



GREENSBORO PARK

8180 & 8200 Greensboro Drive

Tysons, VA



**AVISON
YOUNG**



REVITALIZE

Extensive lobby renovations and upgrades in both 8180 and 8200 Greensboro Drive.

 Tenant only Conference Centers and Pre-Function Lounge redesign and upgrade in 8200 Greensboro Drive.

 Tenant Lounge expansion and upgrade in 8180 Greensboro Drive.

 Fitness Center renovation and expansion at 8200 Greensboro Drive.

 Common area Elevator Lobby and Corridor upgrades in 8180 and 8200 Greensboro Drive.

 Brand new Outdoor Courtyard Area with hardscaping, seating and wifi between 8180 and 8200 Greensboro Drive.



 [CLICK TO TOUR](#)

8200 LOBBY/LOUNGE



 [CLICK TO TOUR](#)

8180 LOBBY/LOUNGE



HIGHLIGHTS

8180 and 8200 Greensboro Drive are part of a two-building complex, Greensboro Park, which is LEED Gold Certified, Wired Certified Gold and Fitwel certified and totals approximately 514,048 rentable SF.



On site amenities include:

- Rideshare account during business hours to Tysons Corner, Spring Hill, and Greensboro Metro Stations
- Two Conference Centers with Pre-Function Lounge
- Tenant Lounge with Games and Wifi
- Expanded Fitness Center with Showers and Lockers
- Boulevard Café
- Outdoor Lounge with Bocce
- Ample Parking at 3.0 spaces/1,000 SF
- Electric Car Charging Stations
- Bike Room & Tune-up Station
- Dry Cleaners
- Easy access to Hot Lanes, I-495 and I-66





WELLNESS

Fitwel-Certified

Greensboro Park has been awarded a Fitwel 1 Star Rating by the Center for Active Design. Greensboro Park joins buildings, sites, and communities from around the world as part of Fitwel Certification System, the world's leading certification system committed to building health for all.



Outdoor Areas

Tenants enjoy easy access to outdoor areas with lots of sunshine



On-Site Activity

On-site fitness available plus easy walkability to public transit



Healthy Options

Nearby farmers market and an unbeatable selection of eateries



Padel Ball

Coming soon to the premises, offering tenants another fun way to stay active.





FITNESS CENTER



 CLICK TO TOUR

CONFERENCE CENTER #1



 CLICK TO TOUR

ON-SITE AMENITIES

BOULEVARD CAFE



 CLICK TO TOUR

CONFERENCE CENTER #2



 CLICK TO TOUR



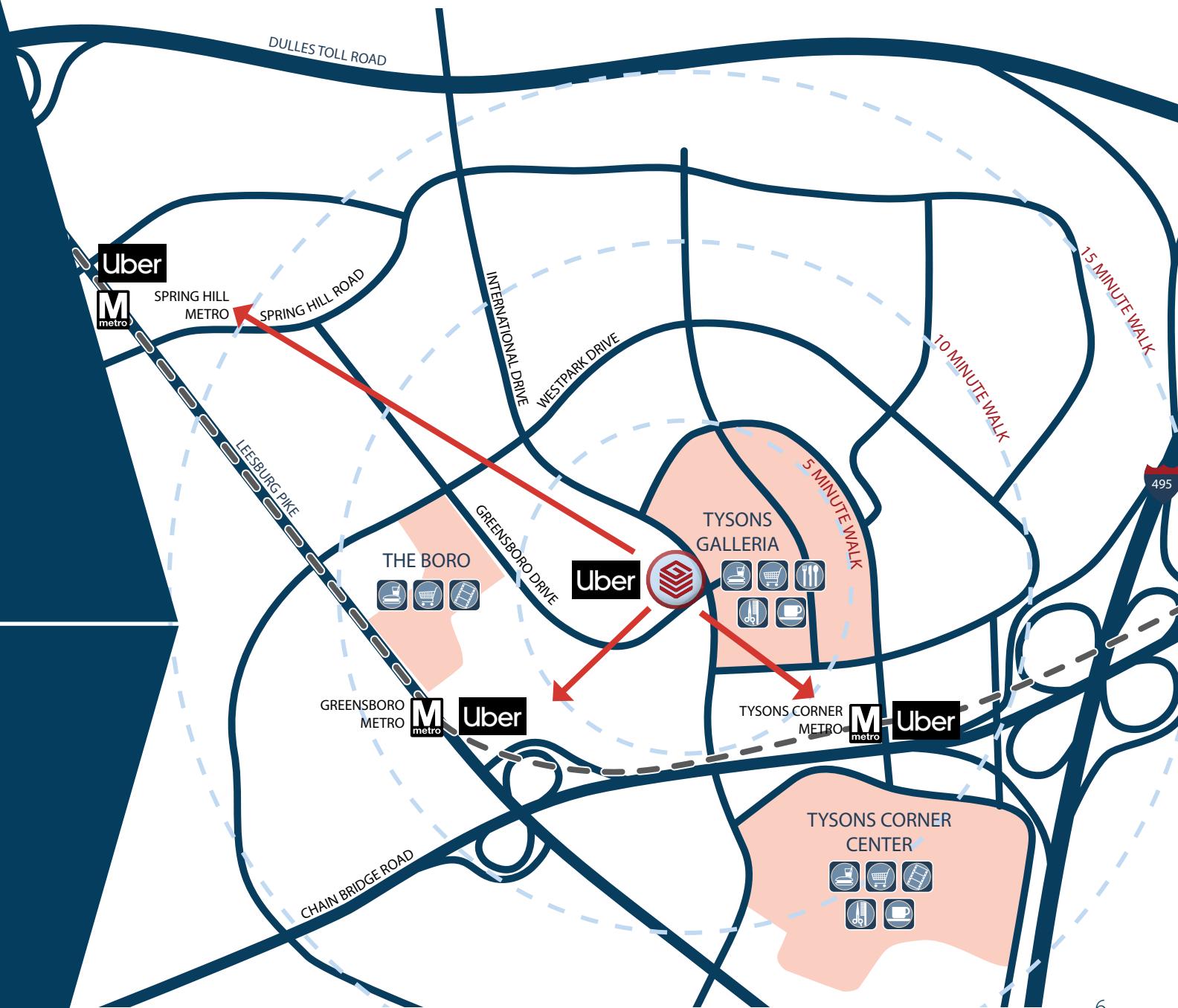
AT
THE
CORNER
OF
GREENSBORO
AND
EVERYTHING

Uber

FOR BUSINESS

Greensboro Park provides a tenant-only Uber account during normal business hours to Greensboro, Tysons Corner and Spring Hill Metro Stations.

ACCESS



AMENITIES

TYSONS GALLERIA

The Cheesecake Factory
CMX Stone Bar
Empanadas de Mendoza
Entye
Fogo de Chão
Founding Farmers
Jiwa Singapura
Lady M Confections
Lebonese Taverna

Maggiano's Little Italy
The Palm
P.F. Chang's
Paul
Andy's Pizza
Ralph's Coffee
Sweet Green
Wildfire
Yardhouse

THE BORO

70,000 SF Whole Foods
430,000 SF of Retail
2,000 Residential Units
19,000 SF Library
Look Dine-In Cinemas
Bluestone Lane
Circa
El Bebe
Fish Taco
Flower Child
Jeni's Splendid Ice Creams
North Italia
París Baguette

Poki DC
Santouka Ramen
Tasty Kabob
Tropical Smoothie Cafe
Colour Bar
Ethan Allen
LaserAway
MyEyeDr
Paper Source
Roosters
The Shade Store
Tysons Nail Lounge
F45 Training

TYSONS CORNER CENTER

&pizza
Barrel & Bushel
California Pizza Kitchen
California Tortilla
Capital Grille
Charleys Philly Steaks
Chipotle Mexican Grill
Chopathis Indian Kitchen
Coastal Flats
Earl's Kitchen + Bar

Eddie V's
Five Guys
La Sandia
McDonald's
Panda Express
Seasons 52
Shake Shack
Silver Diner
T.G.I. Friday's
Wasabi

HOTELS

1. The Ritz-Carlton, Tysons Corner
2. DoubleTree by Hilton McLean Tysons
3. Courtyard by Marriott Tysons McLean
4. Hyatt Regency Tysons Corner Center
5. Hilton McLean Tysons
6. Residence Inn by Marriott
7. Hilton Garden Inn Tysons Corner
8. Tysons Corner Marriott





8180



BUILDING AMENITIES

- Tenant Lounge with games and wifi
- Boulevard Café
- Dry Cleaners

FLOOR	AVAILABILITY
4th	<u>CONTIGUOUS</u> - 9,609 SF 402 - 5,196 SF 404 - 4,413 SF
5th*	<u>CONTIGUOUS</u> - 24,245 SF 525/550/585 - 11,060 SF available 2/1/26 500/501/575 - 13,185 SF available 4/1/26 *Full 5th floor available 2026
6th	600 - 7,182 SF - Plug & Play 630 - 6,411 SF
7th	720 - 2,734 SF 750 - 7,536 SF available 7/1/26
8th	850 - 13,567 SF
9th	950 - 3,937 SF



GREENSBORO PARK

4TH FLOOR

SUITES 402/404 - 9,609 SF



8180
Greensboro Drive

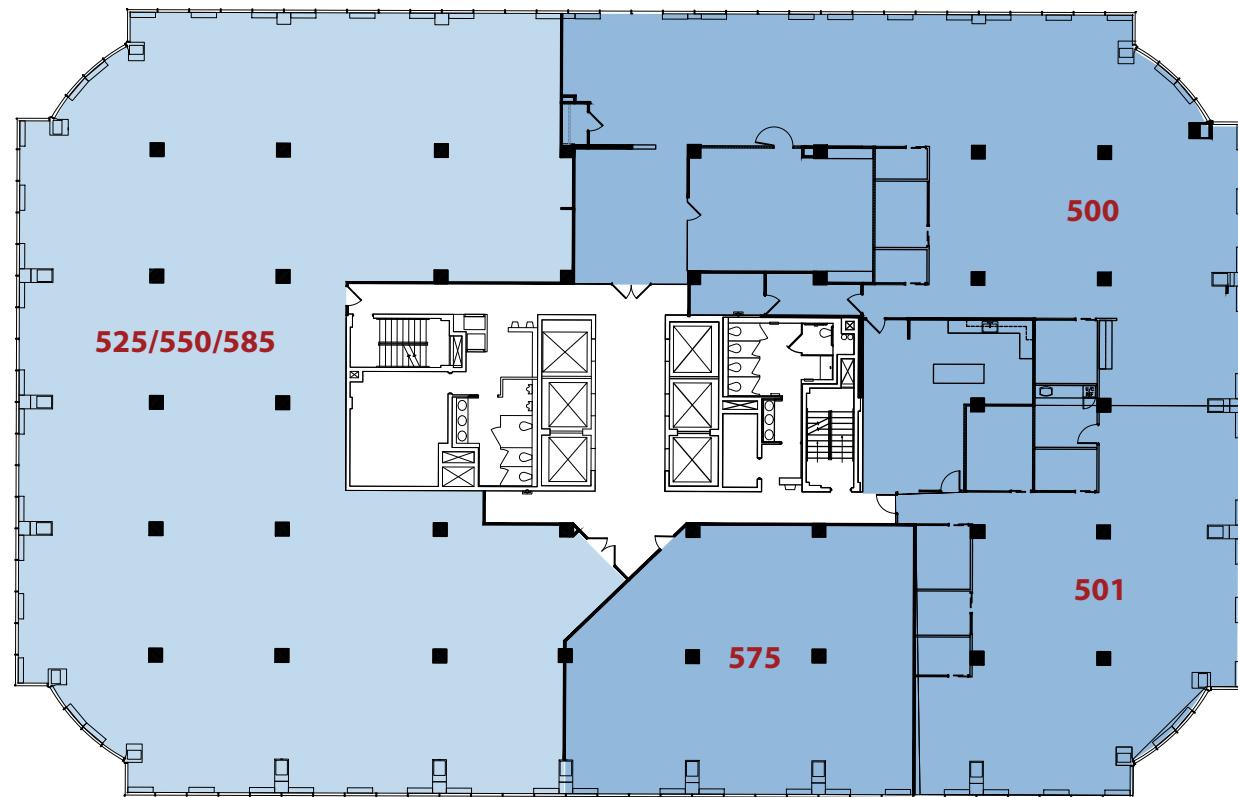
5TH FLOOR

CONTIGUOUS - 24,245 SF

SUITES 525/550/585 - 11,060 SF
(AVAILABLE 2/2026)

SUITES 500/501/575 - 13,185 SF
(AVAILABLE 4/2026)

CONTIGUOUS with 4TH FLOOR
33,854 SF





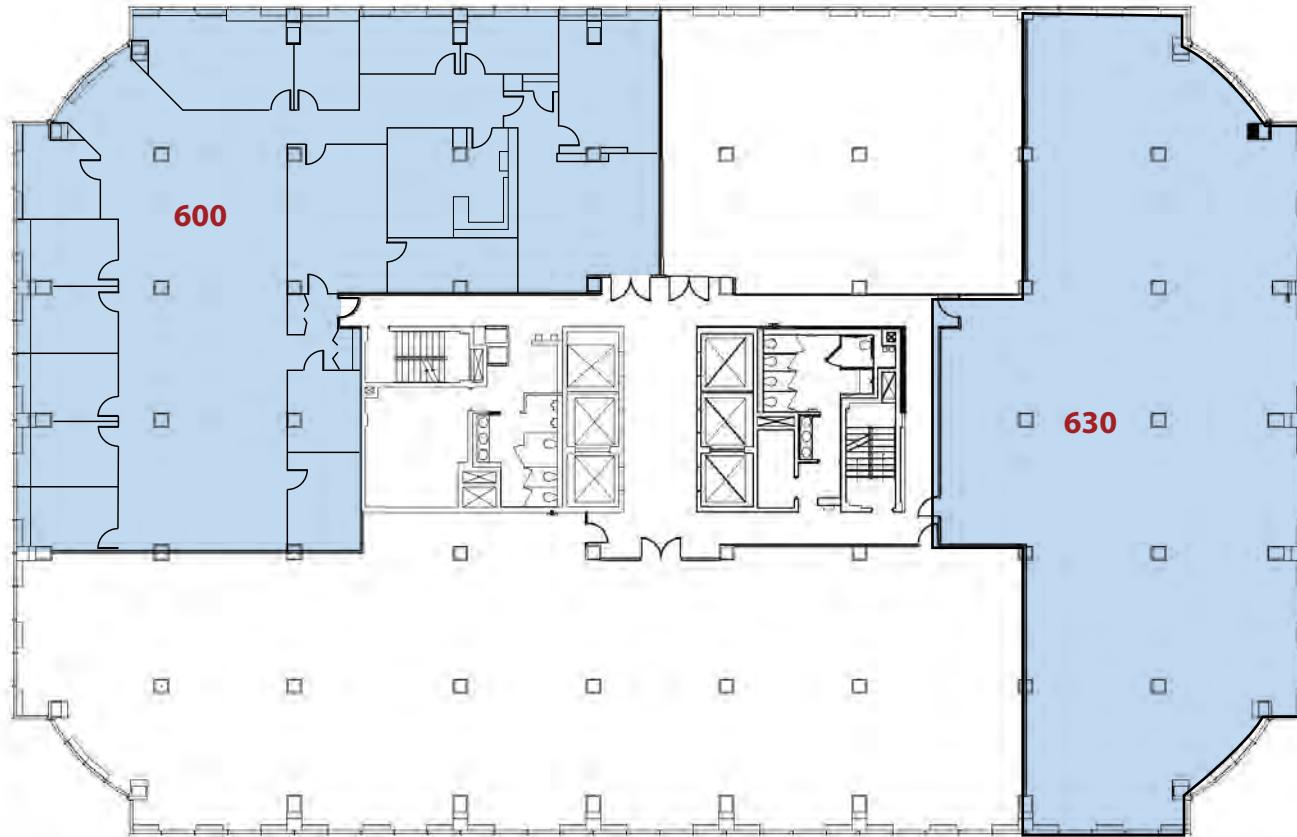
GREENSBORO PARK

6TH FLOOR



**PLUG AND PLAY
FULLY FURNISHED**
SUITE 600 - 7,182 SF

SUITE 630 - 6,411 SF



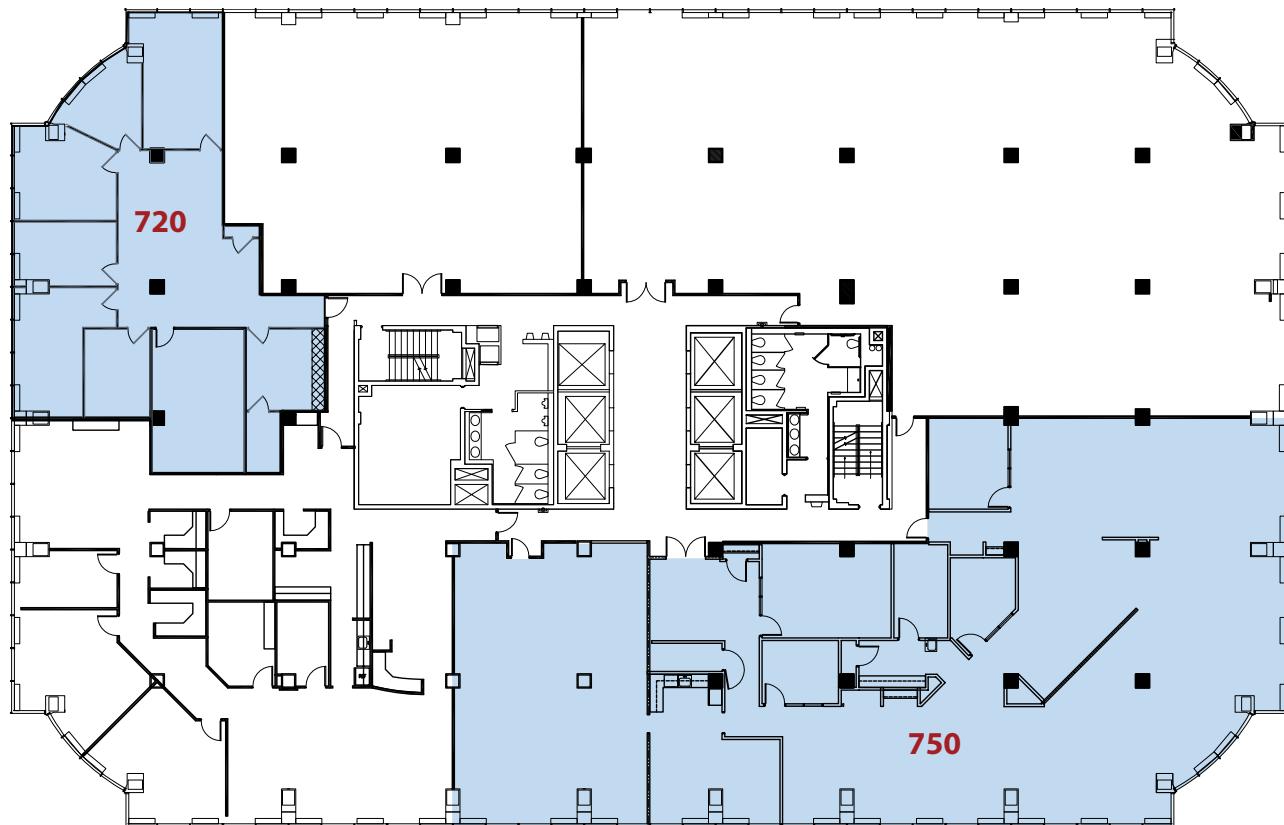


GREENSBORO PARK

7TH FLOOR

SUITE 720 - 2,734 SF

SUITE 750 - 7,536 SF
(AVAILABLE 7/2026)

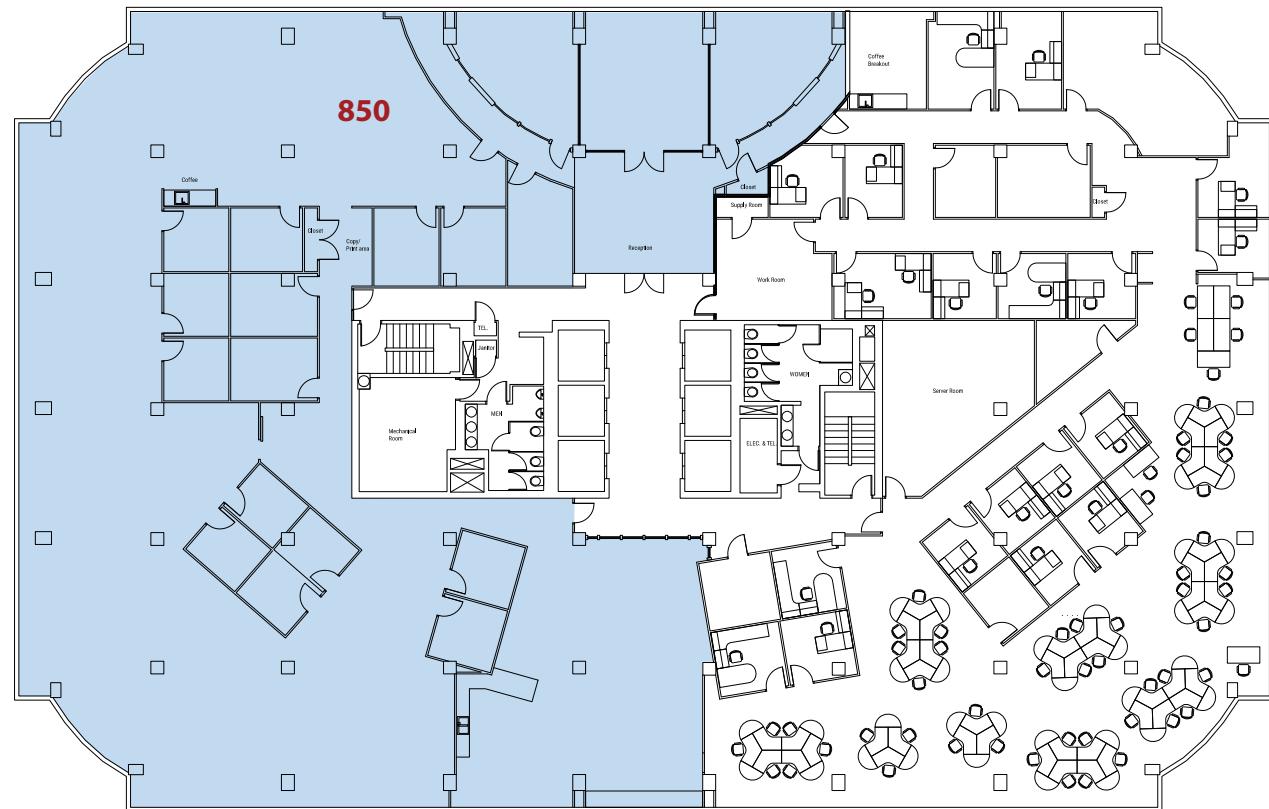




GREENSBORO PARK

8TH FLOOR

SUITE 850 - 13,567 SF





GREENSBORO PARK

9TH FLOOR

SUITE 950 - 3,937 SF



8180
Greensboro Drive



8200



BUILDING AMENITIES

 Two Conference Centers with Pre-Function Lounge

 Expanded Fitness Center with showers and lockers

FLOOR	AVAILABILITY
2nd	<u>CONTIGUOUS- 3,843 SF</u> 203 - 945 SF 250 - 2,898 SF available 4/1/26
3rd	<u>CONTIGUOUS- 6,105 SF</u> 302 - 2,678 SF 350 - 3,427 SF
4th	401 - 3,867 SF
6th	601 - 2,653 SF 650 - 7,990 SF
11th	1175 - 3,372 SF
12th	Entire Floor - 20,011 SF



GREENSBORO PARK

2ND FLOOR

CONTIGUOUS - 3,843 SF

SUITE 203 - 945 SF

SUITE 250 - 2,898 SF

(AVAILABLE 4/2026)



8200
Greensboro Drive



GREENSBORO PARK

3RD FLOOR

CONTIGUOUS - 6,105 SF

SUITE 302 - 2,678 SF

SUITE 350 - 3,427 SF



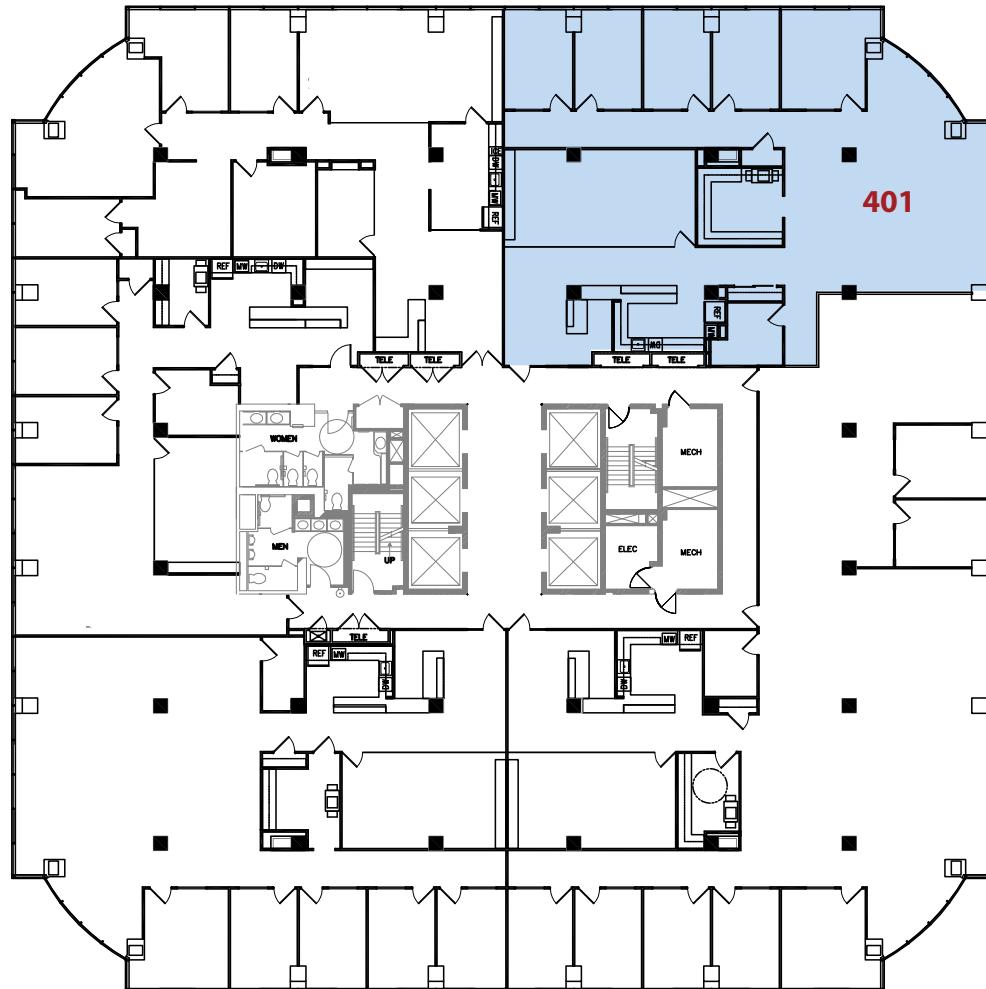
8200
Greensboro Drive



GREENSBORO PARK

4TH FLOOR

SUITE 401 - 3,867 SF



8200
Greensboro Drive



GREENSBORO PARK

6TH FLOOR

SUITE 601 - 2,653 SF
SUITE 650 - 7,990 SF

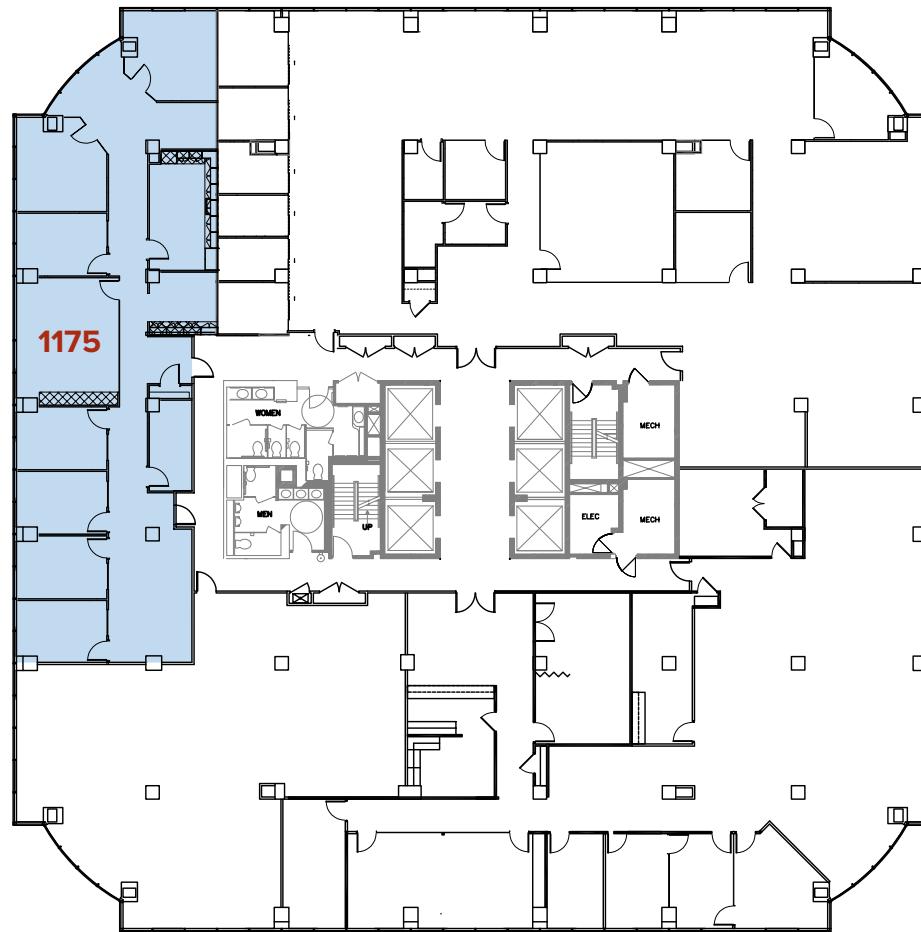




GREENSBORO PARK

11TH FLOOR

SUITE 1175 - 3,372 SF

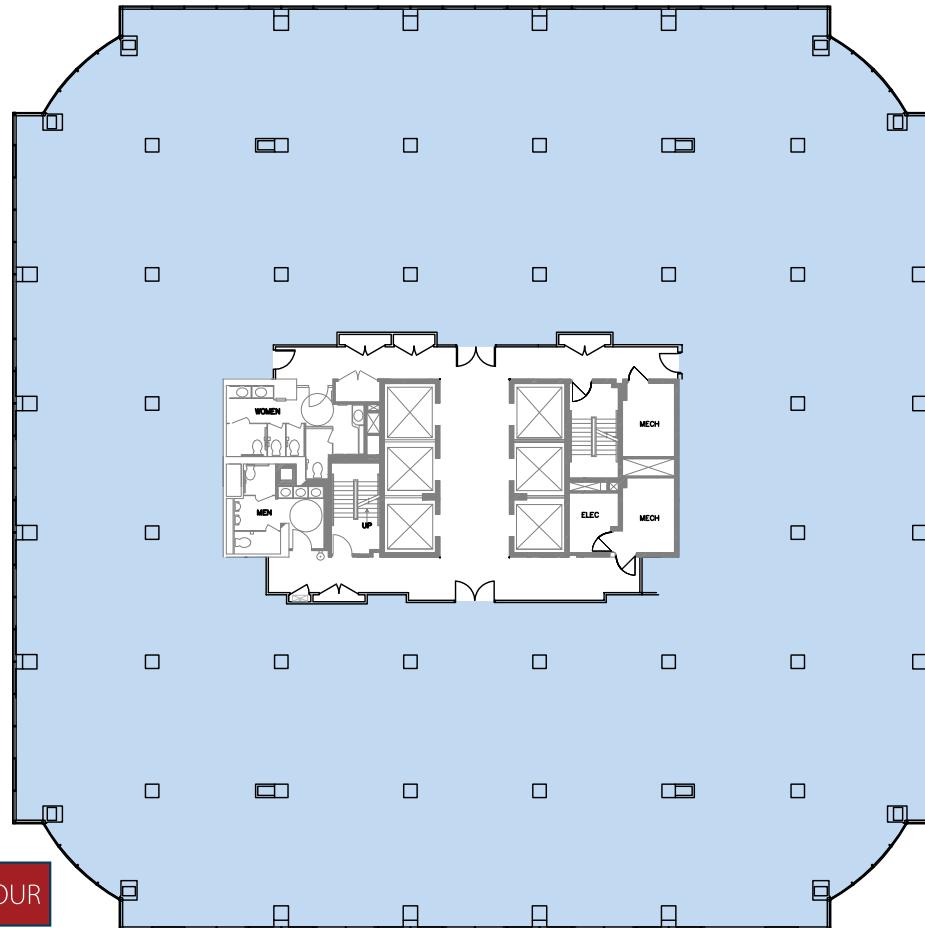




GREENSBORO PARK

12TH FLOOR

ENTIRE FLOOR - 20,011 SF





GREENSBORO PARK

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