



# TOWERS CRESCENT

*THE GATEWAY TO TYSONS*

 **TRANSWESTERN**

  
QUADRANGLE

 **AEW**

# A LANDMARK DESTINATION LIKE NO OTHER

Towers Crescent's iconic architecture offers over 1,000,000 SF of office and retail space spanning four integrated buildings. Towers Crescent is a Tysons landmark, featuring premium on-site amenities, including:

- Extensive parklike spaces providing tenants with immediate access to the outdoors for walking, socializing and al fresco lunch spaces
- An expansive and well-appointed fitness center
- A state-of-the-art conferencing center and assembly space with capacity of 300
- Home to the renowned "Tower Club," providing both business gatherings and social settings
- Multiple dining options including a grab & go and a white-table cloth restaurant
- Suburban parking ratios in an urban environment
- SIMPLI – a workplace solution offering full-service tenant concierge services
- Direct connectivity (3-minute walk) to Tysons Corner Center featuring 40 dining destinations and unparalleled retail, and (7-minute walk) to Tysons Corner Metro Station
- Adjacency to redesigned and renovated Tysons Corner Marriott for corporate travel



**8000 TOWERS CRESCENT DRIVE**

**Building Size**

481,007 RSF

**Floors**

17

**Typical Floor**

25,446 RSF



**8010 TOWERS CRESCENT DRIVE**

**Building Size**

97,658 RSF

**Floors**

5

**Typical Floor**

20,183 RSF



**8020 TOWERS CRESCENT DRIVE**

**Building Size**

199,480 RSF

**Floors**

9

**Typical Floor**

23,506 RSF



**1850 TOWERS CRESCENT PLAZA**

**Building Size**

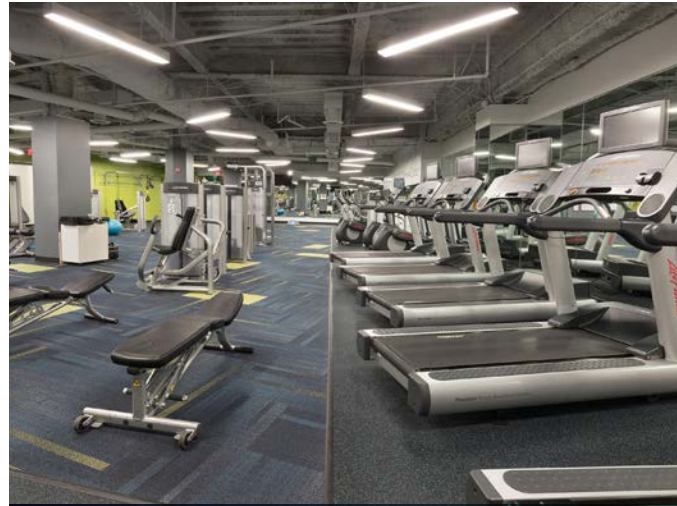
295,031 RSF

**Floors**

13

**Typical Floor**

23,756 RSF



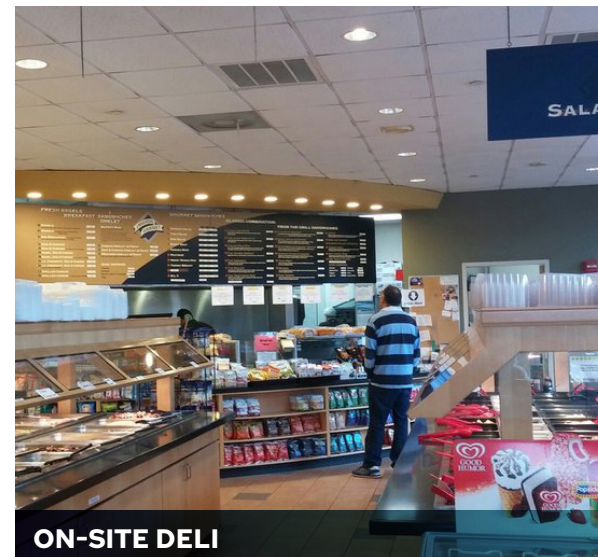
**FITNESS & HEALTH CENTER**



**CHIMA STEAKHOUSE**



**DYNAMIC OUTDOOR PLAZA**



**ON-SITE DELI**



**TOWER CLUB (CRESCENT LOUNGE)**



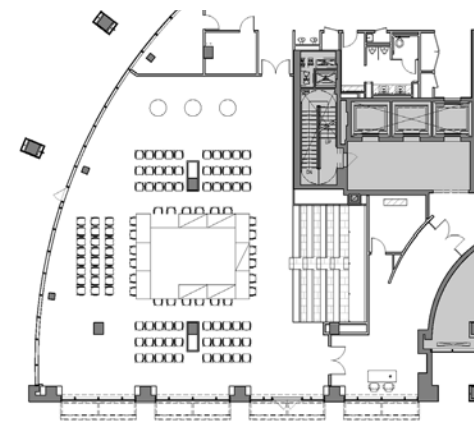
**TOWER CLUB (LOBBY & FLEXIBLE MEETING SPACE)**

**Towers Crescent offers a 300 person conference center located at 1850 Towers Crescent Plaza.**

Located on the main floor, The Towers Crescent Conference Center is a complimentary amenity provided to the tenants of the Towers Crescent community. This modern and spacious Conference Center is the perfect space to host gatherings large and small for personal or corporate gatherings. The Conference Center is fully equipped with the latest technology and state of the art furnishings to enhance the attendee experience.

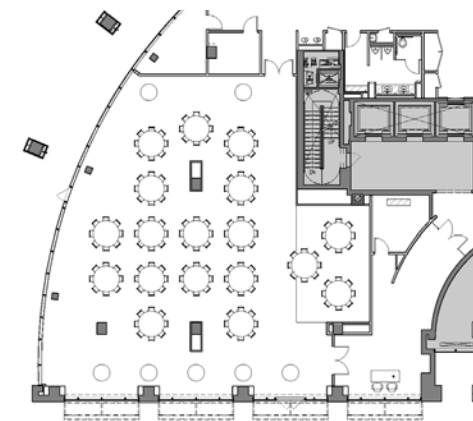


**CONFERENCE CENTER CONFIGURATIONS**



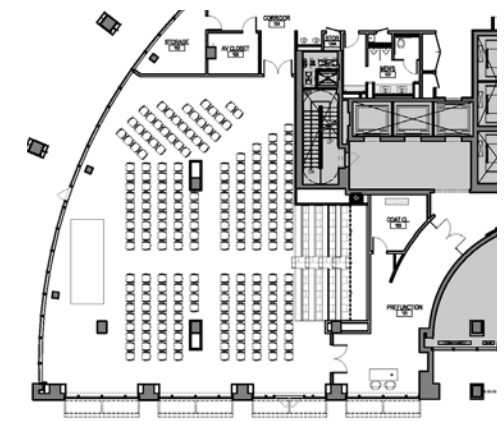
**BOARDROOM CONFIGURATION**

Best for larger group discussions with an audience.



**LUNCHEON CONFIGURATION**

Best for events that are providing meals and small group discussions.



**AUDITORIUM CONFIGURATION**

Best for presentations to large groups all in view of the speaker and the presentation screen.



## ACCESS THAT'S JUST MINUTES AWAY

### Towers Crescent is the most readily accessible location in Tysons, offering:

- Adjacency to the Tysons Corner Center Mall with 2M SF of fully curated retail from food courts to fine dining, clothing, and entertainment options
- A 7-minute (mostly indoor) walk to the Tysons Corner Metro Station with Silver Line service
- Immediate access to I-495, the Hot Lanes (North & South), Dulles Toll Road, and I-66 - unlocking the entire Washington region

## CONCIERGE SERVICE

### Towers Crescent offers concierge services through Simpli.



EVOLVED FROM CHARM CITY CONCIERGE

Towers Crescent has 24/7 concierge services that allows you access to the building at any time. The building also has Simpli, which is available at the 8000 lobby desk, Monday through Friday. Simpli Concierge offers a wide range of services and remains well informed about entertainment and cultural events in the area in order to provide the best recommendations and assistance.

### SIMPLI CONCIERGE HIGHLIGHTS



#### TENANT ATTRACTION & RETENTION

We work with Leasing & Property Management to execute an engaged and connected community, leading to tenant attraction and retention at higher rents.



#### IMPROVE WELL-BEING

Our holistic approach to well-being maximizes engagement with mind, body and spirit programs.



#### ELEVATE THE SERVICE EXPERIENCE

We provide exclusive concierge services that promote productivity, convenience, and delight both at work and at home.



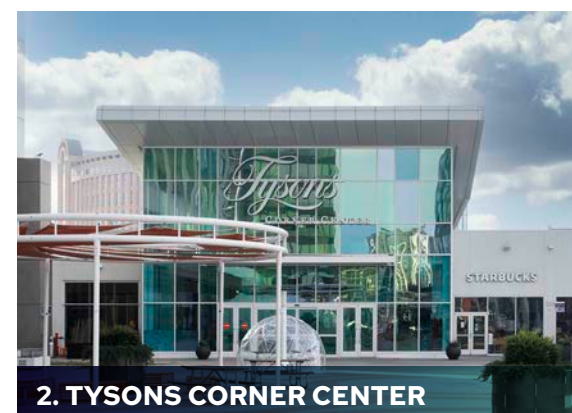
#### OUTREACH & EXPOSURE

With our marketing expertise we can increase exposure, attendance and usage through social media, technology and on the ground marketing techniques.

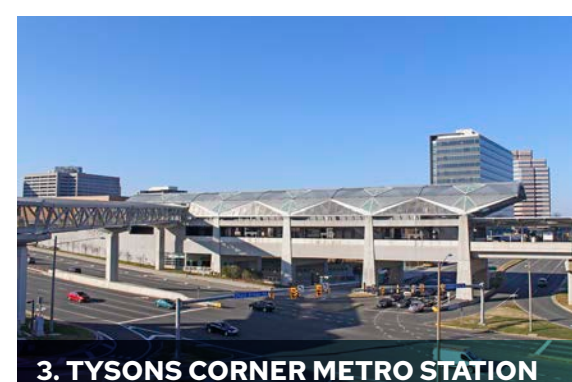
 <b>2 MIN DRIVE</b> I-495 & HOTLANES	 <b>3 MIN WALK</b> TYSONS CORNER CENTER	 <b>4 MIN DRIVE</b> DULLES TOLL ROAD	 <b>7 MIN WALK</b> TYSONS CORNER METRO STATION	 <b>7 MIN DRIVE</b> ROUTE I-66
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1. A 3-MINUTE WALK TO TYSONS CORNER CENTER USING BRIDGE



2. TYSONS CORNER CENTER



3. TYSONS CORNER METRO STATION



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