



BUILDING
ALONGSIDE
TRADITION

8100 & 8130 BOONE BLVD, TYSONS





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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
- Fitness center
- White tablecloth restaurant on-site, Nostos
- Abundant garage and surface parking at 3.4/1000
- EV charging stations
- Signage opportunities with prominent visibility on Route 7
- Award winning atrium lobby
- Extensive landscaping and excellent views
- Strong ownership





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



DYNAMIC LIFESTYLE

Conveniently located across from Tysons Corner Center and between Route 123 and I-495; with dining, fitness and entertainment are all at your fingertips



ON-SITE AMENITIES



FITNESS CENTER

WALKABLE AMENITIES

BEST BUNS BAKERY & CAFE | **PATSY'S** AMERICAN | **Randy's** PRIME SEAFOOD & STEAKS
THE CAPITAL GRILLE | **CHEF GEOFF'S** | **KIZUNA** SUSHI & RAMEN | **Leida** HAWAIIAN POKE | **Roll Play** VIETNAMESE GRILL
Peets Coffee & Tea | **RANGOS** FINE TEX-MEX | **BJ's** RESTAURANT BREWHOUSE | **NEISHA** THAI CUISINE | **McDonald's**
Tyson's CORNER CENTER
earls KITCHEN + BAR | **Eddie V's** PRIME SEAFOOD | **Barrel & Bushel** | **COASTAL FLATS**
cava | **CHIPOTLE** MEXICAN GRILL | **SHAKE SHACK** | **FIVE GUYS**
Panera BREAD | **SUBWAY** | **BGR** THE BURGER JOINT | **california** PIZZA KITCHEN

FOCUS ON...



A FRESH, MODERN TAKE ON GREEK CULINARY CULTURE

Discover one of the region's best and most famous restaurants. 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-crusted 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](#)



4.5 stars
#1 in Tysons



4.6 stars



#10 in NoVa



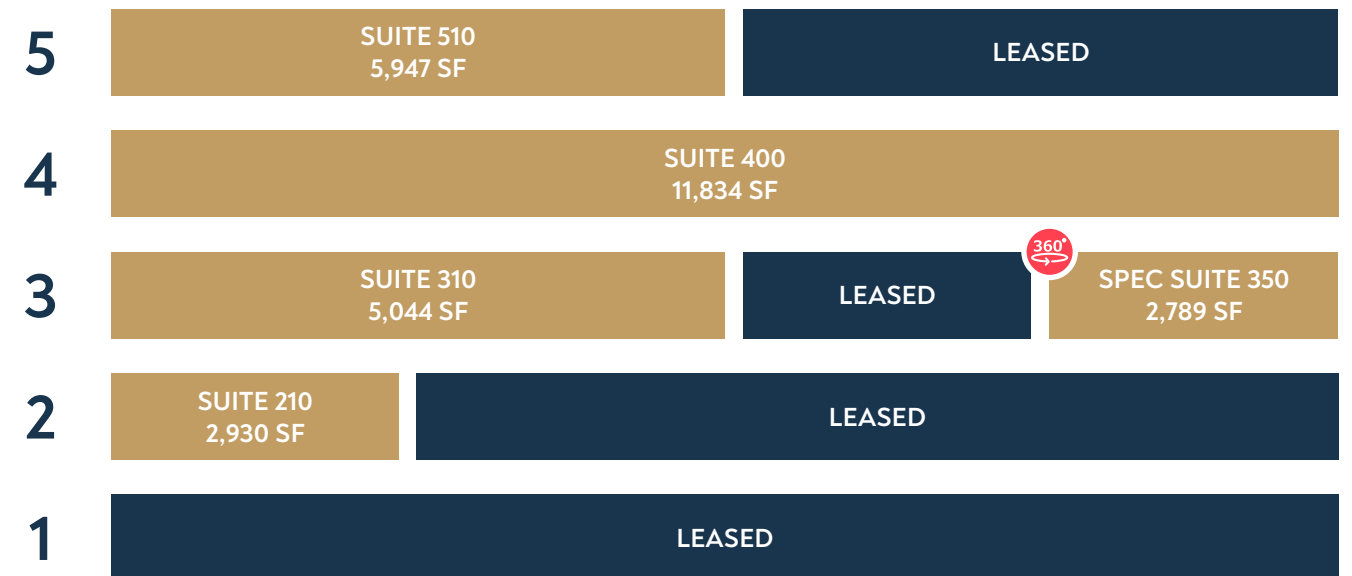
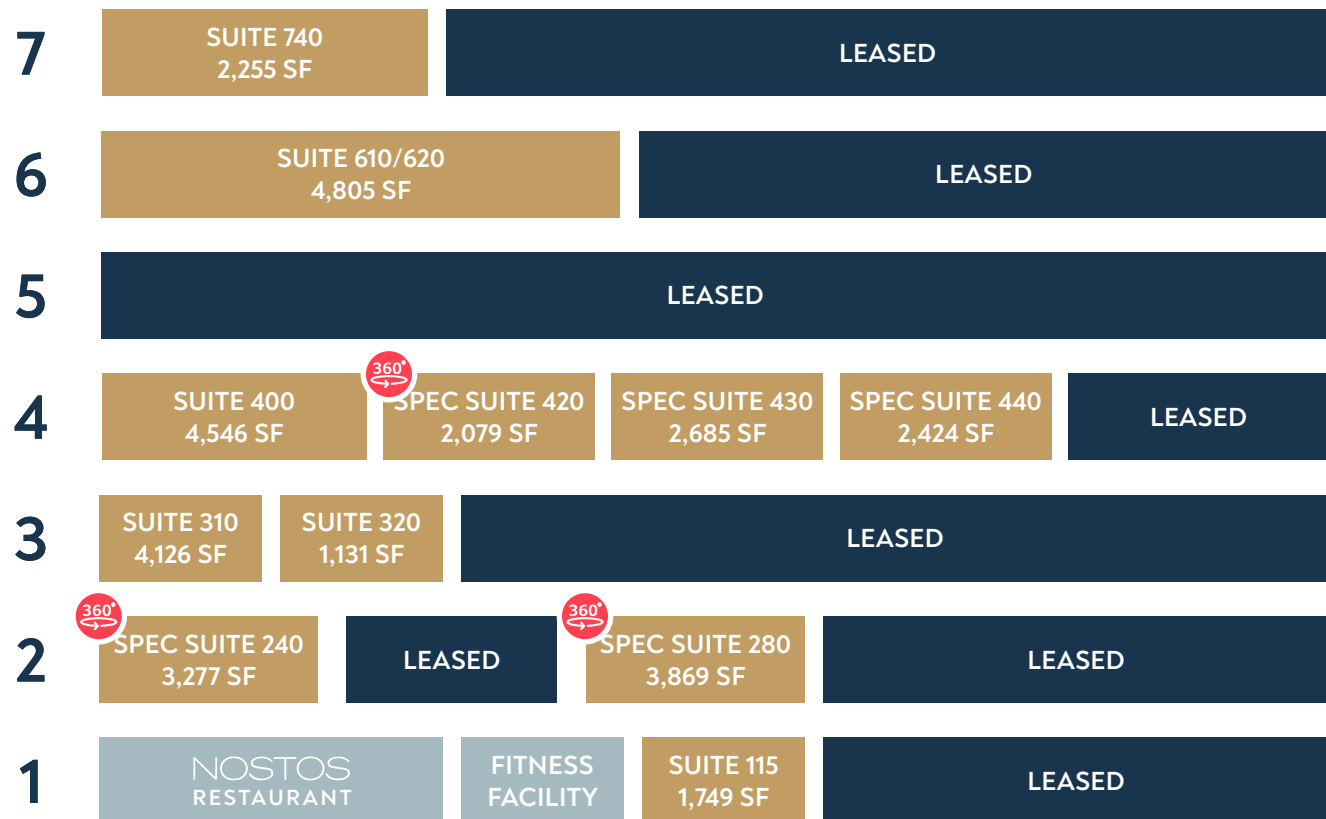
AVAILABLE SPACE



8100 BOONE BLVD, TYSONS, VA 22182



8130 BOONE BLVD, TYSONS, VA 22182



AVAILABLE LEASED AMENITY

SPEC SUITE 240 - 3,277 SF



SPEC SUITE 280 - 3,869 SF



SPEC SUITE 420 - 2,079 SF



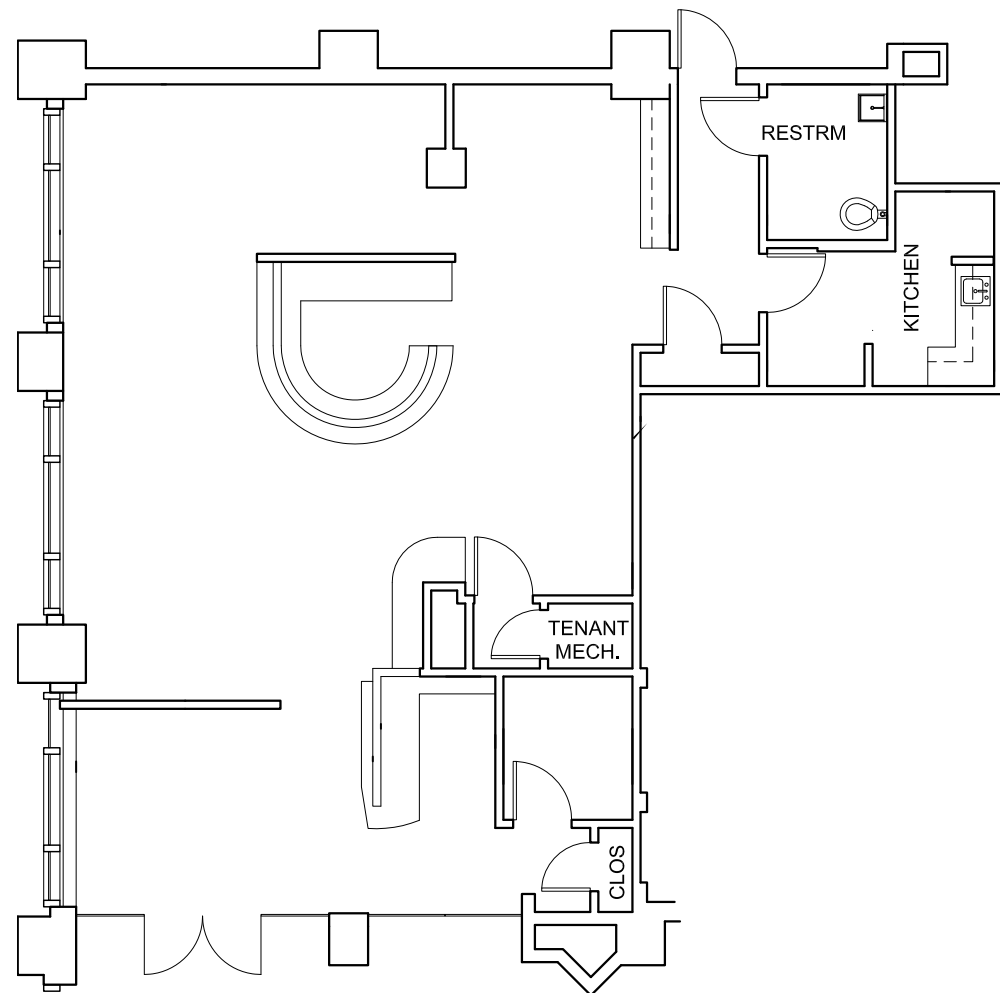
SPEC SUITE 350 - 2,789 SF



FLOOR PLANS

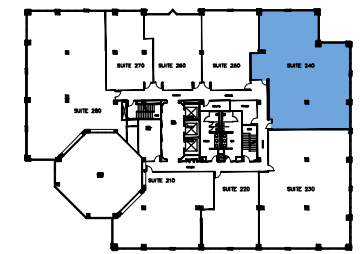
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SUITE 115 - 1,749 SF



VIRTUAL TOUR 

SPEC SUITE 240 - 3,277 SF

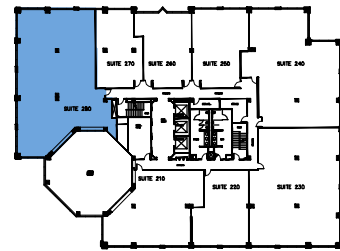
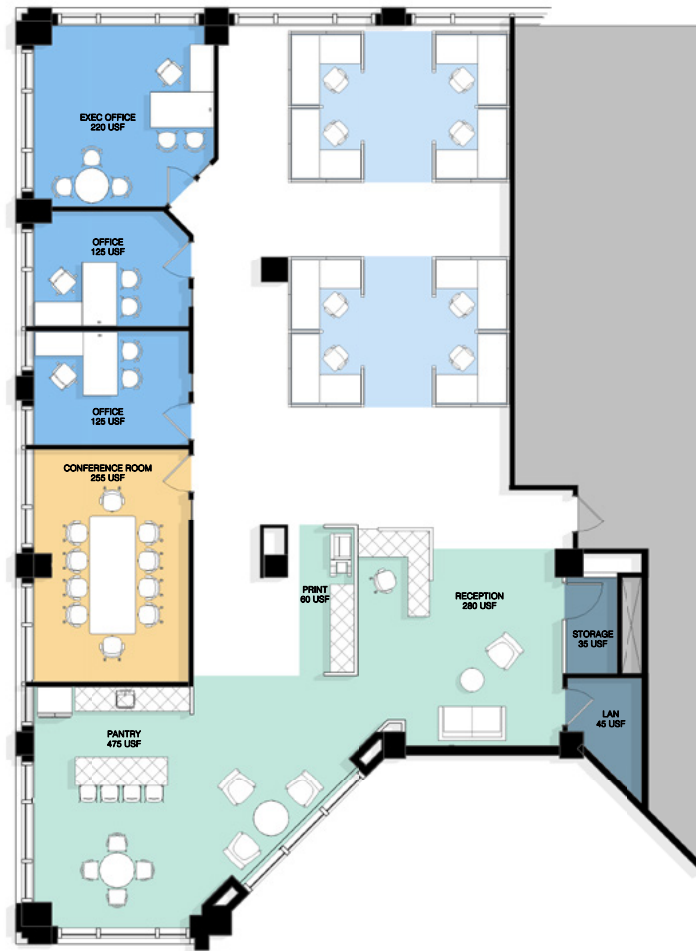


FLOOR PLANS


8100 BOONE BLVD, TYSONS, VA 22182

VIRTUAL TOUR 

SPEC SUITE 280 - 3,869 SF



SPACE LEGEND

-  CONFERENCE ROOM
-  OFFICE
-  STORAGE
-  SUPPORT/AMENITIES
-  WORKSTATION

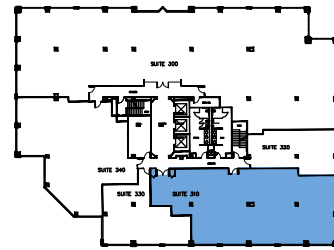


FLOOR PLANS

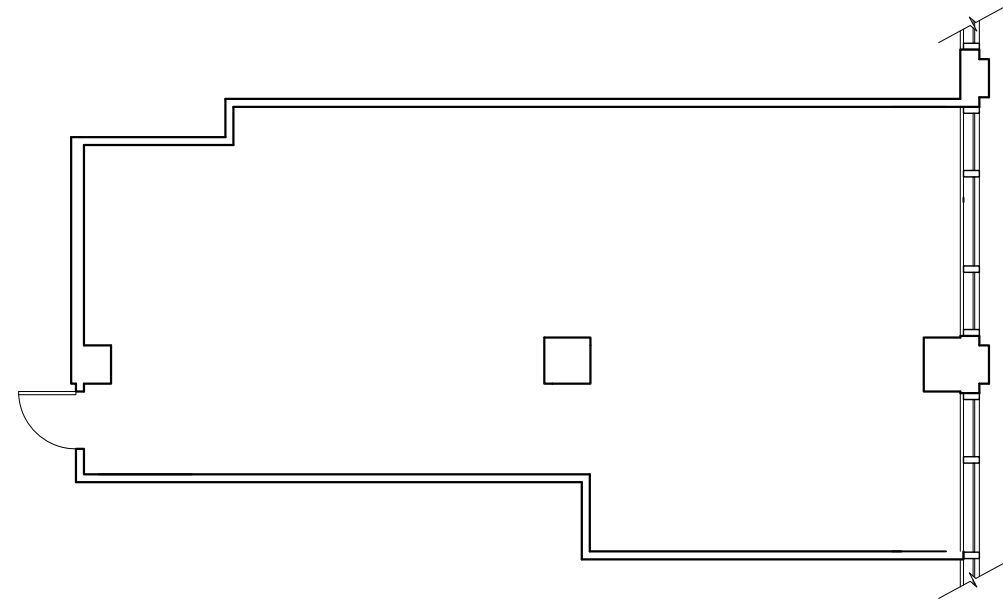
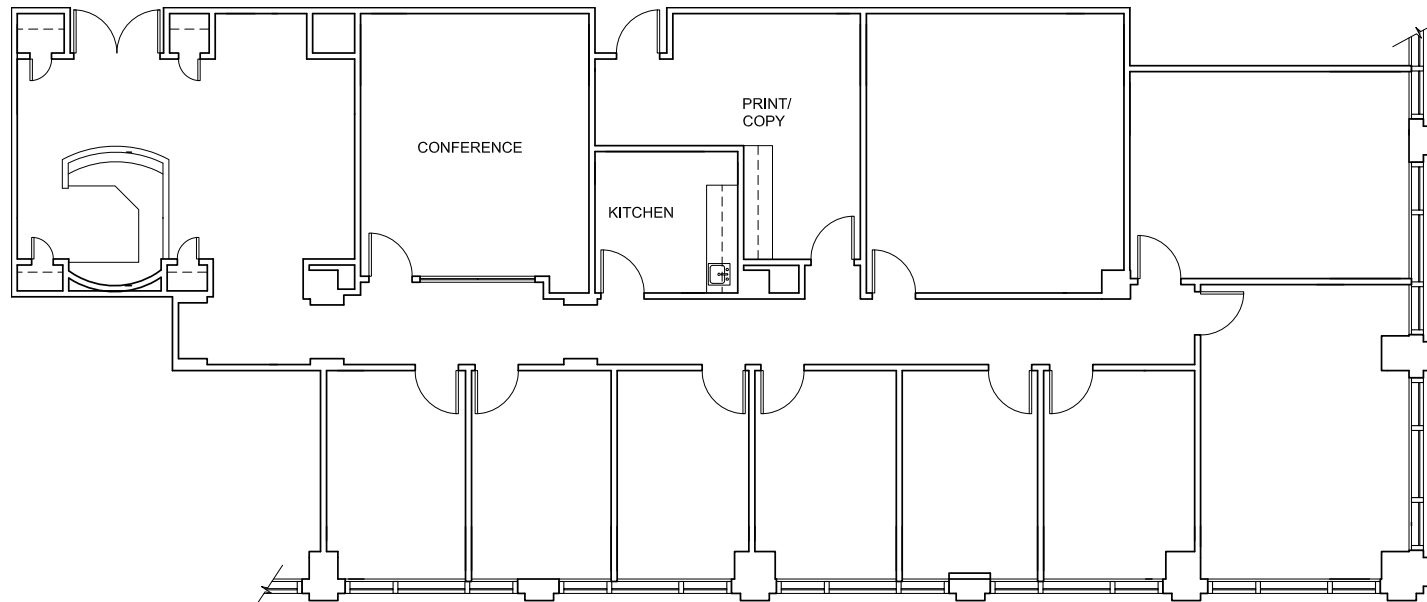
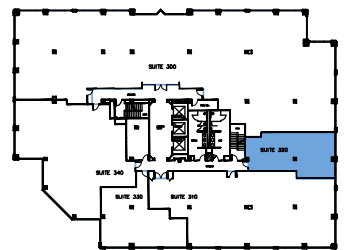
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SUITE 310 - 4,126 SF



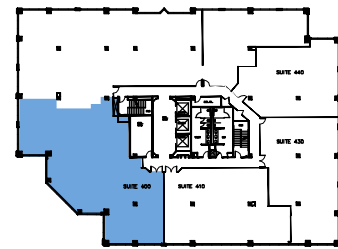
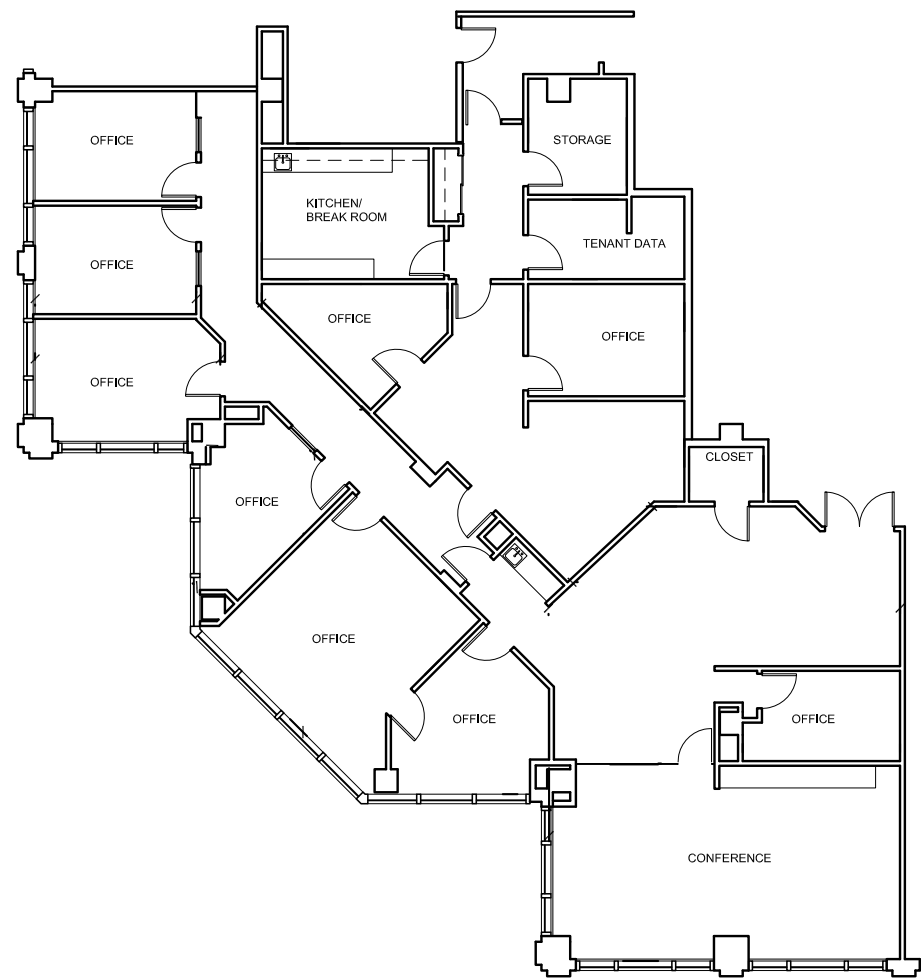
SUITE 320 - 1,131 SF



FLOOR PLANS

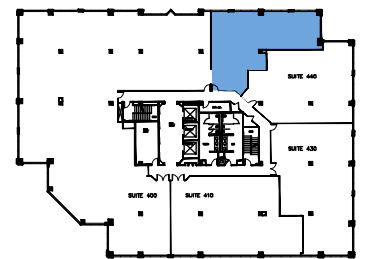
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SUITE 400 - 4,546 SF



VIRTUAL TOUR 

SPEC SUITE 420 - 2,079 SF

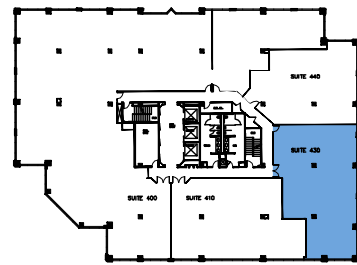
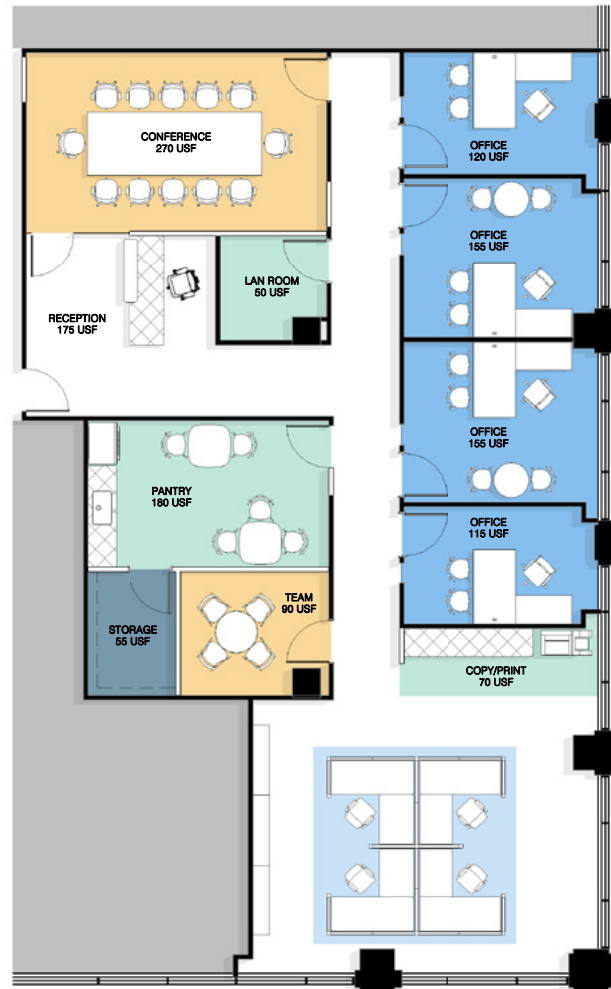


FLOOR PLANS

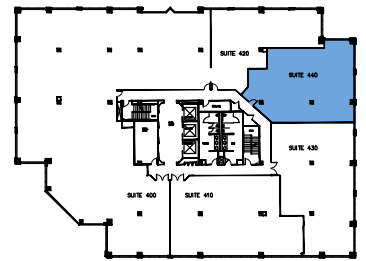
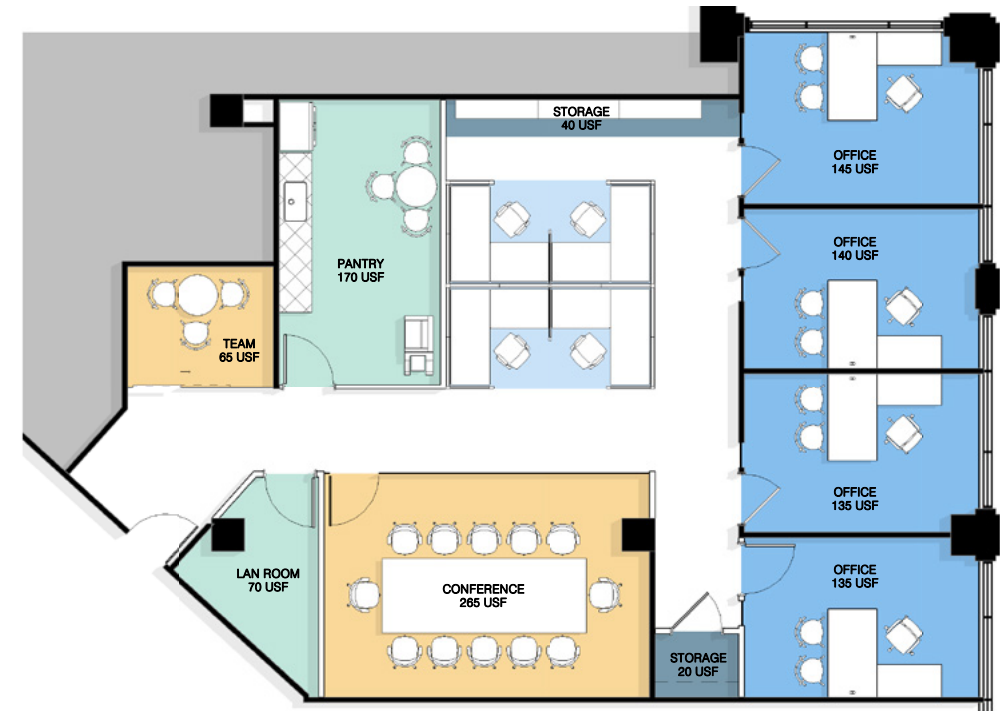
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SUITE 430 - 2,685 SF
AVAILABLE 5/1/2021



SPEC SUITE 440 - 2,424 SF

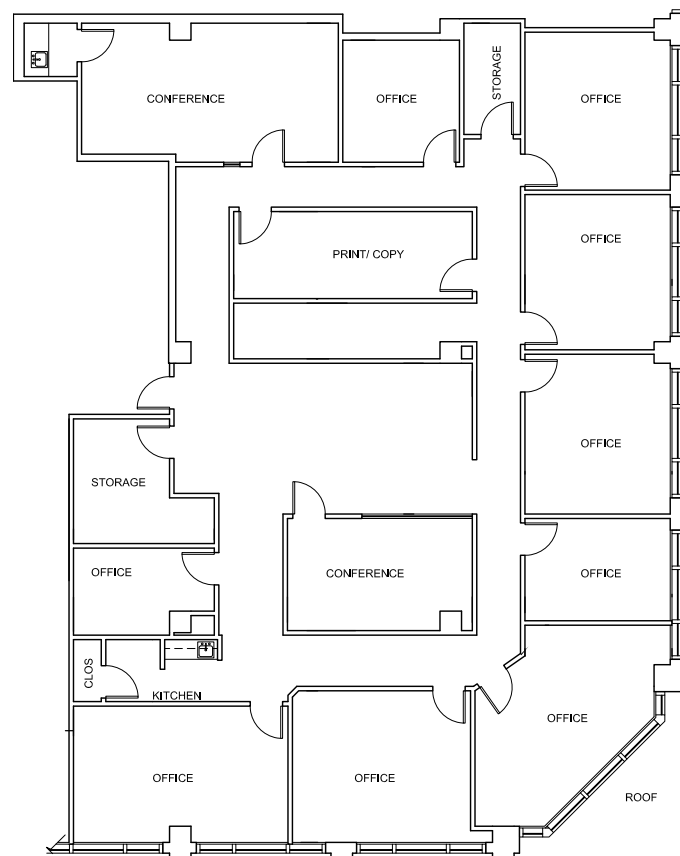
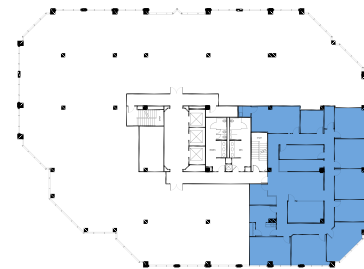


FLOOR PLANS

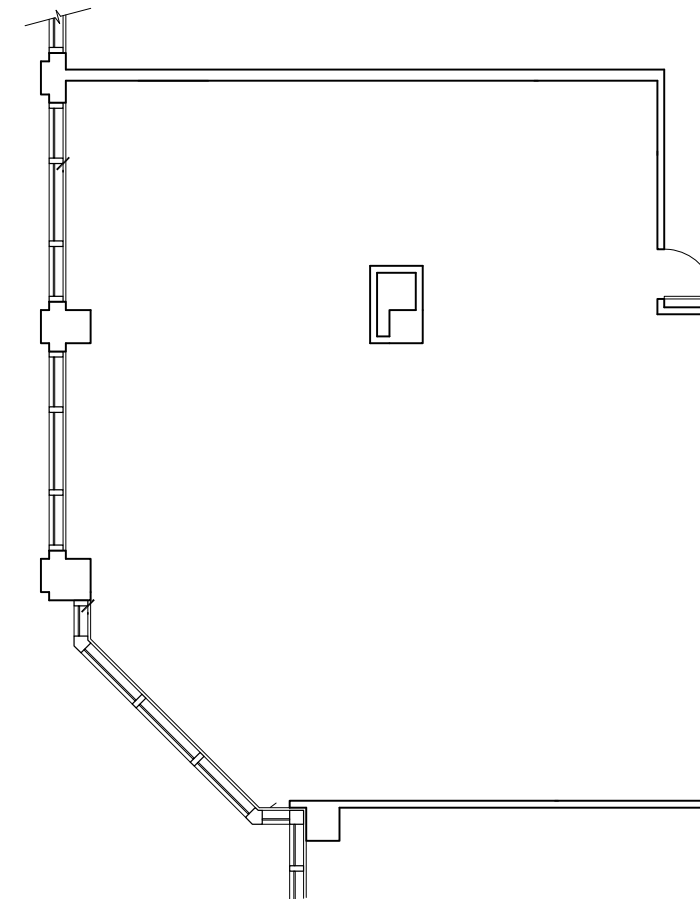
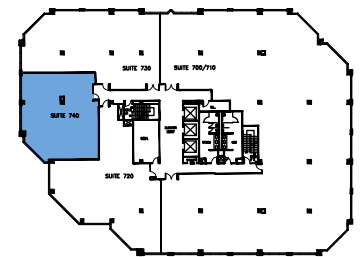
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SUITE 610/620 - 4,805 SF



SUITE 740 - 2,255 SF



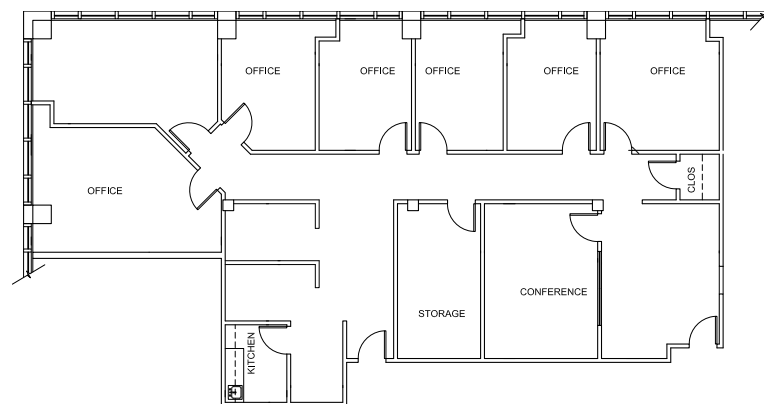
FLOOR PLANS

8130 BOONE BLVD, TYSONS, VA 22182

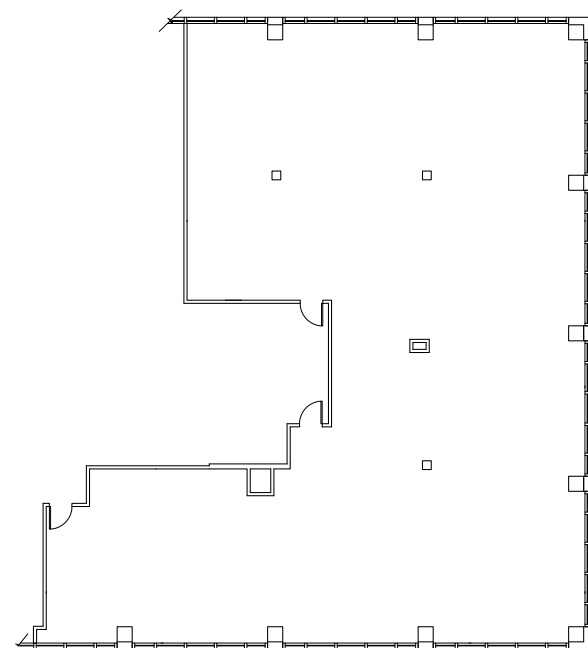


VIRTUAL TOUR 

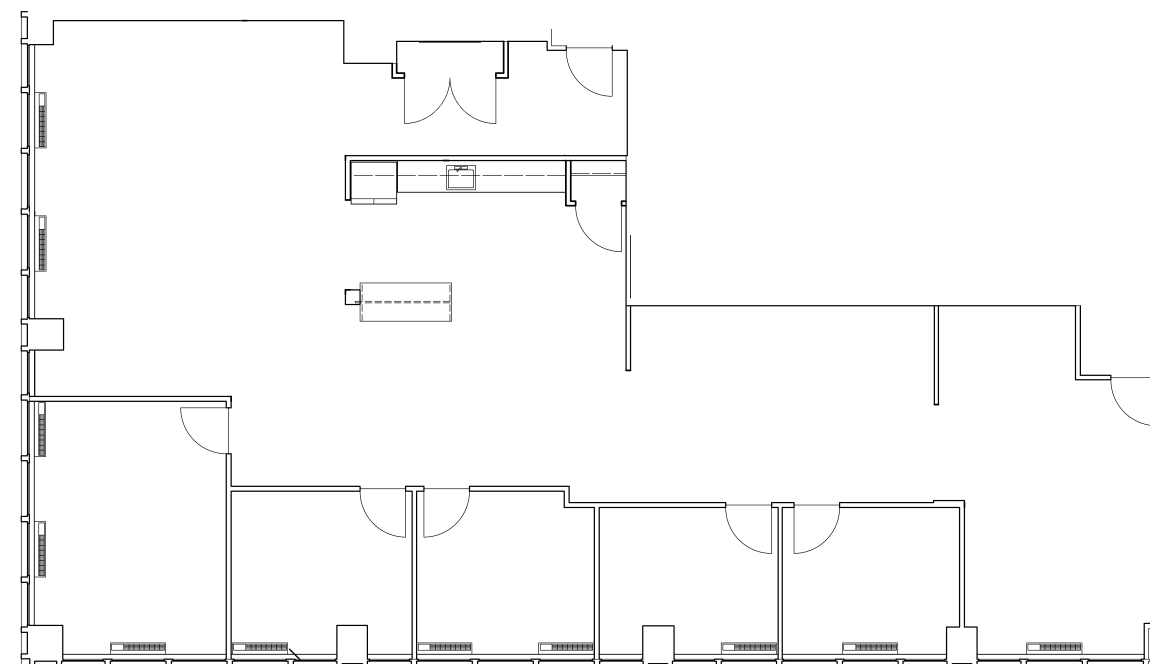
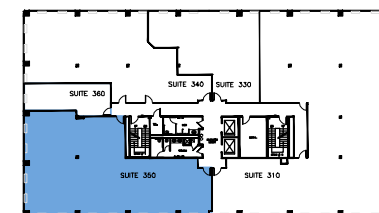
SUITE 210 - 2,930 SF



SUITE 310 - 5,044 SF



SPEC SUITE 350 - 2,789 SF

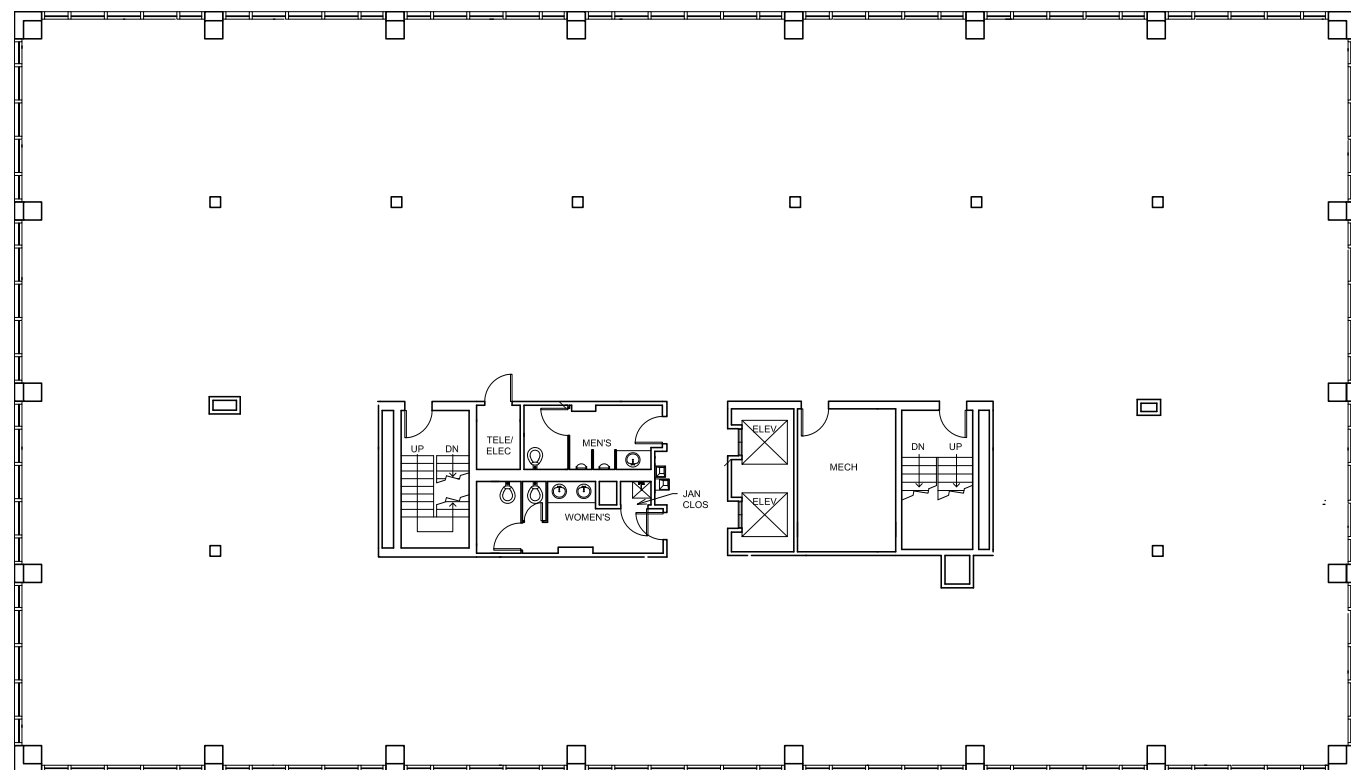


FLOOR PLANS

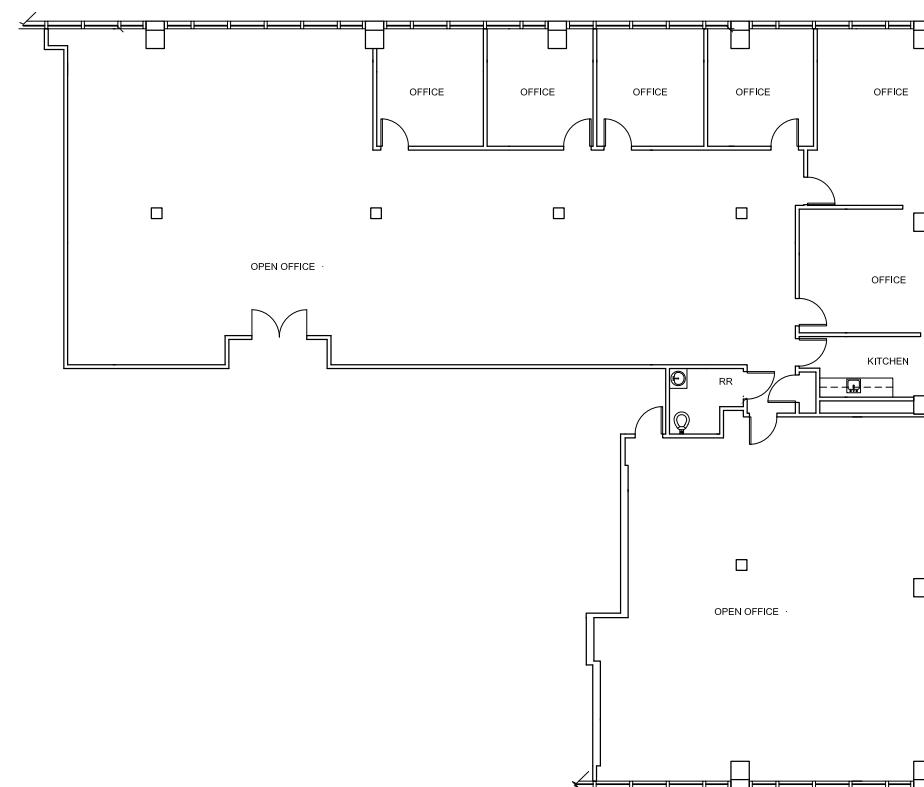
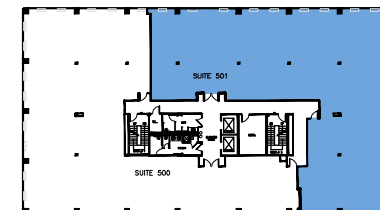
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SUITE 400 - 11,834 SF



SUITE 510 - 5,947 SF



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LEASING TEAM

JEFF ROMAN

+1 703 734 4724

jeff.roman@cbre.com

CARTER BYRNES

+1 703 905 0204

carter.byrnesc@cbre.com

BRETT SCHWEITZER

+1 703 905 0253

brett.schweitzer@cbre.com

OLIVIA VIETOR

+1 703 905 0251

olivia.vietor@cbre.com

CHLOE ZULICK

+1 703 734 4738

chloe.zulick@cbre.com



Gosnell
PROPERTIES

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COMSTOCK

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