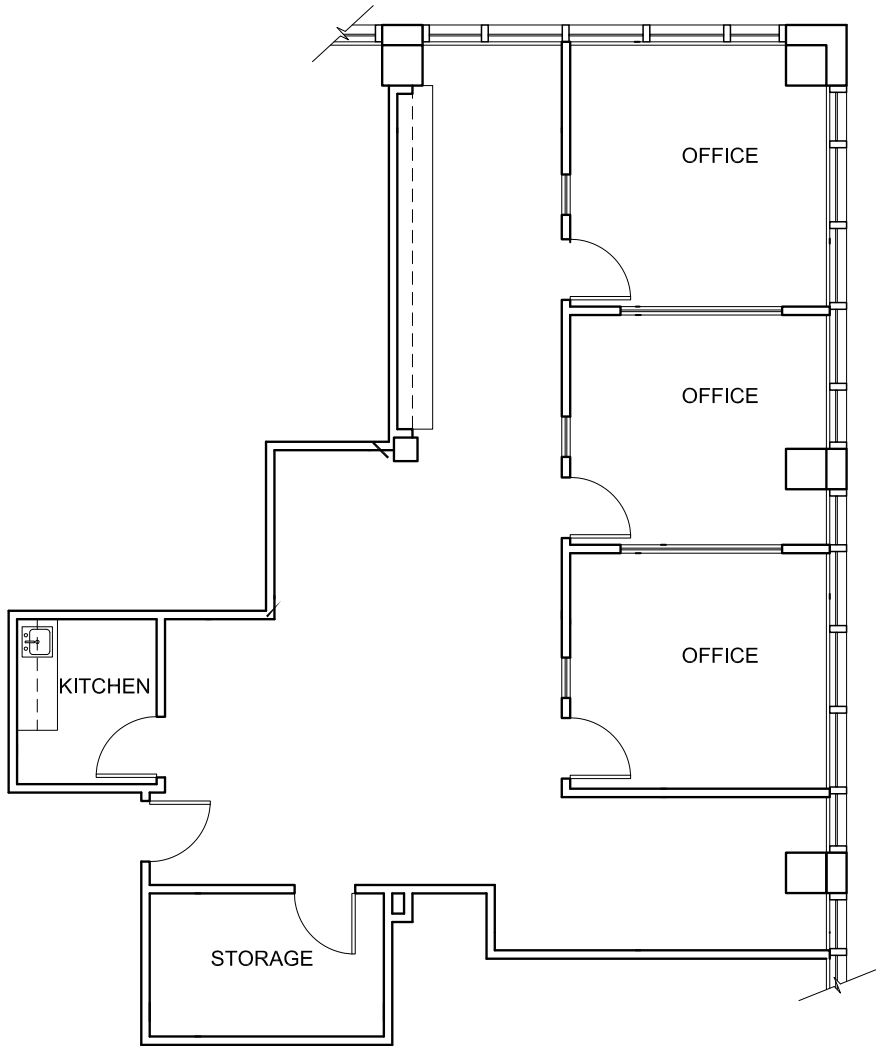


# FLOOR PLANS



8130 BOONE BLVD, TYSONS, VA 22182

SUITE 230 - 1,469 SF





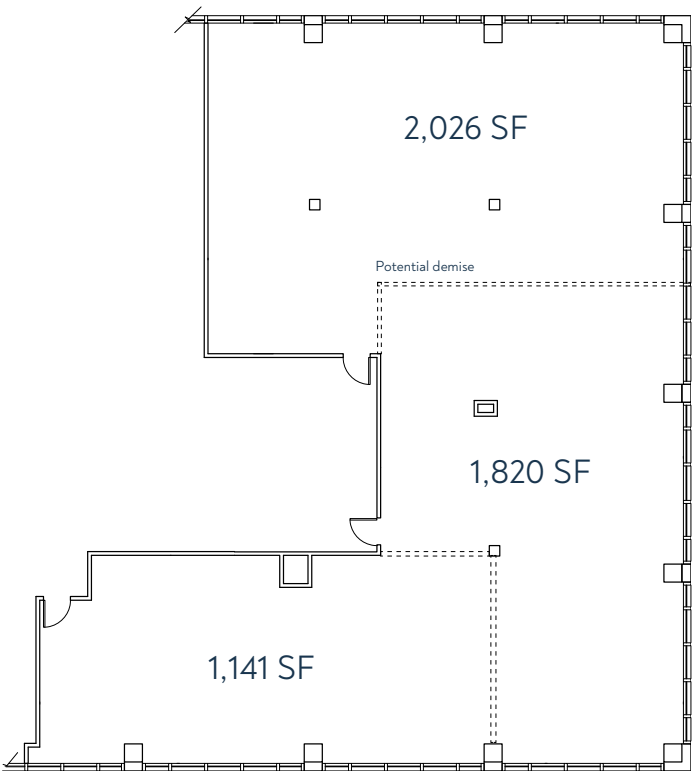
# FLOOR PLANS



8130 BOONE BLVD, TYSONS, VA 22182

SUITE 320 - 5,044 SF

- Divisible up to 1,141 SF
- Shell condition
- Great views of Tysons
- Abundant natural light



# FLOOR PLANS



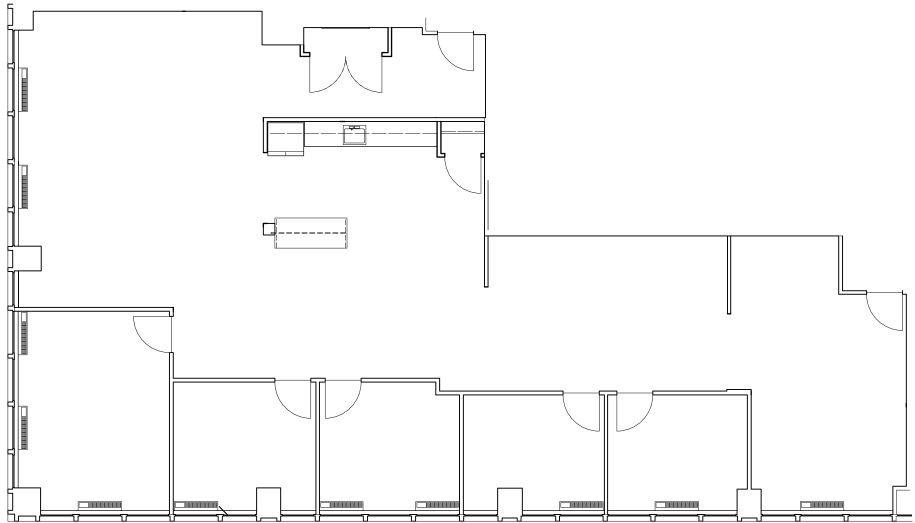
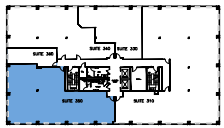
8130 BOONE BLVD, TYSONS, VA 22182

SPEC SUITE 350 - 2,789 SF

READY FOR OCCUPANCY

- New spec suite
- 4 window lined offices
- Open flexible workspace
- Large conference room
- Abundant natural light

[VIRTUAL TOUR ►](#)



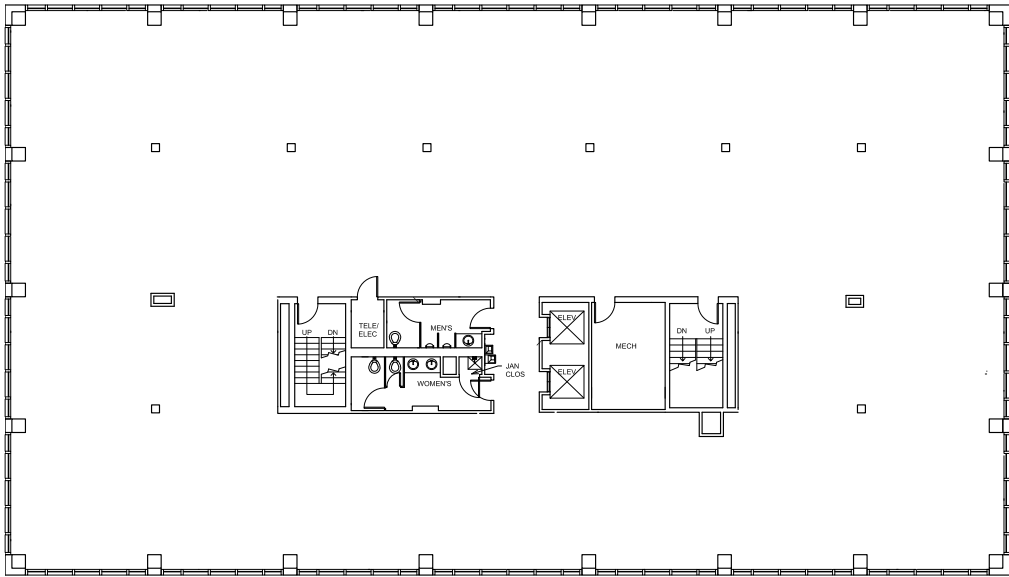


# FLOOR PLANS



8130 BOONE BLVD, TYSONS, VA 22182  
SUITE 400 - 11,834 SF

- Full floor available
- Shell condition
- Great views of Tysons
- Divisible



PLANS by CBRE | INTERACTIVE FLOOR PLAN - CLICK BELOW TO START

CREATIVE

FINANCE

LEGAL

TECH

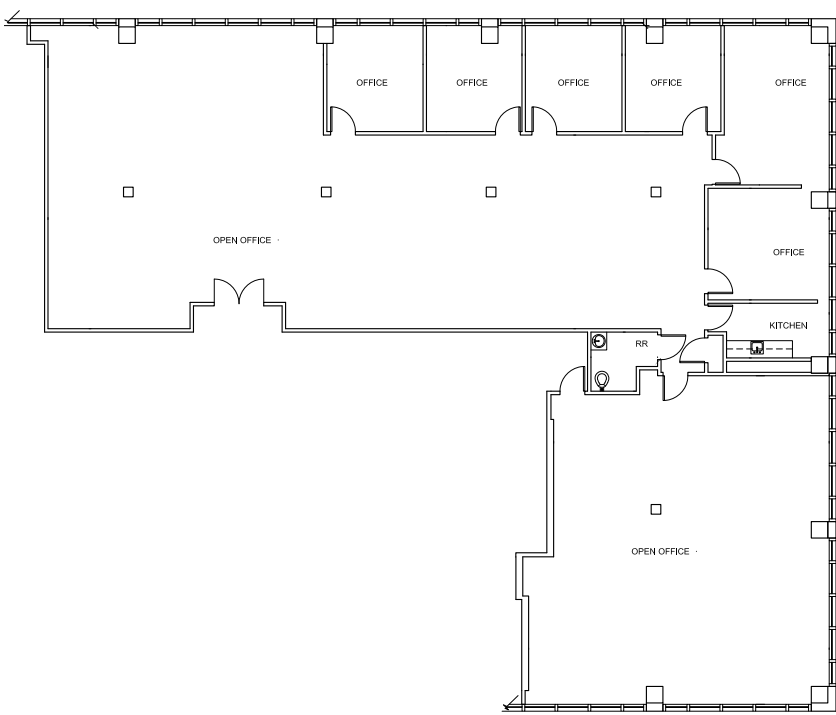


# FLOOR PLANS



8130 BOONE BLVD, TYSONS, VA 22182  
SUITE 510 - 5,947 SF

- Partial shell condition
- 6 offices
- Open flexible workspace
- Kitchen
- Great views of Tysons
- Divisible





8100 & 8130 BOONE BLVD, TYSONS



## LEASING TEAM

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**Gosnell**  
PROPERTIES

Managed by  
**COMSTOCK**

**CBRE**

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