



W

Westwood  
Center Drive

8603

8605

# Building Highlights



## 2 MIN WALK TO THE METRO

Spring Hill Metro Station



## WALKABLE & ON-SITE DINING

Paisano's Pizza, Dunkin' Donuts, classic bakery, Basic Burger & Bombay Tandoor



## FITNESS CENTER

50,000 SF Adjacent to the property



## COVERED & SURFACE PARKING

3.61/1,000 SF



## TYSONS WEST RETAIL

Walmart, Moby Dick, Luray Nails, Jersey Mikes, Golf Store



## EASY ACCESS

Route 7 and Dulles Toll Rd



## BRAND NEW

Conference Center



## DRY CLEANING

On-site





CLASSIC BAKERY | On-site



DISTRICT TACO - Across the street | 1 min walk



SPRING HILL METRO STATION - Silver Line Metro | 2 min walk



# Availabilities

## 8603 WESTWOOD CENTER DRIVE

<b>2nd Floor</b>	<b>Suite 240</b>	2,260 SF
------------------	------------------	----------

---

## 8605 WESTWOOD CENTER DRIVE

<b>3rd Floor</b>	<b>Suite 300</b>	7,387 SF
------------------	------------------	----------

	<b>Suite 301</b>	2,939 SF
--	------------------	----------

<b>4th Floor</b>	<b>Suite 409</b>	2,540 SF	Shell Condition
------------------	------------------	----------	-----------------

<b>5th Floor</b>	<b>Suite 502</b>	3,204 SF
------------------	------------------	----------

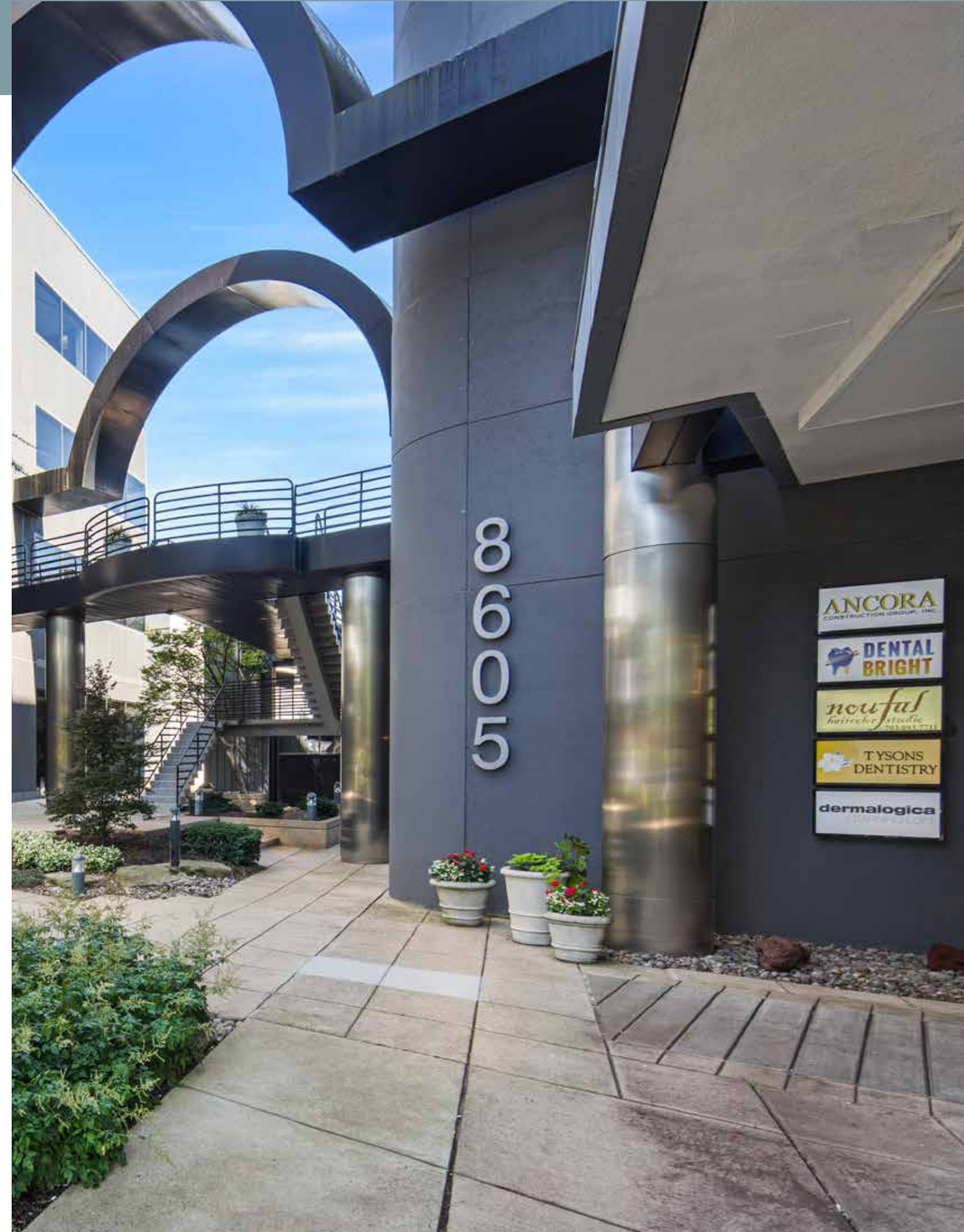
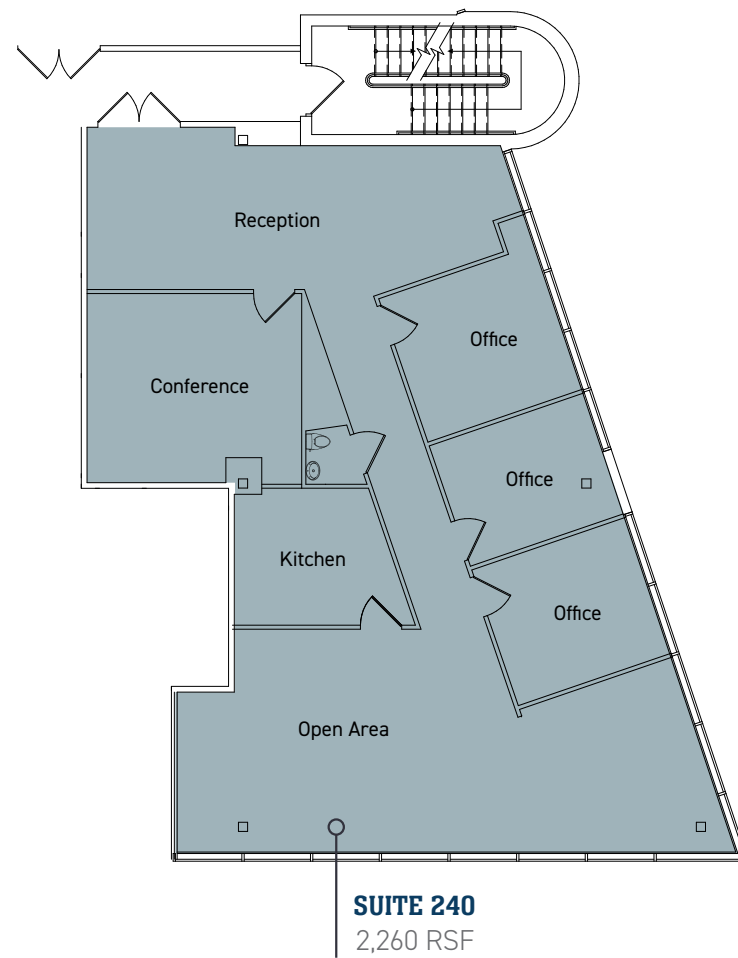
	<b>Suite 503</b>	3,374 SF
--	------------------	----------

# 8603

## SECOND FLOOR

suite 240

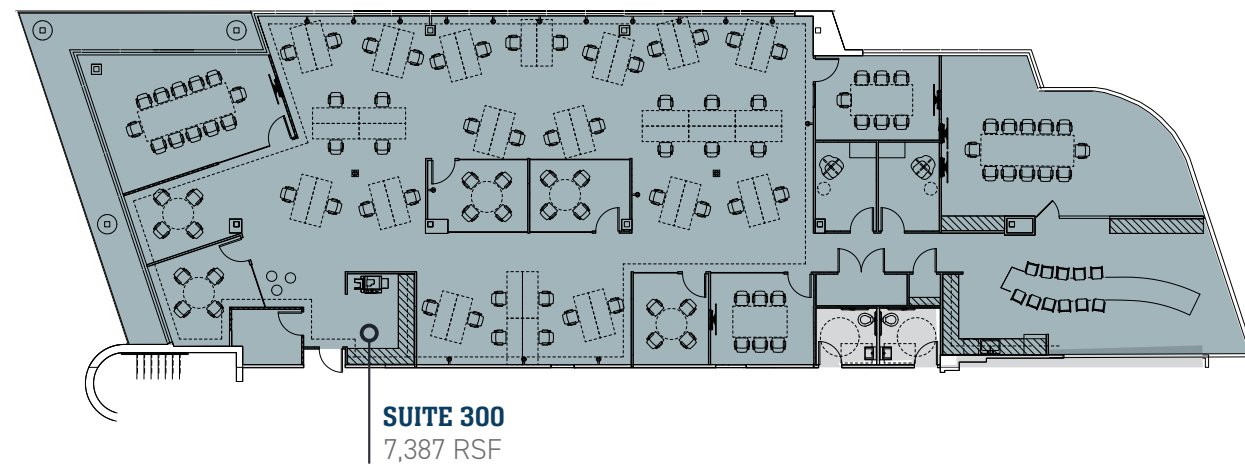
- 3 Offices
- Conference Room
- Kitchen
- Open Area
- Reception
- Internal Bathroom



## THIRD FLOOR

### suite 300

- 44 Workstations
- 4 Conference Rooms
- 5 Huddle Rooms
- 2 Offices
- Kitchen

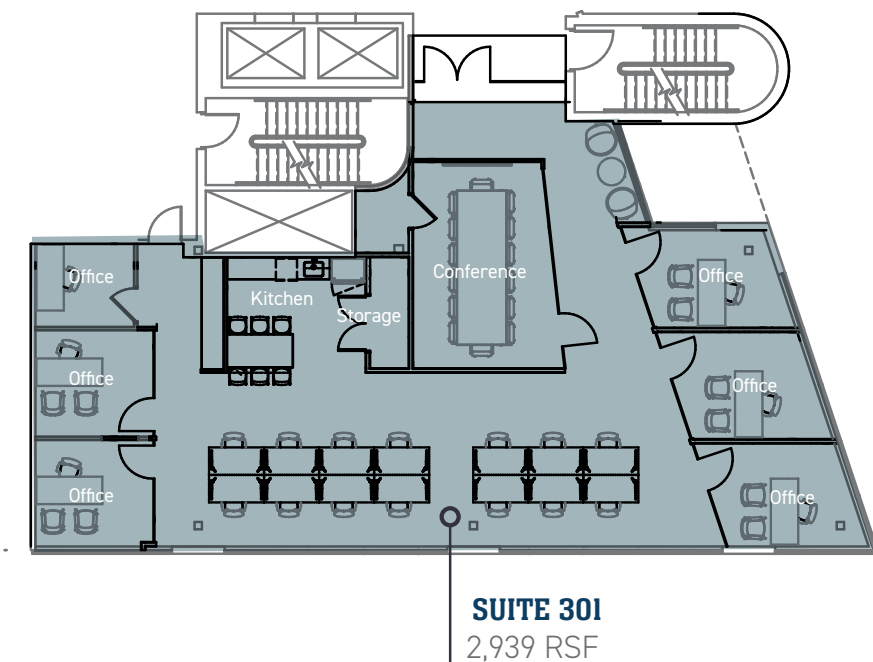


SCAN OR CLICK HERE  
TO VIEW THE SPACE

## THIRD FLOOR

### suite 301

- 6 Offices
- Conference Rooms
- Kitchenette
- Storage
- Open Workspace

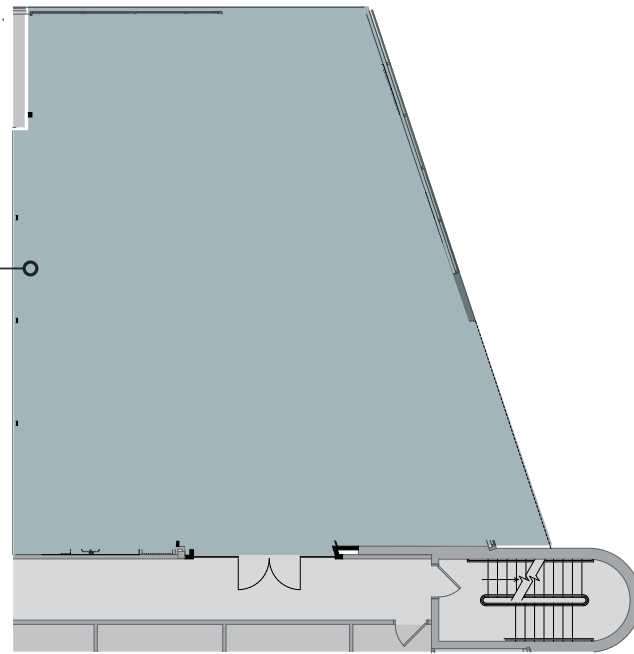


## FOURTH FLOOR

suite 409

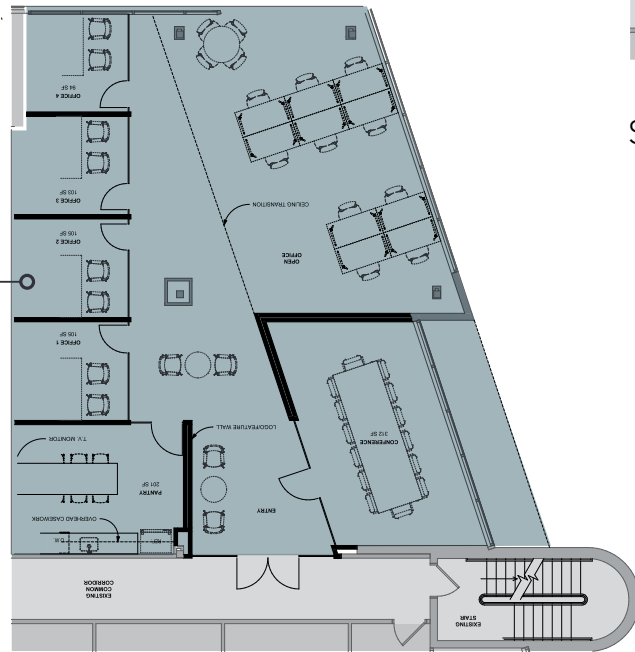
- 4 Offices
- Conference Room
- Kitchen
- 10 Workstations

**SUITE 409**  
2,540 RSF



Shell Condition

**SUITE 409**  
2,540 RSF



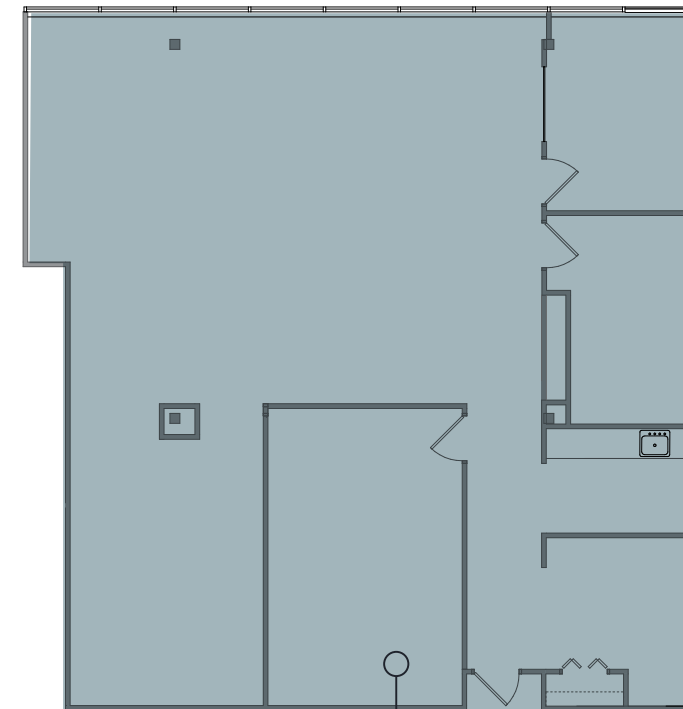
Hypothetical Spec Suite

## FIFTH FLOOR

suite 502

- 2 Offices
- Conference Room
- Kitchenette
- Open Workspace

**SUITE 502**  
3,204 RSF

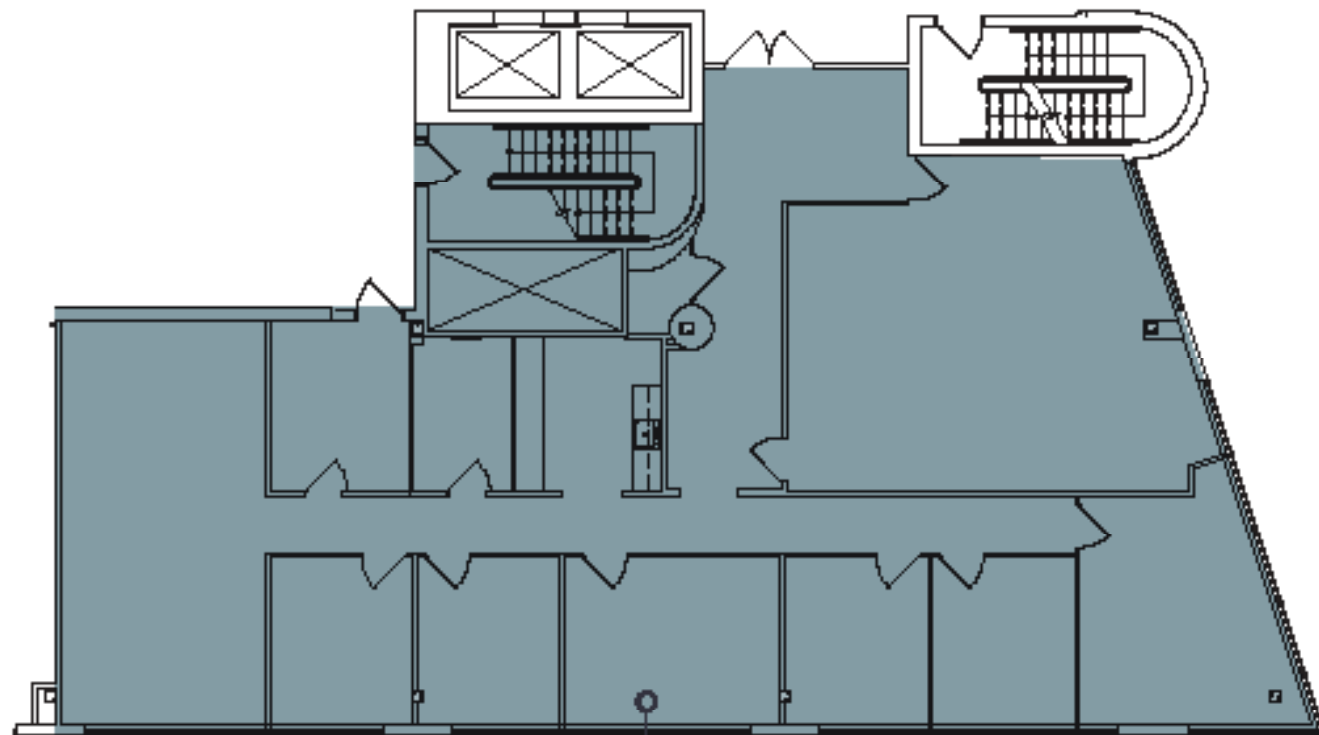


# 8605

## FIFTH FLOOR

suite 503

- 7 Offices
- Conference Room
- Kitchenette
- Reception



**SUITE 503**  
3,374 RSF

8605 Westwood Center Drive





**Westwood  
Center Drive**

**8603 + 8605 WESTWOOD CENTER DRIVE**

**8  
6  
0  
3**

**Copyright © 2024 Stream Realty Partners, All rights reserved.**

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.

**JEFF ROMAN**

703.464.1548

jeff.roman@streamrealty.com

**CARTER BYRNES**

703.439.1096

carter.byrnesh@streamrealty.com

**AUSTIN HIGH**

703.596.1012

austin.high@streamrealty.com

**NICOLE POTOCKI**

608.471.0804

nicole.potocki@streamrealty.com

