

# OFFICE SPACE FOR LEASE

**TOWERS CRESCENT OFFICE BUILDING**  
*Iconic Class A Office Space Available*  
8000 Towers Crescent Dr, Vienna, VA 22182

## VACANT SPACES

| UNIT                     | SF                         | LEASE RATE                      |
|--------------------------|----------------------------|---------------------------------|
| (Lower Level) Suite A100 | 1,078                      | \$25.00/SF                      |
| (Lower Level) Suite A140 | 4,888                      | \$25.00/SF                      |
| (Lower Level) Suite A150 | 1,697                      | \$25.00/SF                      |
| (Lower Level) Suite A180 | 2,112 (Former Café Space)  | \$25.00/SF                      |
| Suite 170                | 3,640 (Exterior Entrance)  | \$39.00-\$43.00/SF Full-service |
| Suite 350                | 11,623                     | \$39.00/SF                      |
| Suite 300                | 11,535                     | \$39.00/SF                      |
| Suite 400                | 25,623                     | \$39.00/SF                      |
| Suite 500                | 25,447                     | \$39.00/SF                      |
| Suite 600                | 25,447                     | \$39.00/SF                      |
| Suite 700                | 25,446                     | \$39.00/SF                      |
| Suite 800                | 25,446                     | \$39.00/SF                      |
| Suite 950                | 4,119 (Shell Condition)    | \$42.00/SF                      |
| Suite 1000               | 24,416                     | \$43.00/SF                      |
| Suite 1125               | 9,926                      | \$42.00/SF                      |
| Suite 1200               | 11,980                     | \$42.00/SF                      |
| Suite 1250               | 4,517                      | \$42.00/SF                      |
| Suite 1225               | 4,497                      | \$43.00/SF                      |
| Suite 1401               | 1,266 - 7,976 (Spec Suite) | \$43.00/SF                      |
| Suite 1600               | 26,635 (Spec Suite)        | \$44.00/SF                      |



**JAMES LEGAT**

Principal

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**AUDREY WALLACE**

Vice President

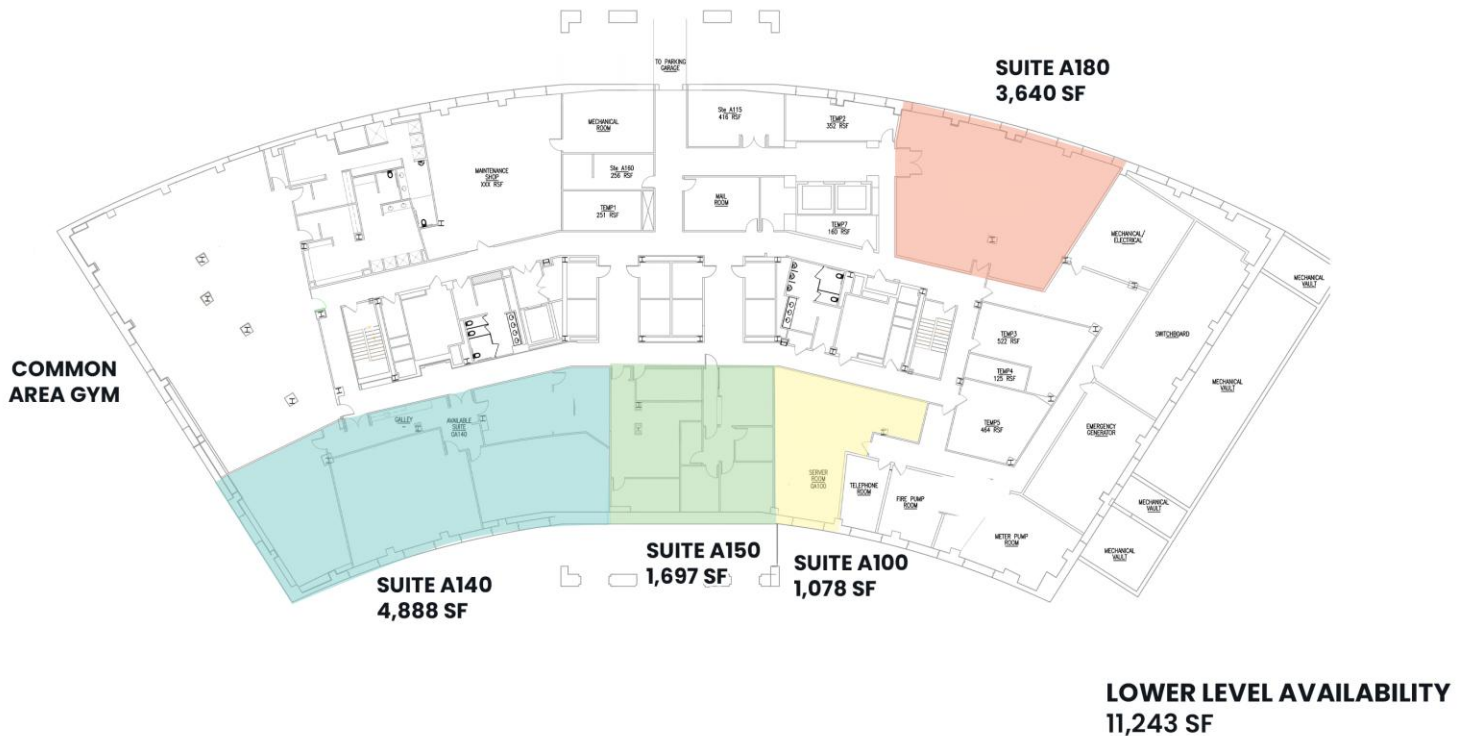
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## LOWER LEVEL



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— COMMERCIAL REAL ESTATE, LLC —

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## 1ST FLOOR - DIRECT EXTERIOR ENTRANCE



**SUITE 170**  
**3,640 SF**

**1ST FLOOR AVAILABILITY**  
**3,640 SF**



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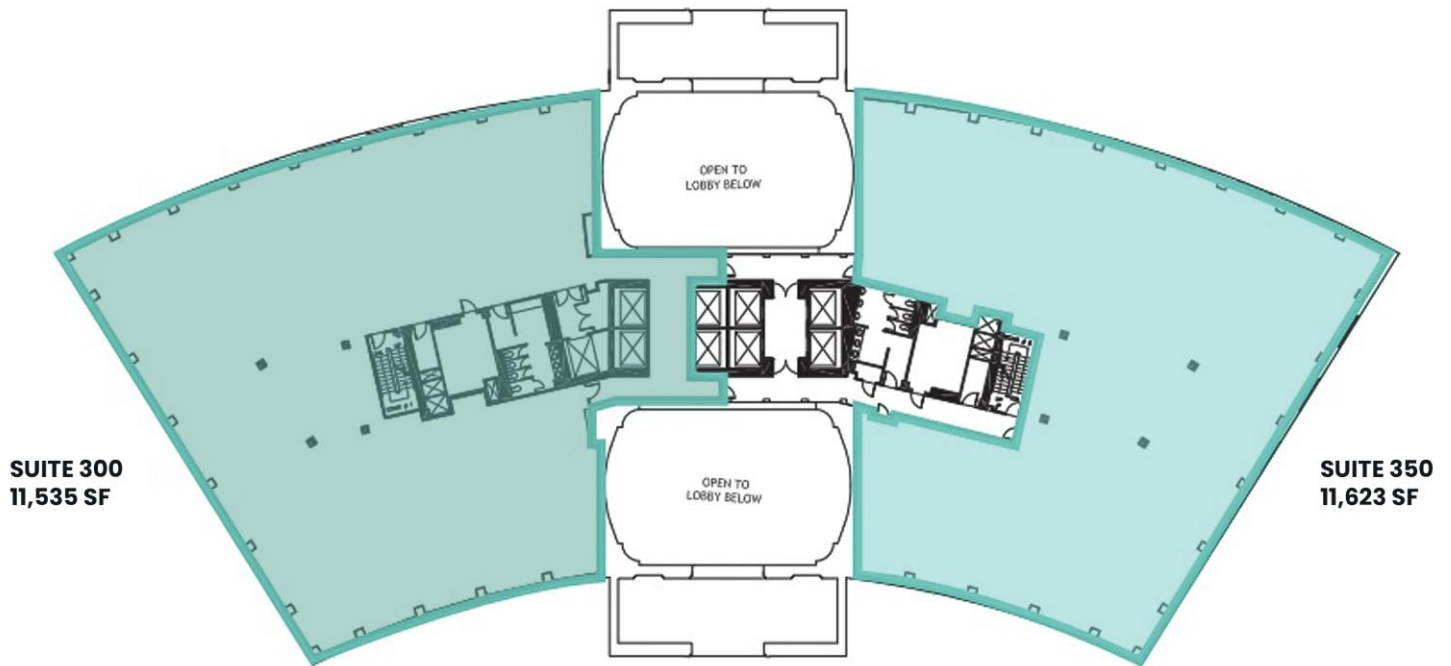
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## THIRD FLOOR



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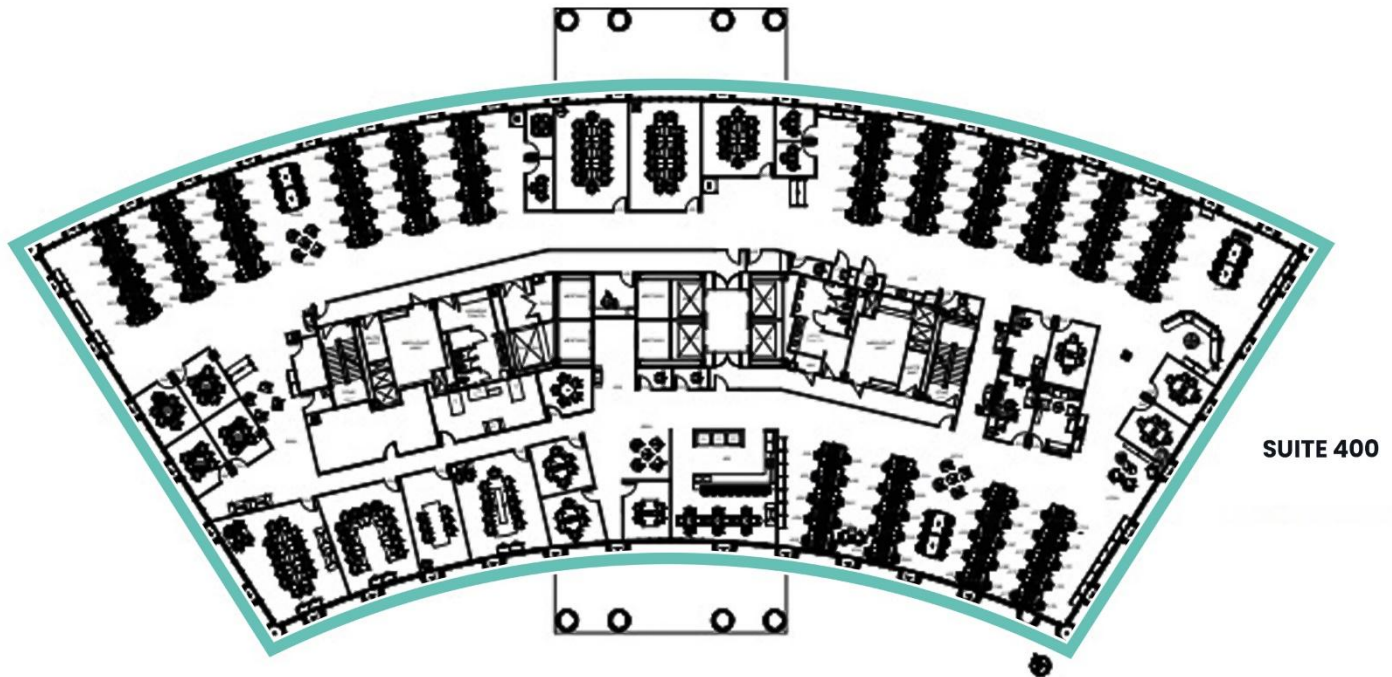
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## FOURTH FLOOR



**4TH FLOOR AVAILABILITY**  
25,623 SF



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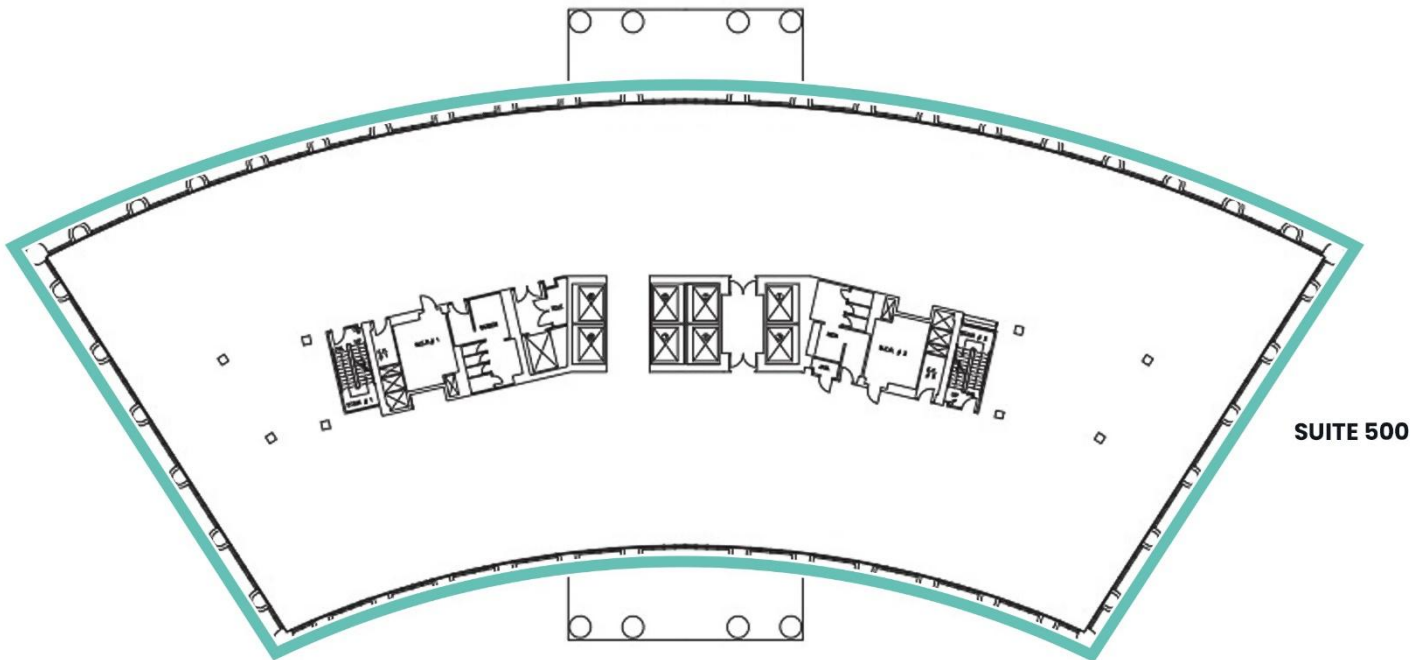
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## FIFTH FLOOR



**5TH FLOOR AVAILABILITY**  
25,447 SF



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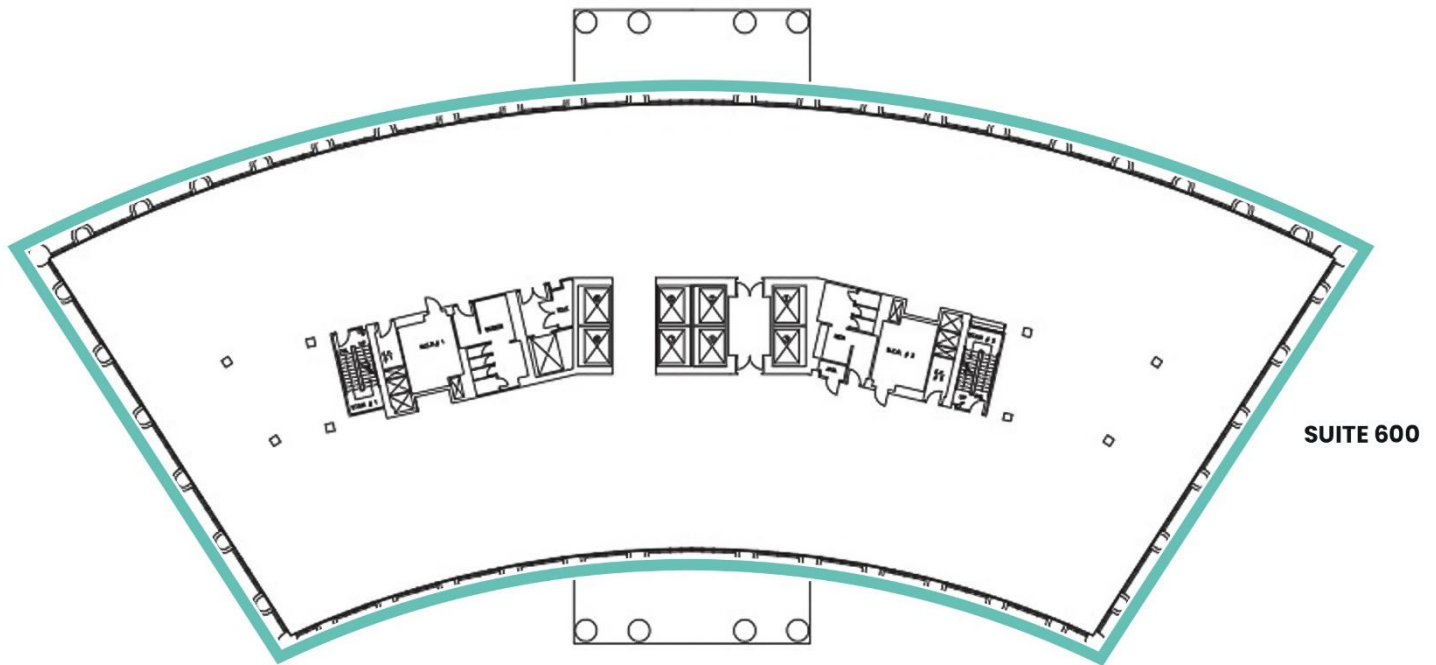
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# OFFICE SPACE FOR LEASE

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## SIXTH FLOOR



**6TH FLOOR AVAILABILITY**  
25,447 SF



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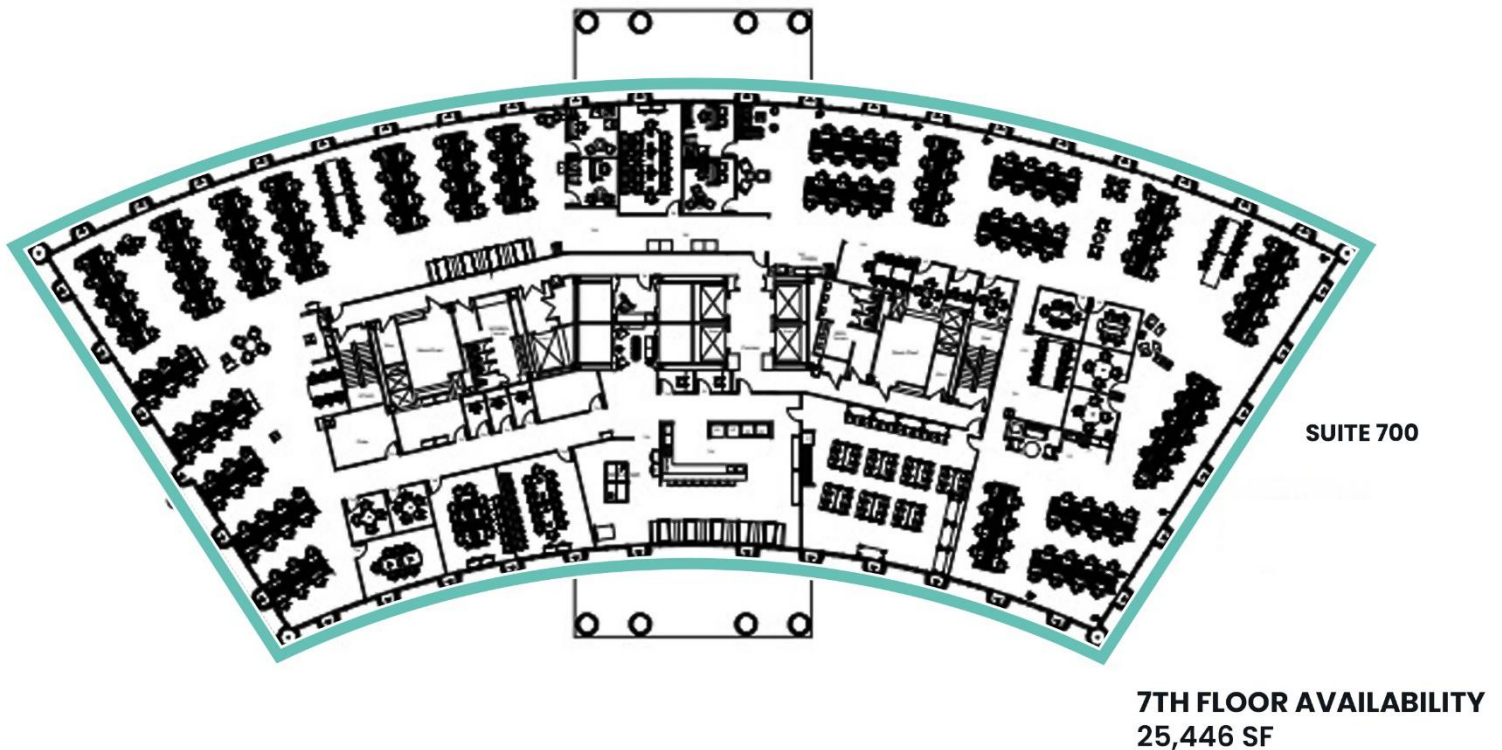
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## SEVENTH FLOOR



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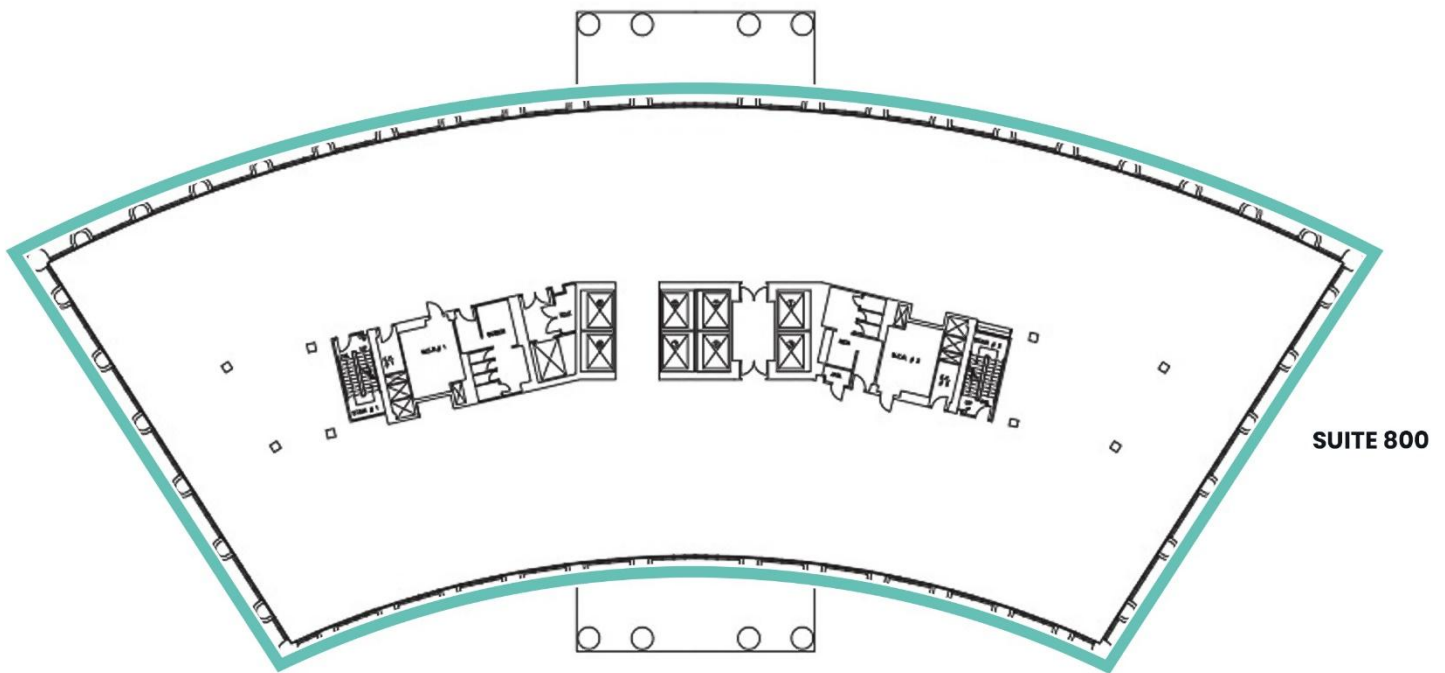
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# OFFICE SPACE FOR LEASE

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## EIGHT FLOOR



**8TH FLOOR AVAILABILITY**  
25,446 SF



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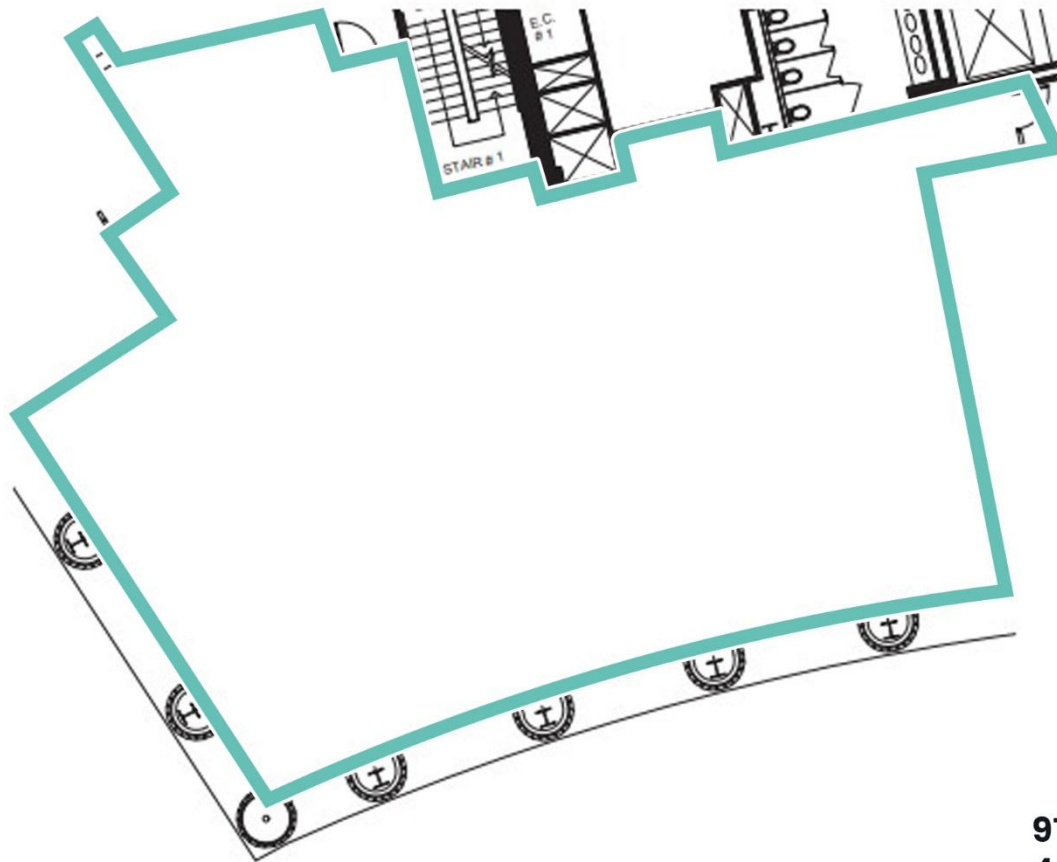
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# OFFICE SPACE FOR LEASE

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## NINTH FLOOR – SHELL CONDITION



**SUITE 950**

**9TH FLOOR**  
**4,119 SF AVAILABLE**



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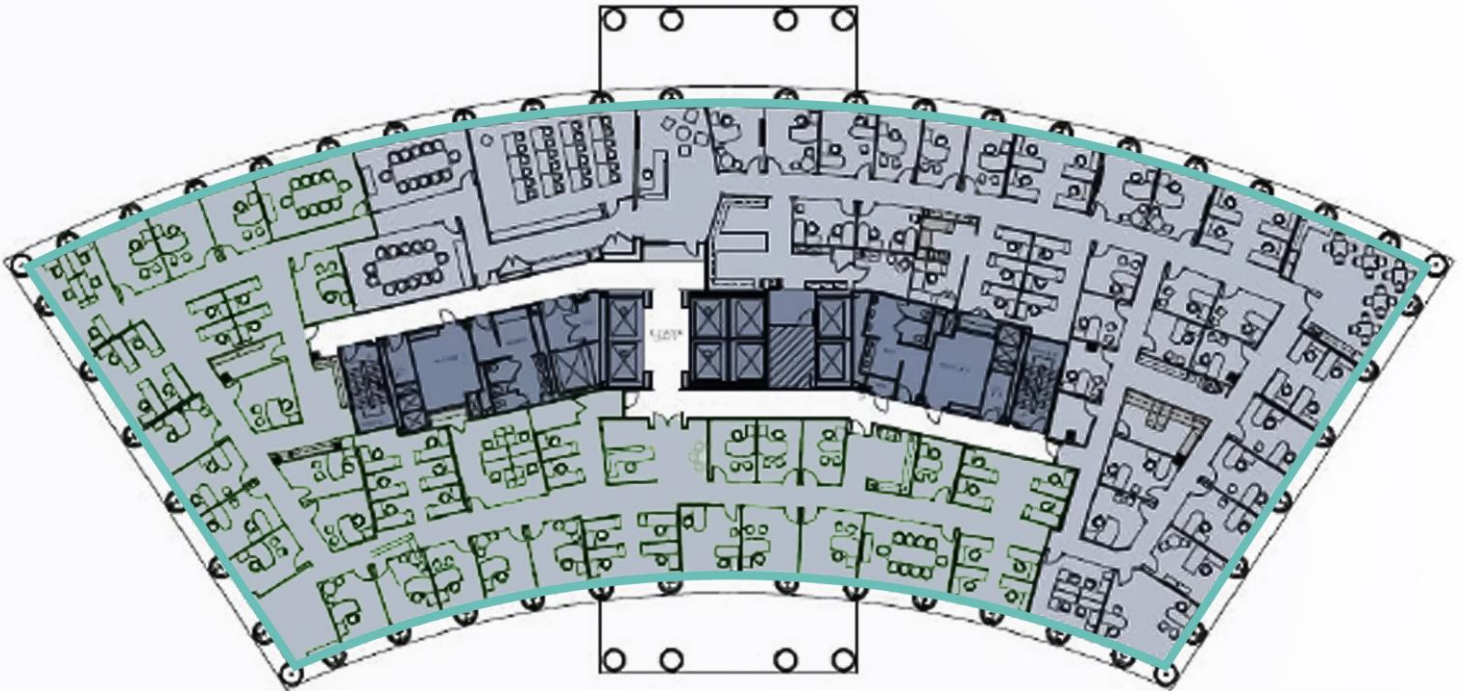
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## TENTH FLOOR



24,416 SF AVAILABLE



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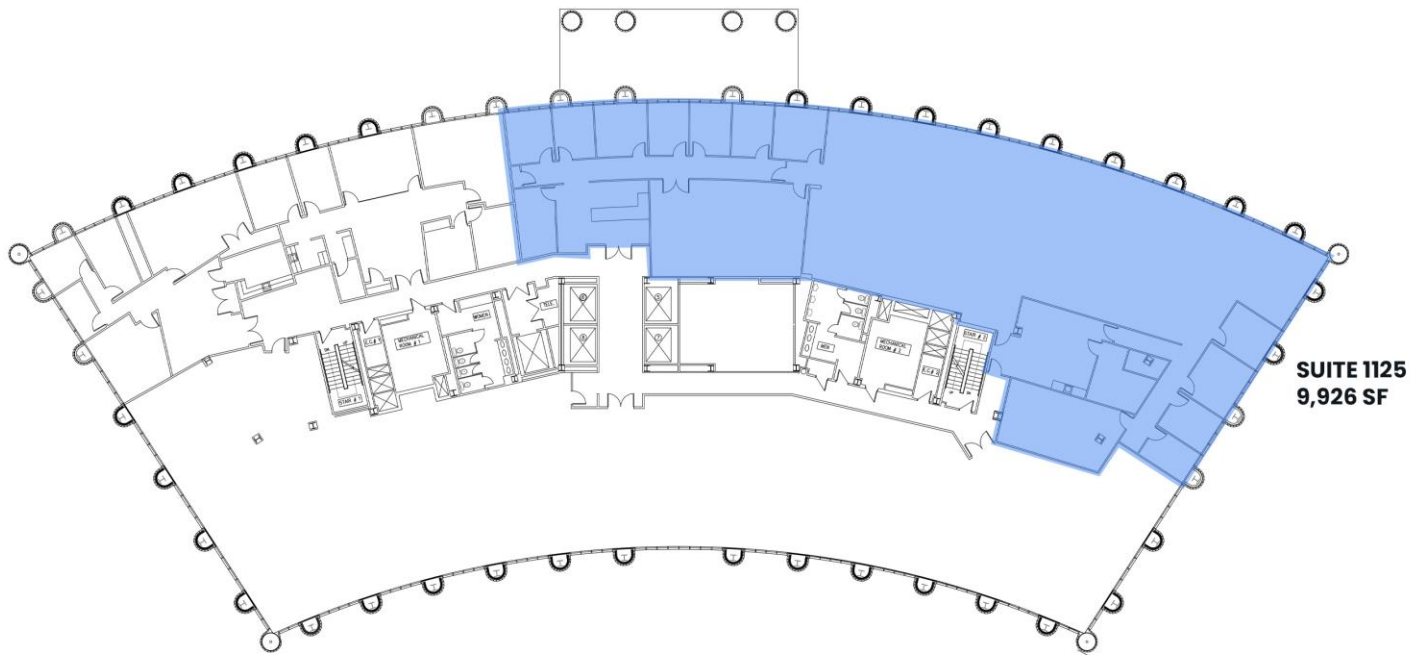
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## ELEVENTH FLOOR



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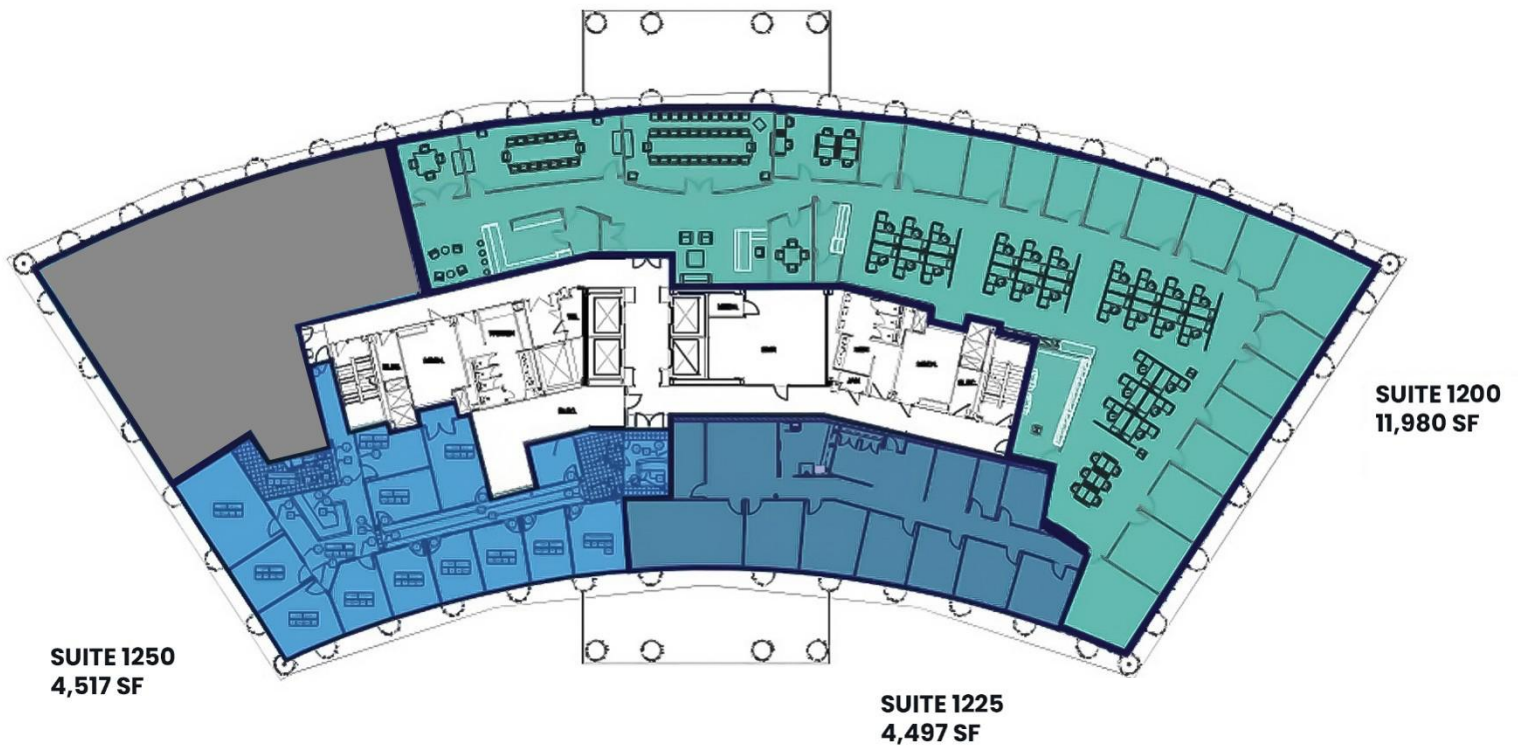
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## TWELFTH FLOOR



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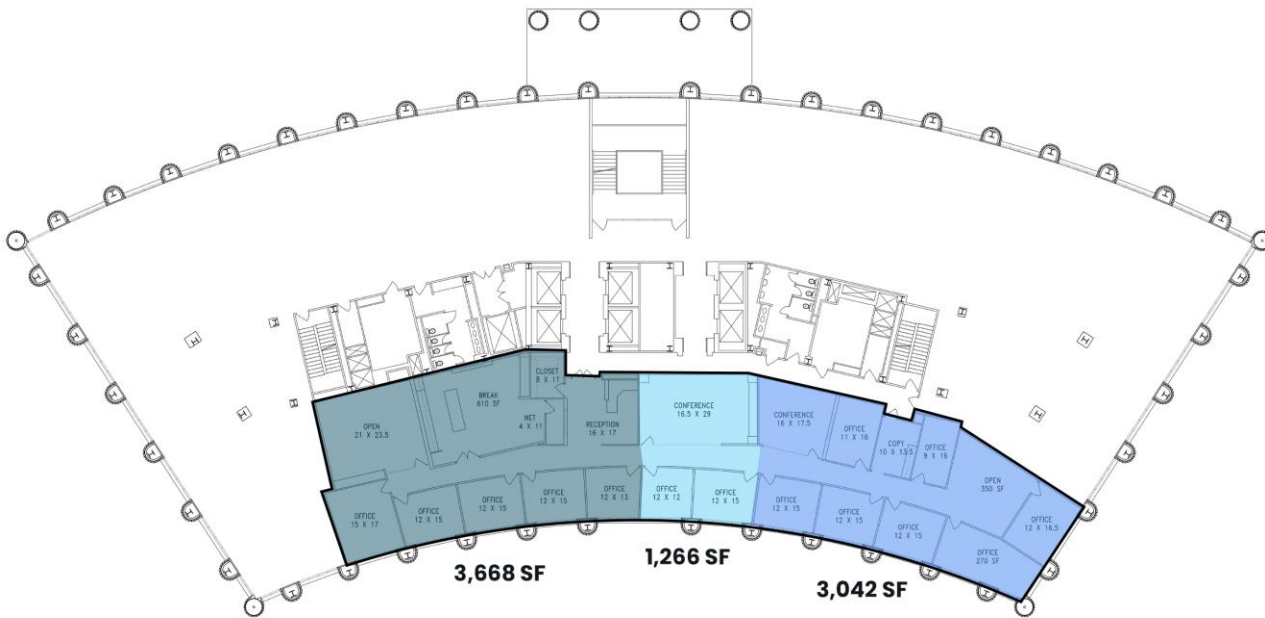
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## FOURTEENTH FLOOR



**14TH FLOOR SPEC SUITE**  
**SUITE 1401 – 7,976 SF AVAILABLE**  
**(Demisable down to 1,266 SF)**



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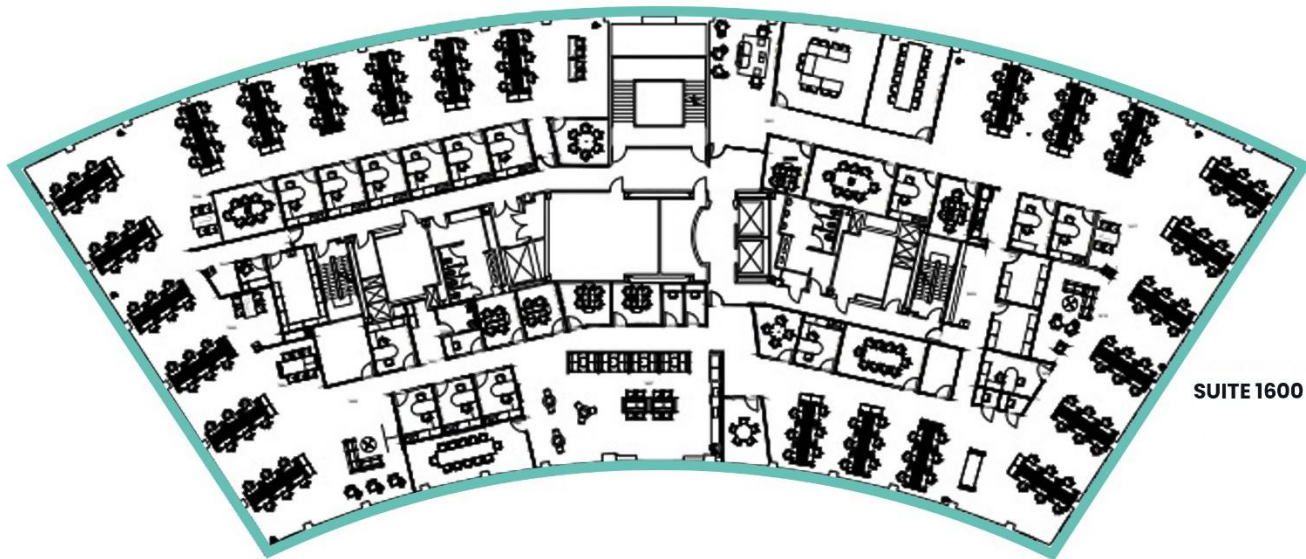


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## SIXTEENTH FLOOR

Full Floor Spec Suite with Stellar Views



**16TH FLOOR SPEC SUITE**  
26,635 SF AVAILABLE



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