

FOR LEASE

8609 Westwood Center Drive, Vienna-Tysons, VA 22182



BERNSTEIN
MANAGEMENT GROUP





Building Features



**Immediate
Highway Access**



**Nearby Metro
Station**



Amenity Rich Area



**Abundant Free
Garage Parking**



Conference Center



Fitness Center



New Renovations

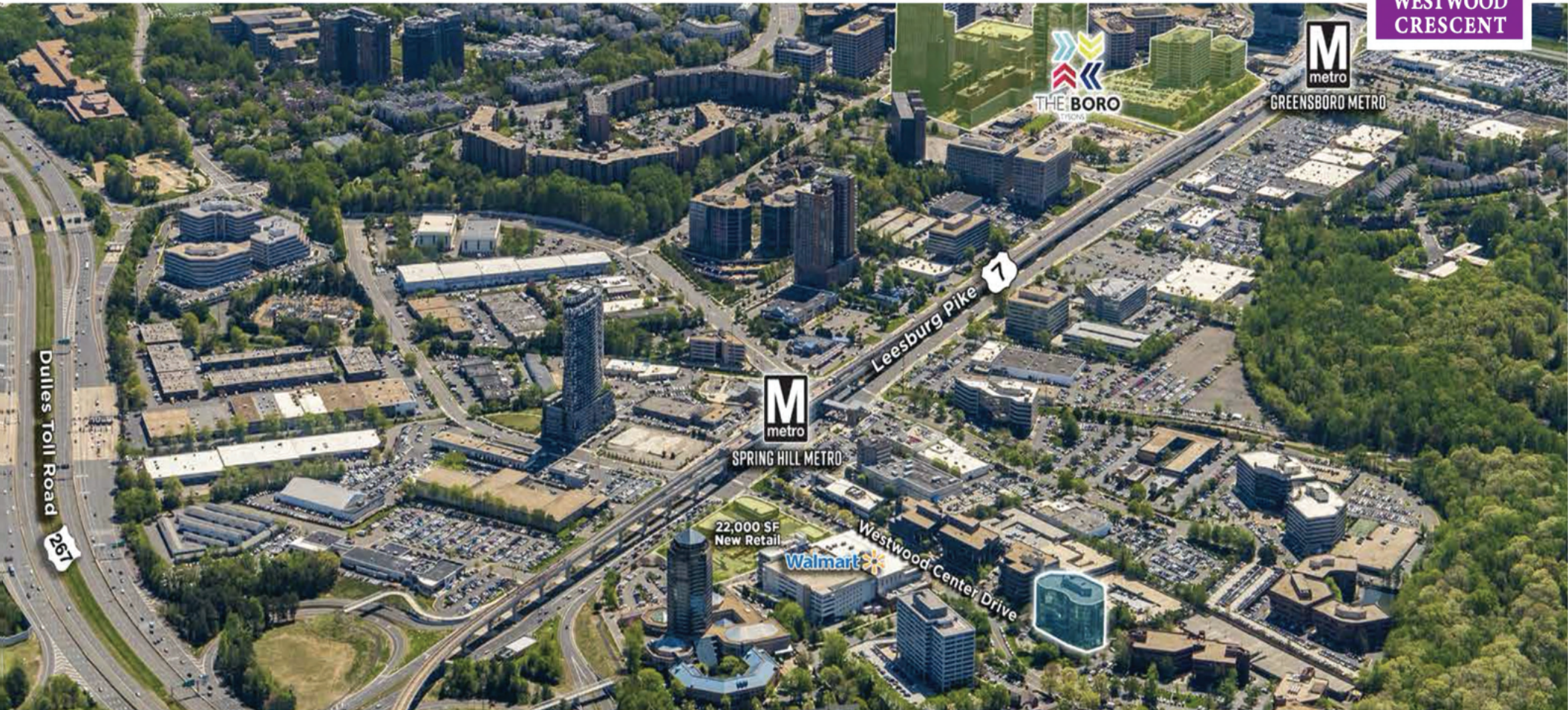


**On-Site
Management**



Location Highlights

With its dynamic location in Tysons, VA, Westwood Crescent is able to benefit from an urban setting that is in one of Washington, DC's most dynamic and institutional markets.



Metro-Centric

1,500 feet from Spring Hill Metro Station provides tenants and visitors a direct route via the Silver Line to downtown Washington, DC, the Rosslyn-Ballston Corridor, Ronald Reagan Airport, and Dulles International Airport

Direct Access

With a strategic location on the western side of Tysons, Westwood Crescent offers convenient access points to the Dulles Toll Road, I-66, Route 7, and the I-495 HOV Express Lanes

Tysons West

Across the street is the 1.6 million square foot, mixed-use amenity hub featuring the future Tysons Sheraton Tower redevelopment, 159,000 SF of existing retail, and a 35,000 SF medical office building

2.5 Million SF Retail

The property is proximate to Tysons Galleria and Tysons Corner Center offering over 400 stores and restaurants

Residential Boom

The area surrounding Spring Hill Metro Station is currently planned to have 4,200 residential units, contributing to the 35,000+ units currently and planned for all of Tysons

Unmatched Access

Westwood Crescent is across the street from Tysons West- a new, 1.6 million square foot, developmet featuring multiple retailors and numerous multifamily units. Ideally located near the center of all major throughfares.



Time To

- Dulles Toll Road _____ 2 Minutes
- Interstate 495 _____ 5 Minutes
- I-66 _____ 9 Minutes
- Dulles International Airport _____ 15 Minutes
- Washington, D.C. _____ 20 Minutes

Direct Access To

- Route 7
- Route 123
- Spring Hill Metro
- Greenboro Metro
- Interstate 495 Express Lanes



Neighborhood with Countless Retail Options

Westwood Crescent is proximate to a wide array of retail options. Within a few minutes, tenants are able to walk to grab a quick lunch, exercise, dine at white-tablecloth restaurants, or visit two different malls to shop among hundreds of boutique and national retailers.



Tyson's Neighborhood Amenities



Lunch/Fast Casual	Dinner/Fine Dining	Retailers
Basic Burger	Fleming's Prime Steakhouse	Nordstrom
Circa	The Capital Grille	Gucci
Bombay Tandoor	Maggiano's Little Italy	J Crew
District Taco	Lebanese Taverna	Burberry
Bluestone Lane	The Cheesecake Factory	LL Bean
Flower Child	McCormick & Schmick's	Bed Bath & Beyond
Moby Dick Kabob	Eddie V's Prime Seafood	Allen Edmonds
Potbelly Sandwich	Fogo de Chao Steakhouse	Gap
Banks	Hotels	Misc.
Bank of America	Hyatt Regency	Whole Foods
Wells Fargo	The Ritz-Carlton	Sport & Health Club
Truist	Courtyard	Equinox
PNC Bank	Hilton Garden Inn	Enterprise (Rent-A-Car)
Citibank	Hilton	UPS Store
USAA Financial Center	Embassy Suites	The Grooming Lounge
Capital One Bank	The Westin	The Bloom Salon
TD Bank	Residence Inn	Harris Teeter

TYSONS GALLERIA
 100+ Specialty Retail and Restaurants

WILDFIRE
 STEAKS, CHOPS & SEAFOOD

Neiman Marcus
Saks Fifth Avenue

MICHAEL KORS

P.F. CHANG'S

Tyson's
 CORNER CENTER

300+ Specialty Retail and Restaurants

★ **macy's** **bloomingdale's**

COASTAL FLATS **NORDSTROM** **california pizza kitchen**

Property Description

Parking Garage

Three-level parking garage improved with approximately 567 parking spaces. The property provides parking at a ratio of approximately three and a half (3.5) spaces per 1,000 square feet of office space. There is a parking pass system currently being used. There will be 10 visitor parking spaces located at the front of the property.

FedEx Express

The building features an on-site FedEx pickup box, providing tenants with the convenience of sending and receiving packages without leaving the building.

Vending Machines

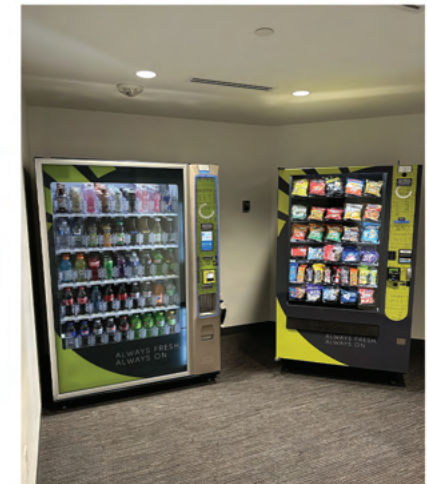
The property includes two vending machines, offering a selection of snacks and beverages for tenants and visitors, ensuring easy access to refreshments throughout the day.

Elevators

The building contains four cabled high-speed passenger elevators rated at 3,000 pounds capacity serving the ground through 8th floor. There is one freight elevator.

Access Control

A Datawatch access control card system is installed at the property.



Conference Center

Multi-purpose conference and training facility with free wifi, easy audio-visual access, projector, and furniture.



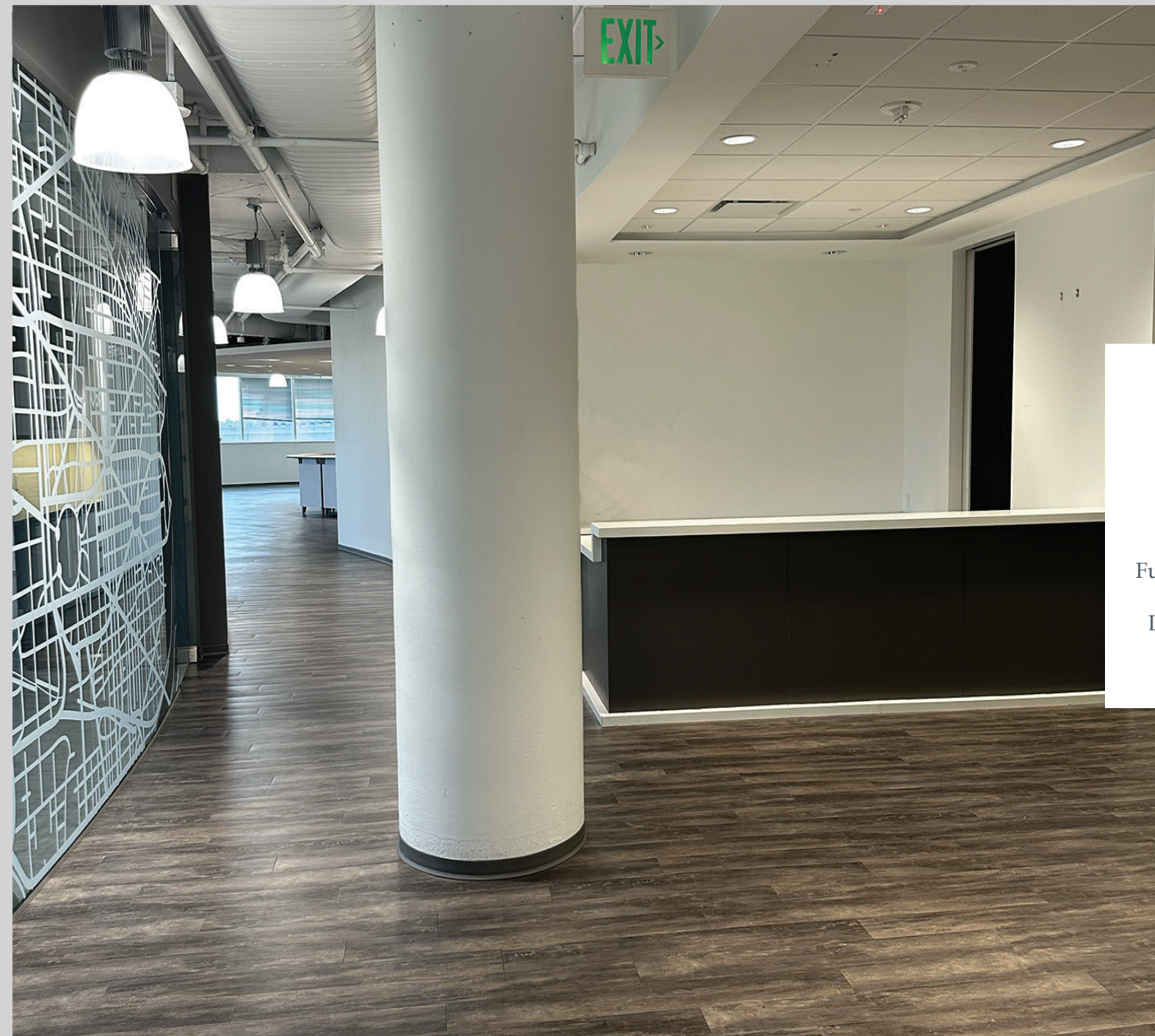
FITNESS STUDIO

New fitness studio featuring Cybex strength and cardio machines, plyometric equipment, showers and locker rooms.



Move-in Ready

Move-in ready upgraded suites immediately available, or let us design from scratch. It begins with identifying a new space, maximizing efficiency with modern space planning, and customizing a buildout with contemporary finishes.



STANDARD FEATURES

Carpet Tiles and Luxury Vinyl Tile Flooring

Stainless Steel Appliances

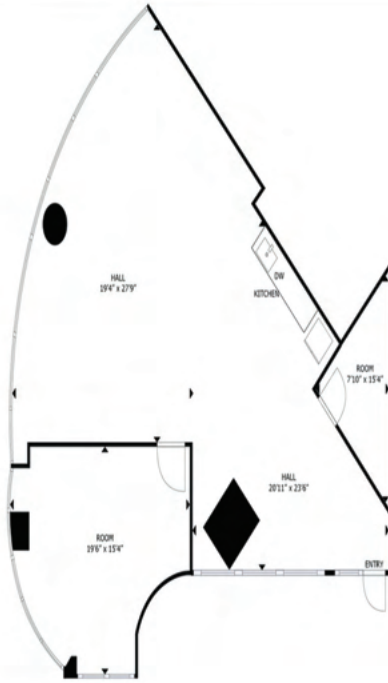
Full-Height Glass Walls and Large Office Sidelights

LED Lighting and White Acoustical Ceiling Tiles





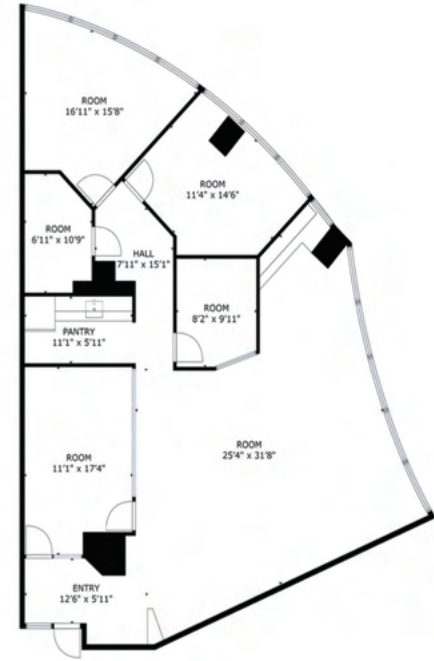
Suite | 150
1,800 SF



Fully Builtout Spec Suite
2 Offices
Open Area
Kitchenette

Floor Plans

Suite | 375
2,550 SF



Fully Builtout Spec Suite
4 Offices
Conference Room
Open Area
Kitchenette



Floor Plans



Suite | 450 3,850 SF

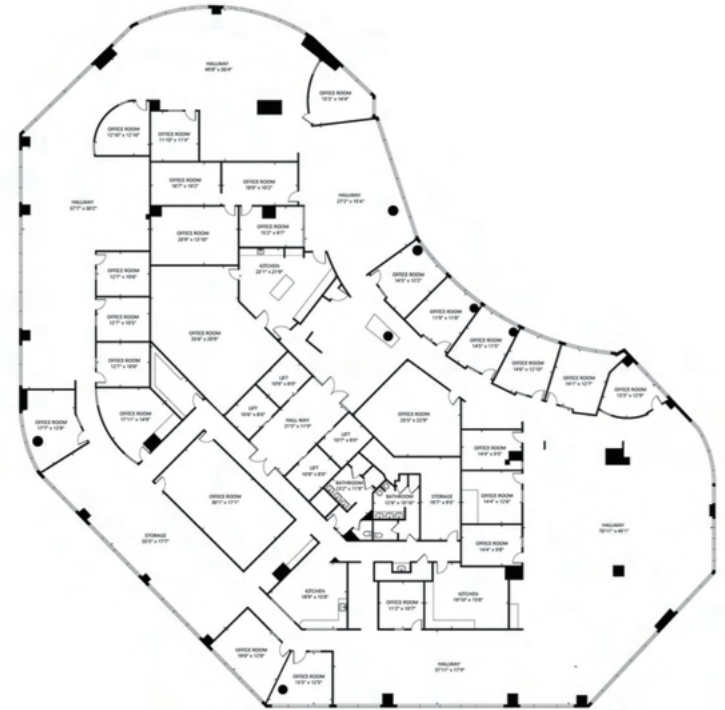


Fully Builtout Spec Suite
3 Offices
Conference
Open Area
Kitchenette



Floor Plans

Suite | 500 22,000 SF



Fully Builtout Suite
Divisible
Full Floor Available
Great View Of Tysons

Floor Plans

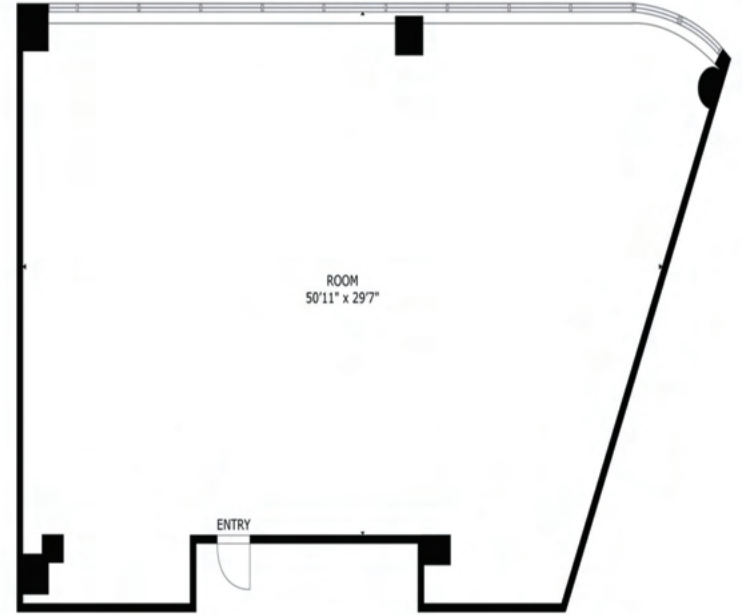


Suite | 625
3,484 SF



Fully Builtout Spec Suite
3 Offices
Open Area
Kitchenette

Suite | 650
1,975 SF



Shell Condition
Great View of Tysons



Floor Plans

Floor Plans



Contacts

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