



# A TYSONS ICON. A NEW ERA.

8000 TOWERS CRESCENT DRIVE



# SOME BUILDINGS GET NOTICED. TOWERS CRESCENT GETS REMEMBERED.



## *An Iconic Address in Tysons*

For decades, Towers Crescent has defined the Tysons skyline, instantly recognizable and impossible to mistake.

Designed in 1986 by Philip Johnson and John Burgee—two of the most influential architects of the 20th century—Towers Crescent was conceived as a landmark.

The only large-scale commercial work by the partnership in the Washington, D.C. region, it remains a rare architectural presence in the market.

Along the Capital Beltway, it has become a point of reference. Always recognized. Already remembered.

Today, it offers the scale, flexibility, and presence modern companies require.

### Key Attributes



Landmark  
Class A tower



~25,000 RSF  
floor plates



17 stories  
~481,000 RSF



Visibility  
from I-495



Established  
skyline presence



~9'  
finished ceiling

Virtually column-free floor plates support both full-floor headquarters and tailored environments—designed to adapt to how companies work.

This is not a building trying to become iconic. It was designed to be one.

# At the Center of Tysons

Positioned at one of the most connected and visible locations in Northern Virginia, Towers Crescent sits at the intersection of access, proximity, and recognition.

Directly connected to Tysons Corner Center and walkable to the Silver Line, the building is embedded within one of the region's most established retail and dining destinations—offering immediate access to over 2 million square feet of retail and 40+ dining options.

Access is intuitive and efficient. Approached from multiple directions with traffic flow in mind, the building allows for seamless entry and exit—minimizing friction and maximizing convenience for daily arrival and departure.

## Everything within reach. Effortless to access.

-  Immediate access to I-495, Route 7, I-66, and the Dulles Toll Road
-  Walkable to Tysons Corner Metro (Silver Line)
-  Direct connection to Tysons Corner Center
-  Multiple points of ingress and egress
-  Surrounded by premier retail, dining, and hospitality

### A Building with a Legacy

Completed at the height of the Johnson/Burgee partnership, Towers Crescent was designed as a monument—distinct in form and intended to stand apart within the skyline.



**Tysons Galleria**

An upscale shopping destination, with 30+ exclusive-to-market designer shops.



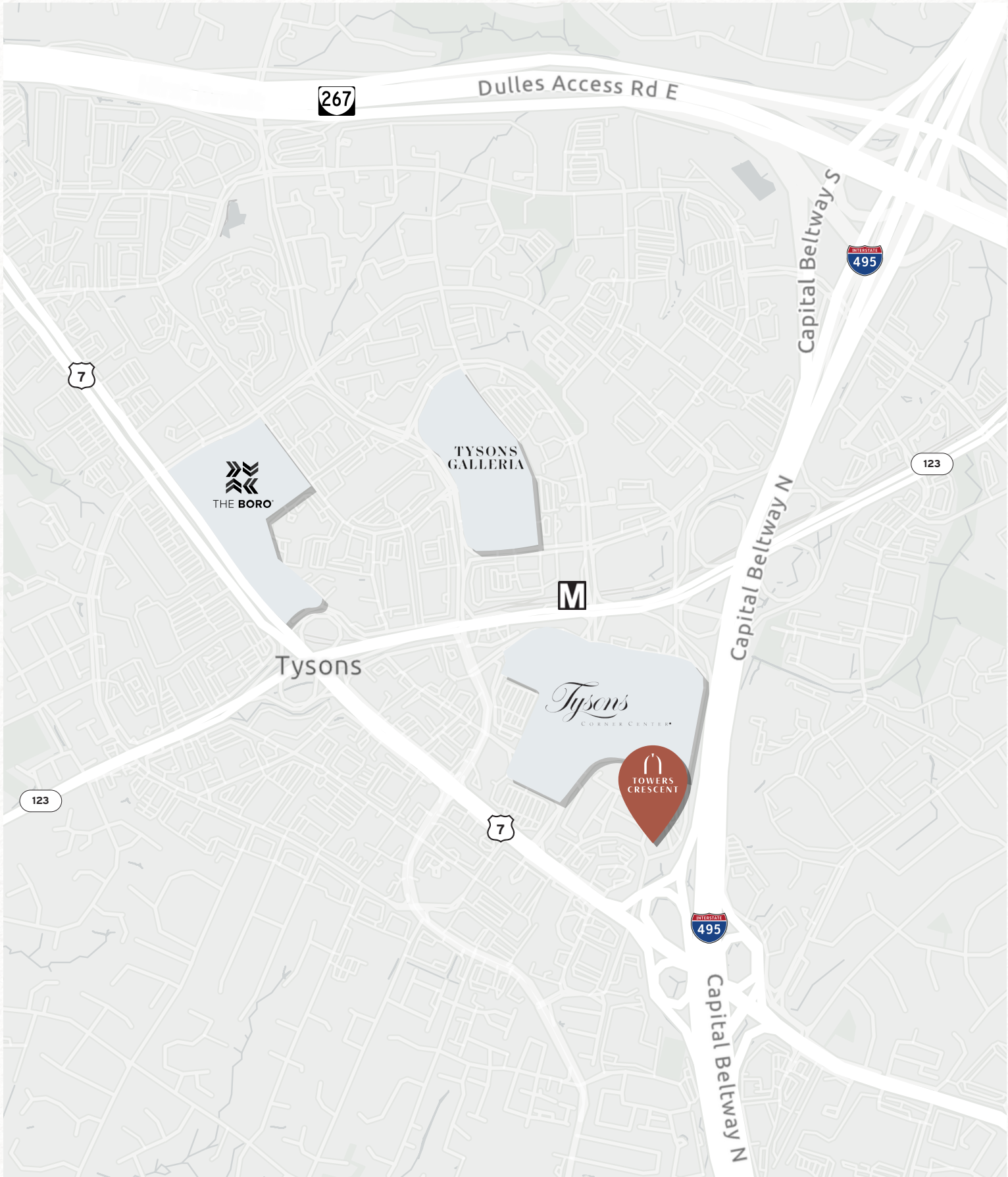
**The Boro**

Happy hours, long lunches, or date nights—whatever your scene, The Boro feels like home.



**Tysons Corner Center**

A dynamic destination with 40+ restaurants and over 2M SF of retail.



# Everything in Place

Towers Crescent provides the essential infrastructure that supports the daily rhythm of business—thoughtfully integrated and professionally managed.

From private dining and meeting space to fitness and concierge-level service, each element is designed to support productivity without distraction.



The Tower Club has occupied the 17th floor since 1989—serving as a longstanding gathering place for the region’s business community.

## Amenities



**Tower Club**  
A private business and social club with dining and meeting space



**Conference & Meeting Facilities**  
On-site, including a conference center with capacity for up to 300



**Fitness Center**  
Fully equipped for daily use



**On-site Dining**  
Including Chima Steakhouse



**Concierge Services**  
Tailored tenant support, powered by Simpli



**Secure Access**  
Throughout garage, building, and tenant suites



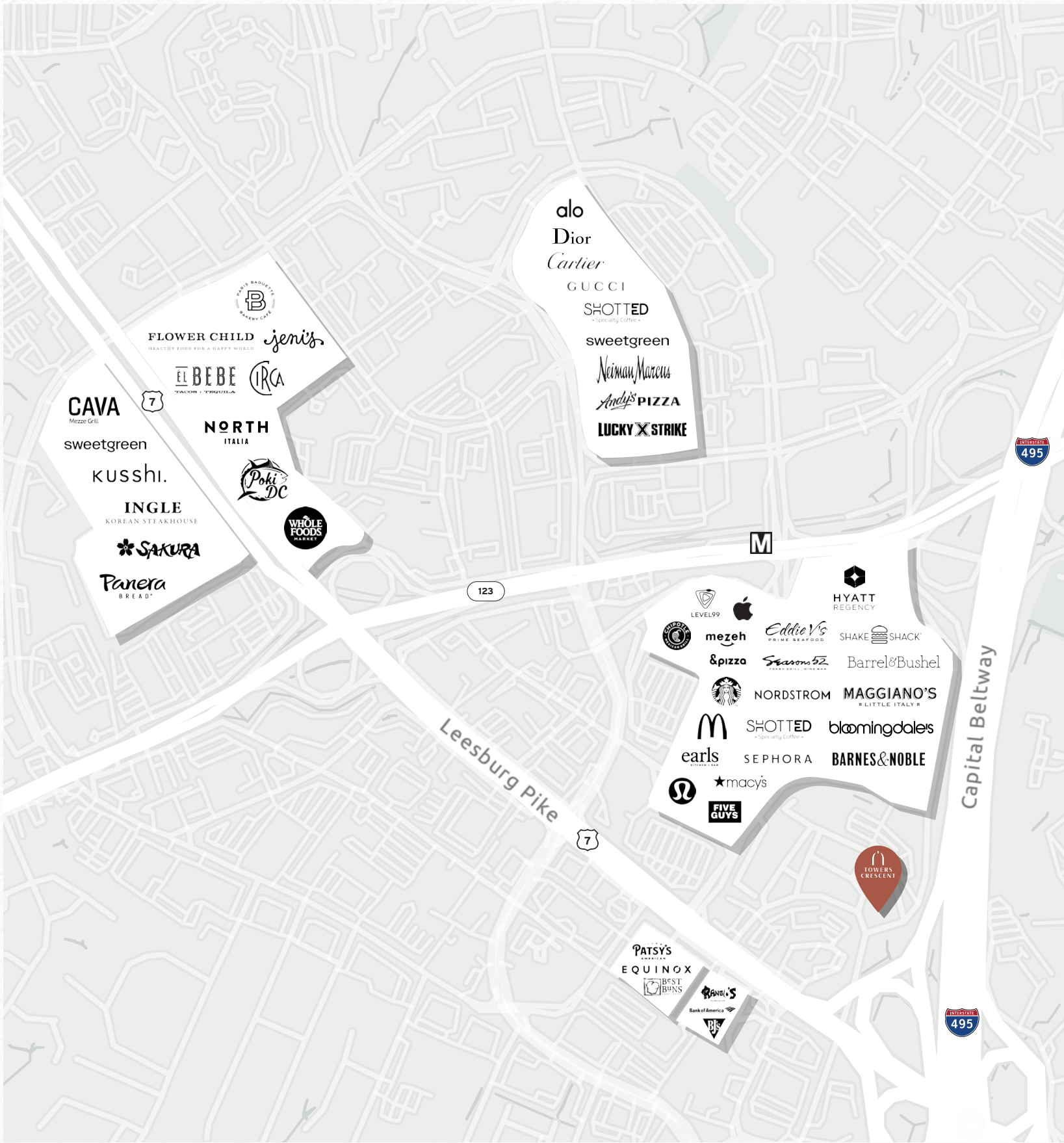
**Direct Retail Connection**  
Immediate access to Tysons Corner Center



**Outdoor Green Spaces**  
Including Phillip’s Promenade and Crescent Courtyard



**On-site Management**  
Professionally managed with dedicated on-site presence



# Space That Adapts

From move-in ready suites to full-floor opportunities, Towers Crescent offers flexibility across a wide range of sizes and configurations.

Efficient layouts and turnkey delivery capabilities allow tenants to move quickly—while maintaining the ability to shape space to their long-term needs.



Suites from  
~3,700 RSF



Full-floor  
opportunities available



Up to  
150,000+ RSF contiguous

Headquarters-scale opportunities—rare in today’s Tysons market.



## Designed for Flexibility

The building’s curved floor plates and column-free construction create a highly efficient planning environment—supporting both dense and open workplace strategies.

Originally designed to attract premier tenants, the layouts offer a balance of private offices, meeting space, and open work areas.

Natural light, clear sightlines, and adaptable configurations allow each space to evolve with its tenant. Built for how companies work today—and how they’ll work tomorrow.

# Availabilities

|    |                                  |                        |                        |
|----|----------------------------------|------------------------|------------------------|
| 17 | <div>TOWER CLUB<br/>TYSONS</div> |                        |                        |
| 16 | SUITE 1600<br>26,451 SF          |                        |                        |
| 15 | LEASED                           |                        |                        |
| 14 | SUITE 1400<br>8,304 SF           | SUITE 1425<br>6,317 SF | LEASED                 |
| 13 | LEASED                           |                        |                        |
| 12 | SUITE 1200<br>11,980 SF          | SUITE 1225<br>4,497 SF | SUITE 1250<br>4,517 SF |
| 11 | SUITE 1125<br>9,926 SF           | LEASED                 |                        |
| 10 | SUITE 1000<br>24,416 SF          |                        |                        |
| 9  | SUITE 950<br>4,119 SF            | LEASED                 |                        |
| 8  | SUITE 800<br>25,446 SF           |                        |                        |
| 7  | SUITE 700<br>25,446 SF           |                        |                        |
| 6  | SUITE 600<br>25,447 SF           |                        |                        |
| 5  | SUITE 500<br>25,447 SF           |                        |                        |
| 4  | SUITE 400<br>25,446 SF           |                        |                        |
| 3  | SUITE 300<br>11,535 SF           | SUITE 350<br>11,623 SF |                        |
| 2  | LEASED                           |                        |                        |
| 1  | SUITE 170<br>3,748 SF            | LEASED                 |                        |
| LL | A, B, C<br>90 -21,525 SF         |                        |                        |

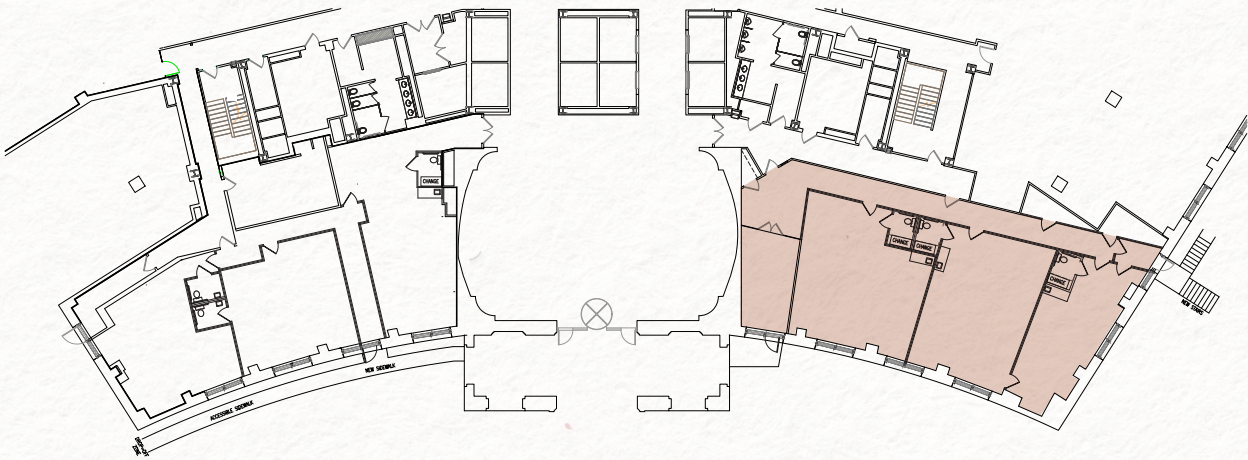
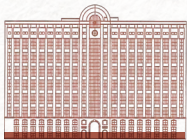
150,567 SF  
CONTIGUOUS

150,567 SF  
CONTIGUOUS

# First Floor

■ Suite 170 - 3,748 SF

Private exterior access.



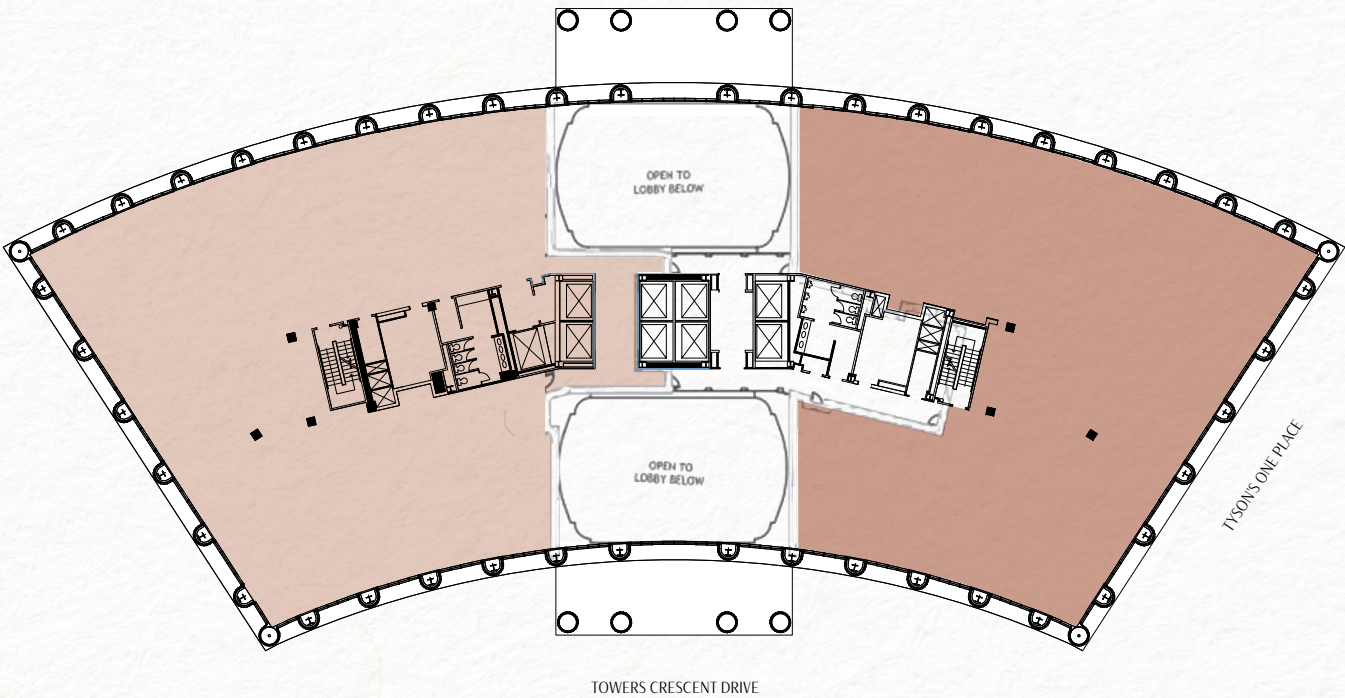
## ■ Full Build-Out

|                  |   |
|------------------|---|
| Private Offices  | 4 |
| Private Bathroom | 1 |
| External Access  | 1 |
| Kitchen          | 1 |

# Third Floor

■ Suite 300 - 11,535 SF

■ Suite 350 - 11,623 SF



## ■ Full Build-Out



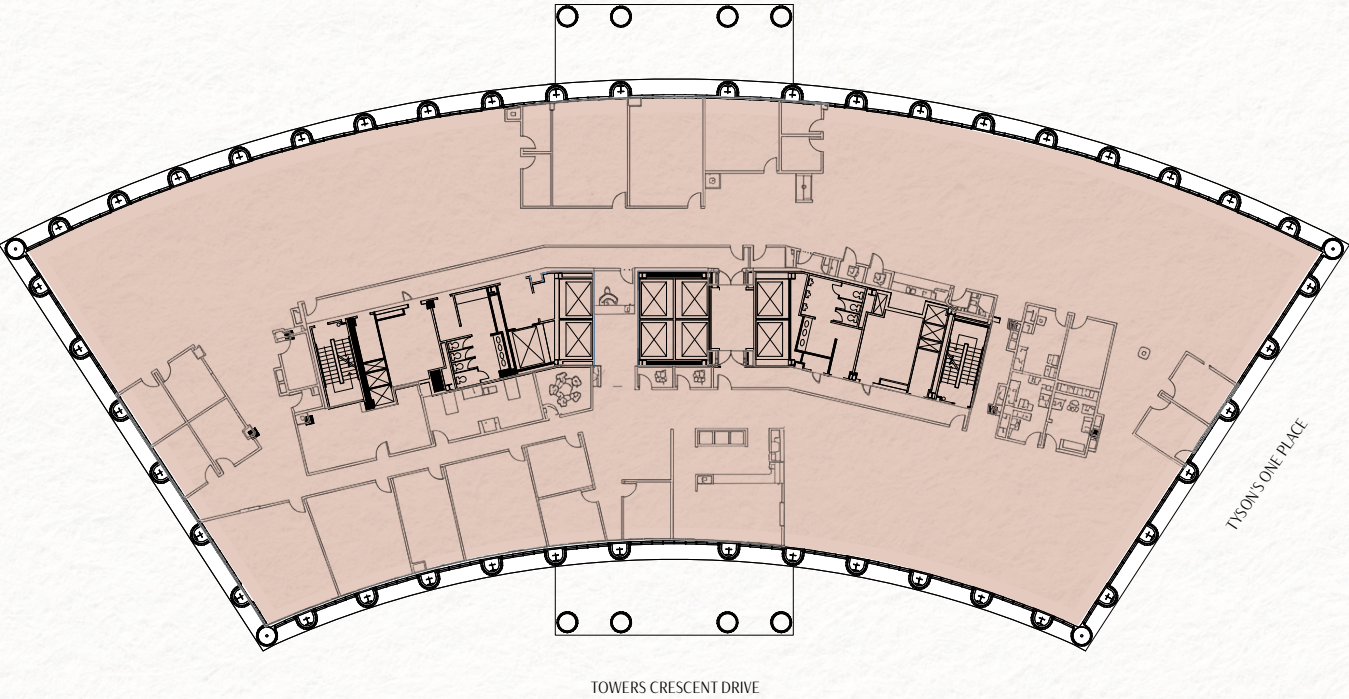
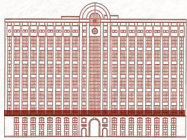
## ■ Shell Condition



# Fourth Floor

■ Suite 400 - 25,446 SF

High quality  
existing build-out.



## ■ Full Build-Out

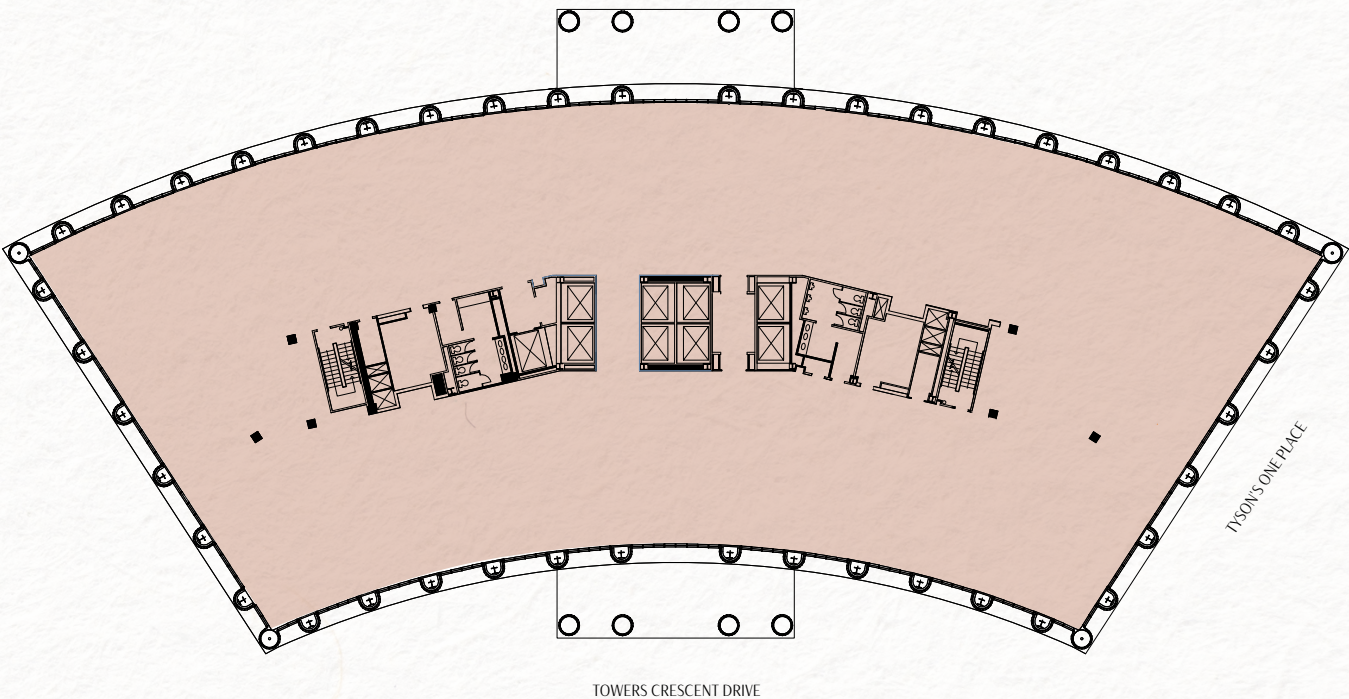
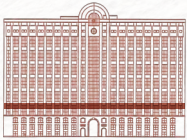
|                 |    |
|-----------------|----|
| Private Offices | 14 |
| Open Space      | 1  |
| Conference Room | 6  |
| Kitchen         | 2  |

Scan the QR  
code or click  
here to view  
built-out space.



# Fifth Floor

■ Suite 500 - 25,447 SF

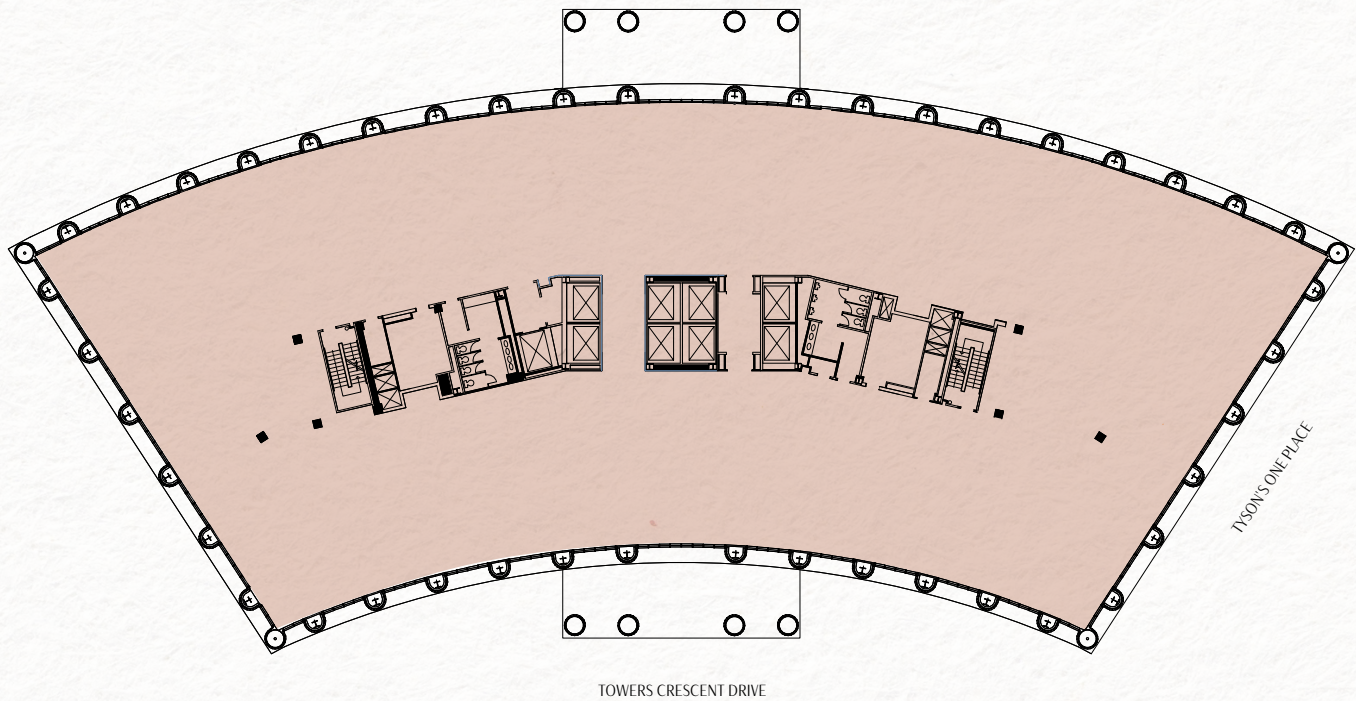
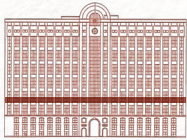


## ■ Shell Condition



# Sixth Floor

■ Suite 600 - 25,447 SF



■ Shell Condition

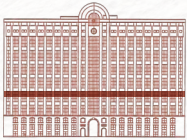


Scan the QR code or click here to view shell space.

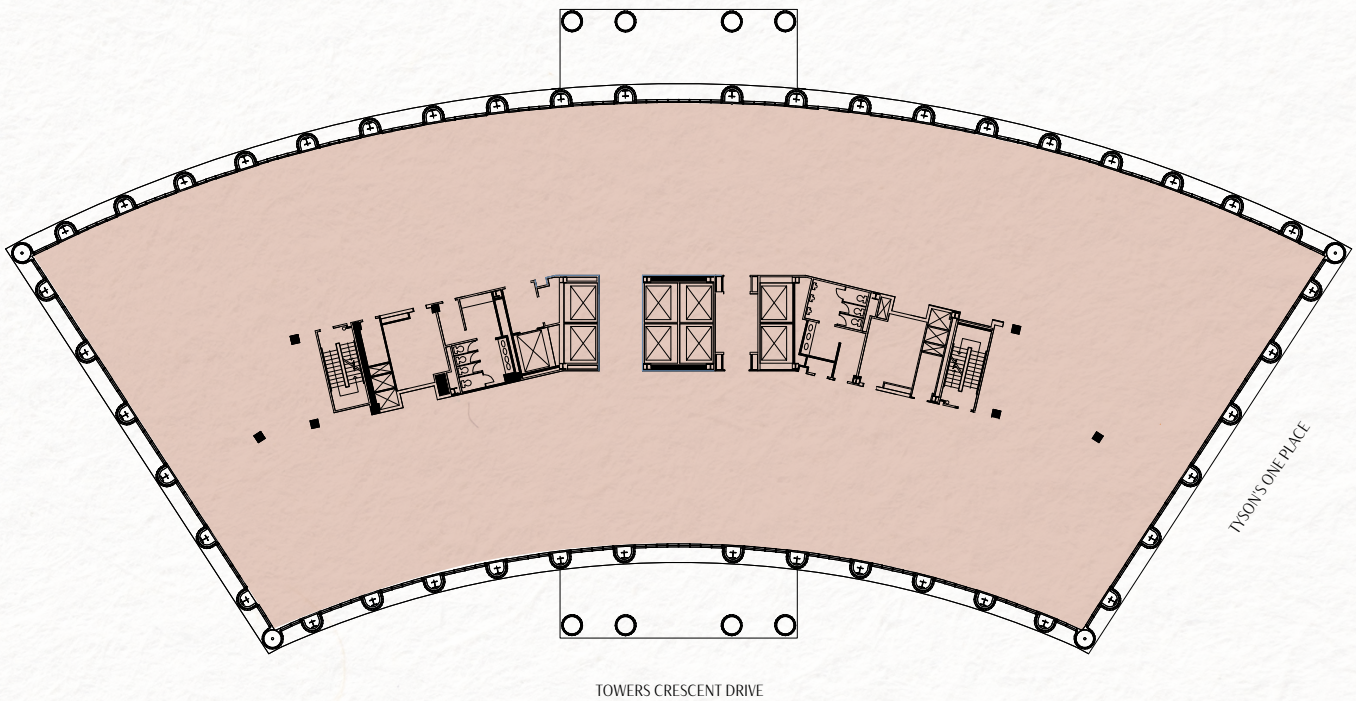


# Seventh Floor

■ Suite 700 - 25,446 SF



High quality existing build-out, with full height glass & open layout.



■ Full Build-Out

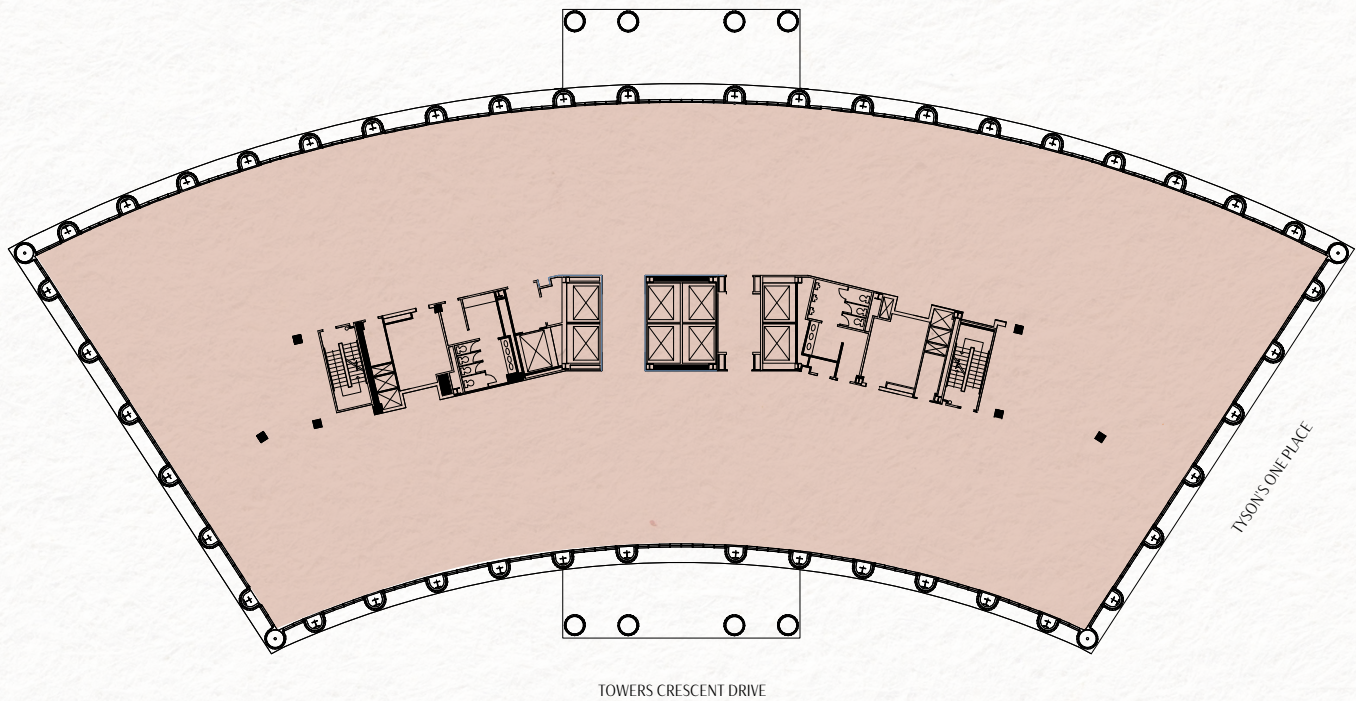
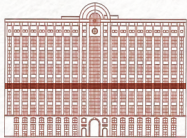
|                 |    |
|-----------------|----|
| Private Offices | 18 |
| Open Space      | 1  |
| Conference Room | 2  |
| Kitchen         | 1  |

Scan the QR code or click here to view built-out space.



# Eighth Floor

■ Suite 800 - 25,446 SF

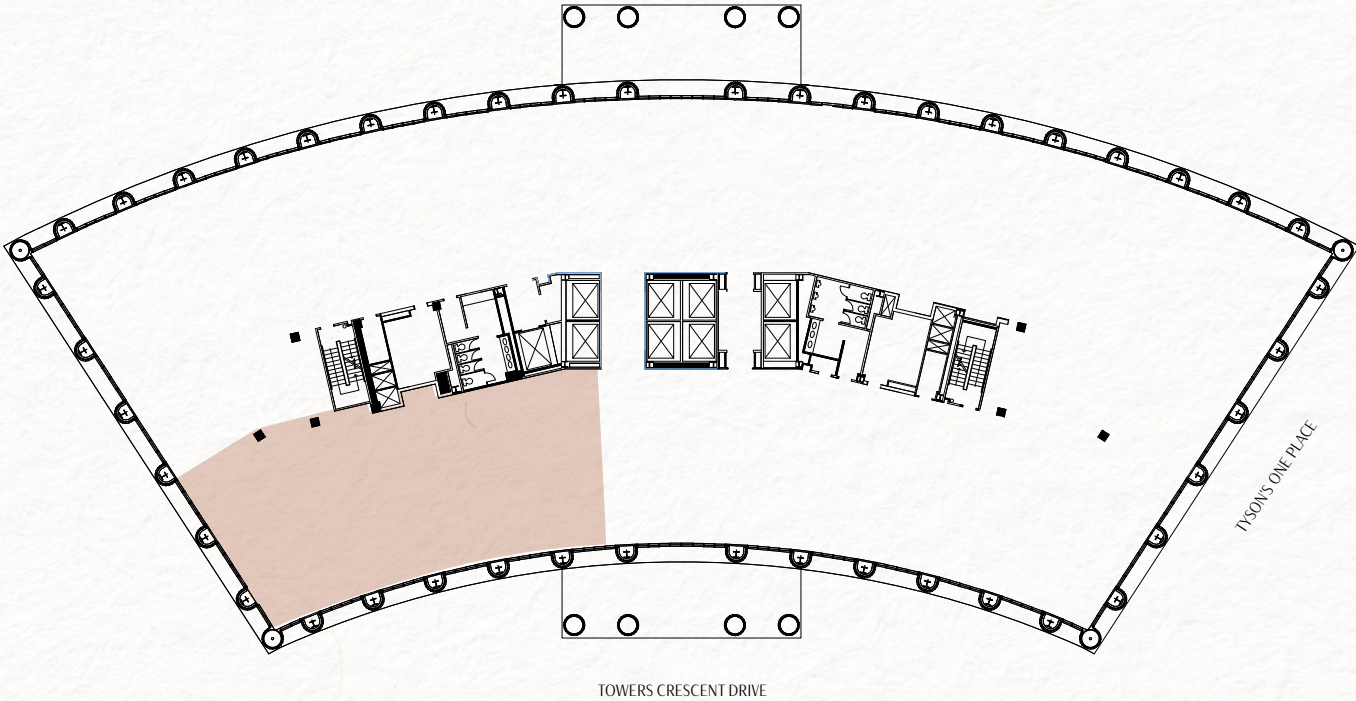
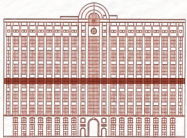


■ Shell Condition



# Ninth Floor

■ Suite 950 - 4,119 SF



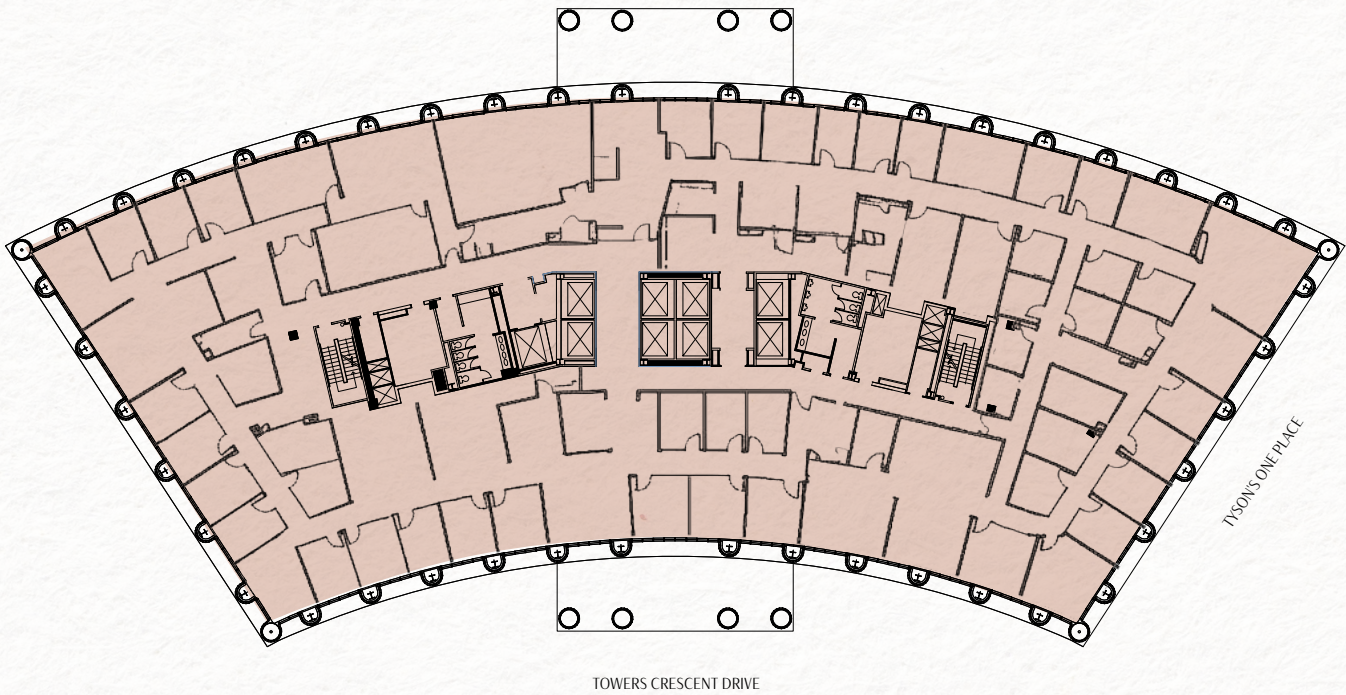
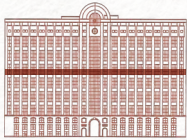
■ Shell Condition



# Tenth Floor

■ Suite 1000 - 25,416 SF - Available July, 2027

High-end law firm  
buildout office interiors.



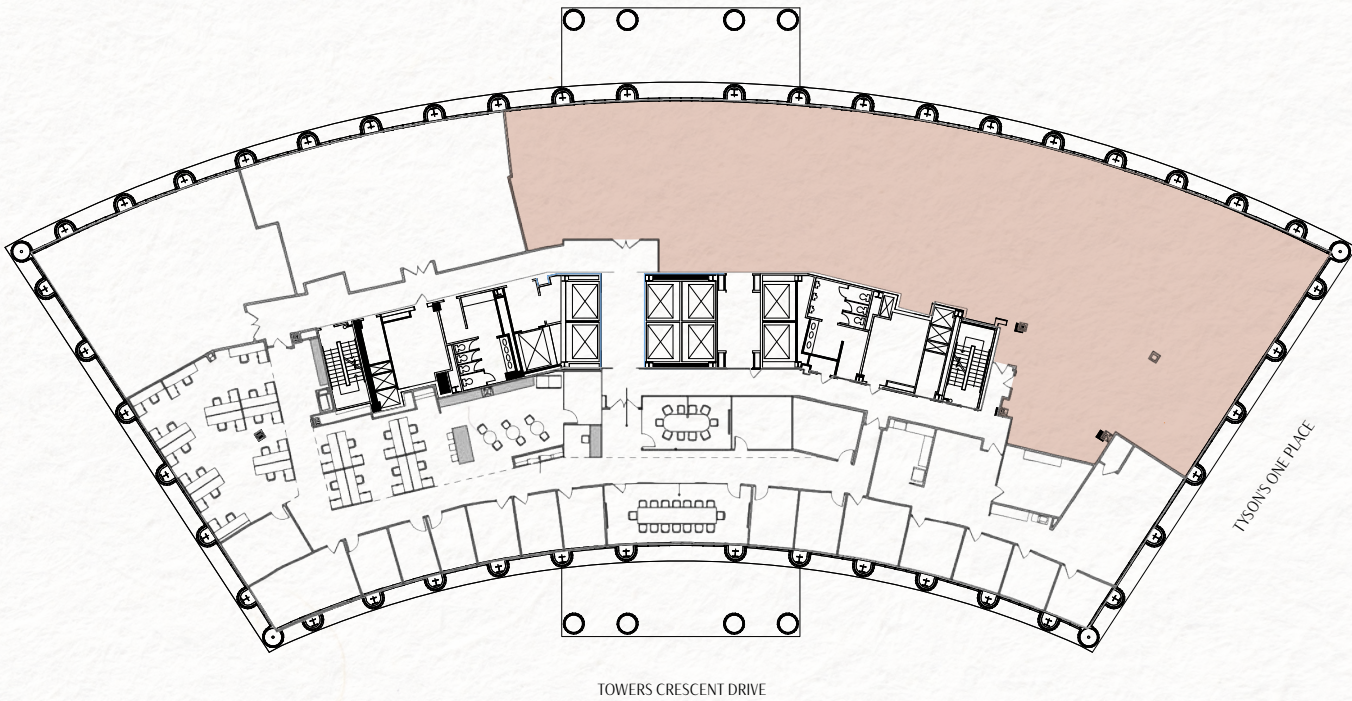
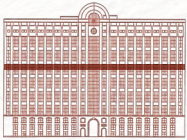
## ■ Full Build-Out

|                 |    |
|-----------------|----|
| Private Offices | 49 |
| Work Stations   | 20 |
| Conference Room | 5  |
| Kitchen         | 1  |

# Eleventh Floor

■ Suite 1125 - 9,926 SF

Large all glass entry. Mix  
of open space & office.

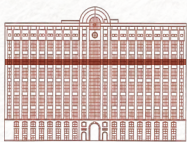


## ■ Partial Build-Out

|                 |   |
|-----------------|---|
| Private Offices | 3 |
| Open Space      | 1 |
| Conference Room | 1 |
| Kitchen         | 1 |

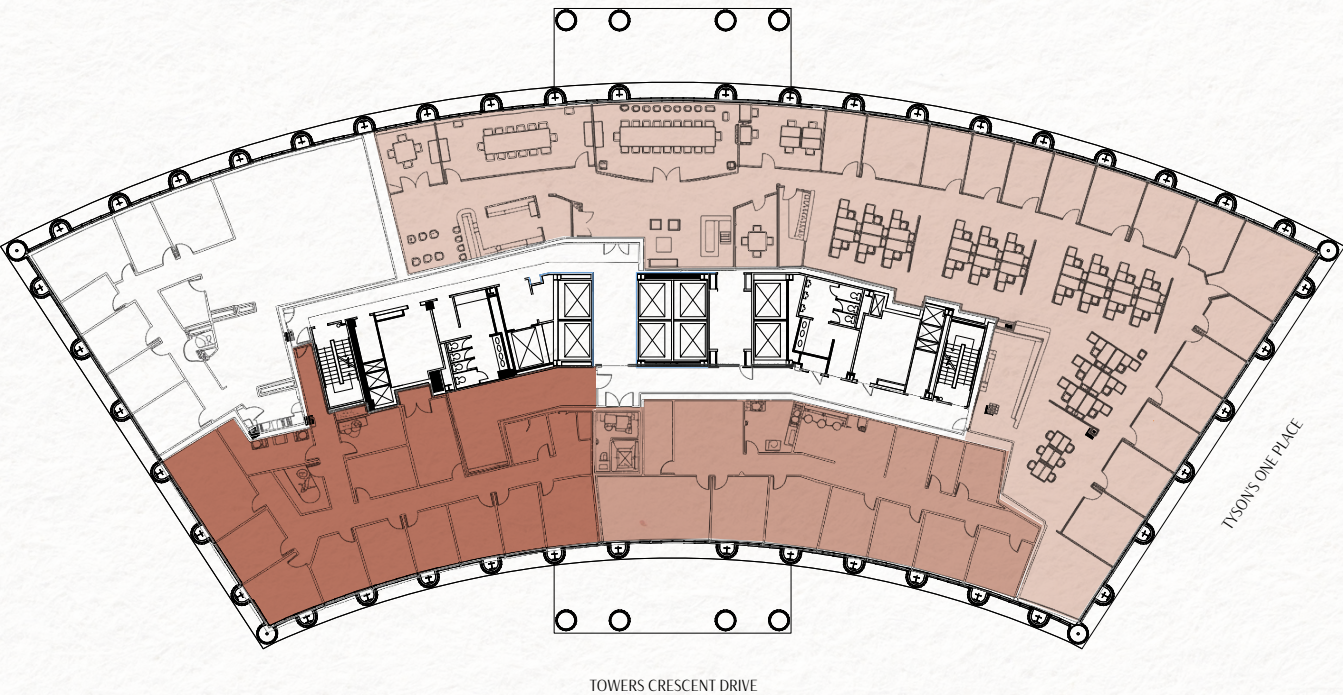


# Twelfth Floor



- Suite 1200 - 11,980 SF
- Suite 1225 - 4,497 SF
- Suite 1250 - 4,517 SF

High-end law firm  
buildout office interiors.



## Full Build-Out

|                 |    |
|-----------------|----|
| Private Offices | 17 |
| Work Stations   | 38 |
| Conference Room | 4  |
| Kitchen         | 2  |

Scan the QR code or click here to view built-out space

## Full Build-Out

|                 |   |
|-----------------|---|
| Private Offices | 8 |
| Open Space      | 2 |
| Conference Room | 1 |
| Kitchen         | 1 |

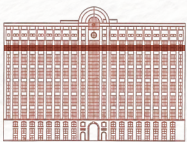
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## Full Build-Out

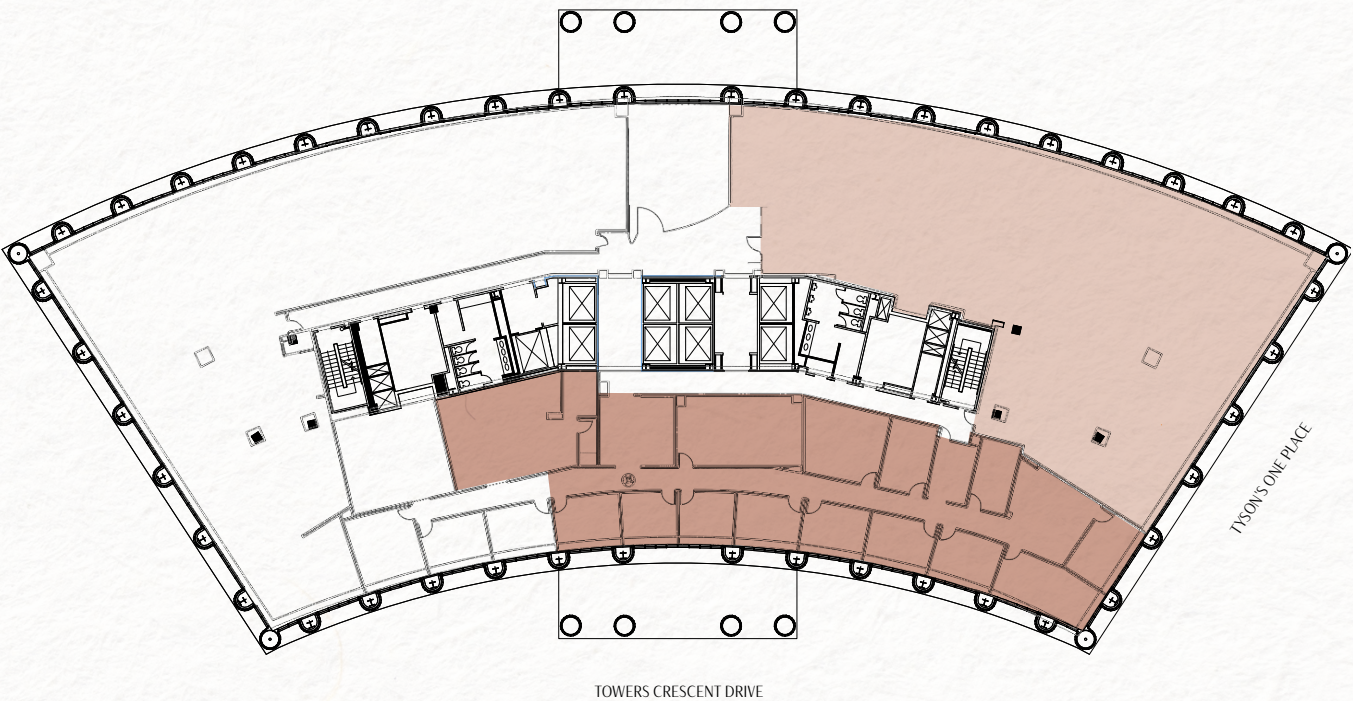
|                 |    |
|-----------------|----|
| Private Offices | 12 |
| Reception       | 1  |
| Conference Room | 1  |
| Kitchen         | 1  |

Scan the QR code or click here to view built-out space

# Fourteenth Floor



- Suite 1400 - 8,304 SF - Available September, 2027
- Suite 1425 - 6,317 SF



## Shell Condition

|                 |    |
|-----------------|----|
| Private Offices | 12 |
| Reception       | 1  |
| Conference Room | 1  |
| Kitchen         | 1  |

Scan the QR code or click here to view built-out space

## Shell Condition

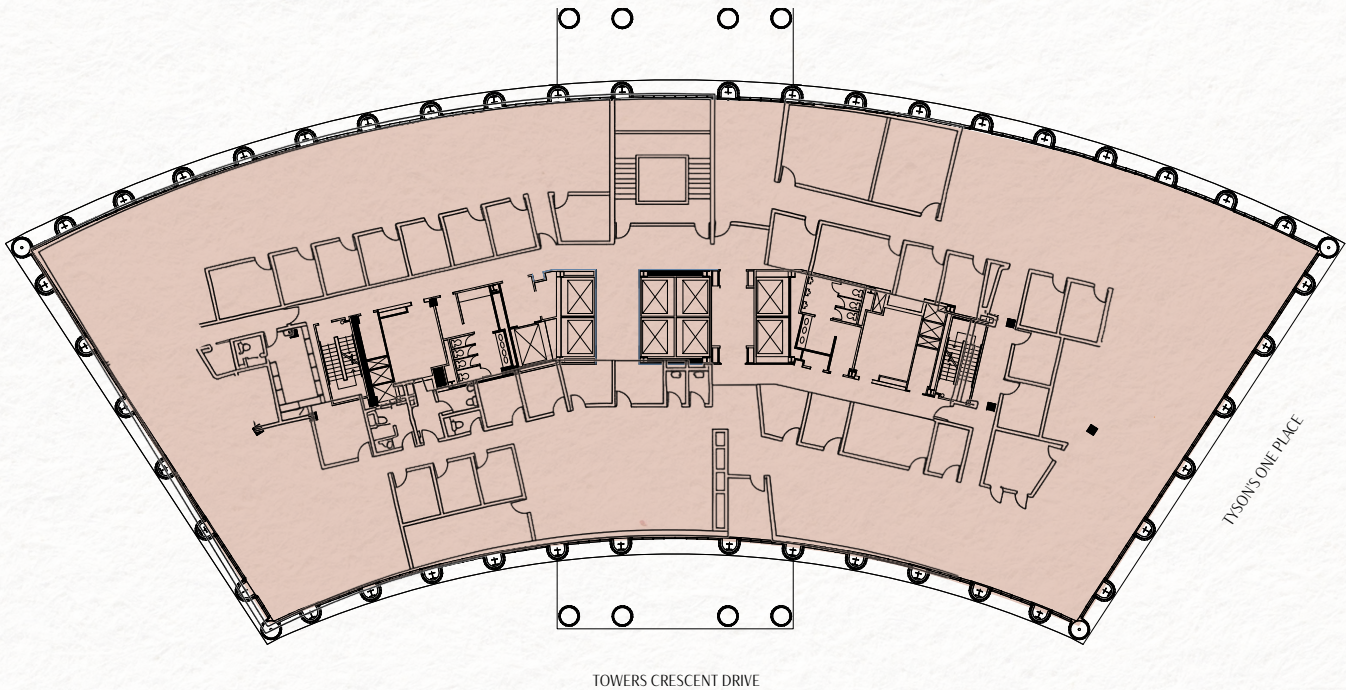
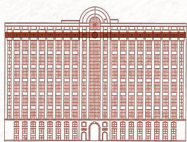
|                 |    |
|-----------------|----|
| Private Offices | 12 |
| Reception       | 1  |
| Conference Room | 1  |
| Kitchen         | 1  |

Scan the QR code or click here to view built-out space

# Sixteenth Floor

■ Suite 1600 – 26,451 SF

High-end buildout office interiors. Mix of open space & office.



## ■ Full Build-Out

|                 |    |
|-----------------|----|
| Private Offices | 31 |
| Open Space      | 1  |
| Conference Room | 1  |
| Kitchen         | 1  |

Scan the QR code or click here to view built-out space



# Property Details

## Location

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Address        | 8000 Towers Crescent Drive<br>Tysons, Virginia 22182                                                                 |
| Site           | ~ 7.11 acres                                                                                                         |
| Nearby Transit | 7-minute walk to Tysons Corner Metro (Silver Line)<br>Immediate access to I-495, Route 7, I-66, and Dulles Toll Road |

## Building Overview

|                        |                       |
|------------------------|-----------------------|
| Year Completed         | 1986                  |
| Building               | Class A office tower  |
| Size                   | ~ 481,000 RSF         |
| Stories                | 17                    |
| Typical Floor Plate    | ~25,000 - 28,000 RSF  |
| Construction           | Steel frame           |
| Typical Column Spacing | ~40'                  |
| Ceiling Height         | ~9' finished ceiling  |
| Elevators              | 8 passenger elevators |

## Ownership & Team

|                                 |                                  |
|---------------------------------|----------------------------------|
| Owner                           | JAG Tycon Towers, LLC            |
| Property Management             | Metropolitan Service Corporation |
| Development Manager / Developer | J.T.L. Tycon Developers          |
| Architect                       | Philip Johnson & John Burgee     |
| Exclusive Leasing Agent         | Stream Realty Partners           |

## Parking & Access

|         |                                                                                      |
|---------|--------------------------------------------------------------------------------------|
| Parking | 3.5/1000 SF - covered and surface parking available                                  |
| Access  | Direct connection to Tysons Corner Center<br>Immediate Beltway visibility and access |

## Building Systems & Features

|            |                                                                      |
|------------|----------------------------------------------------------------------|
| Security   | 24-hour secure access throughout garage, building, and tenant suites |
| HVAC       | VAV system with bi-polar ionization upgrades                         |
| Electrical | 5 watts/SF tenant power with on-site emergency generator             |



*Designed as a landmark.  
Recognized as an icon.*

### *Leasing Information*

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8000 TOWERS CRESCENT DRIVE

