



GREENSBORO PARK

8180 & 8200 Greensboro Drive
Tysons, VA




**AVISON
YOUNG**




REVITALIZE

Just Delivered!

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.

 Brand new exterior Monument Signage and Wayfinding in 8180 and 8200 Greensboro Drive.



8200 LOBBY/LOUNGE



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

TENANT LOUNGE



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





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



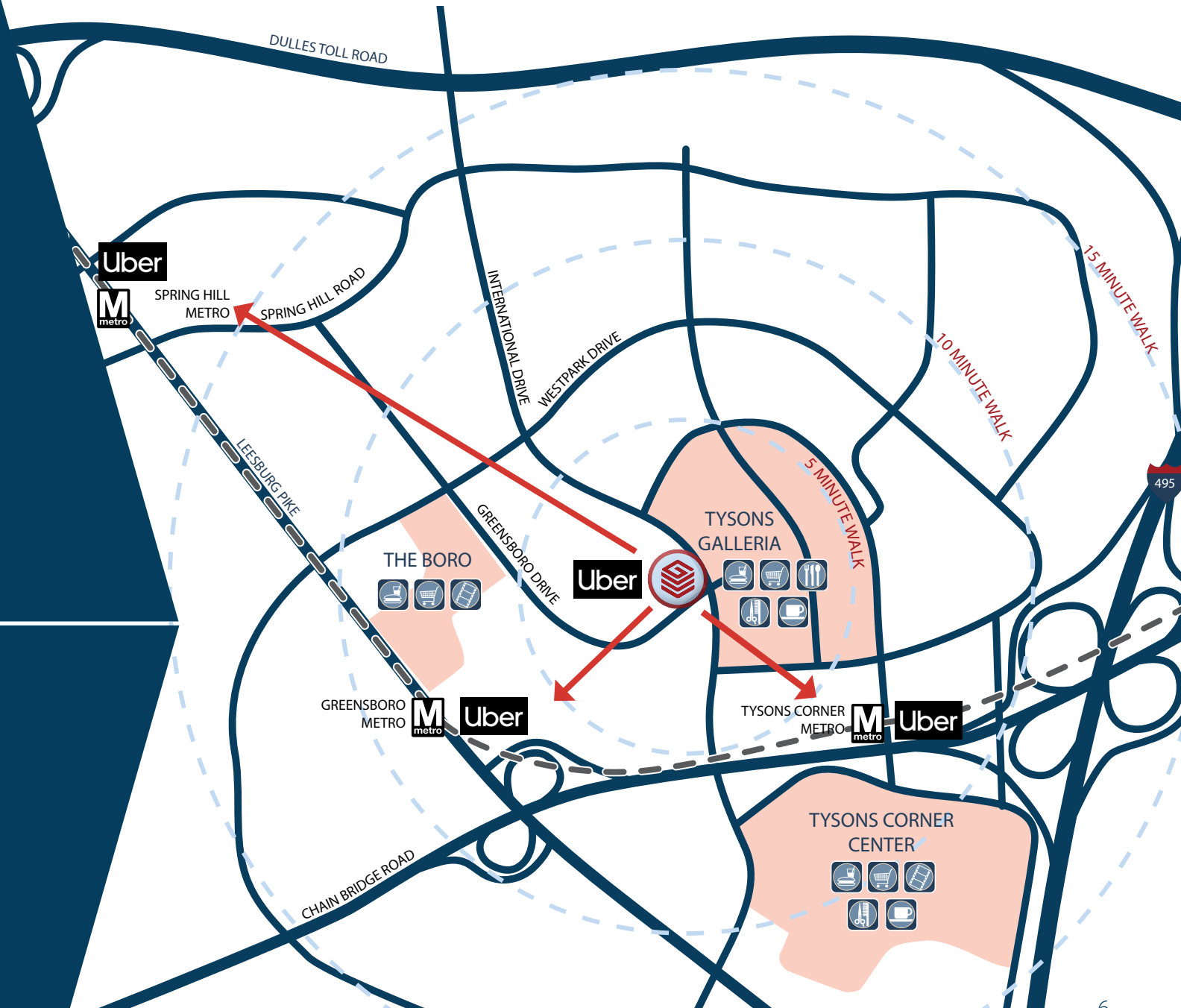
ACCESS

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.



AMENITIES

TYSONS GALLERIA

The Cheesecake Factory	Maggiano's Little Italy
CMX Stone Bar	The Palm
Empanadas de Mendoza	P.F. Chang's
Entyre	Paul
Fogo de Chão	Andy's Pizza
Founding Farmers	Ralph's Coffee
Jiwa Singapura	Sweet Green
Lady M Confections	Wildfire
Lebonese Taverna	Yardhouse

THE BORO

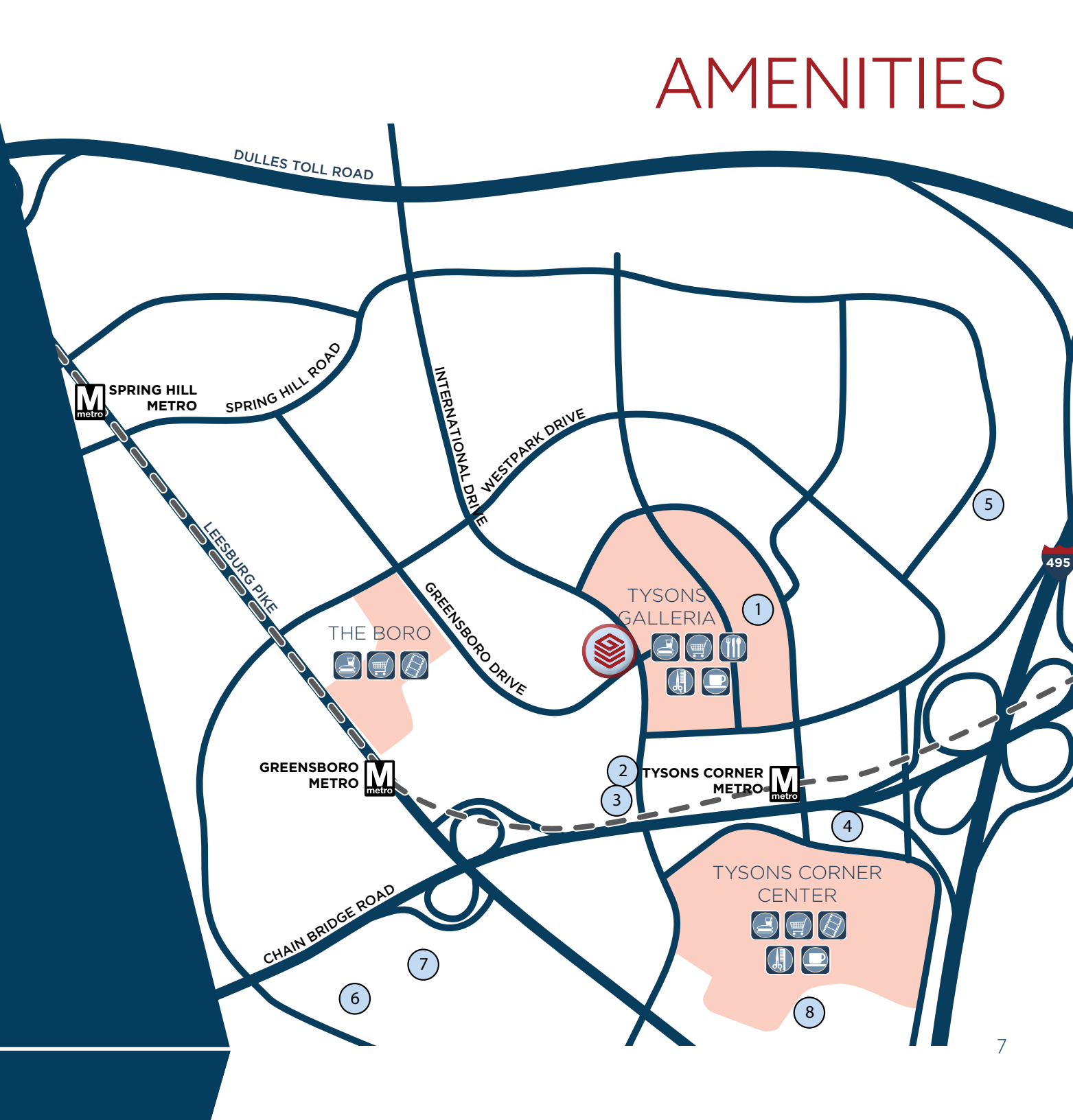
70,000 SF Whole Foods	Poki DC
430,000 SF of Retail	Santouka Ramen
2,000 Residential Units	Tasty Kabob
19,000 SF Library	Tropical Smoothie Cafe
Look Dine-In Cinemas	Colour Bar
Bluestone Lane	Ethan Allen
Circa	LaserAway
El Bebe	MyEyeDr
Fish Taco	Paper Source
Flower Child	Roosters
Jeni's Splendid Ice Creams	The Shade Store
North Italia	Tyson's Nail Lounge
Paris Baguette	F45 Training

TYSONS CORNER CENTER

&pizza	Eddie V's
Barrel & Bushel	Five Guys
California Pizza Kitchen	La Sandia
California Tortilla	McDonald's
Capital Grille	Panda Express
Charleys Philly Steaks	Seasons 52
Chipotle Mexican Grill	Shake Shack
Chopathis Indian Kitchen	Silver Diner
Coastal Flats	T.G.I. Friday's
Earl's Kitchen + Bar	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
3rd	<u>CONTIGUOUS- 17,026 SF</u> 300 - 10,956 SF - Medical Office 325 - 6,070 SF
4th	<u>CONTIGUOUS- 9,609 SF</u> 402 - 5,196 SF 404 - 4,413 SF
6th	675 - 6,411 SF
8th	800 -24,245 SF available 4/1/25
9th	Suite 950 - 3,937 SF
10th	1000 - 2,280 SF



3RD FLOOR

CONTIGUOUS - 17,026 SF
SUITE 300 - 10,956 SF
SUITE 325 - 6,070 SF

 3 SINGLE USE BATHROOMS

 5 CLINICAL SINKS



4TH FLOOR

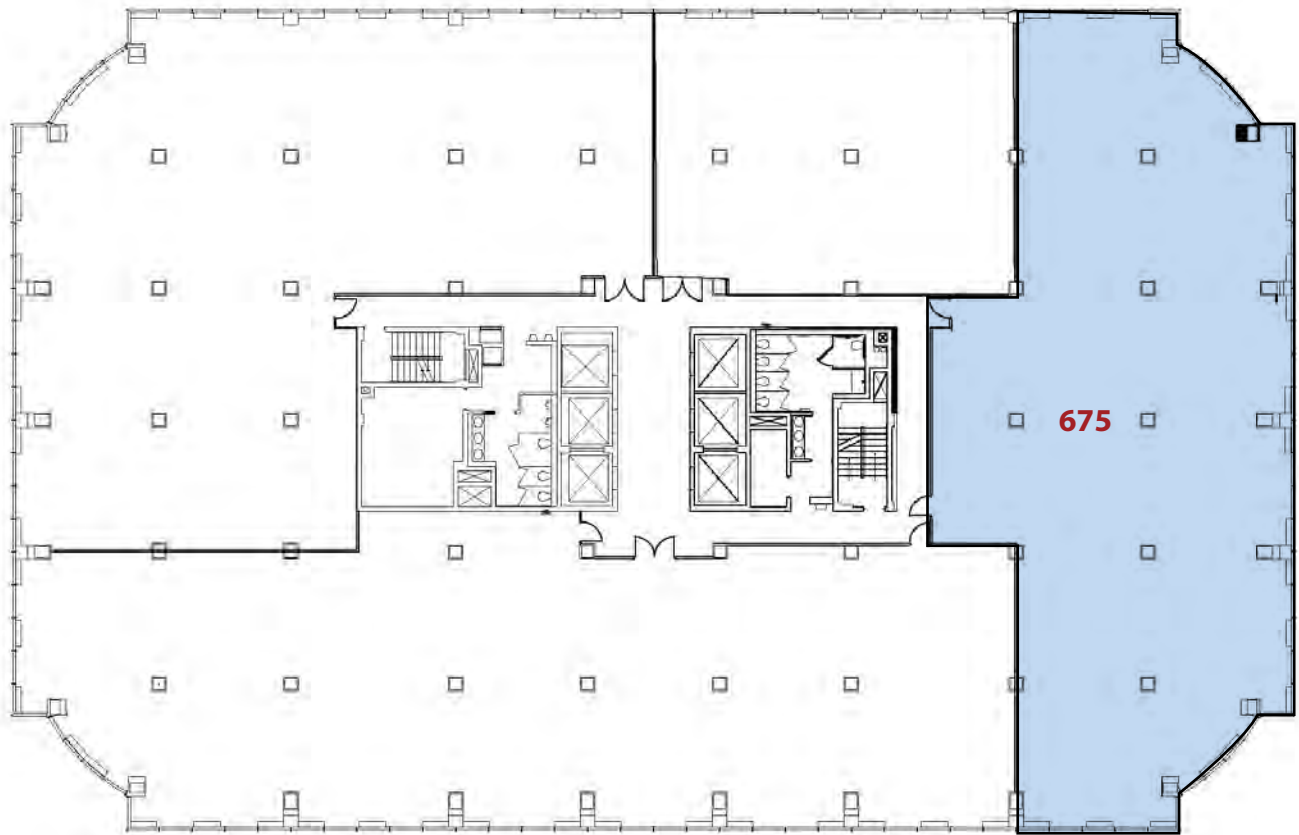
CONTIGUOUS - 9,609 SF
 SUITE 402 - 5,196 SF
 SUITE 404 - 4,413 SF





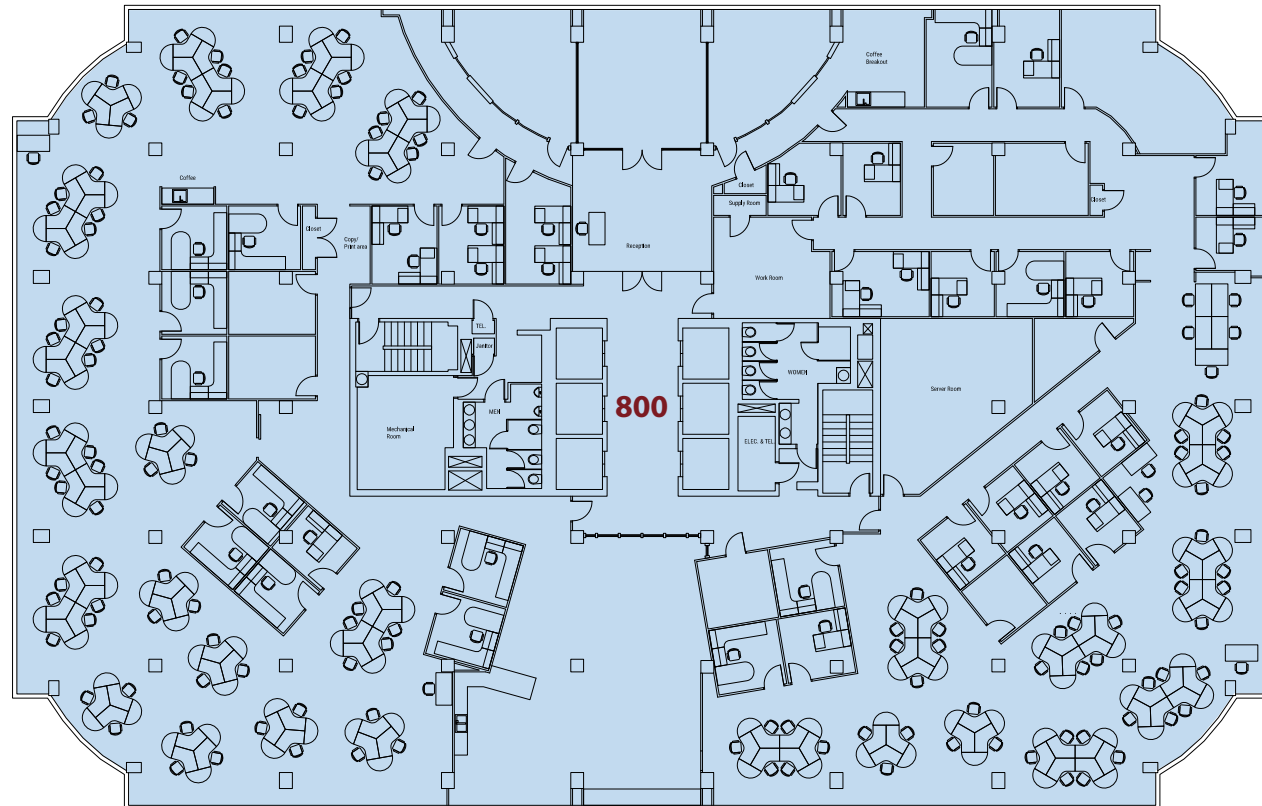
6TH FLOOR

SUITE 675 - 6,411 SF



8TH FLOOR

SUITE 800 - 24,245 SF
(AVAILABLE 4/2025)





GREENSBORO PARK



9TH FLOOR

SUITE 950 - 3,937 SF



8180

Greensboro Drive



10TH FLOOR

SUITE 1000 - 2,280 SF





8200



BUILDING AMENITIES



Two Conference Centers with Pre-Function Lounge



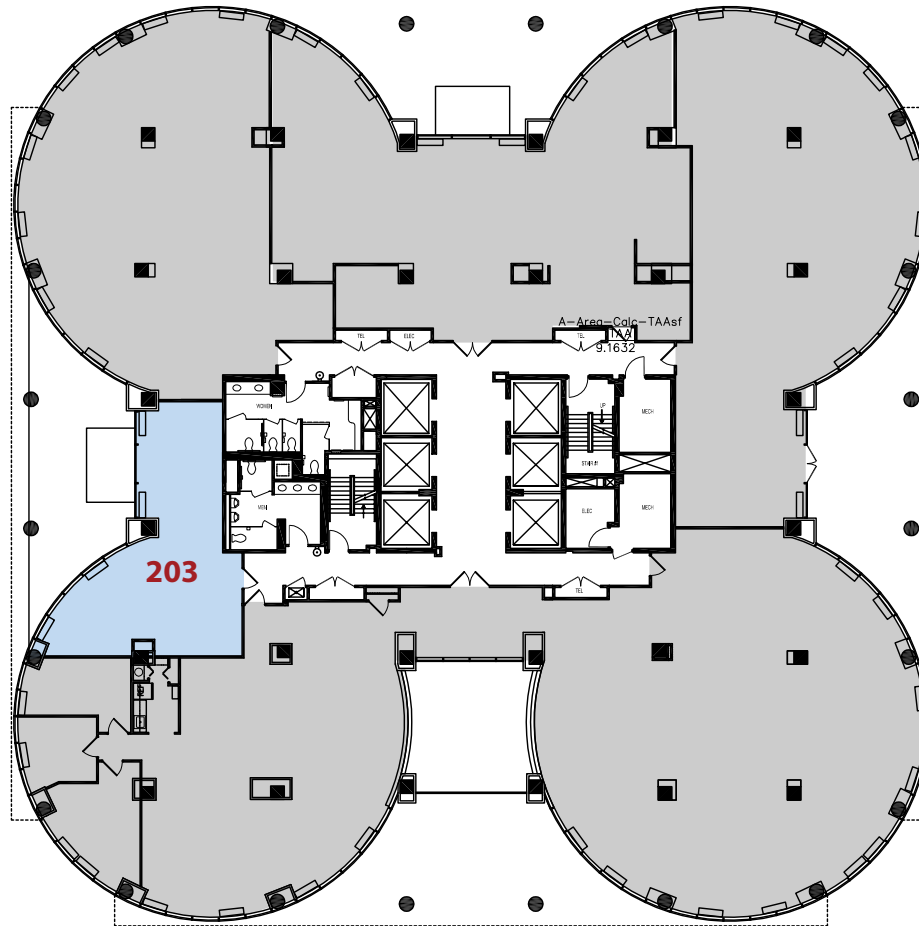
Expanded Fitness Center with showers and lockers

FLOOR	AVAILABILITY
2nd	203 - 945 SF
3rd	<u>CONTIGUOUS</u> - 10,670 SF 301 - 4,565 SF available 12/1/25 320 - 5,724 SF 350 - 3,427 SF
5th	<u>FRAMEWORK</u> 575 - 6,494 SF - SPEC SUITE
6th	<u>CONTIGUOUS</u> - 14,059 SF 601 - 2,701 SF 625 - 3,368 SF 650 - 7,990 SF
7th	<u>CONTIGUOUS</u> - 8,551 SF 700 - 4,285 SF 750 - 4,262 SF
11th	1100 - 7,583 SF
12th	Entire Floor - 20,011 SF
14th	<u>DIVISIBLE to 2,250 SF</u> 1450 - 7,896 SF



2ND FLOOR

SUITE 203 - 945 SF



8200

Greensboro Drive

3RD FLOOR

CONTIGUOUS - 10,670 SF
SUITE 301 - 4,565 SF (AVAILABLE 12/2025)
SUITE 302 - 2,678 SF
SUITE 350 - 3,427 SF





GREENSBORO PARK



Common Lounge

- Seating/Workstations
- 10 Person Conference
- 8 Person Conference

5TH FLOOR

FRAMEWORK LAYOUT



SPEC SUITE 575

6,494 SF

- 39 Workstations
- 1 Conference Room
- 3 Huddle Areas
- 3 Offices
- Kitchen
- Reception
- Total Seats=43

*Suite furniture configurations are hypothetical



5TH FLOOR FRAMEWORK

SPEC SUITE 575 6,494 SF

- 39 Workstations
- 1 Conference Room
- 3 Huddle Areas
- 3 Offices
- Kitchen
- Reception
- Total Seats=43



WORK

- Unique Office Suites
- Creative Design



FLEX

- Fitted with or without workstations



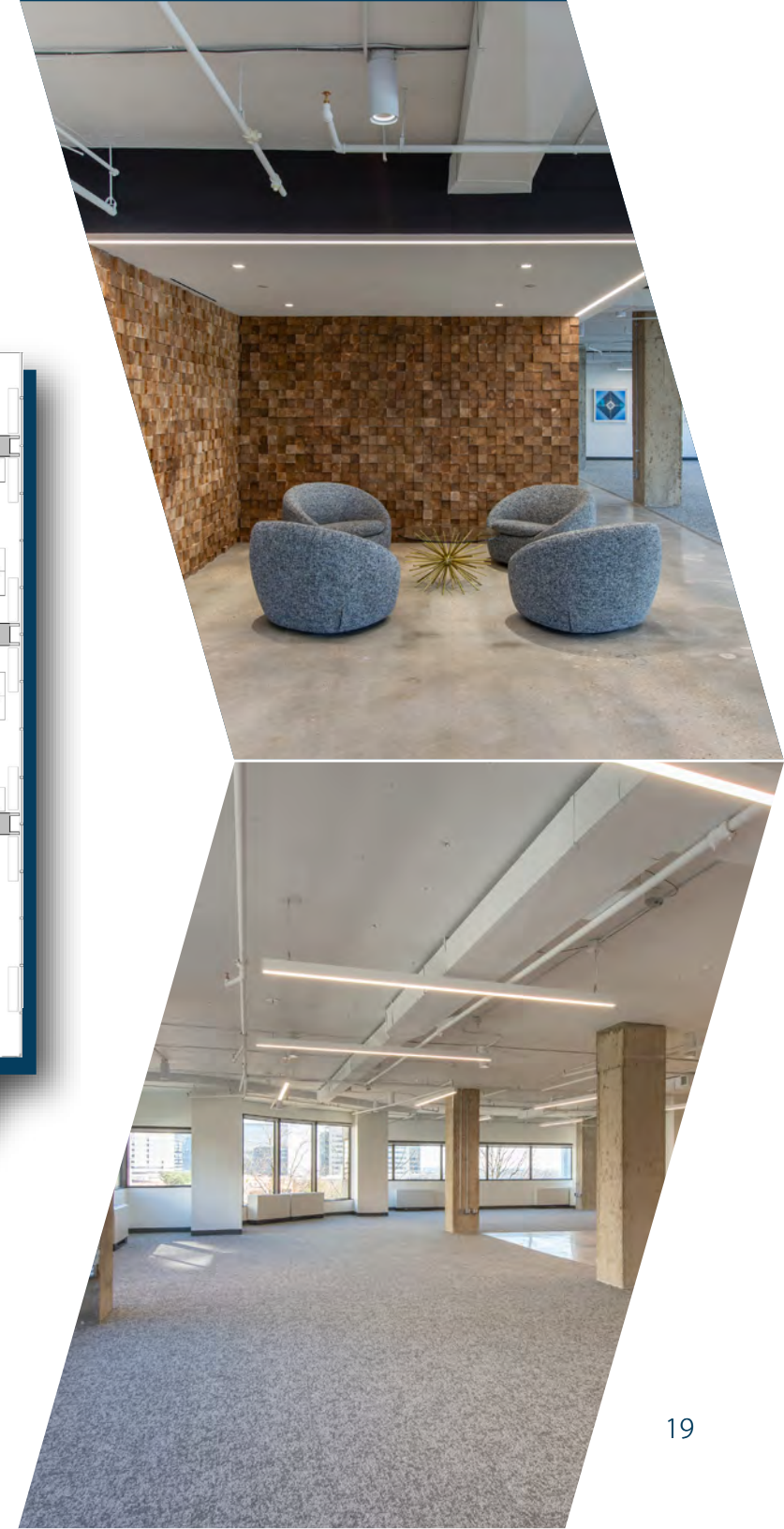
MEET

- Shared conferencing
- Collaborative spaces



GROW

- Efficient planning
- Flexible lease terms



*Suite furniture configurations are hypothetical



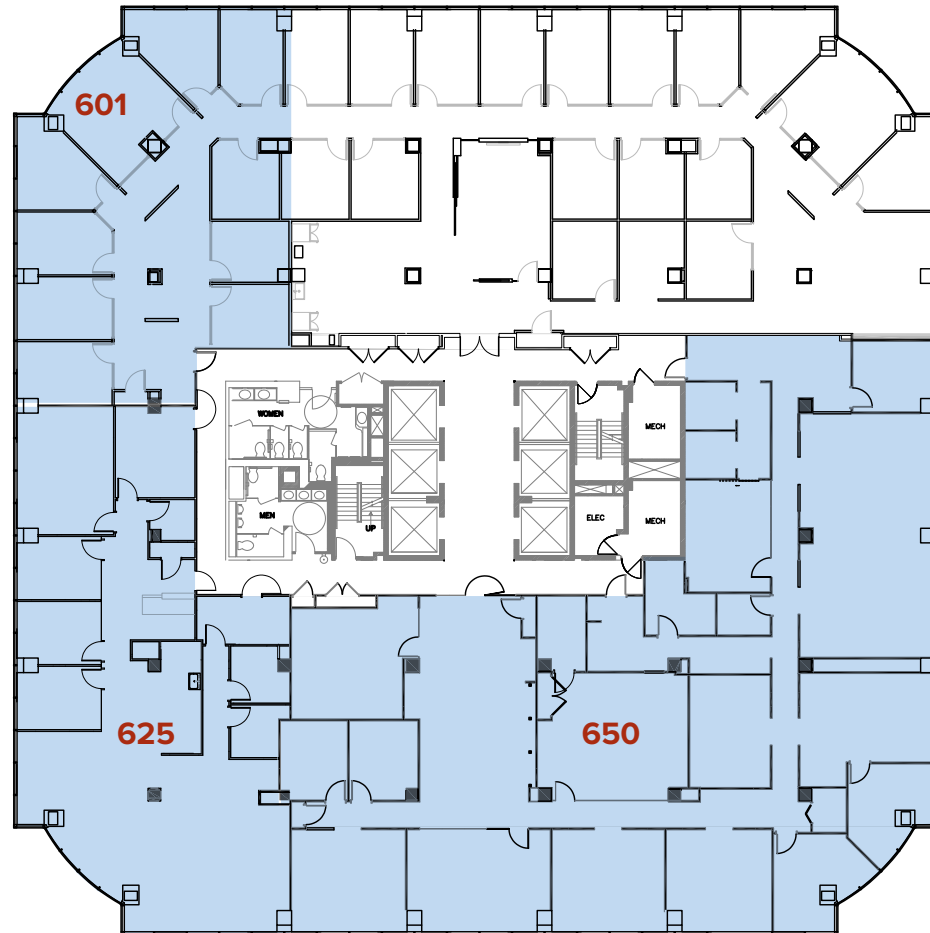
6TH FLOOR

CONTIGUOUS - 14,059 SF

SUITE 601 - 2,701 SF

SUITE 625 - 3,368 SF

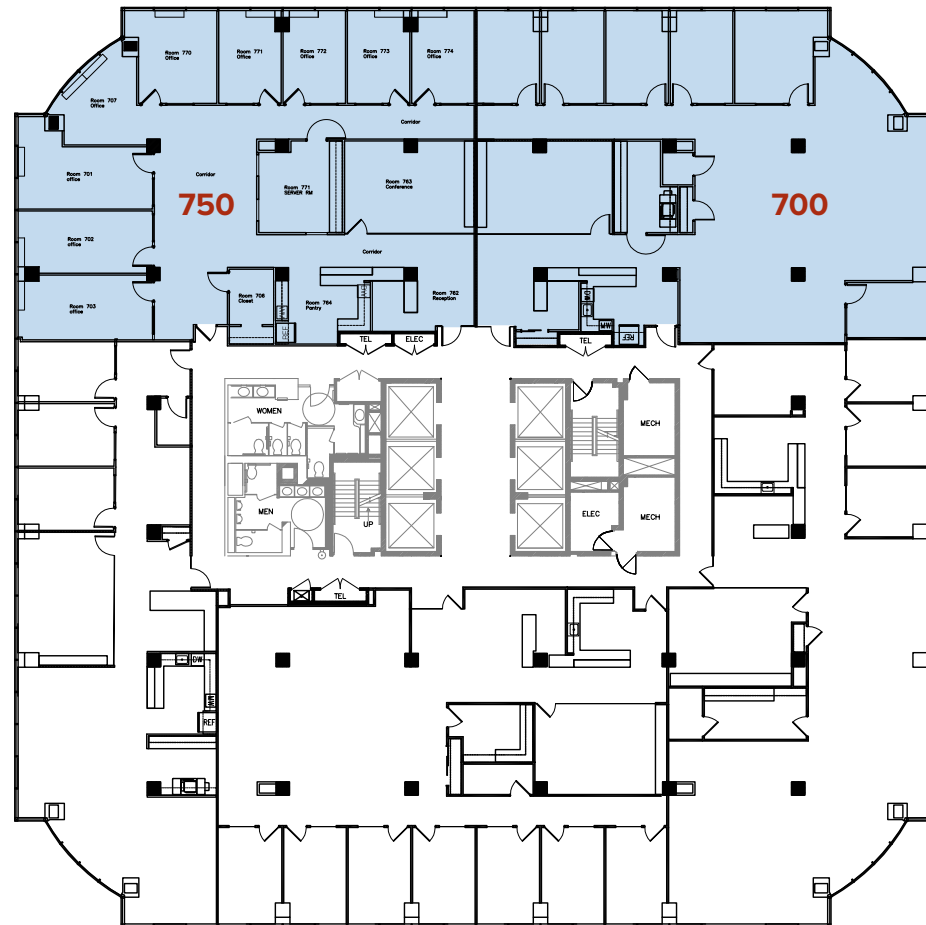
SUITE 650 - 7,990 SF





7TH FLOOR

CONTIGUOUS - 8,551 SF
SUITE 700 - 4,285 SF
SUITE 750 - 4,262 SF



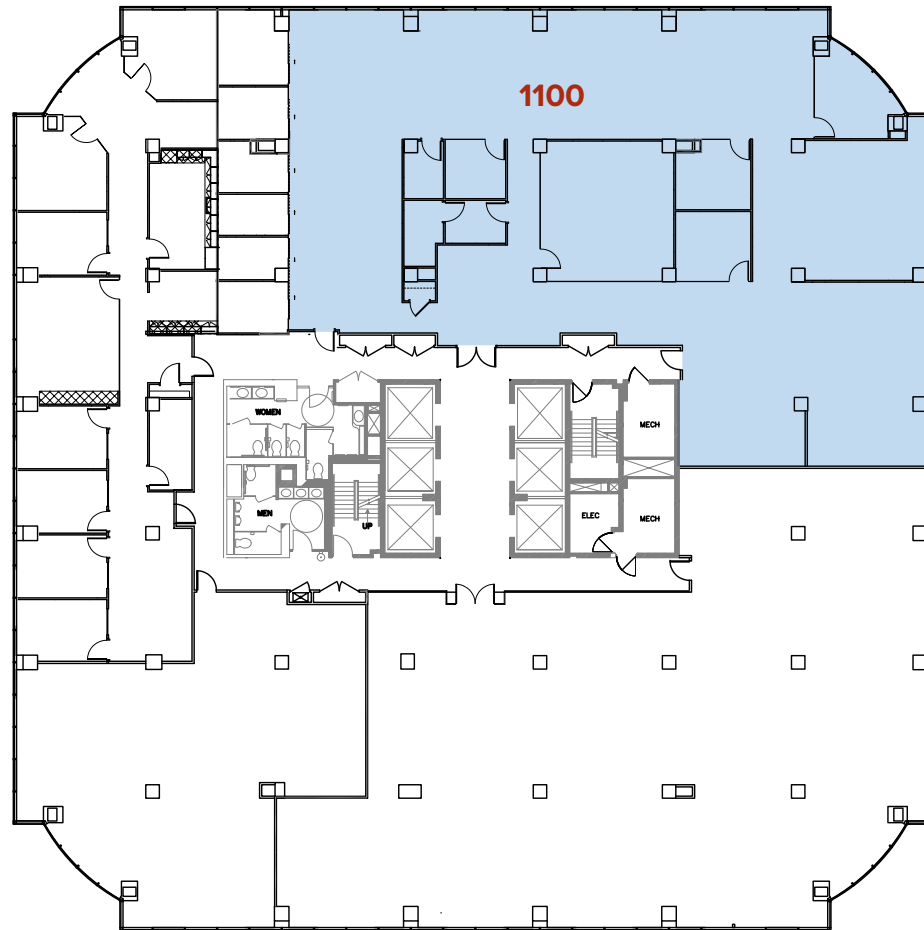
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Greensboro Drive



11TH FLOOR

SUITE 1100 - 7,583 SF



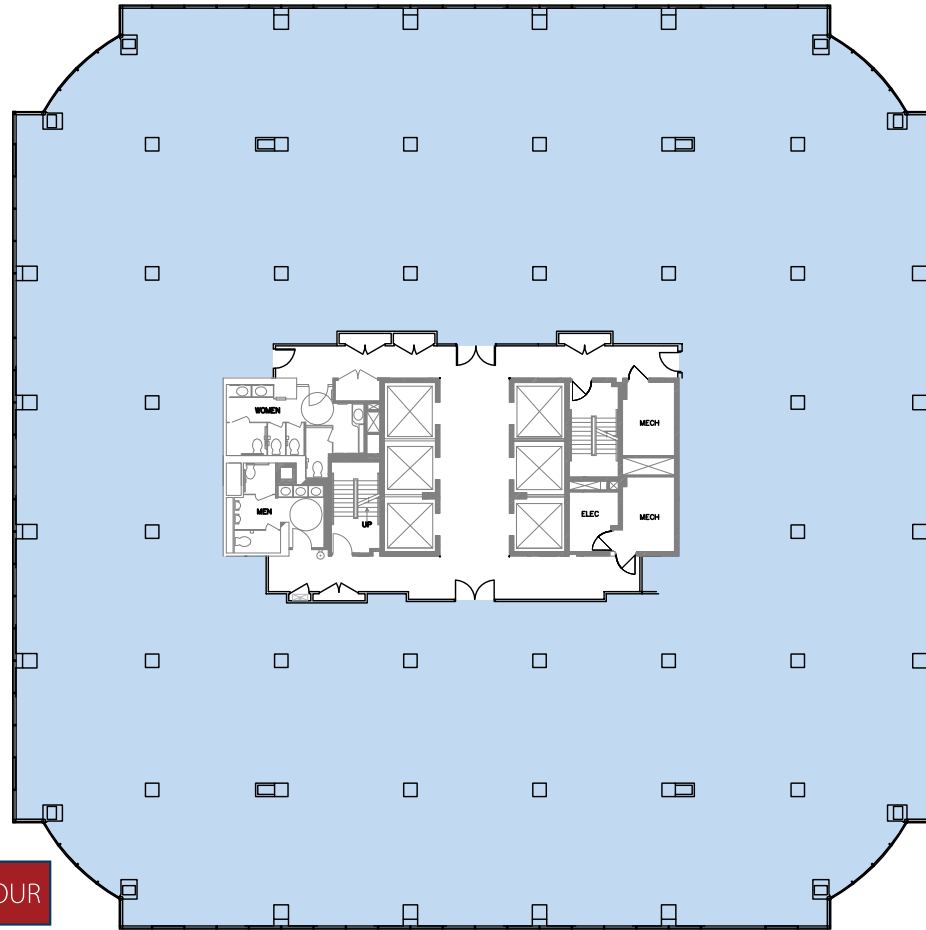
8200

Greensboro Drive



12TH FLOOR

ENTIRE FLOOR - 20,011 SF



14TH FLOOR

SUITE 1450 - 7,896 SF
DIVISIBLE TO 2,250 SF





GREENSBORO PARK

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