

8201 GREENSBORO



B. F. SAUL COMPANY

 CUSHMAN &
WAKEFIELD

BEST VALUE ON THE HILL



LOCATION HIGHLIGHTS

- Adjacent to the Boro — 4M SF of mixed-use retail, including the largest Whole Foods in Northern Virginia
- Location equal distance to the Tysons Corner and Greensboro Metro stations
- Fairfax Connector bus stop in front of the building and Capital Bikeshare across the street
- Walking distance to Tysons Galleria Mall, over fifteen restaurants, three hotels, and Sport & Health Club
- Excellent access to I-495 and Dulles Toll Road

ON-SITE AMENITIES

UPDATED FITNESS CENTER

- Locker room
- Showers
- Towel service

MODERNIZED TENANT LOUNGE

- Barista
- Food service
- WiFi

COVERED PARKING: 3.9/1,000 SF

ON-SITE PROPERTY MANAGEMENT

VERIZON FIOS / LEVEL 3 / COX /
COMCAST / ZAYO SERVICE

CONTIGUOUS BLOCK UP TO 68,839 SF

NEWLY DELIVERED AMENITIES



LOBBY
RENOVATION



CONFERENCE
FACILITY



Luna Hall

A NEW MODERN FOOD HALL
SERVING UP GLOBAL CUISINE

Whatever your craving or schedule, we've got you covered with our wide range of cuisines and choices! Feeling rushed? No problem! Simply order online through our easy-to-use system and arrange for a quick pickup or delivery.

WWW.LUNAHALLGROUP.COM



Takumi
JAPANESE BISTRO AND BAR



**Dumpling
District**

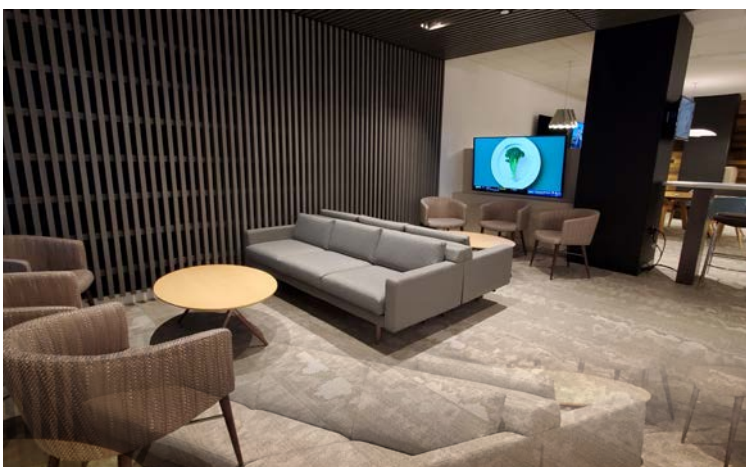


TOUS les JOURS

Mangö Mangö Dessert



TAILORED FOR EXCELLENCE MODERNIZED TENANT LOUNGE



WHERE WELLNESS THRIVES UPGRADED FITNESS FACILITY



LOCATED ON 2ND FLOOR

NEW MODERN CONFERENCE CENTER



LIGHT-FILLED SEATING AREA



FLEXIBLE CONFERENCE



PRIVATE KITCHEN

8201 GREENSBORO RECEIVED A WELL HEALTH SAFETY RATING FOR 2024

From handwashing support and cleaning practices to health services and air and water quality monitoring protocols, **we are working hard to support the health and safety of everyone** who walks through the door.



WHAT MAKES IT STAND OUT?



Informed by Research

Grounded in the world's premier evidence-based framework for advancing health and well-being in buildings and spaces of all kinds: the WELL Building Standard.



Powered by Experts

One of the first outcomes from the IWBI Task Force on COVID-19 - a collection of nearly 600 experts across public health, medicine, design, real estate, government and academia.



Validated by a third-party

Each feature is third-party verified to ensure that the proper evidence-based measures have been adopted.

WHY THIS RATING MATTERS NOW

Created in response to the COVID-19 pandemic and consisting of operational interventions that can be made to help mitigate its spread across five key themes:



Cleaning and sanitization procedures



Emergency preparedness programs



Stakeholder engagement and communication

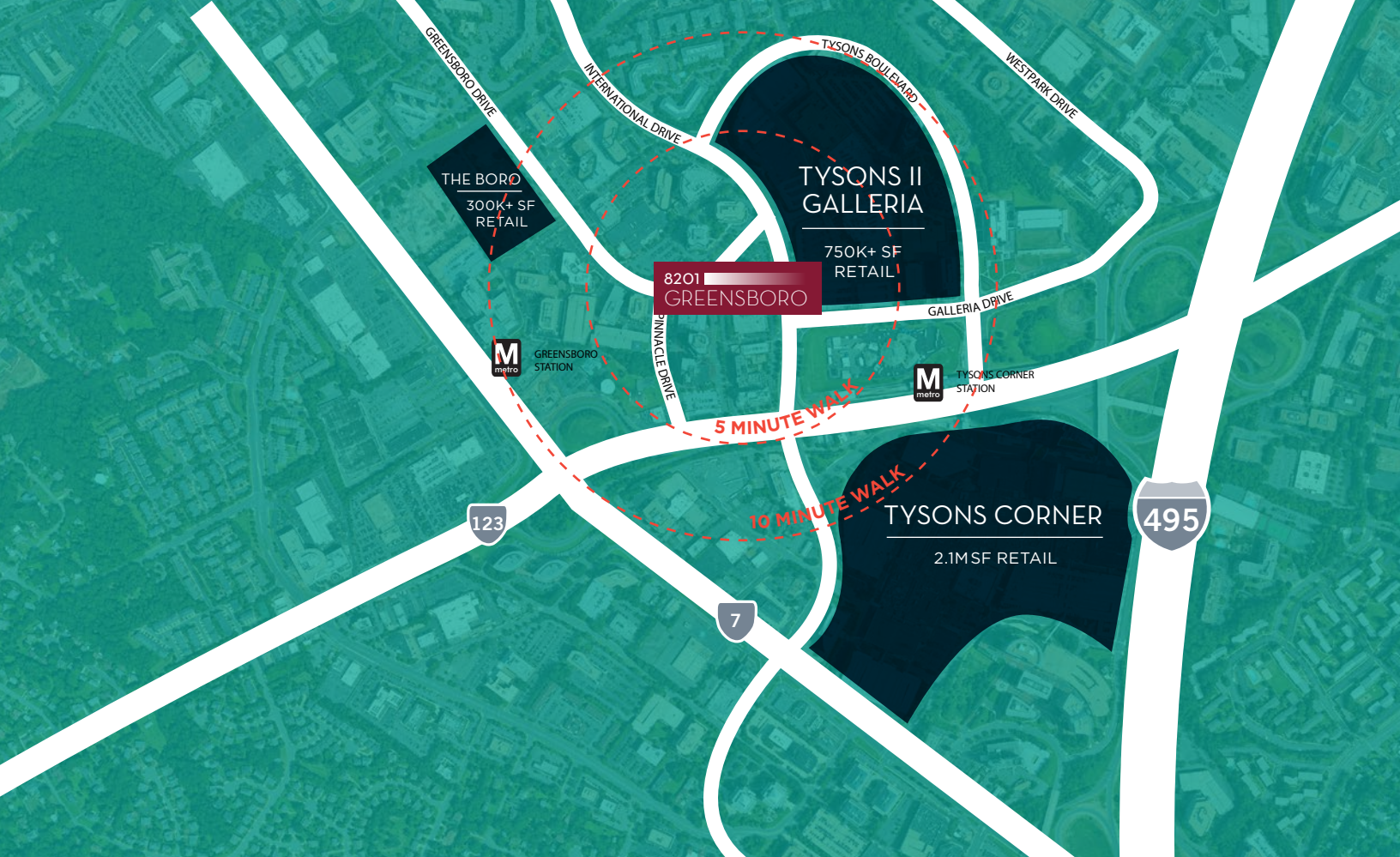


Health service resources



Air and water quality management

To learn more about the WELL Health-Safety Rating, visit wellhealthsafety.com



DIVERSE WALKABLE AMENITIES

IN-PLACE



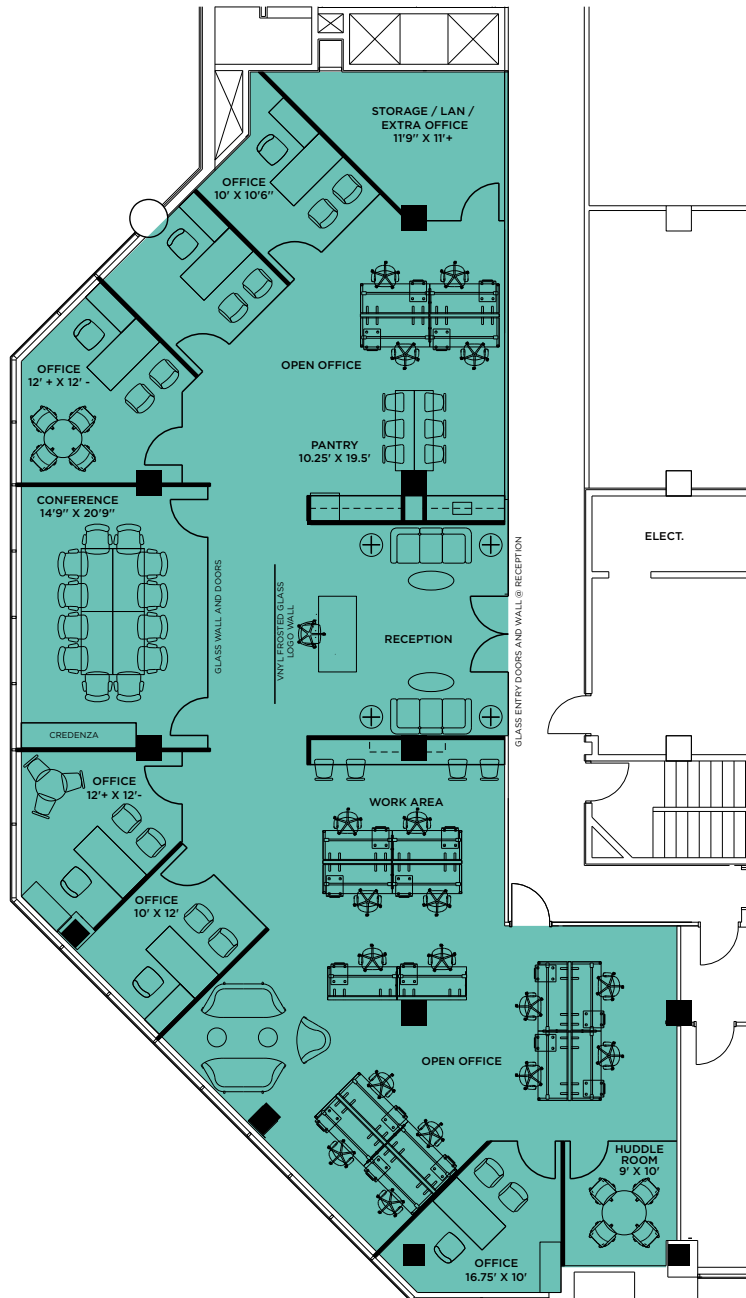
NOW OPEN!



2ND FLOOR

SUITE 215

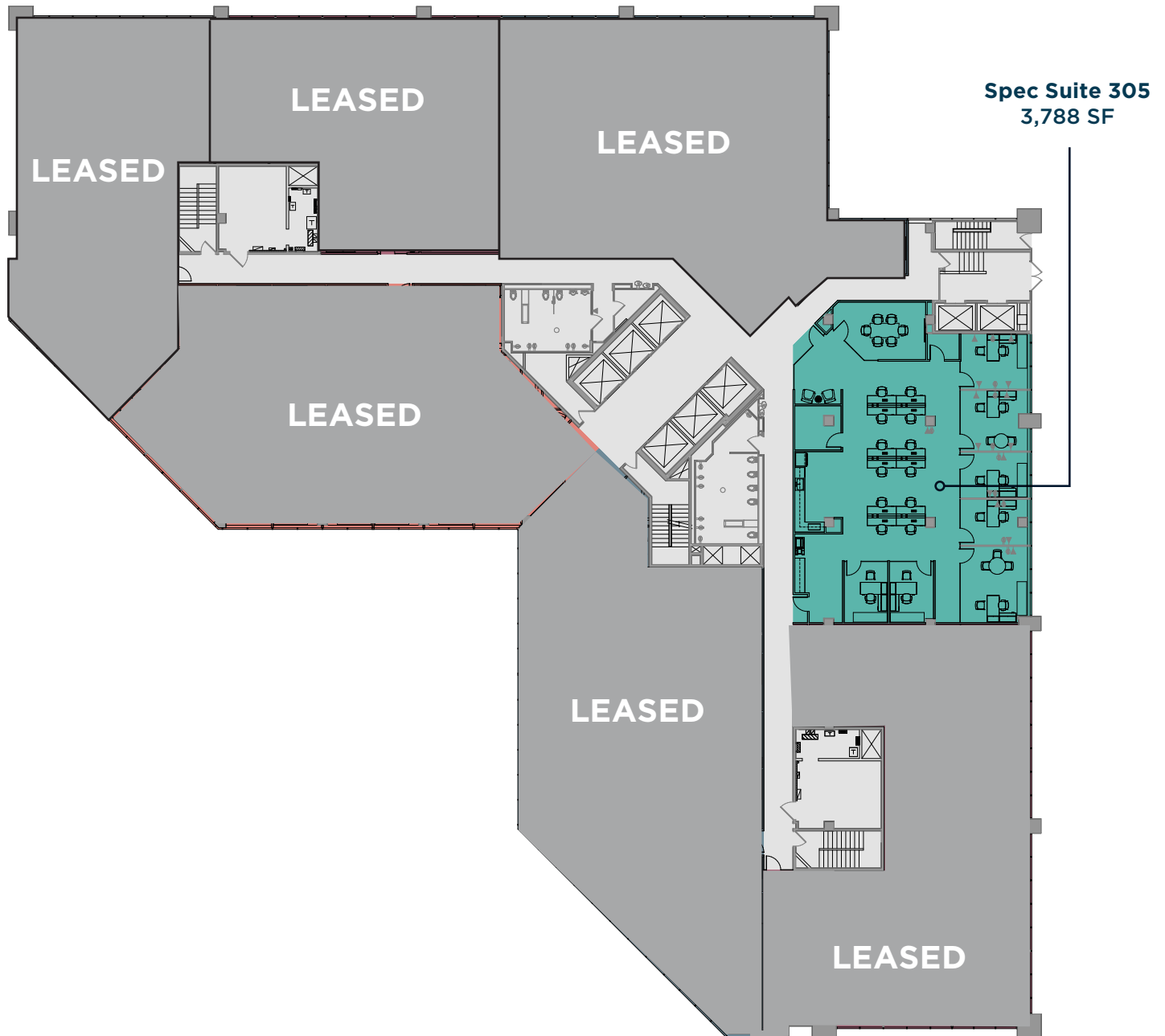
4,345 SF



3RD FLOOR

SPEC SUITE 305

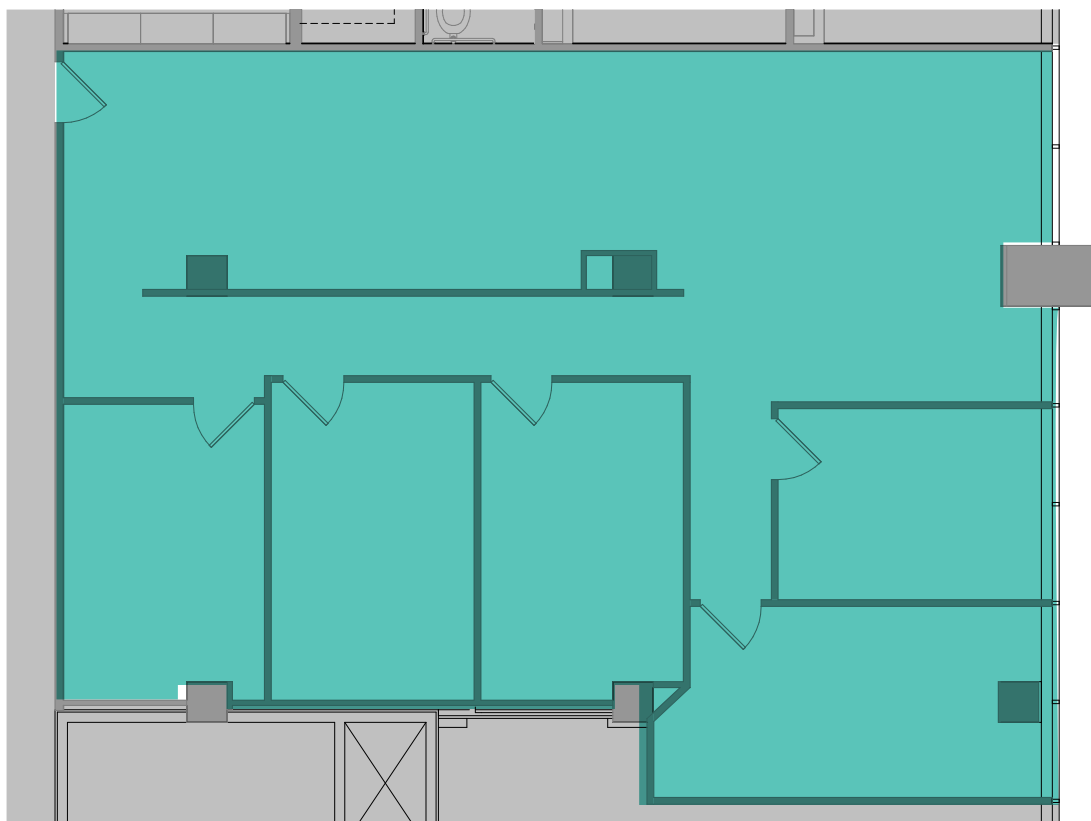
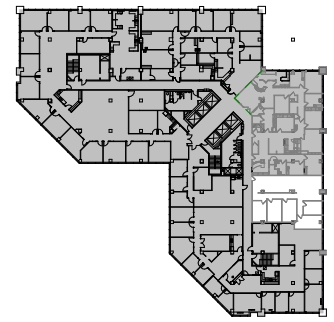
3,788 SF



6TH FLOOR

SUITE 605

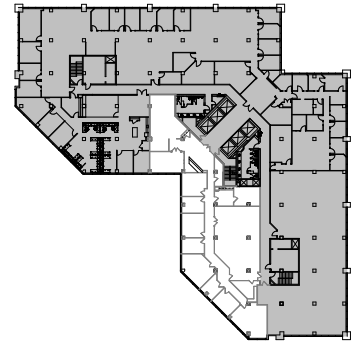
2,031 SF



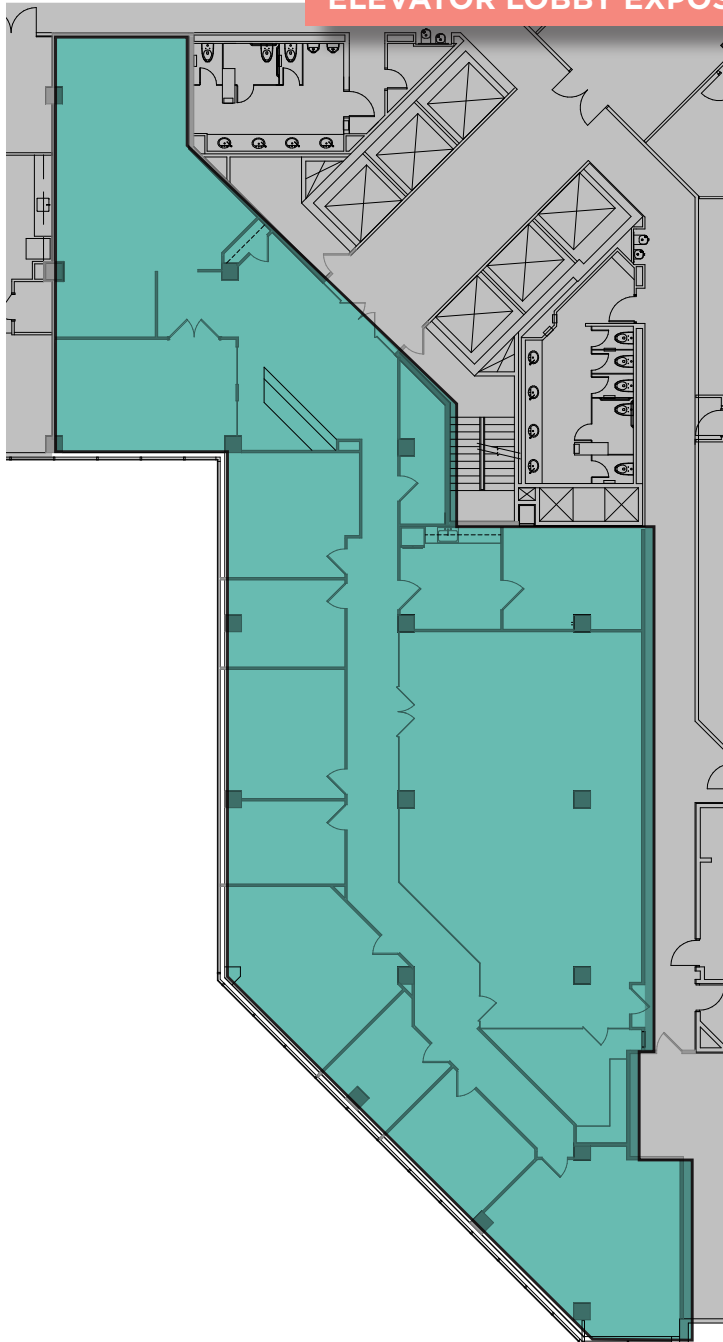
8TH FLOOR

SUITE 820

6,763 SF

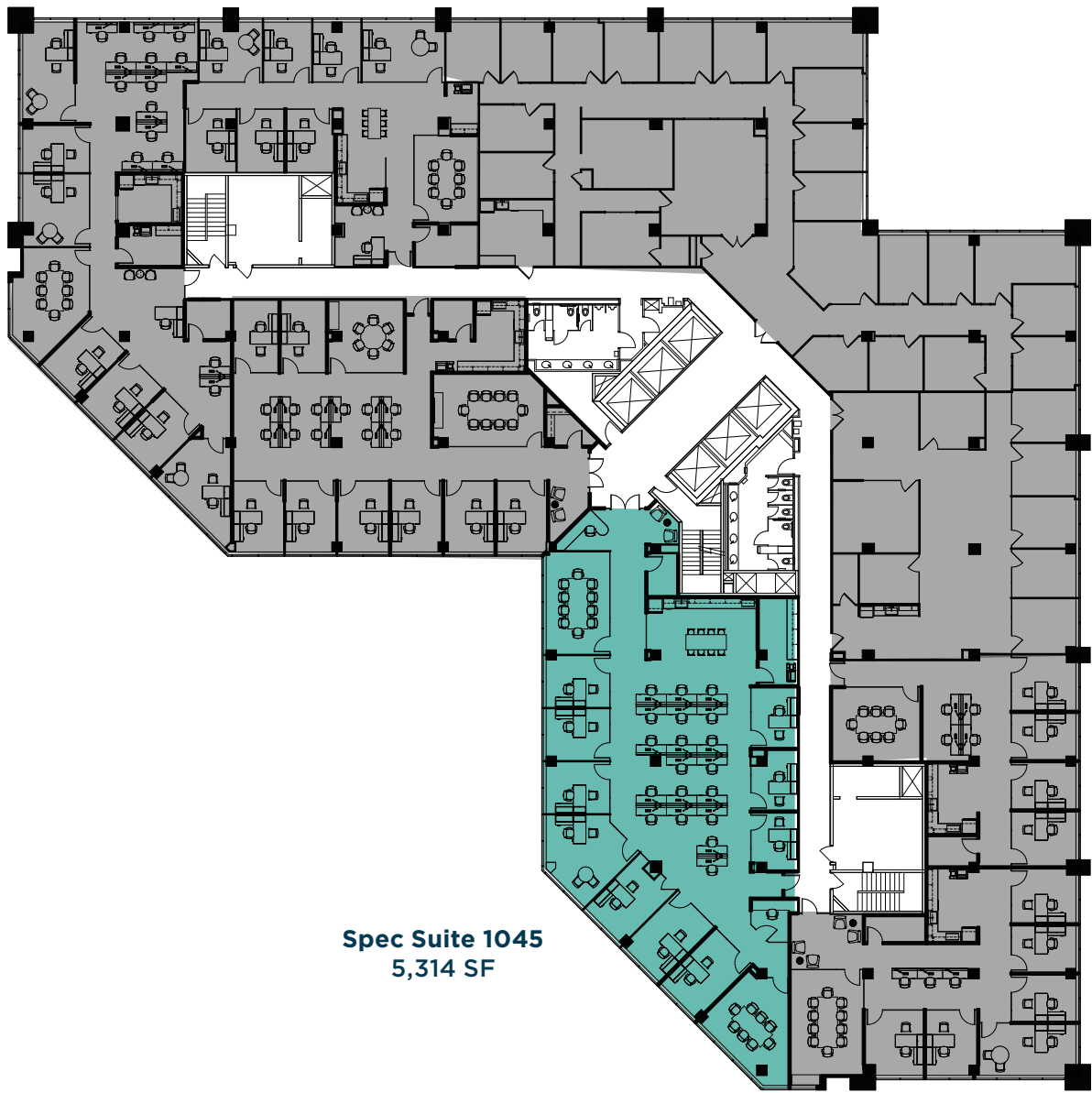


ELEVATOR LOBBY EXPOSURE



10TH FLOOR

COMING
SOON



Spec Suite 1045
5,314 SF



8201 GREENSBORO

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