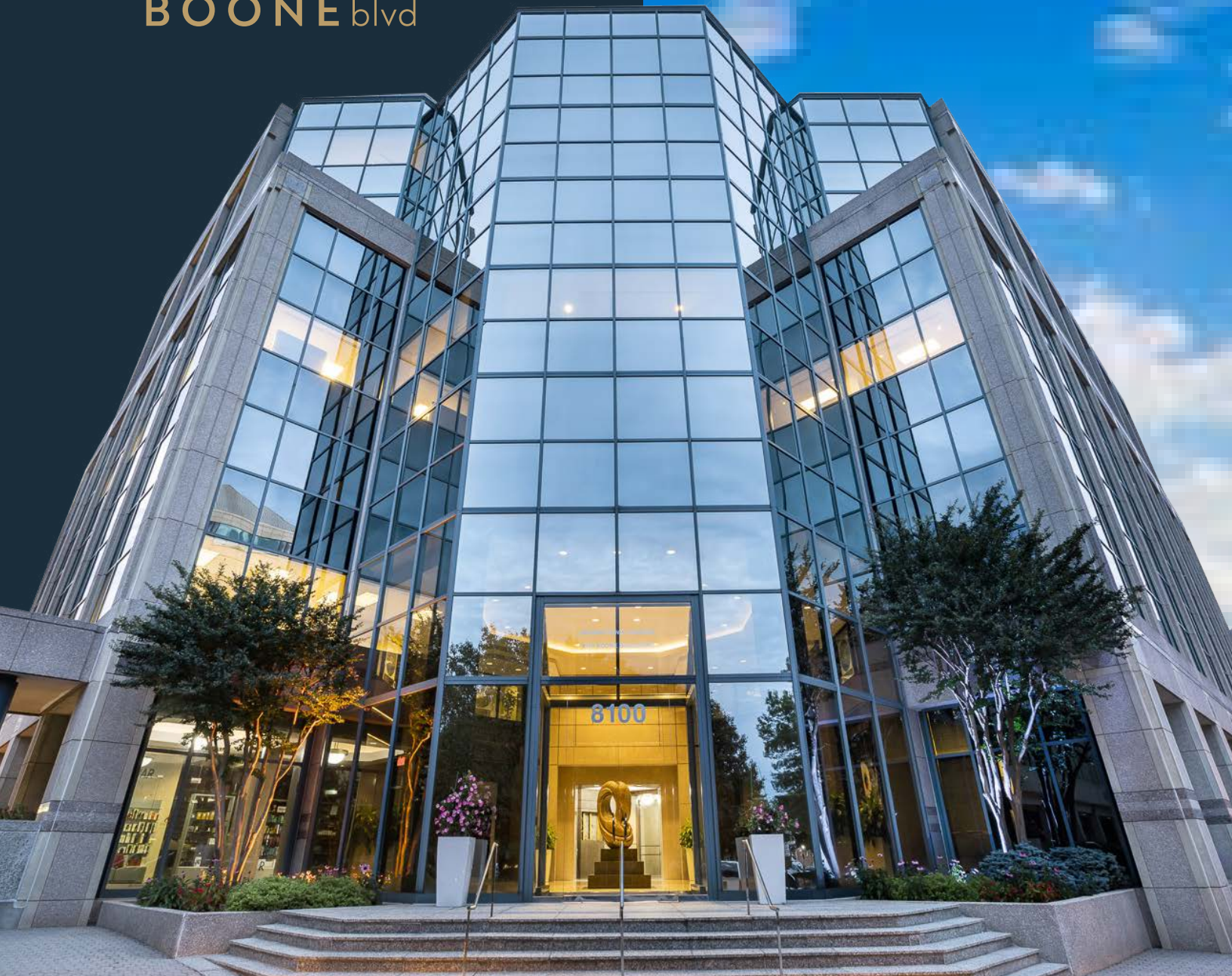


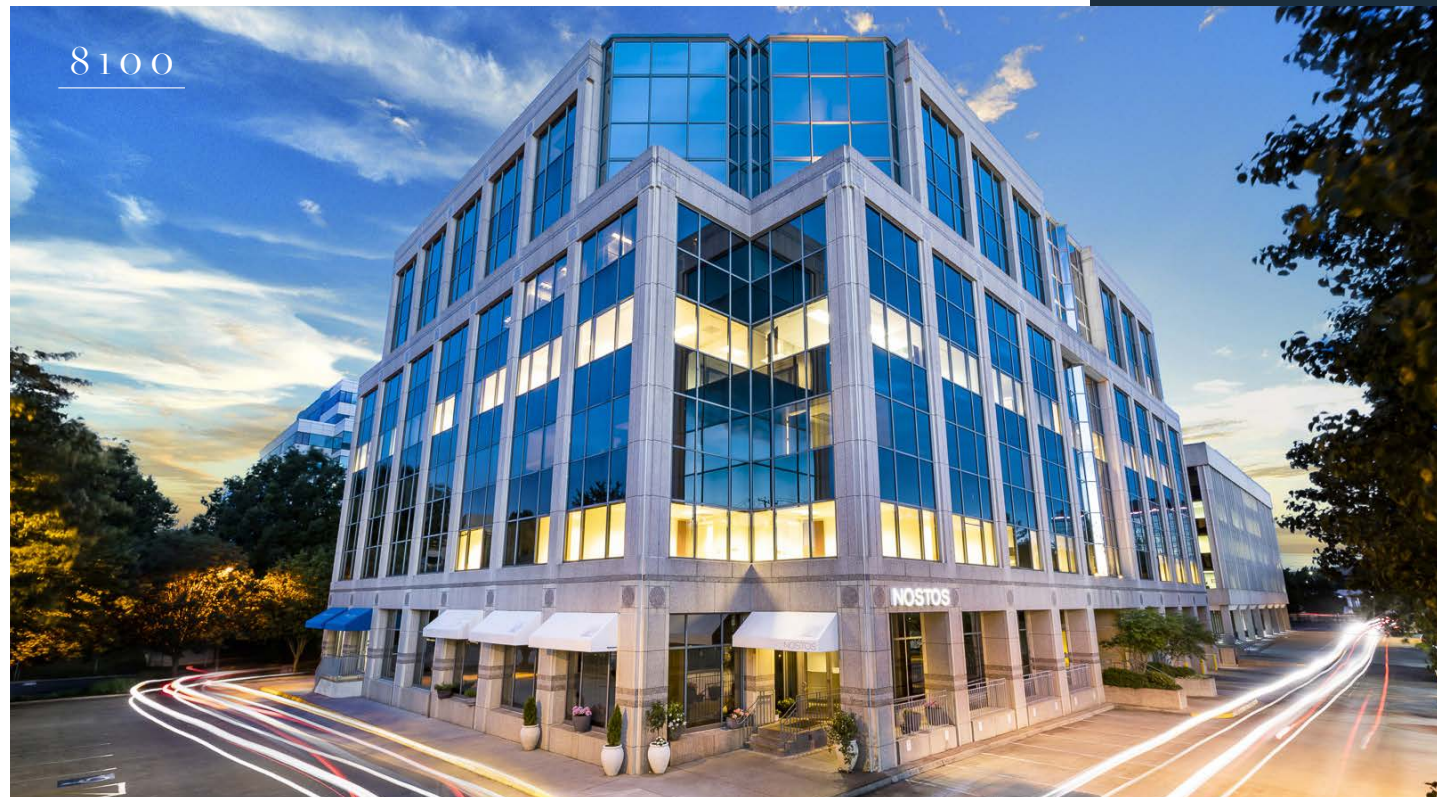
# BUILDING ALONGSIDE TRADITION

8100 | 8130  
**BOONE** blvd



**STREAM**

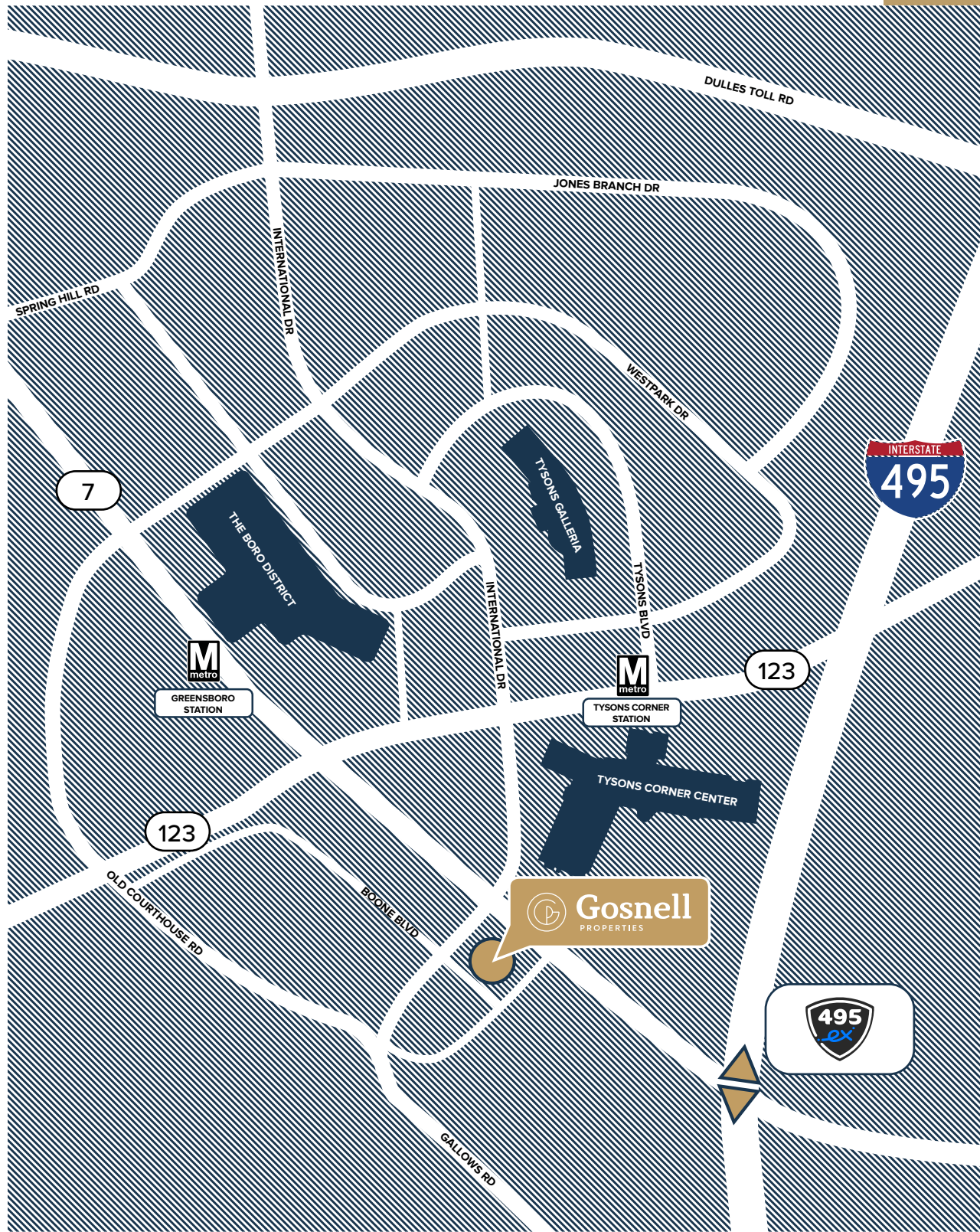
 **Gosnell**  
PROPERTIES



### *Building Features*

- Gosnell Properties on-site property management
- 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 recently delivered
- Brand new conference center recently delivered
- White tablecloth restaurant on-site: Nostos
- Abundant garage and surface parking at 3.0/1000
- Signage opportunities with prominent visibility on Route 7
- Two-story atrium lobby
- Extensive landscaping and excellent views
- Family-owned and operated since 1972

BUILDING ALONGSIDE TRADITION



*Unmatched Access*

Gosnell Properties is ideally located across from the region's largest shopping center, surrounded by Tysons' best culinary experiences and, less than a mile away from Tysons Corner metro station, is at the epicenter of all major thoroughfares.

*Time to*

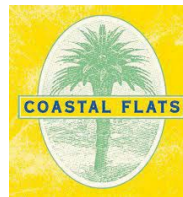
5 minutes	_____	Dulles Toll Road
6 minutes	_____	I-66
20 minutes	_____	Dulles International Airport
20 minutes	_____	Washington, D.C.

*Direct Access to*

- Route 7
- Route 123
- Interstate 495
- Interstate 495 Express Lanes

*Walkable Amenities*

Nearby restaurants + stores



*On-Site Amenities*

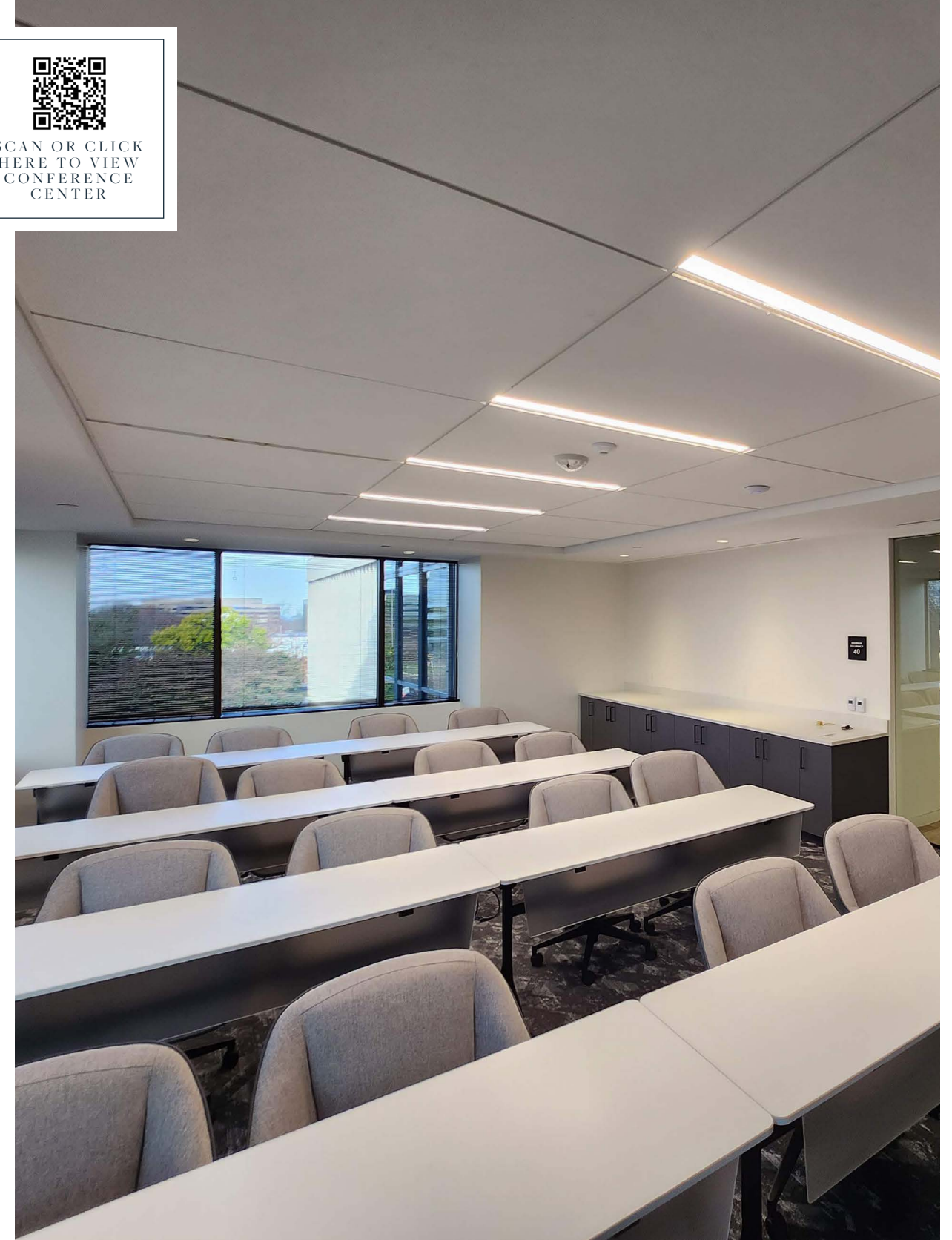
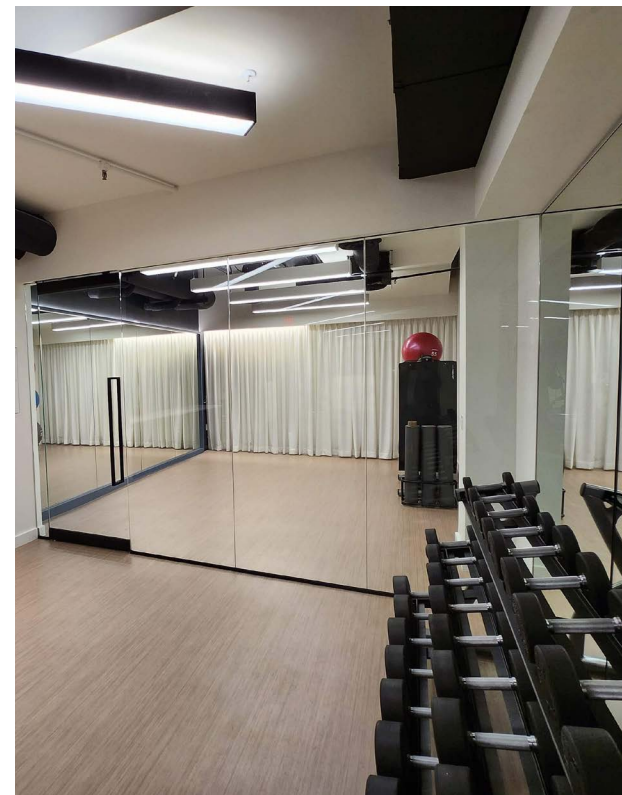


Recognized as a Top 10 Restaurant in the area by Northern Virginia Magazine.

WALKABLE + ON-SITE AMENITIES



  
SCAN OR CLICK  
HERE TO VIEW  
NEW FITNESS  
CENTER



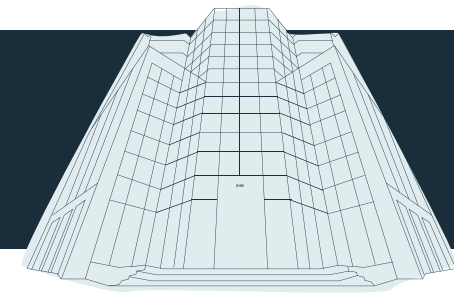
  
SCAN OR CLICK  
HERE TO VIEW  
CONFERENCE  
CENTER

# WALKABLE + ON-SITE AMENITIES

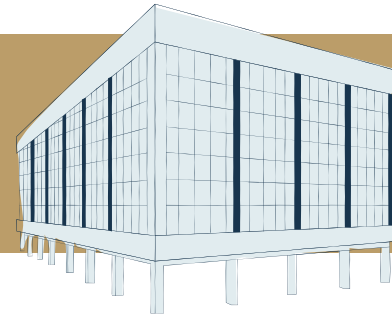
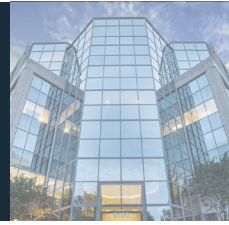


NOSTOS

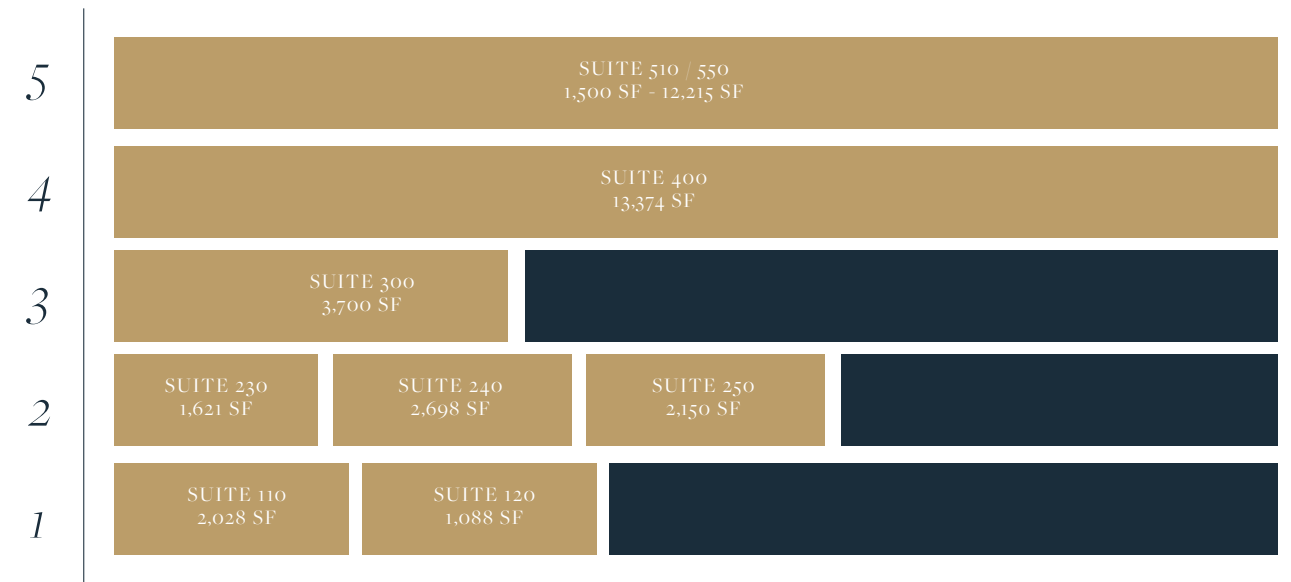
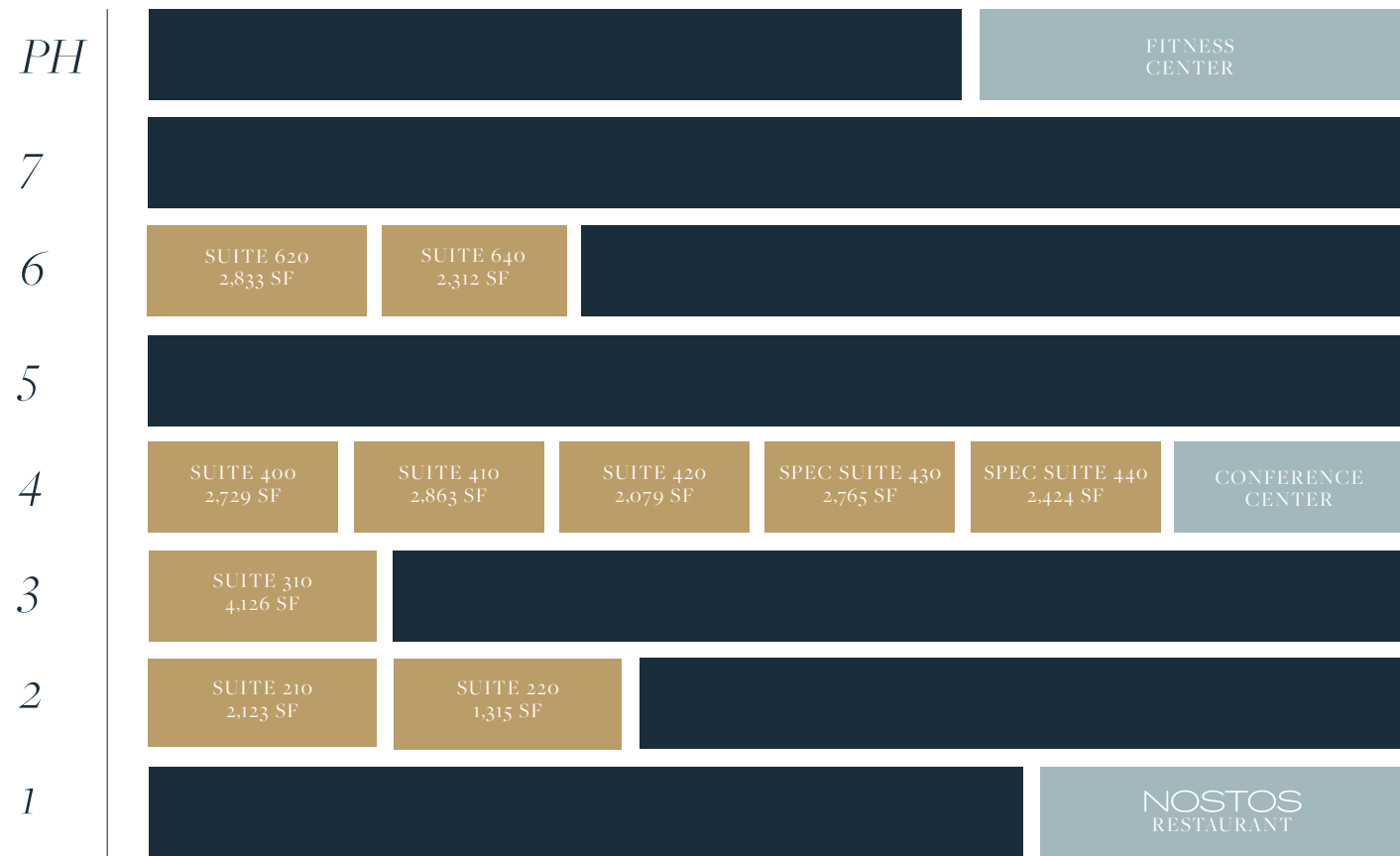
NOSTOS



8100 BOONE BOULEVARD | TYSONS, VA 22182  
*Available Space*



8130 BOONE BOULEVARD | TYSONS, VA 22182  
*Available Space*

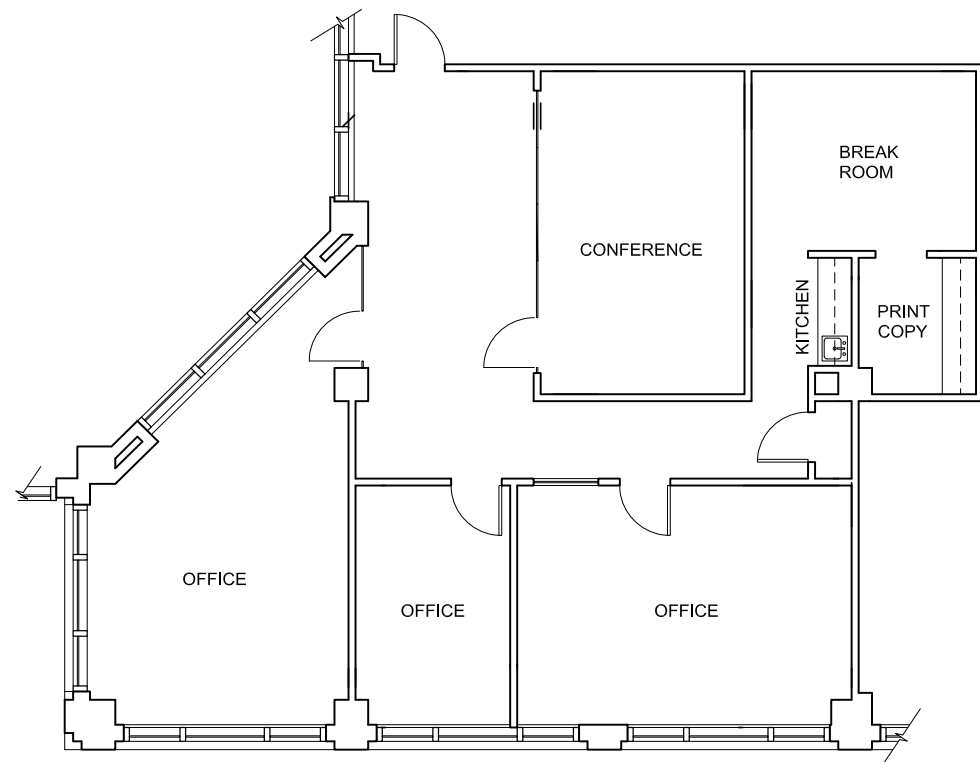


BUILDING ALONGSIDE TRADITION



8100

<i>Suite</i>	<i>RSF</i>
210	2,123

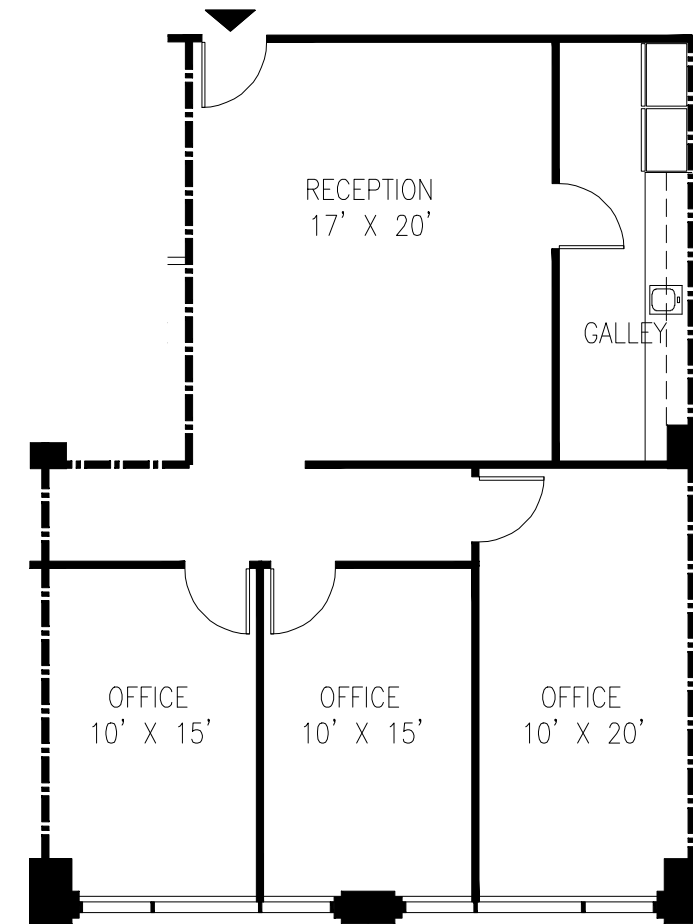


3 Offices  
Conference Room  
Break Room  
Kitchen

FLOOR PLANS

8100

<i>Suite</i>	<i>RSF</i>
220	1,315

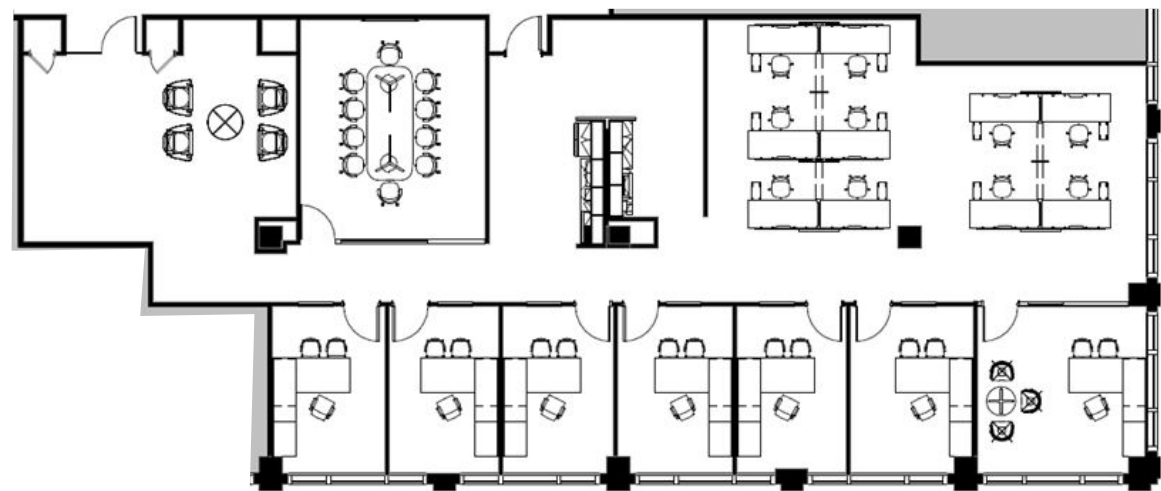


3 Offices  
Kitchen  
Reception Area

FLOOR PLANS

8100

<i>Suite</i>	<i>RSF</i>
310	4,126

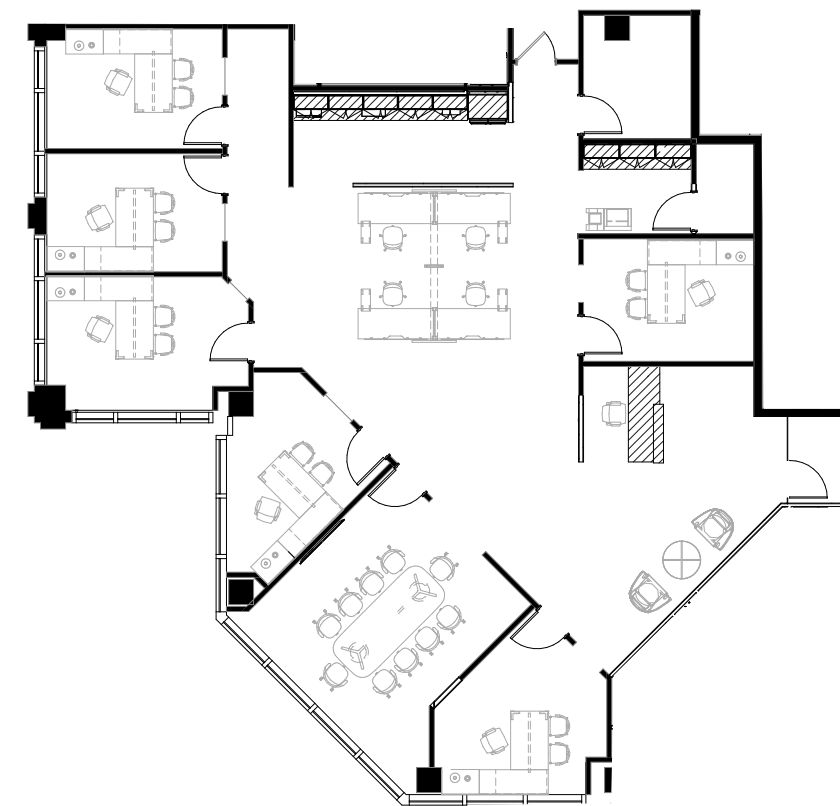


- 7 Offices
- Conference Room
- Kitchen
- Reception Area



8100

<i>Suite</i>	<i>RSF</i>
400	2,729



- 6 Offices
- Conference Room
- Open Work Space
- Kitchen
- Available 06/01/2026

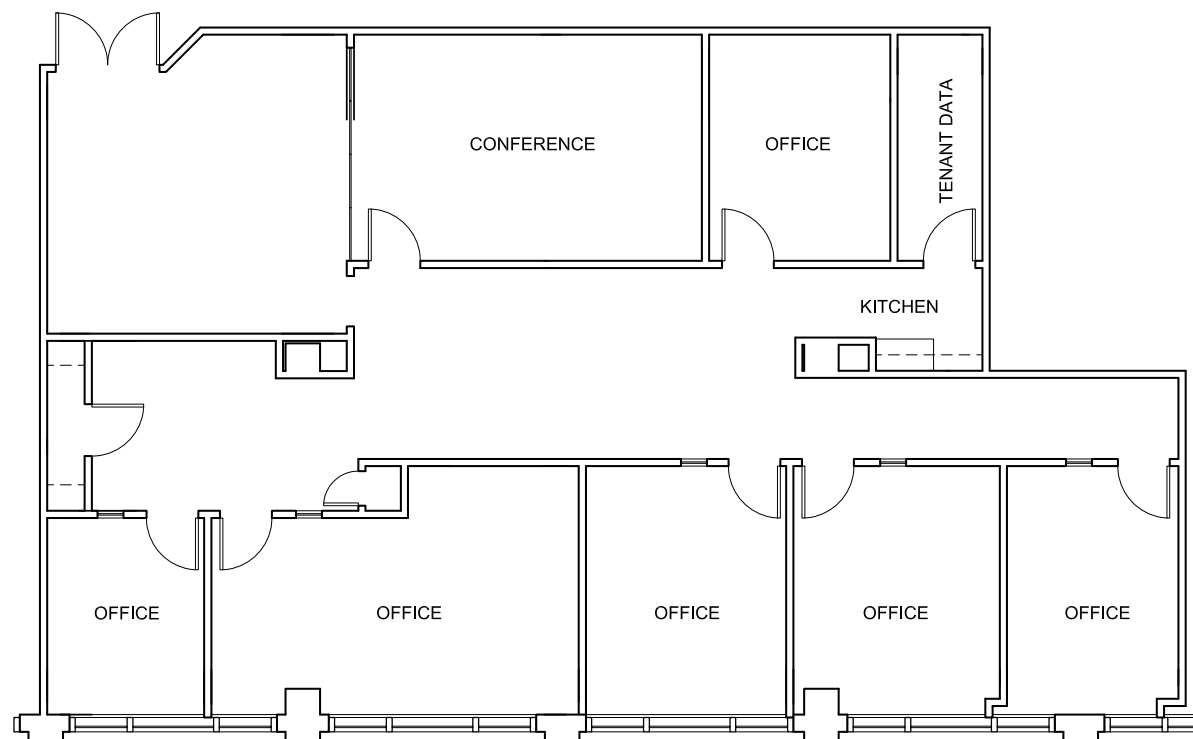
8100

*Suite*

*RSF*

410

2,863



6 Offices  
 Conference Room  
 Kichenette  
 Spacious Reception Area

FLOOR PLANS



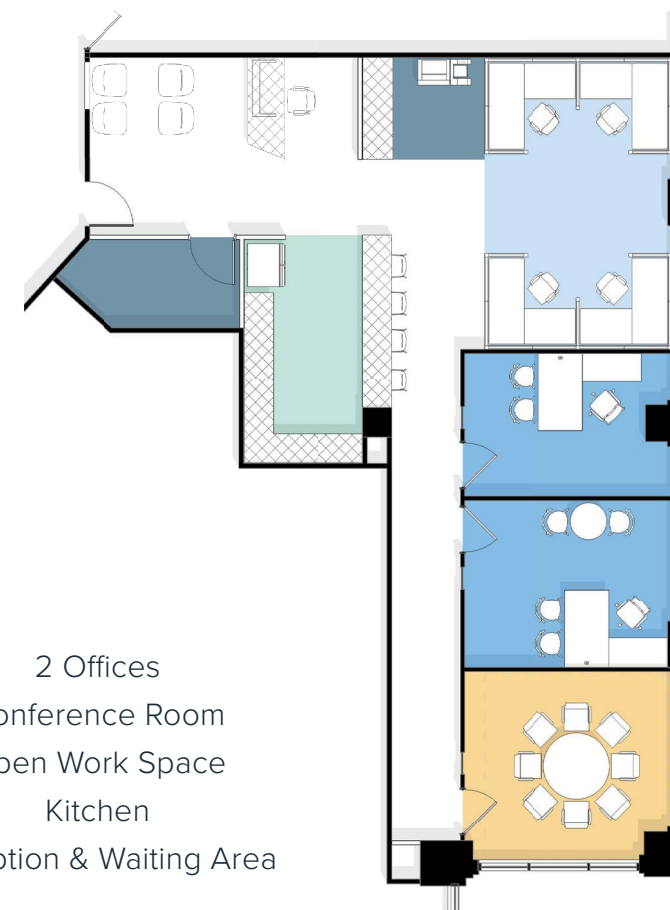
8100

*Suite*

*RSF*

420

2,079



2 Offices  
 Conference Room  
 Open Work Space  
 Kitchen  
 Reception & Waiting Area

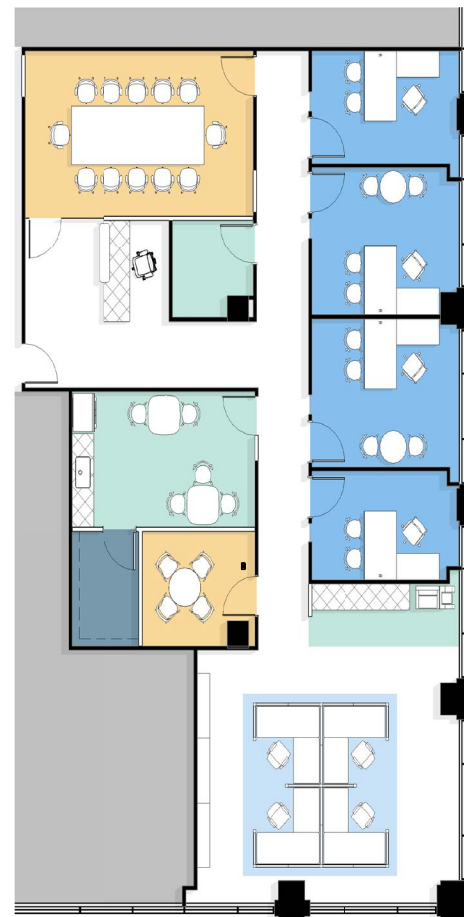


FLOOR PLANS

8100

*Suite*                      *RSF*

430                              2,765



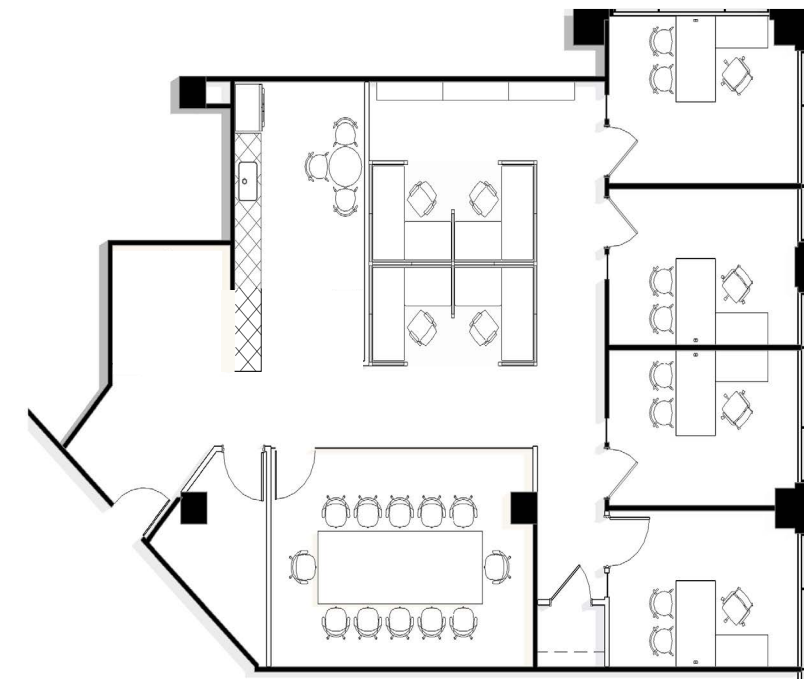
- 4 offices
- Conference Room
- Kitchen
- Reception Area
- Open Work Space



8100

*Suite*                      *RSF*

440                              2,424



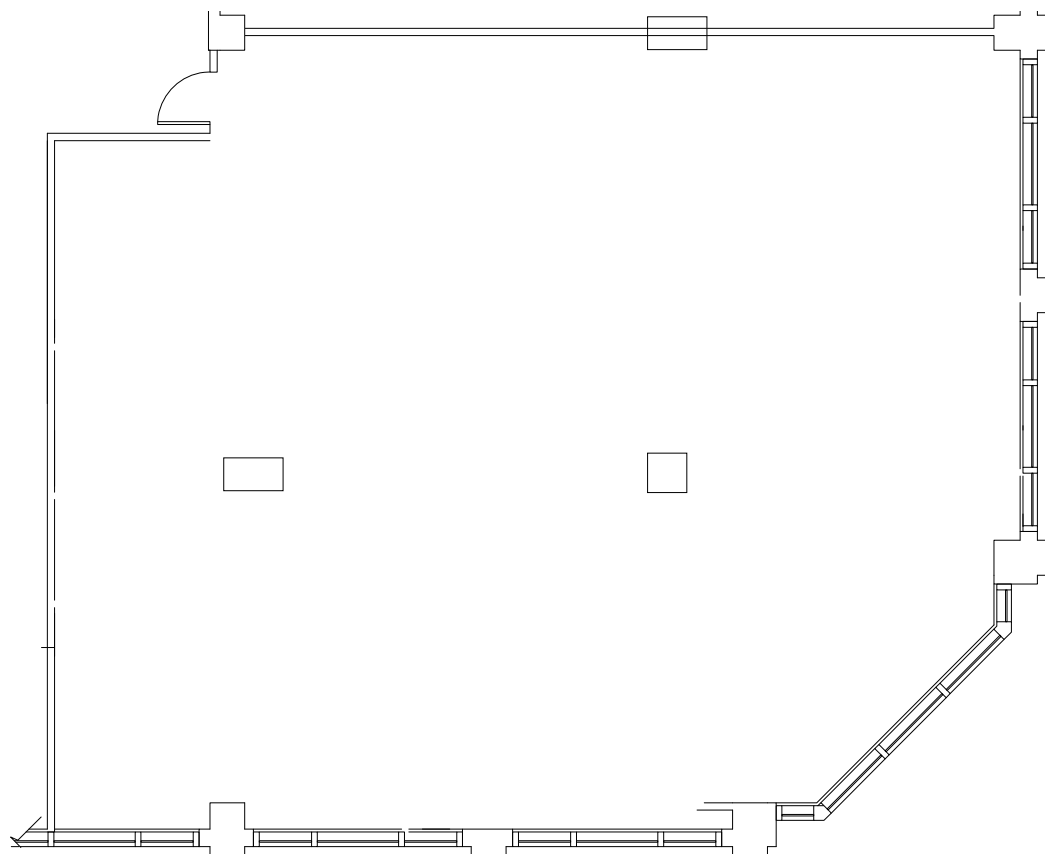
Fully Built Out  
Spec Suite

8100

Suite RSF

620 2,833

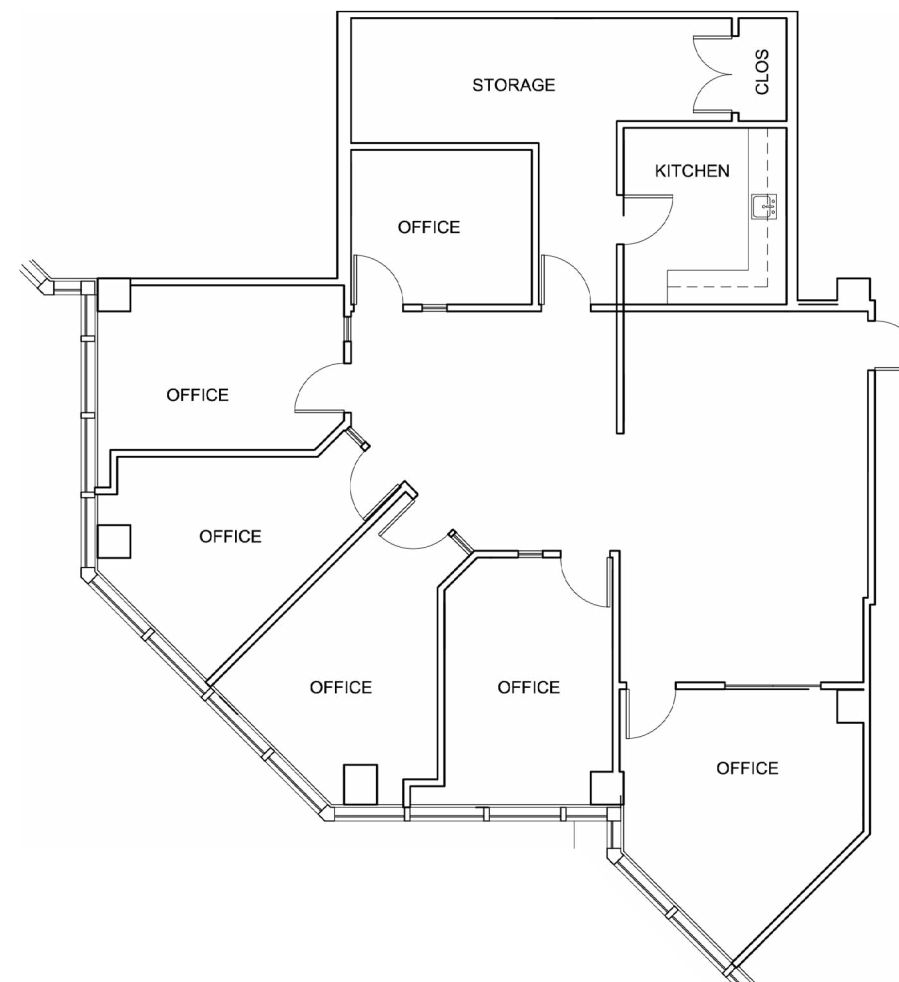
Corner suite with significant window line  
Shell condition ready for custom tenant buildout



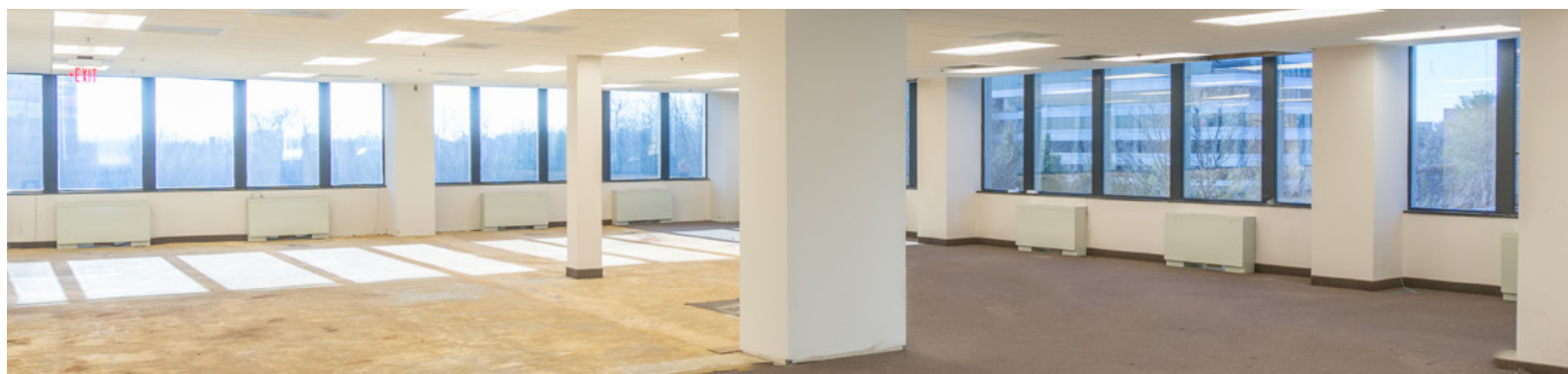
8100

Suite RSF

640 2,312



6 Offices  
Storage  
Kichenette  
Spacious Reception Area



FLOOR PLANS

FLOOR PLANS

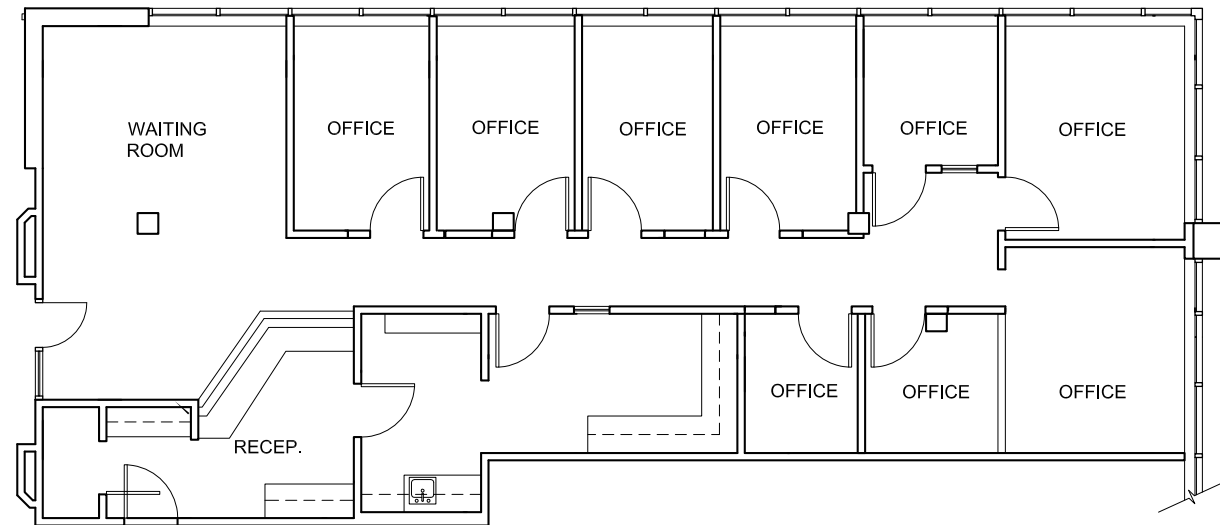
8130

*Suite*

*RSF*

110

2,028



- 9 Offices
- Waiting Room
- Reception
- Kitchen
- Window Lined Offices

FLOOR PLANS

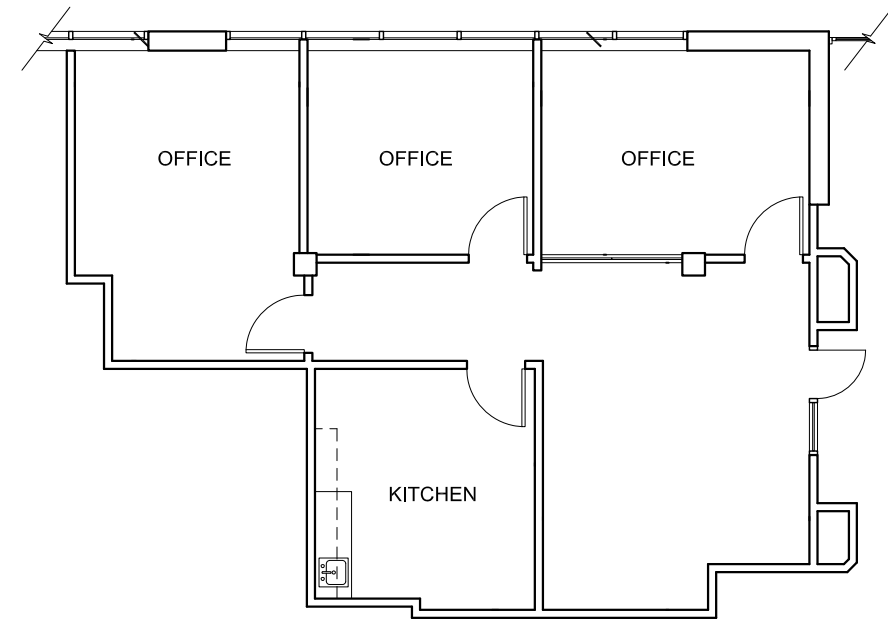
8130

*Suite*

*RSF*

120

1,088

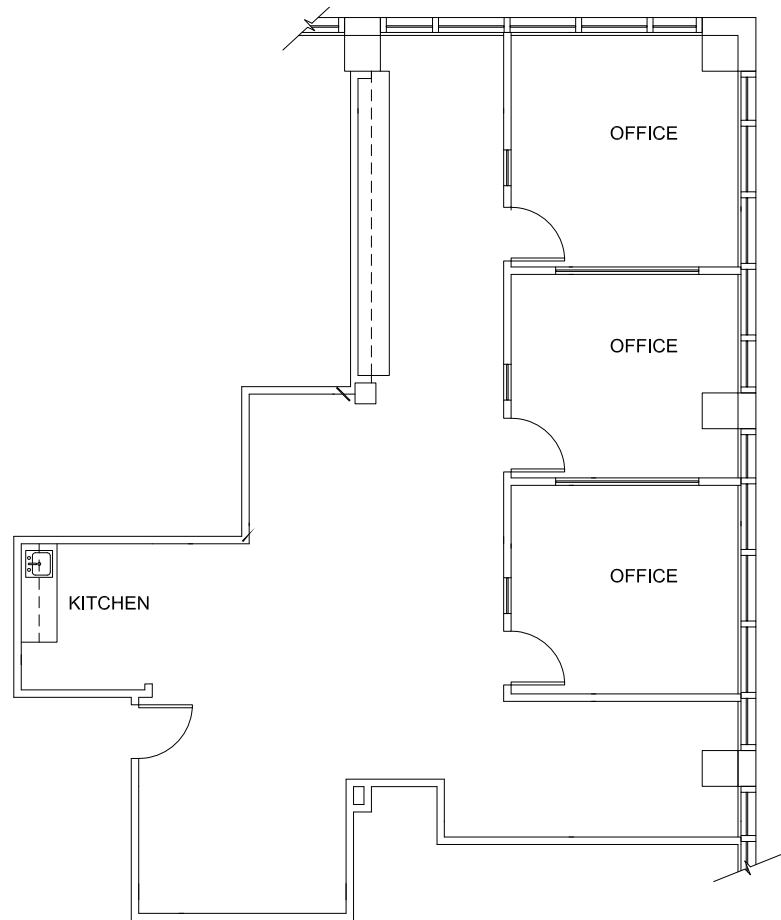


- 3 Offices
- Waiting Room
- Kitchen
- Available 06/01/2026

FLOOR PLANS

8130

Suite	RSF
230	1,621



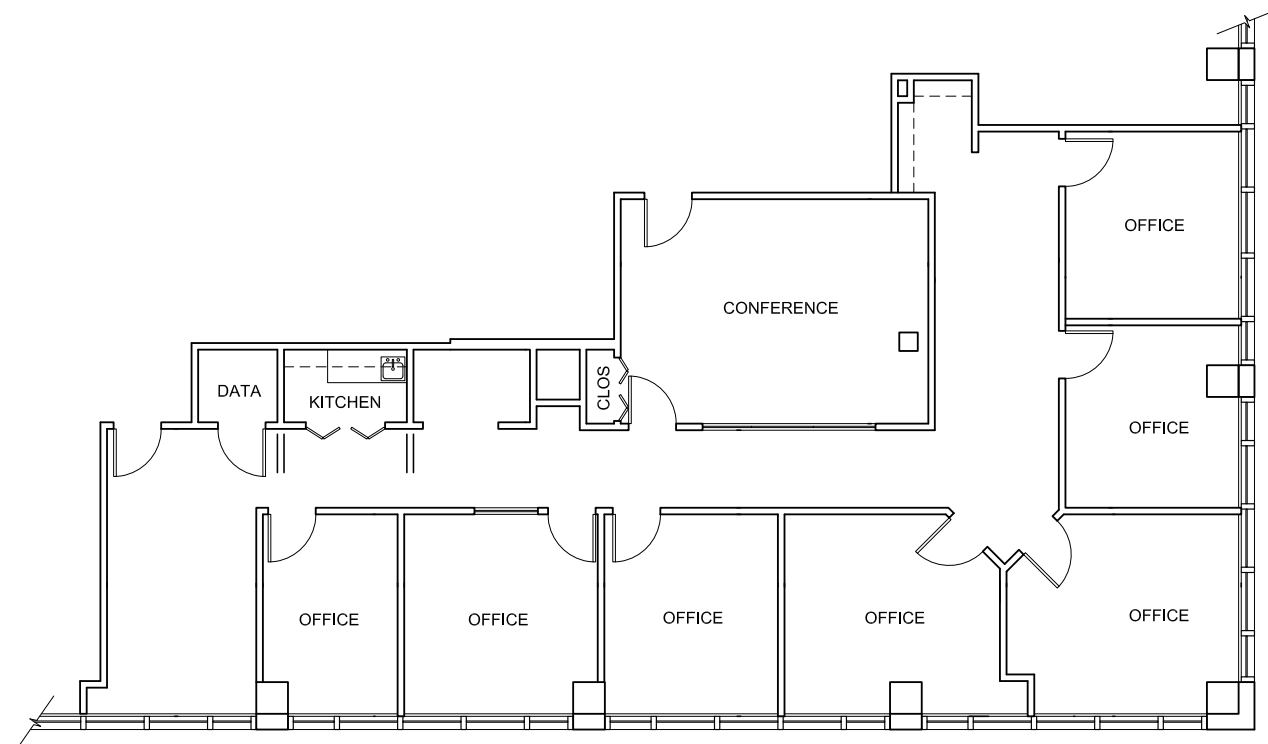
3 Offices  
Open Area  
Kitchen



FLOOR PLANS

8130

Suite	RSF
240	2,698

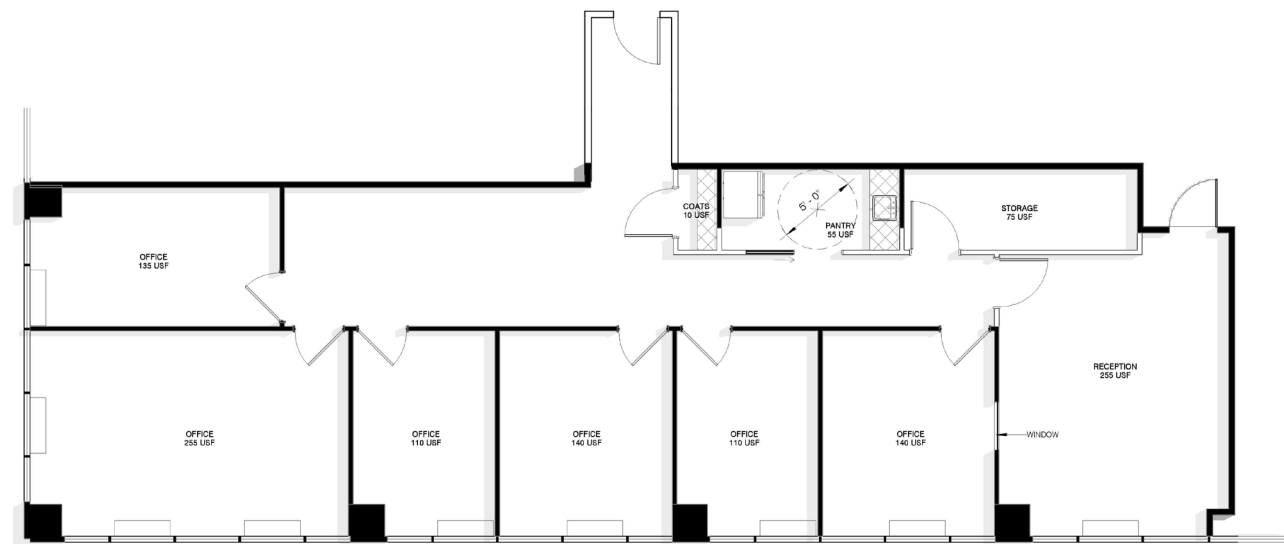


7 Offices  
Reception  
Conference Room  
Kitchen

FLOOR PLANS

8130

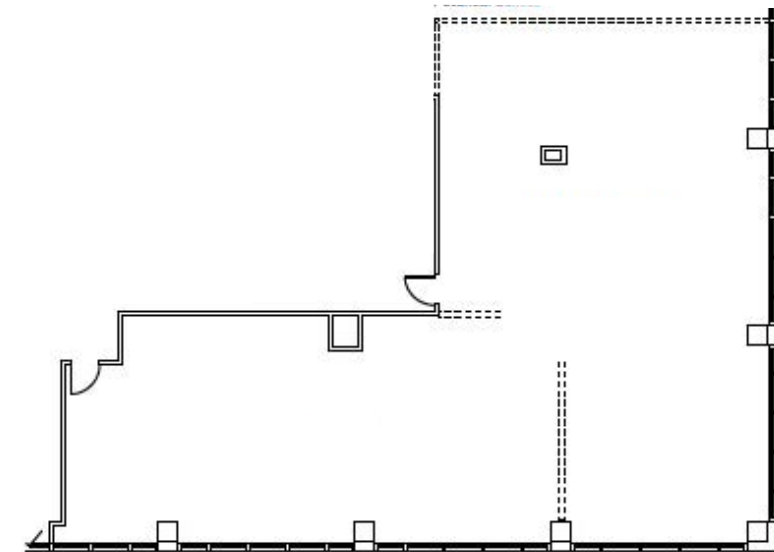
<i>Suite</i>	<i>RSF</i>
250	2,150



7 Offices  
 Reception  
 Kitchen

8130

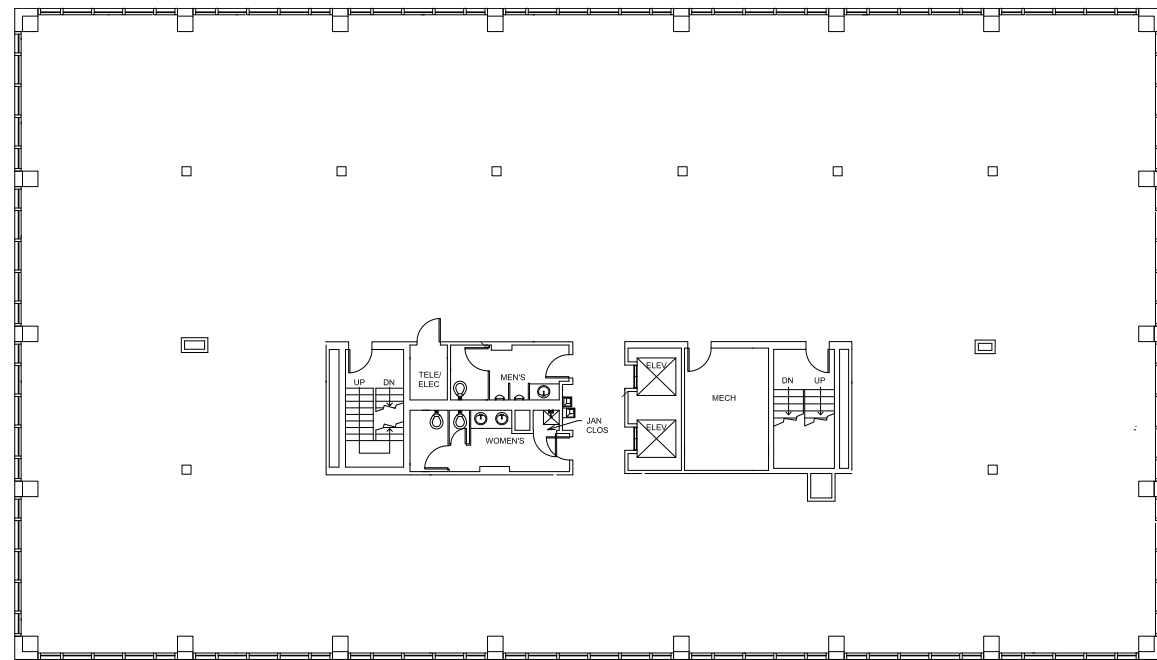
<i>Suite</i>	<i>RSF</i>
300	3,700



Divisible to 1,141 SF  
 Shell Condition  
 Great Views of Tysons  
 Abundant Natural Light

8130

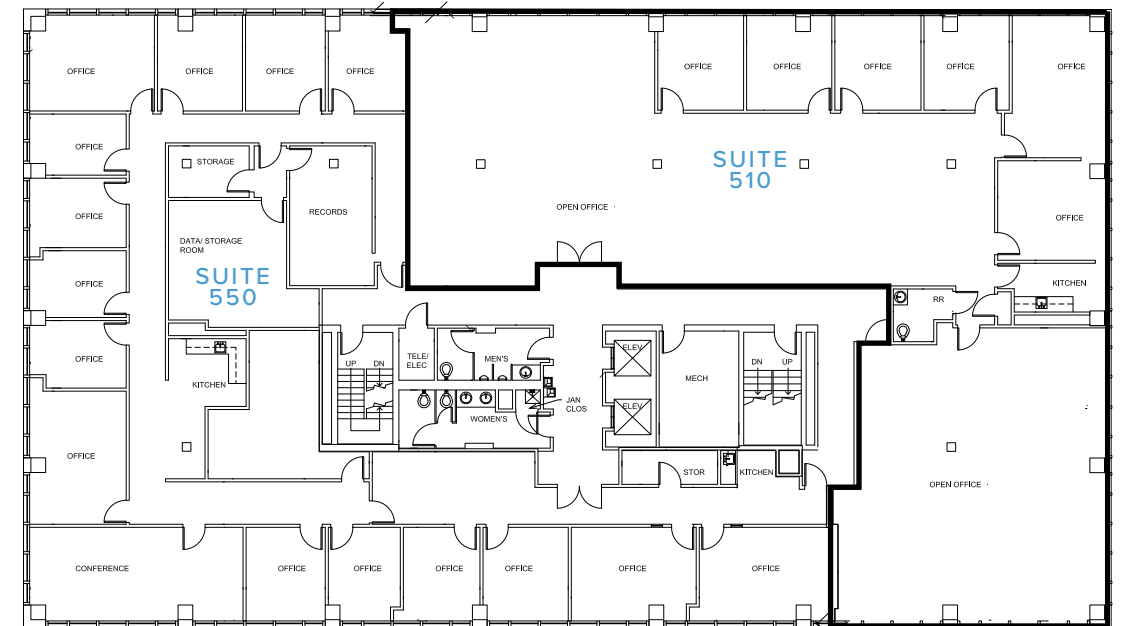
Suite	RSF
400	13,374



Divisible  
Shell Condition  
Full Floor Available  
Great Views of Tysons

8130

Suite	RSF
510	1,500 - 12,215
550	6,043 - 12,215



Suite 550  
Divisible  
15 Offices  
2 Kitchens  
Fully Built-Out  
Conference Room  
Great Views of Tysons

Suite 510  
Divisible  
6 Offices  
Kitchen  
Partial Shell Condition  
Open Flexible Workspace  
Great Views of Tysons

8100 | 8130  
**BOONE** blvd

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*Leasing Team*

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BUILDING ALONGSIDE TRADITION

