

# CONNECTED LIKE NO OTHER





## UPGRADE YOUR WORKDAY

Experience a better way to work at Tysons Pointe, an indulgently renovated office environment atop the highest point in Fairfax County.

Tysons Pointe offers everything you need on site, with destination-defining retail located just across the street. Plus, you can escape the congestion with three different means of ingress/egress, or skip driving altogether with Greensboro Metro just a short walk away.



## BEST-IN-CLASS AMENITIES

Unparalleled views of Washington, DC and the Blue Ridge Mountains

Directly across from The Boro, a mixed-use town center anchored by luxury residential, a movie theater and the region's largest Whole Foods

Full-service cafe, fitness center with spin studio and showers, plus conference facility (with pre-function space), banking, dry cleaning, UPS Store and hair salon all offered on-site

Indoor/outdoor tenant lounge with abundant seating

Convenient to Tysons Galleria and Tysons Corner Center

Building is now WELL Certified





## MEET THE NEW TYSONS

Across from The Boro and Greensboro Metro Station

Prominent visibility on three sides from popular roadways including Greensboro, International and Westpark Drives

Quick access to the Dulles Toll Road (Route 267), Route 123, Interstate 495 and the HOT Express Lanes





# LOCATION: NEXT TO THE BORO

TYSONS  
POINTE



**430K SF**  
RETAIL

**2K UNITS**  
RESIDENTIAL

**19K SF**  
LIBRARY

The property is directly adjacent to The Boro, a four-acre blend of luxury residential, destination retail and experiential entertainment. This vibrant area is anchored by Metro and features the largest Whole Foods in the DC area, plus numerous other retail and hospitality uses that have shifted the epicenter of Tysons directly across the street from the subject property.



# LOCATION: AMENITY HIGHLIGHTS

**TYSONS  
POINTE**



## SELECT AMENITIES

### THE BORO

Allegro Coffee  
Bluestone Lane  
Boro Cleaners  
Circa  
City National Bank  
Colour Bar  
El Bebe  
Ethan Allen  
F45  
Fish Taco  
Flower Child  
ICON Theatre & Kitchen  
Ideal Dental Solutions  
Jeni's Splendid Ice Creams  
MyEyeDr  
North Italia  
Paper Source  
Paris Baguette  
PLNT Burger  
Poki DC  
Roosters  
Santouka Ramen  
ShowPlace Icon Theatre  
Starbucks  
Tasty Kabob  
The Shade Store  
Tropical Smoothie Cafe  
Tysons Nail Lounge  
Whole Foods Market

### TYSONS GALLERIA

Alo Yoga  
Andy's Pizza  
Ann Taylor  
Anthropologie  
Arhaus  
BoConcept  
Bottega Veneta  
Bowlero  
Burberry  
Cartier  
CB2  
Celine  
Chanel  
The Cheesecake Factory  
Club Monaco  
Coach  
Corner Bakery  
Crate & Barrel  
Gucci  
J. Crew  
Kate Spade  
Lebanese Taverna  
Marc Jacobs  
Maggiano's Little Italy  
Neiman Marcus  
P.F. Chang's  
The Ritz-Carlton  
Saks Fifth Avenue  
SuitSupply  
Sweetgreen  
Tory Burch  
Wildfire

### TYSONS CORNER CENTER

&Pizza  
AMC Theatres  
Apple Store  
AT&T  
Ballard Designs  
Barnes & Noble  
Barrel & Bushel  
Bloomingdale's  
Brooks Brothers  
California Pizza Kitchen  
Capital Grille  
Chipotle  
Coastal Flats  
Dyson  
Earls Kitchen + Bar  
Eddie Bauer  
Eddie V's  
Foot Locker  
Gap  
Hyatt Regency  
Kiehl's  
Lego  
Levi's Store  
Lululemon  
Macy's  
Nordstrom  
The North Face  
Pottery Barn  
Shake Shack  
Silver Diner  
Sunglass Hut  
Under Armour  
ZaraSeasons 52  
Shake Shack  
The Silver Diner  
Sweet Leaf  
Talbots  
T.G.I. Fridays  
West Elm

### PIKE 7 PLAZA

7-Eleven  
Cava  
Chase  
China Wok  
Dave's Hot Chicken  
DSW  
FedEx Office  
Grill Kabob  
Honeygrow  
Ingle Korean Steakhouse  
Kusshi Ko  
MOD Pizza  
Natural Nails  
Orvis  
Panera Bread  
Pho 7  
Sakura  
Starbucks  
T.J. Maxx  
Tysons Jewelry  
Ultra Beauty

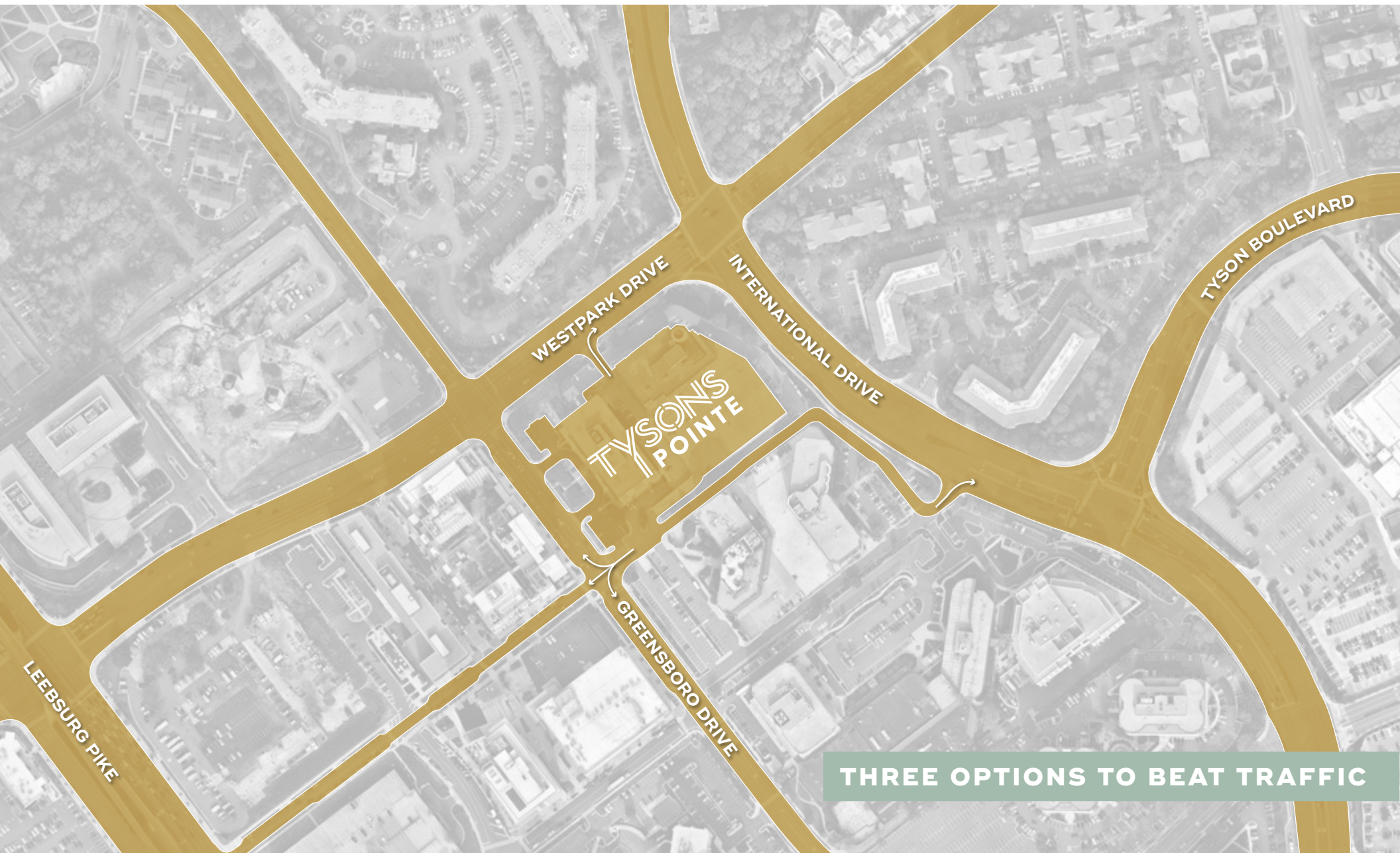
**AVISON  
YOUNG**

**QUADRANGLE**

**ROCKPOINT**

# LOCATION: ACCESS MAP

TYSONS  
POINTE



THREE OPTIONS TO BEAT TRAFFIC

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# ON-SITE AMENITIES

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POINTE

## INDOOR/OUTDOOR TENANT LOUNGE



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YOUNG

QUADRANGLE

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# ON-SITE AMENITIES

TYSONS  
POINTE

## FITNESS CENTER + LOCKERS WITH TOWEL SERVICE



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YOUNG

QUADRANGLE

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# ON-SITE AMENITIES

TYSONS  
POINTE

## CONFERENCE AND PRE-FUNCTION SPACE



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# CURRENT AVAILABILITIES



CLICK BELOW TO NAVIGATE

## 8300 GREENSBORO DRIVE

FLOOR	SUITE	RSF	VIRTUAL TOUR	NOTES
LOWER LEVEL	LL20	225 SF		
FIRST FLOOR	Suite 160A	1,927 SF		
MEZZANINE	Full Floor	13,626 SF	<a href="#">VIEW SPACE</a>	
4TH FLOOR	Suite 425	8,523 SF	<a href="#">VIEW SPACE</a>	SPEC SUITE
7TH FLOOR	Suite 700	7,140 SF		
8TH FLOOR	Suite 850	11,192 SF	<a href="#">VIEW SPACE</a>	
9TH FLOOR	3 Suites Available	6,874 SF/3,267 SF		
10TH FLOOR	Suite 1000	9,823 SF	<a href="#">VIEW SPACE</a>	
11TH FLOOR	Suite 1100	15,718 SF	<a href="#">VIEW SPACE</a>	

## 1600 INTERNATIONAL DRIVE

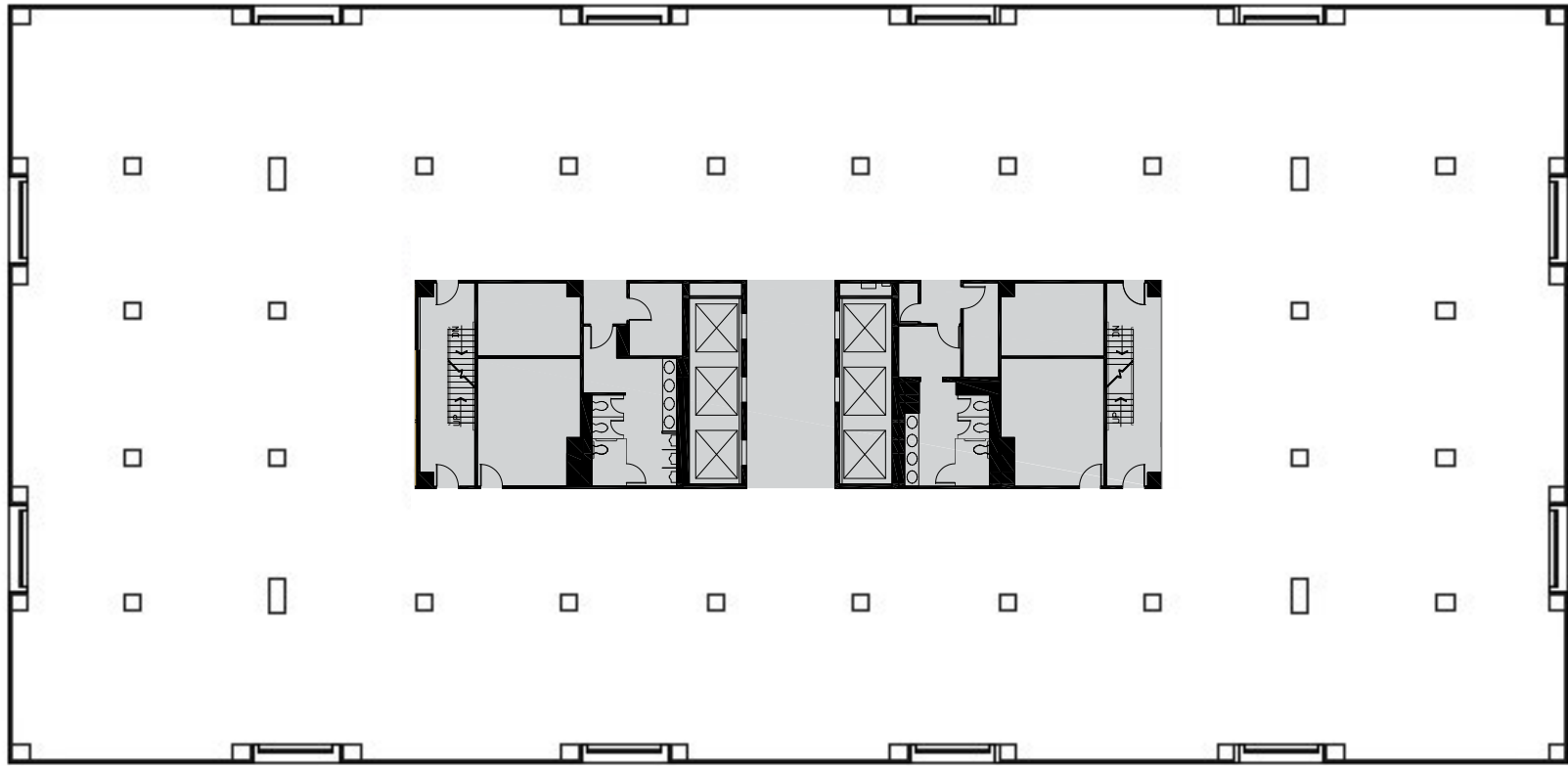
FLOOR	SUITE	SF	VIRTUAL TOUR	NOTES
6TH FLOOR	Suite 625	3,923 SF	<a href="#">VIEW SPACE</a>	



AVAILABLE VACANCY

TYSONS  
POINTE

## TYPICAL FLOOR - 8300 GREENSBORO



## AVAILABILITIES

AVISON  
YOUNG

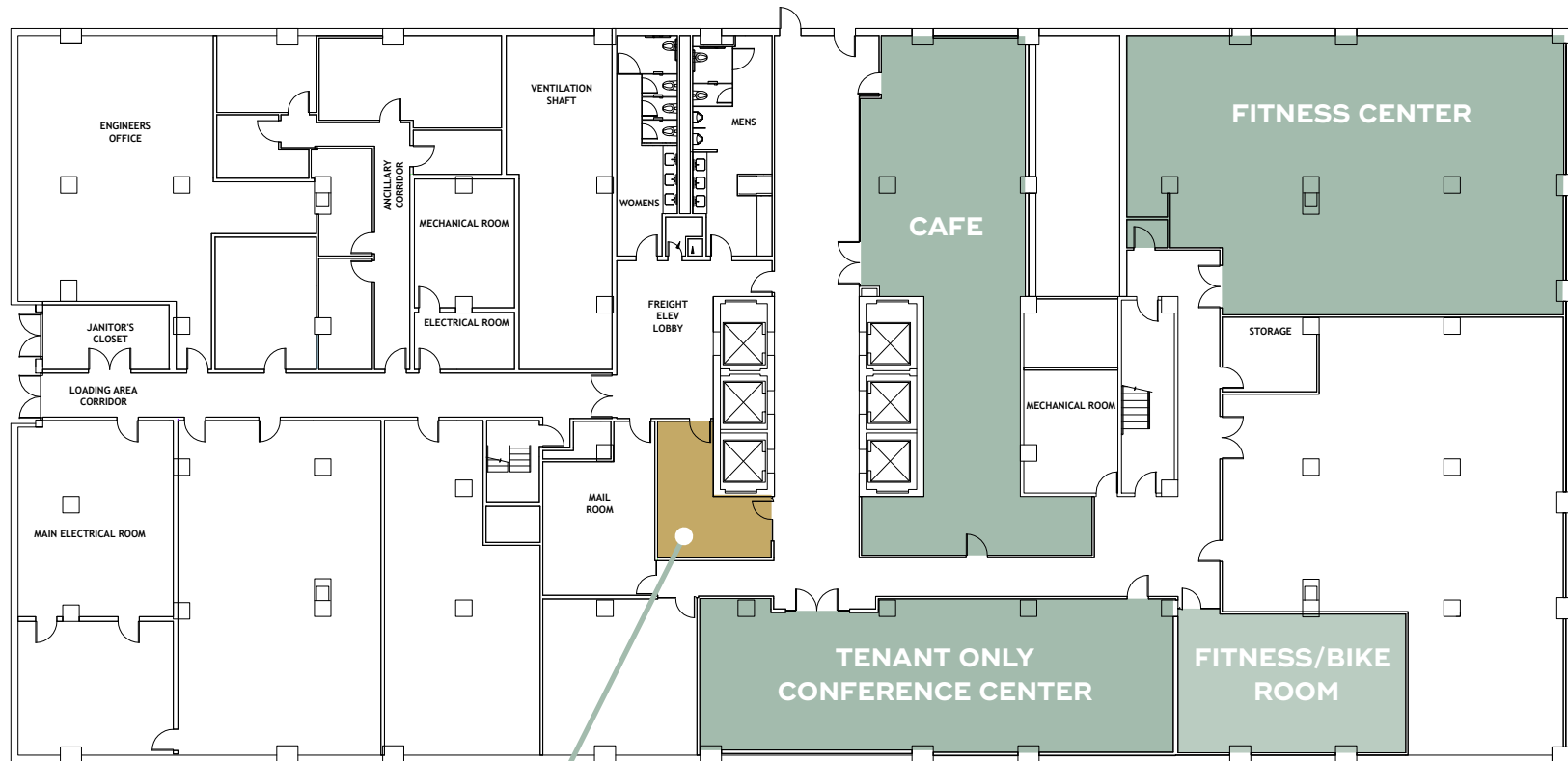
QUADRANGLE

ROCKPOINT



# AVAILABLE VACANCY

## LOWER LEVEL - 8300 GREENSBORO



### AVAILABILITIES

**VACANT  
SUITE LL20  
225 SF**

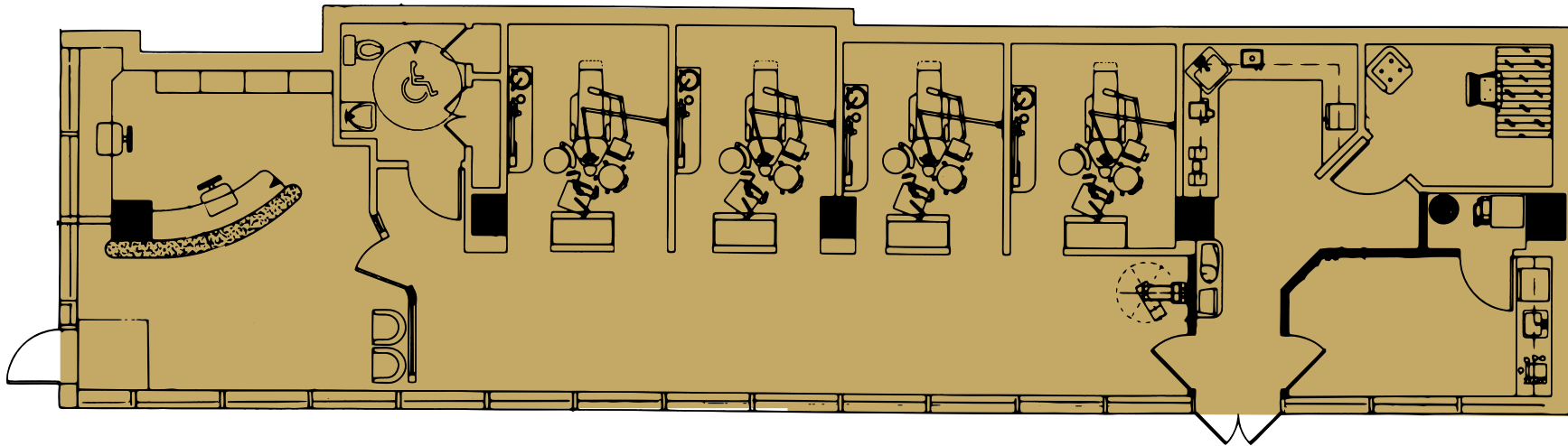


AVAILABLE VACANCY

TYSONS  
POINTE

## FIRST FLOOR - 8300 GREENSBORO

### SUITE 160A 1,927 SF



## AVAILABILITIES

AVISON  
YOUNG

QUADRANGLE

ROCKPOINT

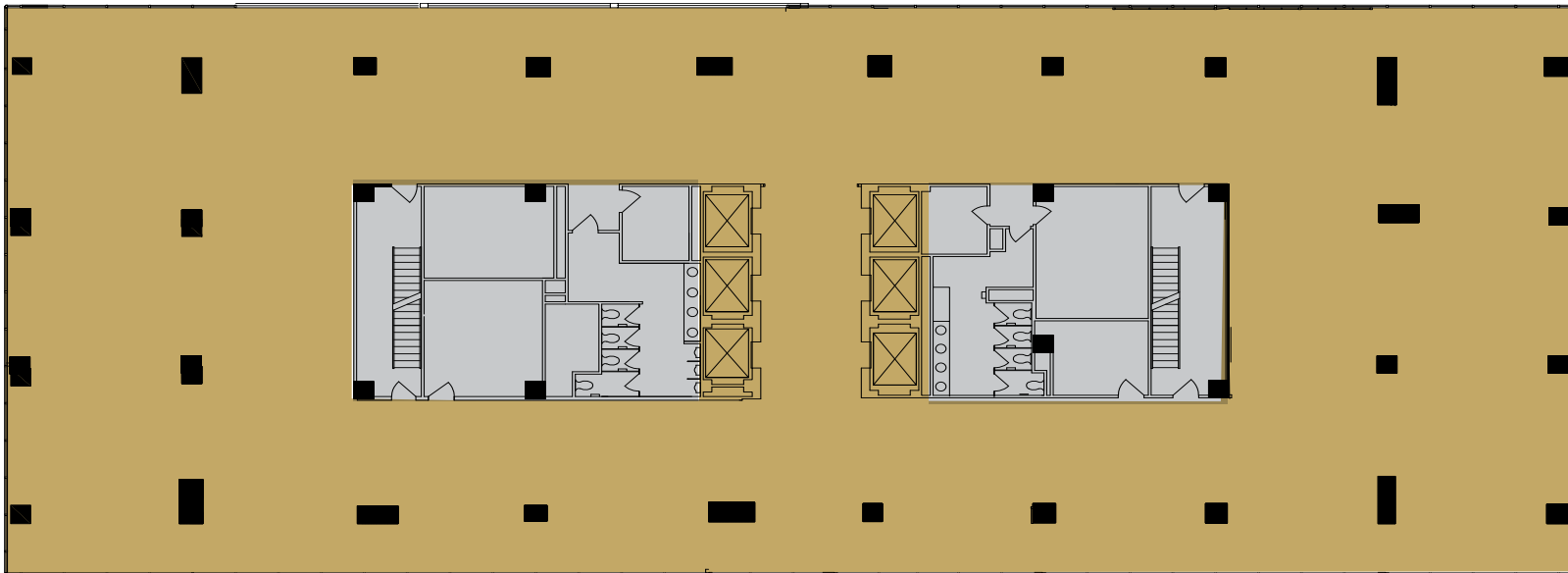


AVAILABLE VACANCY

TYSONS  
POINTE

## MEZZANINE - 8300 GREENSBORO

VACANT  
13,671 SF



CLICK FOR VIRTUAL TOUR

AVAILABILITIES

AVISON  
YOUNG

QUADRANGLE

ROCKPOINT



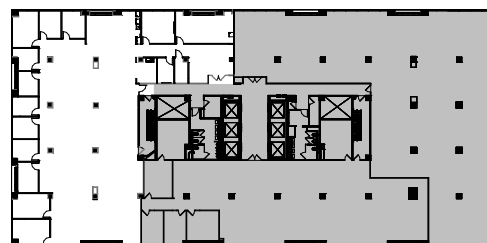
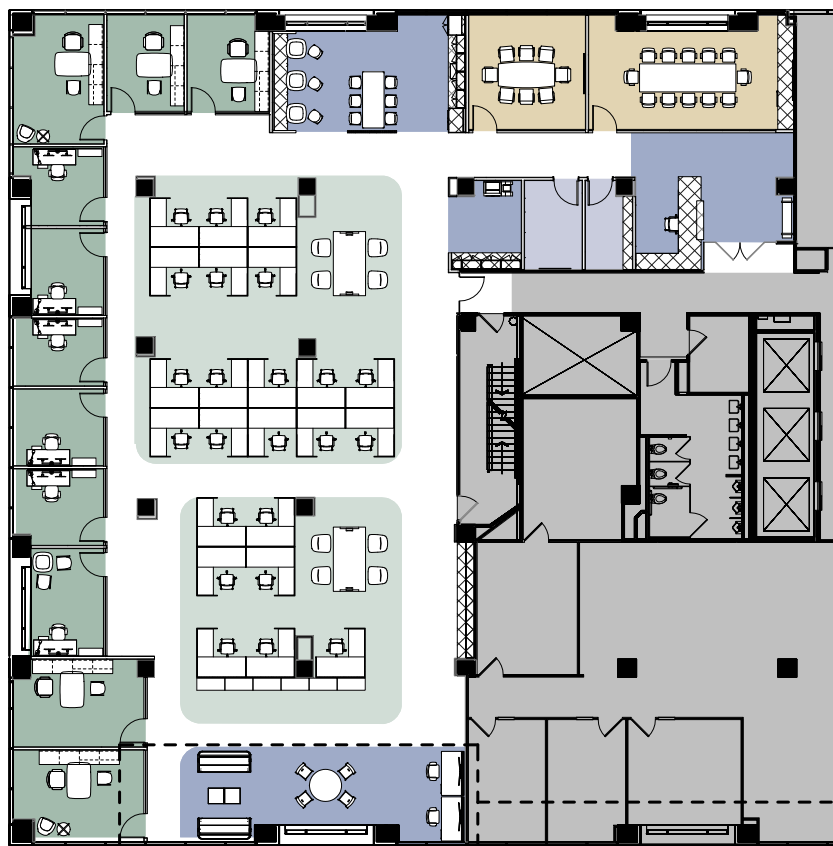
# AVAILABLE VACANCY

## 4TH FLOOR - 8300 GREENSBORO

**SPEC SUITE 425**  
**8,523 SF**

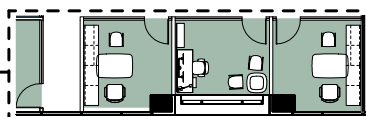


[CLICK FOR VIRTUAL TOUR](#)



- Conference Rooms (2)
- Offices (11-14)
- Workstations (23)
- Support/Amenities (4)
- Storage (2)

### ADDITIONAL OFFICE LAYOUT



**KITCHEN**



**OFFICES**



**RECEPTION**



# AVAILABLE VACANCY

## 7TH FLOOR - 8300 GREENSBORO

**VACANT**  
**7,140 SF**



**LEASED**

**LEASED**

### AVAILABILITIES



**11,192 SF**



- Conference Rooms (4)
- Offices (21)
- Workstations (33)
- Support/Amenities (5)
- Storage (3)
- Privacy (5)

**\*SPACE IS CURRENTLY IN SHELL CONDITION**

## AVAILABILITIES



**CLICK FOR VIRTUAL TOUR**

AVAILABLE VACANCY



9TH FLOOR - 8300 GREENSBORO

6,874 CONTIGUOUS SF



AVAILABILITIES

SUITE 975  
VACANT  
4,575 SF

VACANT  
2,749 SF

3,267 SF  
AVAILABLE  
2/28/25



ROCKPOINT



# AVAILABLE VACANCY

## 10TH FLOOR - 8300 GREENSBORO

**VACANT  
SUITE 1000  
9,823 SF**



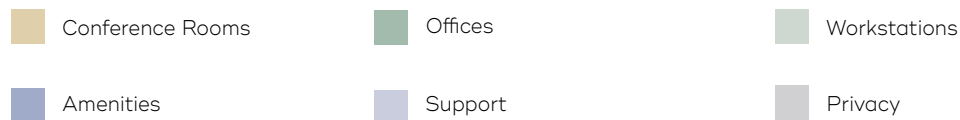
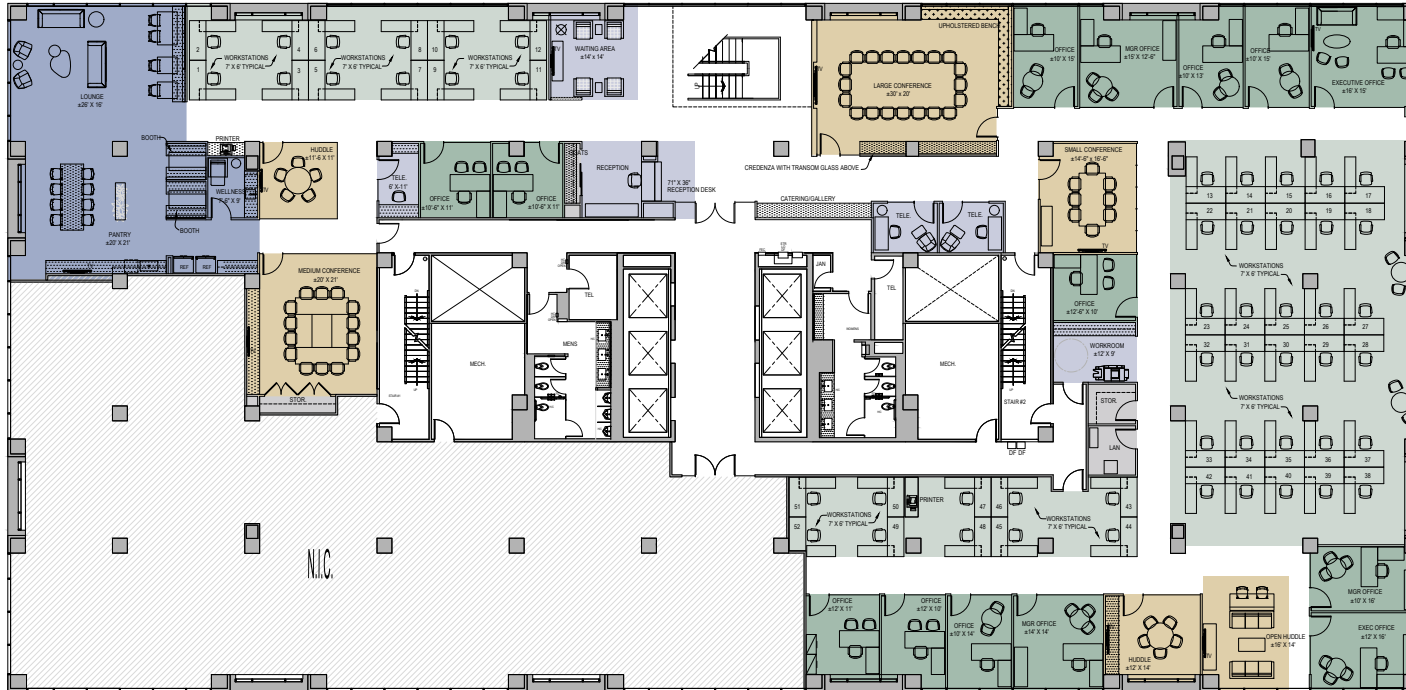
**CLICK FOR VIRTUAL TOUR**



### AVAILABILITIES

# AVAILABLE VACANCY

## 11TH FLOOR - 8300 GREENSBORO



**11TH FLOOR | 15,718 RSF**

**\*SPACE IS CURRENTLY  
SHELL CONDITION**

### AVAILABILITIES



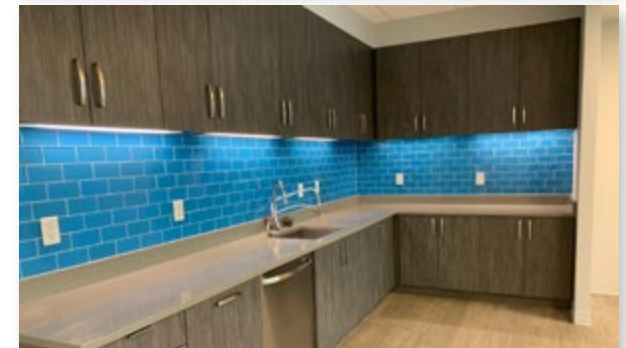
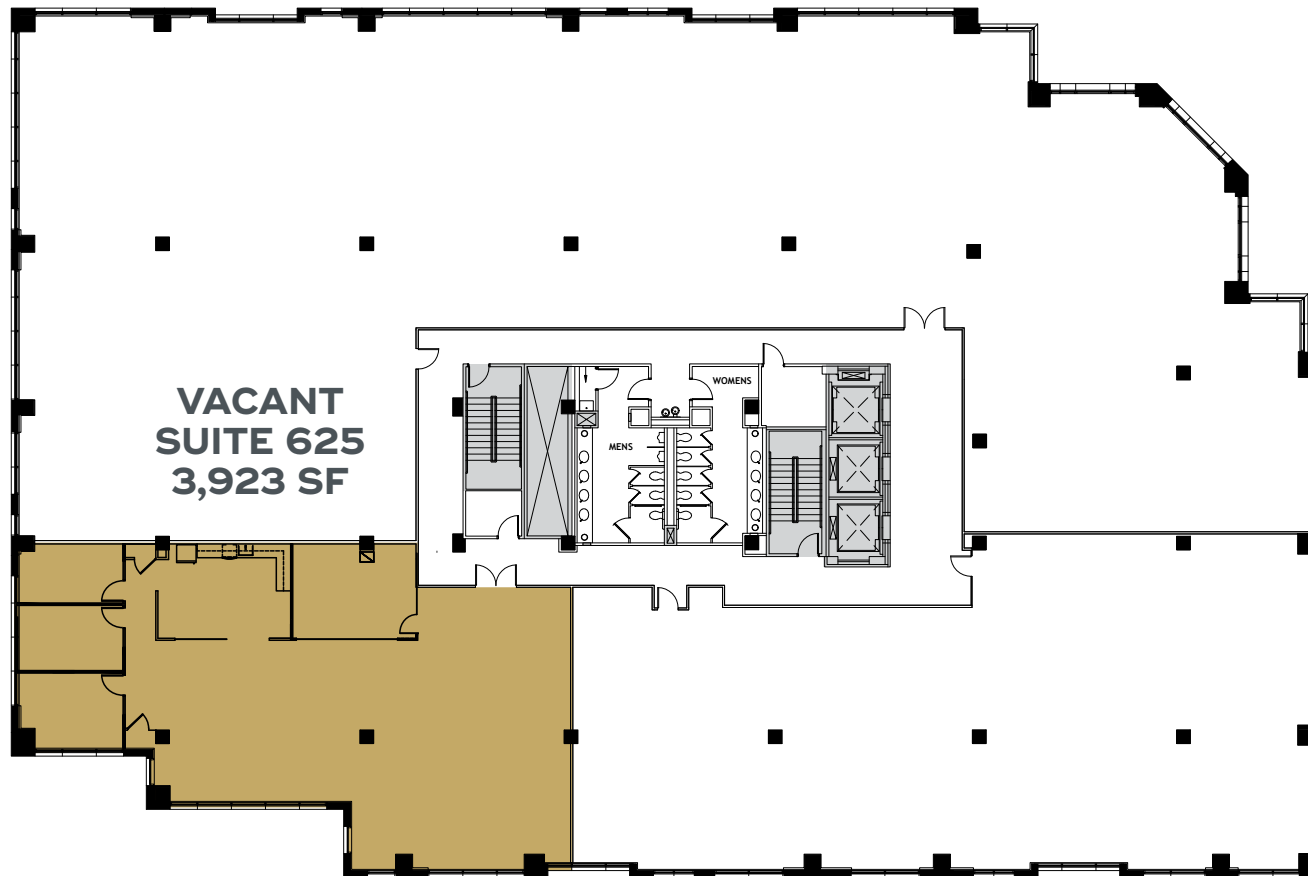
**CLICK FOR VIRTUAL TOUR**



# AVAILABLE VACANCY

TYSONS  
POINTE

## 6TH FLOOR - 1600 INTERNATIONAL



AVAILABILITIES



CLICK FOR VIRTUAL TOUR

AVISON  
YOUNG

QUADRANGLE

ROCKPOINT

# LEASING INFORMATION

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**ROCKPOINT**

