

# 8260 GREENSBORO DRIVE

Tysons, VA



## FEATURES & AMENITIES

- 2018 renovations included Bex, lobby, common corridors and restrooms
- New access to International Drive
- Great location in the heart of Tysons Corner “on the Hill”
- Adjoining OneLife Fitness and 1676 International Drive
- 10 Minutes from the Greensboro Metro Station and across the street from The Boro
- Neighborhood tenants include: American Systems, Guidehouse, Iridium, and BBB
- Online tenant resource system VTS Rise
- Spec suites available
- Energy Star rated building
- The Alley: activated social plaza with an inviting outdoor fireplace and lounge, oversized four-seasons TV, relaxation nooks, illuminated bocce court, putting green, and table tennis
- Amenities include Tysons Corner Children’s Center, OneLife Fitness, on-site cafe and coffee shop, conference facility, fitness center, nearby restaurants, hotels, the Boro and Tysons Galleria Mall
- Wired Certified Silver by WiredScore
- First-class property management services provided by the dedicated team at Brandywine Realty Trust
- Exclusive access to Brandywine’s flexible tenant touchdown space, Bex

**VIEW AVAILABILITIES**



for more information:

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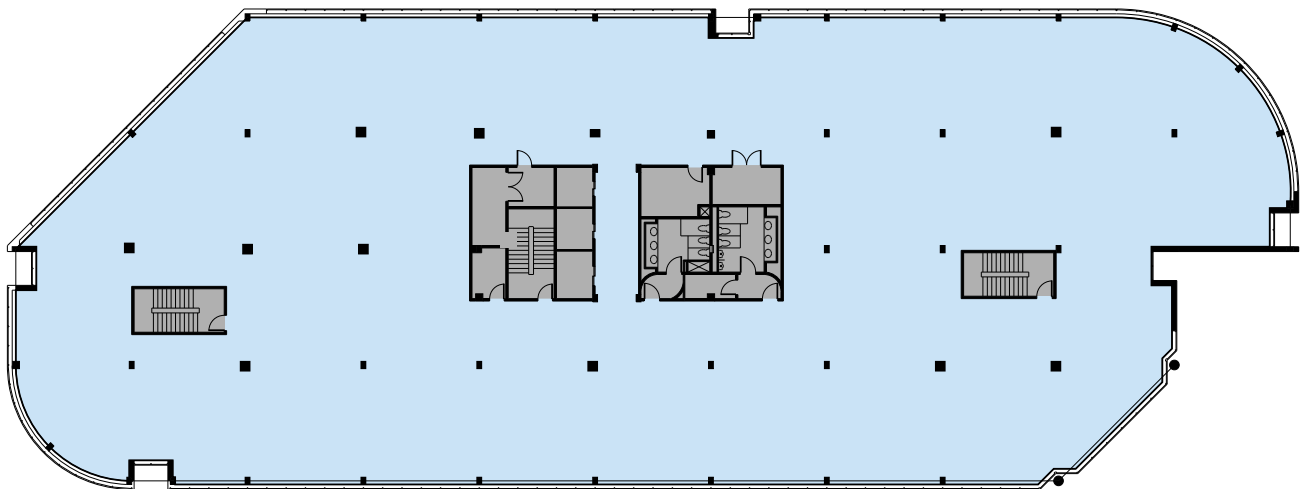
[www.brandywinerealty.com](http://www.brandywinerealty.com)







## TYPICAL FLOOR PLAN



Brandywine Realty Trust is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

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## PROPERTY DESCRIPTION

<b>OWNER:</b>	Brandywine Realty Trust
<b>SIZE:</b>	158,961 SF
<b>STORIES:</b>	Seven
<b>TYPICAL FLOOR PLATE:</b>	23,000 SF
<b>CEILING HEIGHT:</b>	Slab-to-Slab: Typical: 12', Lower Level/1st Floor- 12'10" Finished: Varies: 8' - 9'
<b>COLUMN SPACING:</b>	24' x 24'
<b>ELEVATOR CABS:</b>	2 - 2,500 lbs; 1 - 4,000 lbs/freight
<b>PARKING RATIO:</b>	2.6:1,000
<b>LOADING DOCK:</b>	One loading space
<b>HVAC SYSTEM:</b>	2-20 ton and 4-5 ton package units per floor
<b>SECURITY:</b>	A card security system exists in the building
<b>BUILDING HOURS:</b>	Monday - Friday 8:00 AM - 6:00 PM; Saturday 9:00 AM - 1:00 PM
<b>FINISHES:</b>	Red brick exterior; white slimtech tile lobby, accented with polished chrome, and designer lighting.
<b>YEAR BUILT:</b>	1980
<b>YEAR RENOVATED:</b>	2018

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