



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.



New Outdoor Courtyard Area with hardscaping, seating and wifi between 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, totaling 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



Tailor



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



Padel Ball

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





FITNESS CENTER



 [CLICK TO TOUR](#)

CONFERENCE CENTER #1



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ON-SITE AMENITIES

BOULEVARD CAFE



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CONFERENCE CENTER #2



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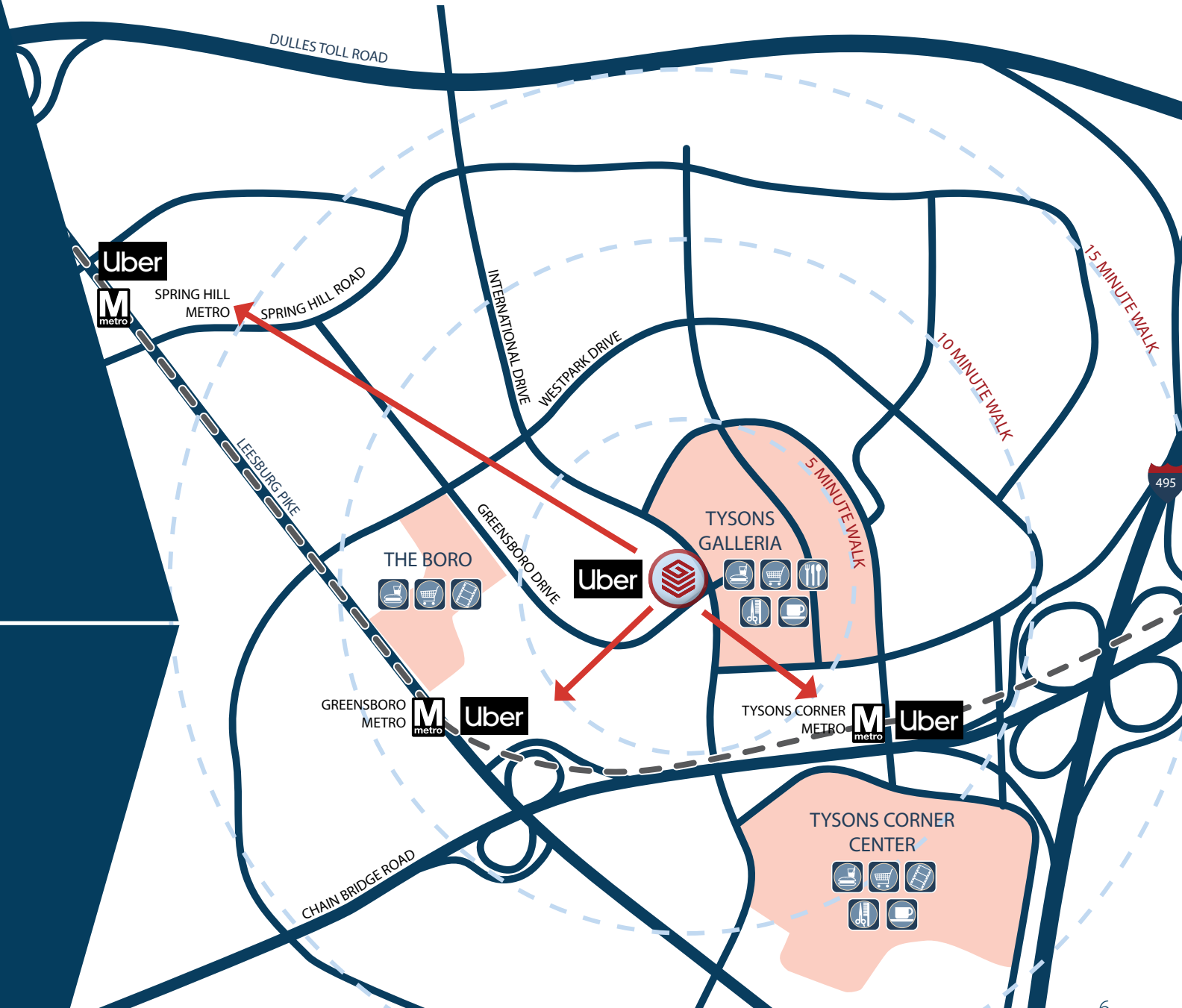
ACCESS

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

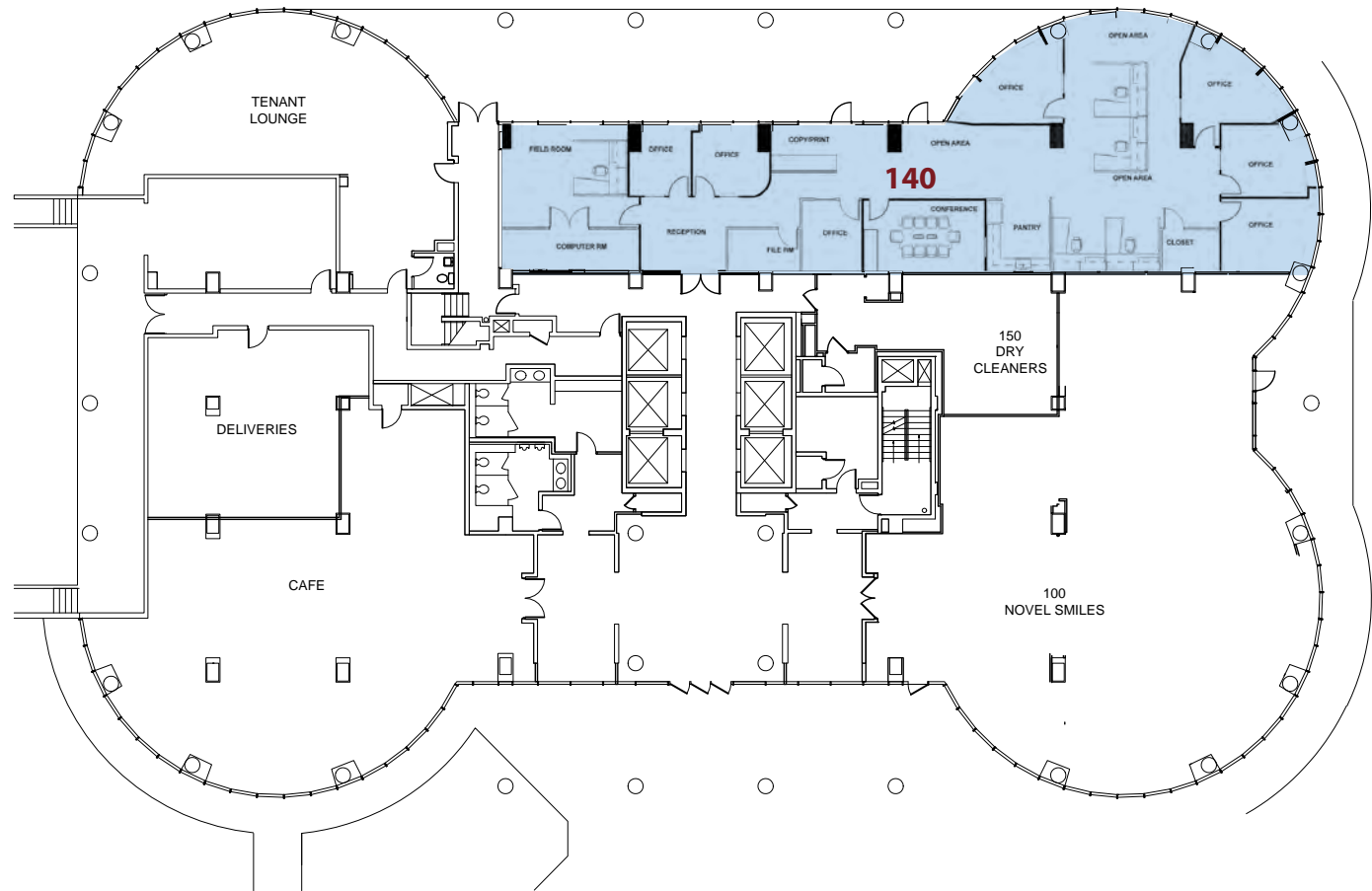
-  Tenant Lounge with games and wifi
-  Boulevard Café
-  Tailor

FLOOR	AVAILABILITY
1st	140 - 4,165 SF available 12/1/26
2nd	200 - 18,815 SF available 12/1/26
4th	<u>CONTIGUOUS</u> - 9,601 SF 402 - 6,482 SF 404 - 3,119 SF
5th*	<u>CONTIGUOUS</u> - 24,245 SF & w/4th floor - up to 33,846 SF 550 - 11,060 SF 500/575 - 13,185 SF *Full 5th floor available
6th	600 - 7,182 SF - Plug & Play 630 - 6,410 SF
7th	720 - 2,734 SF 750 - 7,536 SF available 7/1/26
8th	801 - 13,567 SF
9th	901 - 3,937 SF



1ST FLOOR

SUITE 140 - 4,165 SF
(AVAILABLE 12/2026)



8180

Greensboro Drive

2ND FLOOR

SUITE 200 - 18,515 SF
(AVAILABLE 12/2026)



4TH FLOOR

SUITES 402/404 - 9,601 SF



5TH FLOOR

CONTIGUOUS - 24,245 SF

CONTIGUOUS with 4th floor up to 33,846 SF

SUITE 550 - 11,060 SF

SUITES 500/575 - 13,185 SF





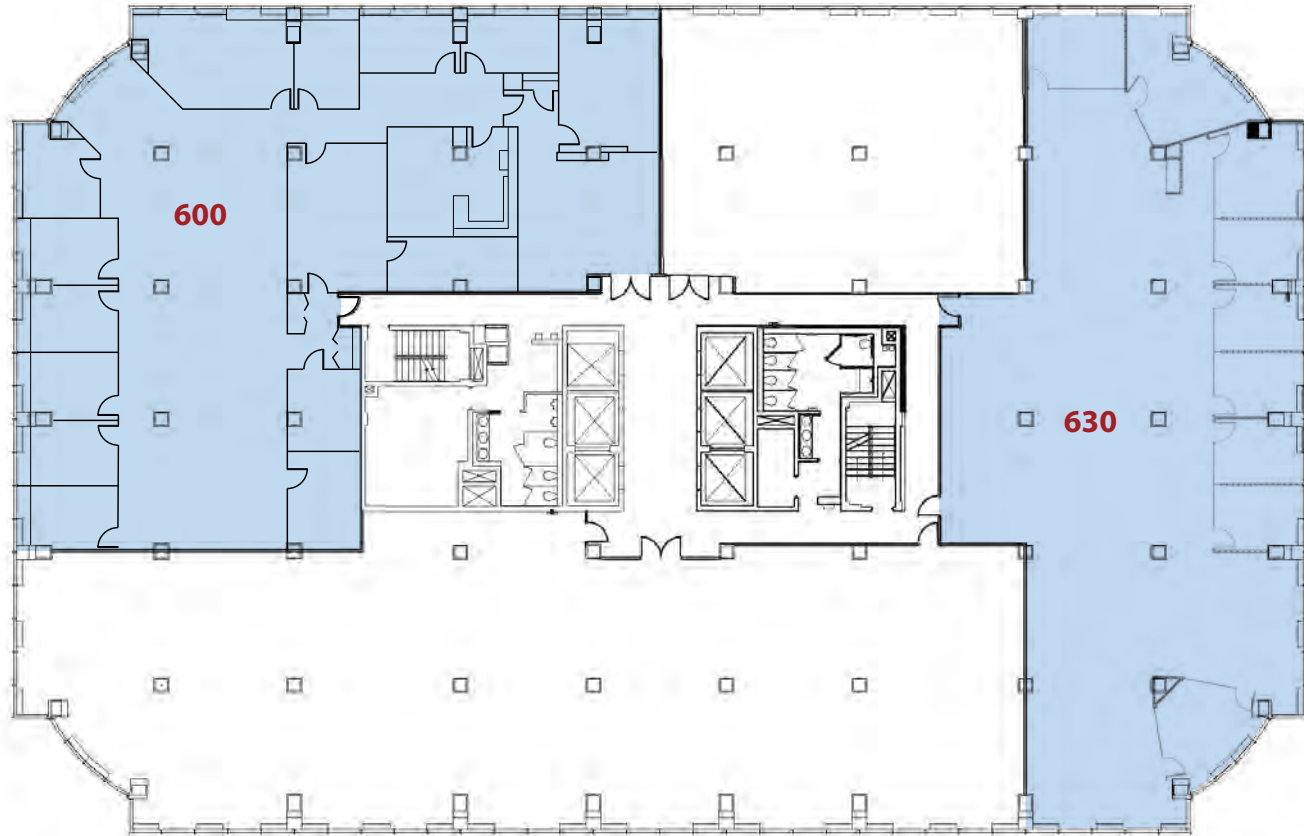
6TH FLOOR



**PLUG AND PLAY
FULLY FURNISHED**

SUITE 600 - 7,182 SF

SUITE 630 - 6,410 SF



8180

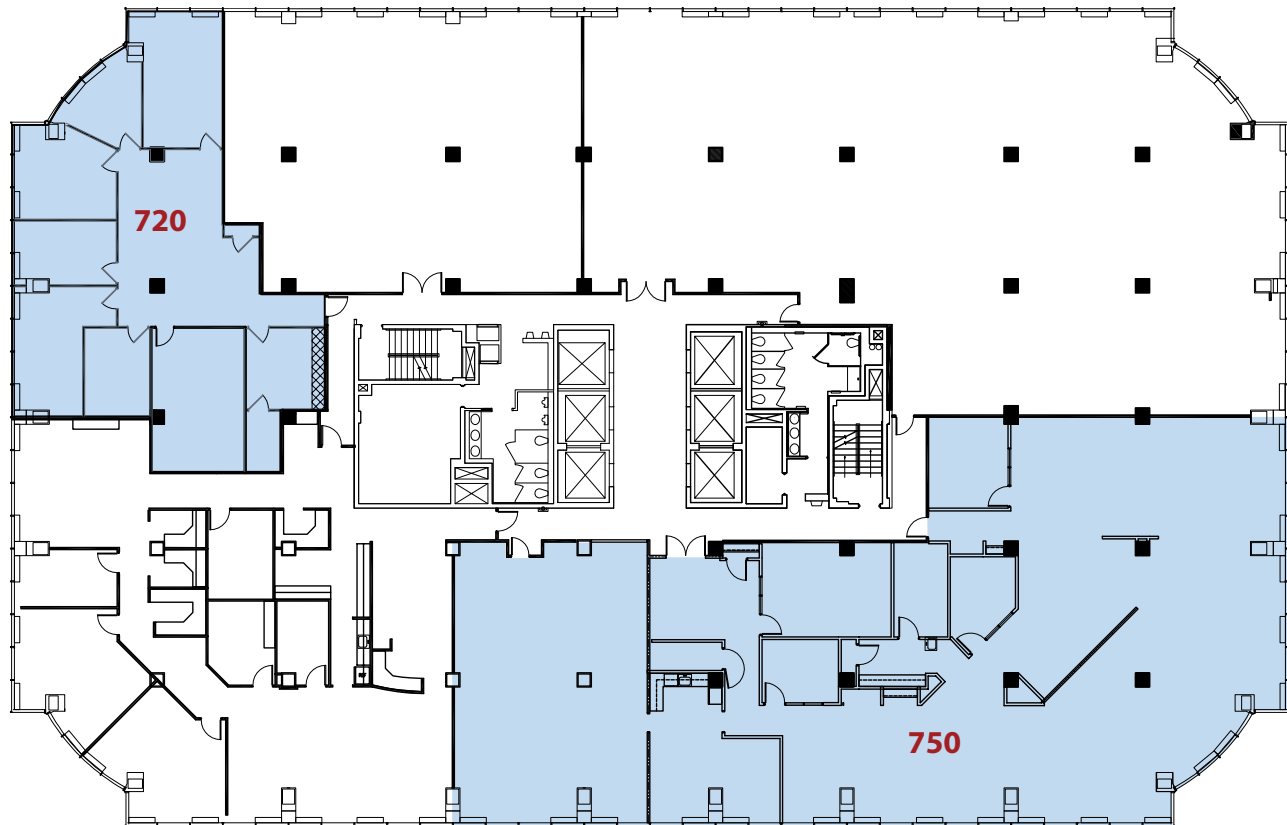
Greensboro Drive



7TH FLOOR

SUITE 720 - 2,734 SF

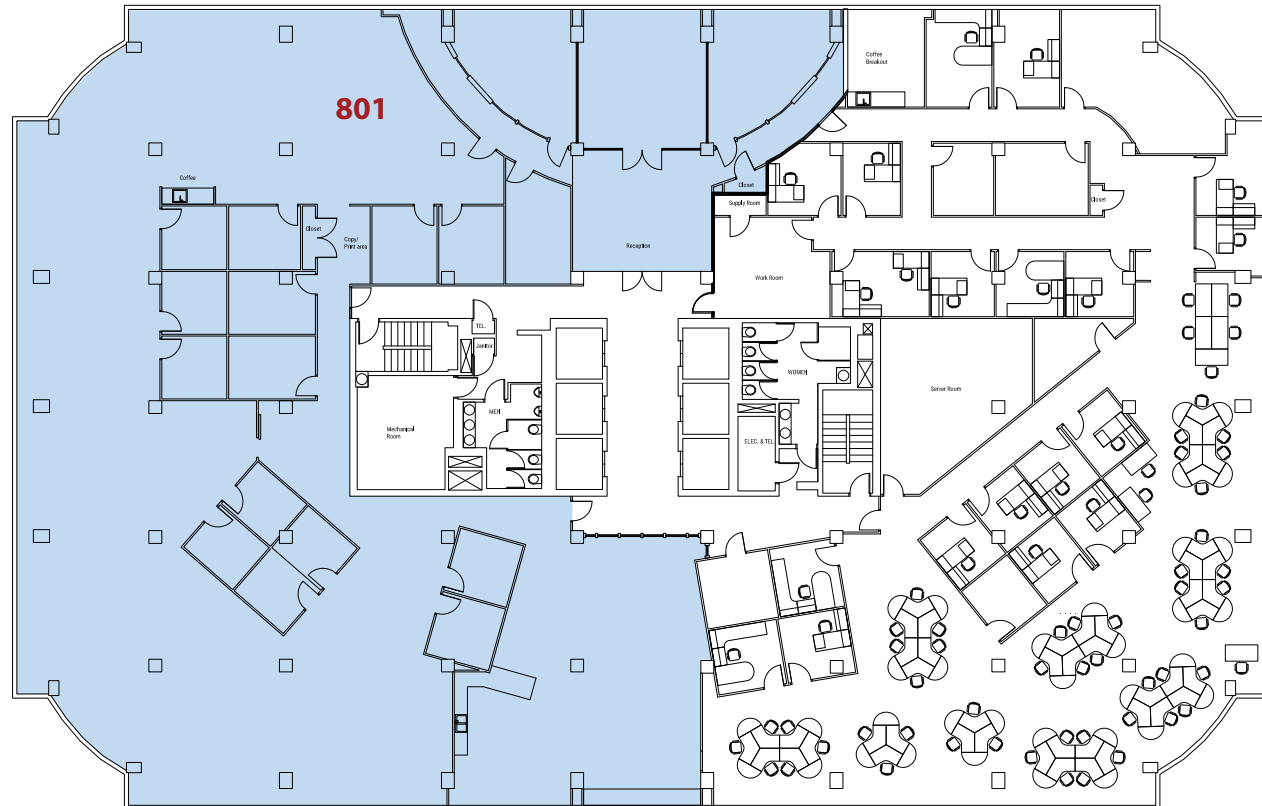
SUITE 750 - 7,536 SF
(AVAILABLE 7/2026)





8TH FLOOR

SUITE 801 - 13,567 SF



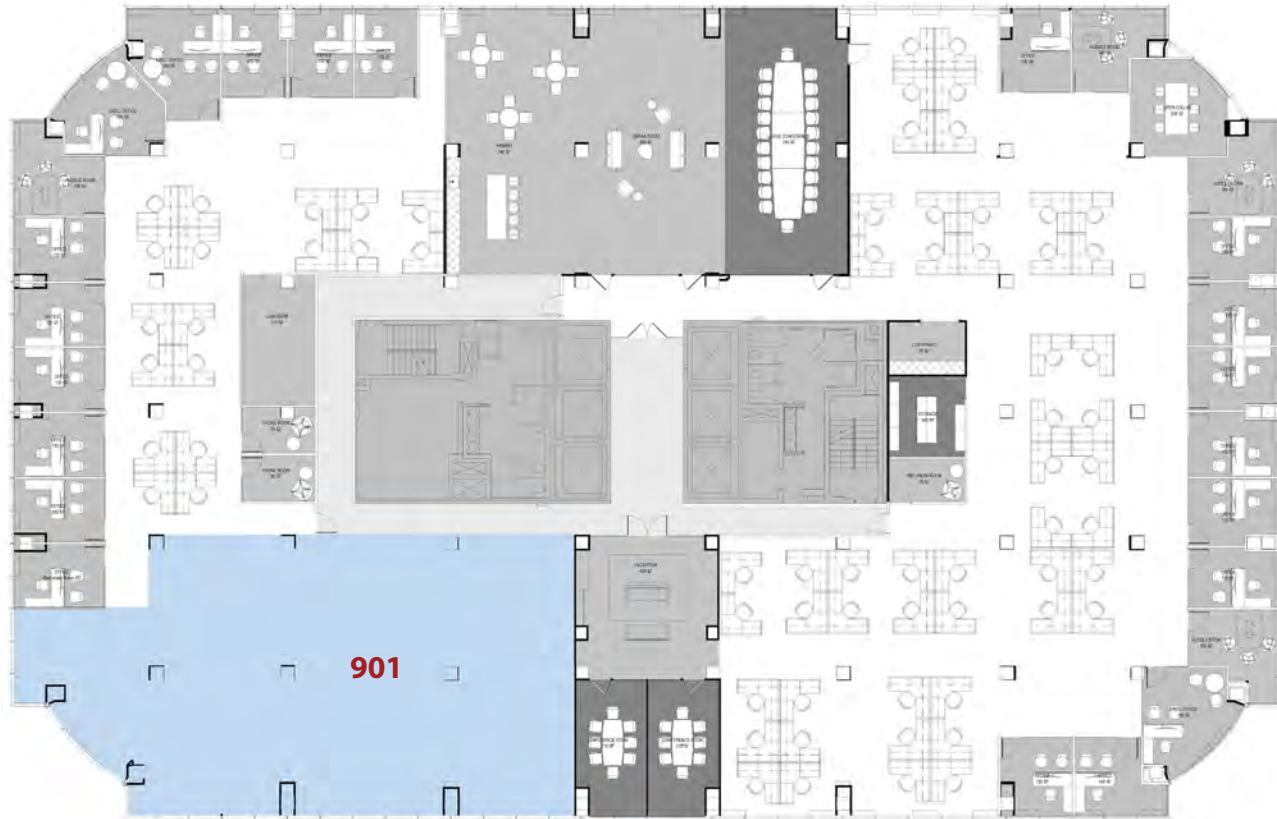


GREENSBORO PARK



9TH FLOOR

SUITE 901 - 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
3rd	<u>CONTIGUOUS- 6,081 SF</u> 302 - 2,539 SF 350 - 3,542 SF
4th	401 - 3,867 SF available 1/1/27 404 - 2,611 SF
5th	550 - 3,936 SF available 3/1/27
6th	601 - 2,653 SF 650 - 7,990 SF
11th	1175 - 3,372 SF
12th	Entire Floor - 20,011 SF
14th	1475 - 2,276 SF available 1/1/27

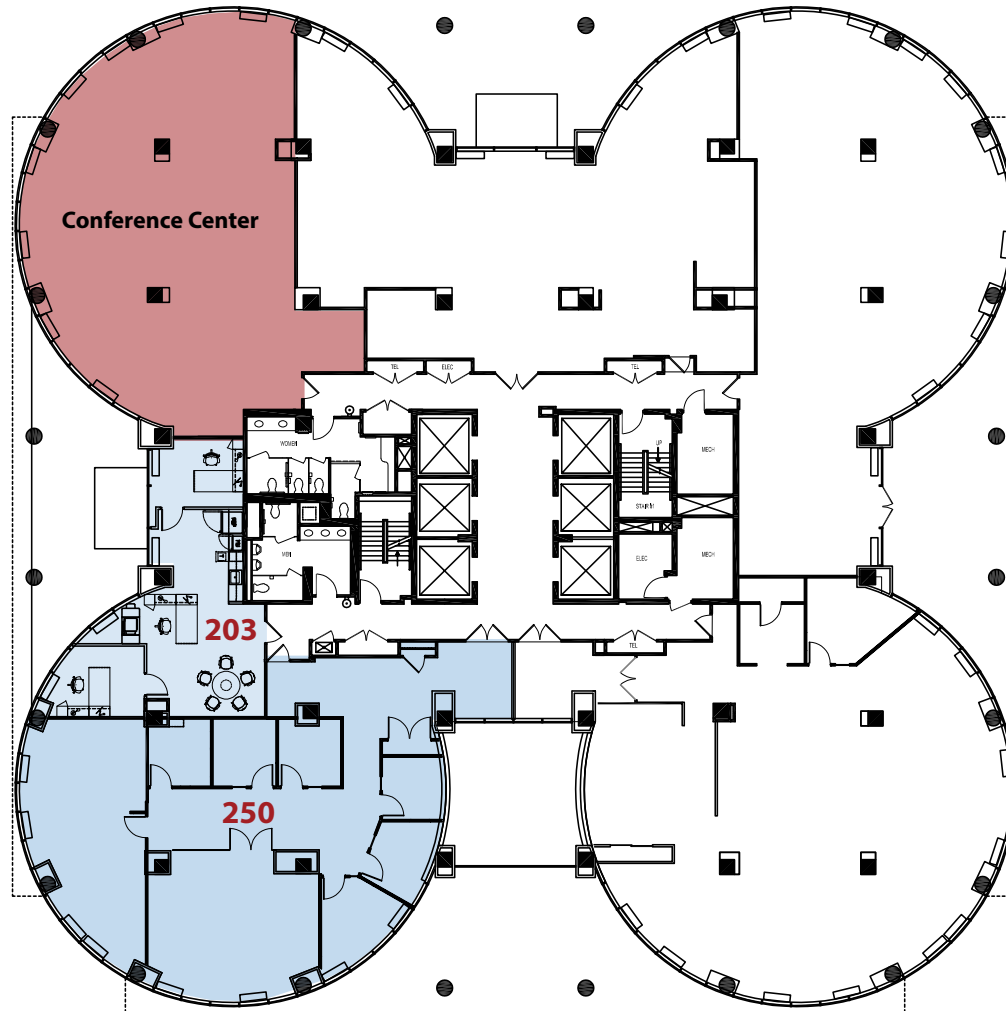


2ND FLOOR

CONTIGUOUS - 3,843 SF

SUITE 203 - 945 SF

SUITE 250 - 2,898 SF





GREENSBORO PARK

3RD FLOOR

CONTIGUOUS - 6,081 SF

SUITE 302 - 2,539 SF

SUITE 350 - 3,542 SF



8200

Greensboro Drive

4TH FLOOR

SUITE 401 - 3,867 SF
(AVAILABLE 1/2027)

SUITE 404 - 2,611 SF





GREENSBORO PARK

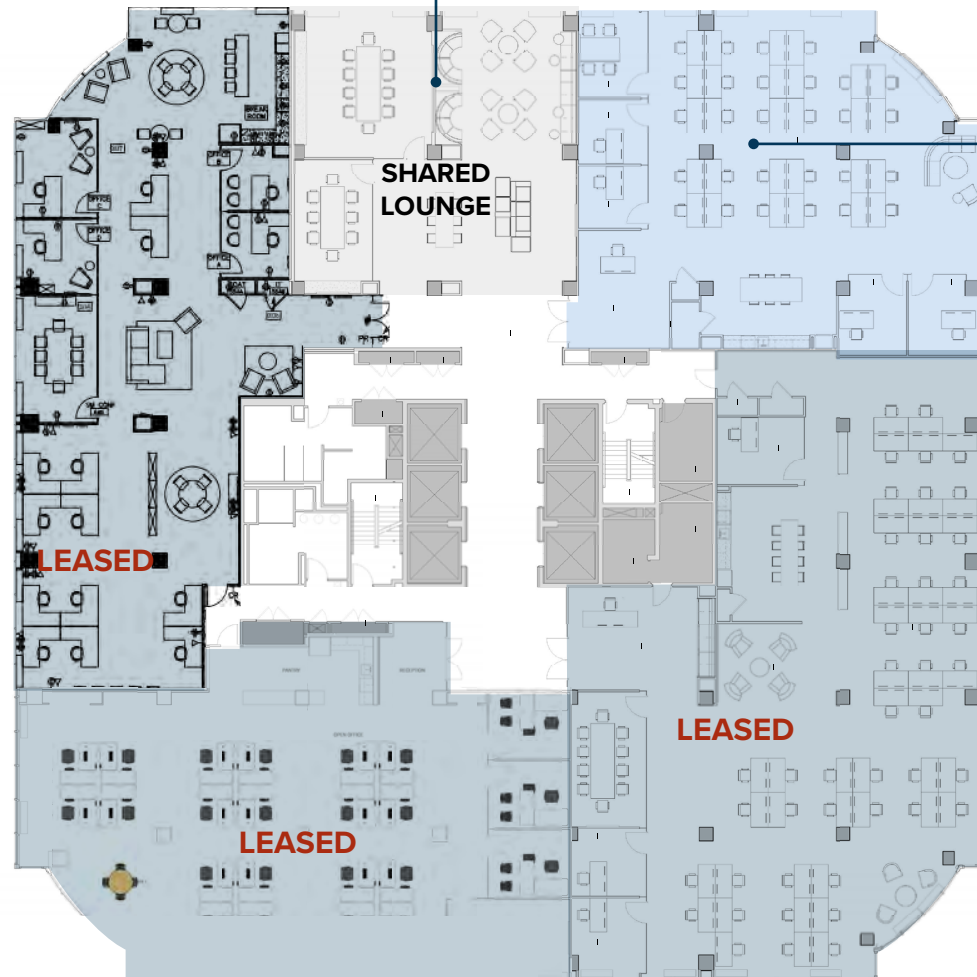


Common Lounge

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

5TH FLOOR

FRAMEWORK LAYOUT
(AVAILABLE 3/2027)



SPEC SUITE 550

3,936 SF

- 33 Workstations
- 1 Conference Room
- 4 Offices
- Kitchen
- Reception
- Total Seats=25

*Suite furniture configurations are hypothetical



GREENSBORO PARK

5TH FLOOR

FURNISHED
BY VARI

SPEC SUITE 550
3,936 SF

AVAILABLE 3/2027

- 33 Workstations
- 1 Conference Room
- 4 Offices
- Kitchen
- Reception
- Total Seats=25



WORK

- Unique Office Suites
- Creative Design



FLEX

- Fitted with or without workstations



MEET

- Shared conferencing
- Collaborative spaces



GROW

- Efficient planning
- Flexible lease terms



8200

Greensboro Drive



6TH FLOOR

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

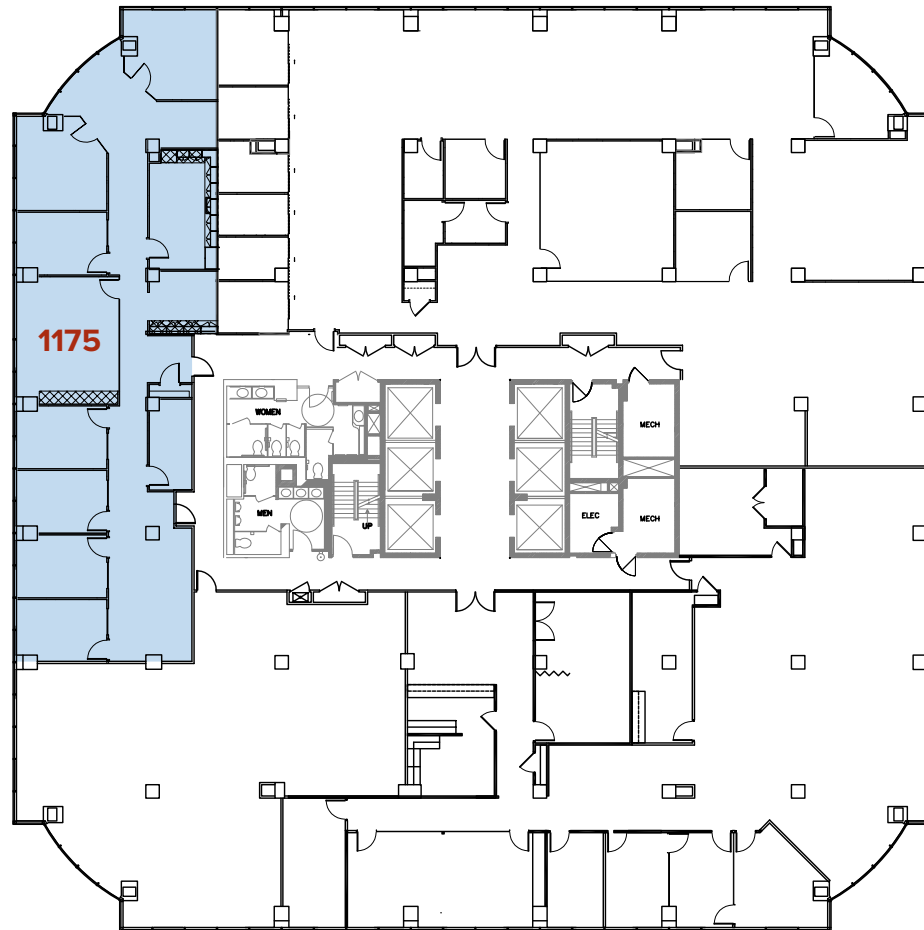




11TH FLOOR



**PLUG AND PLAY
FULLY FURNISHED**
SUITE 1175 - 3,372 SF



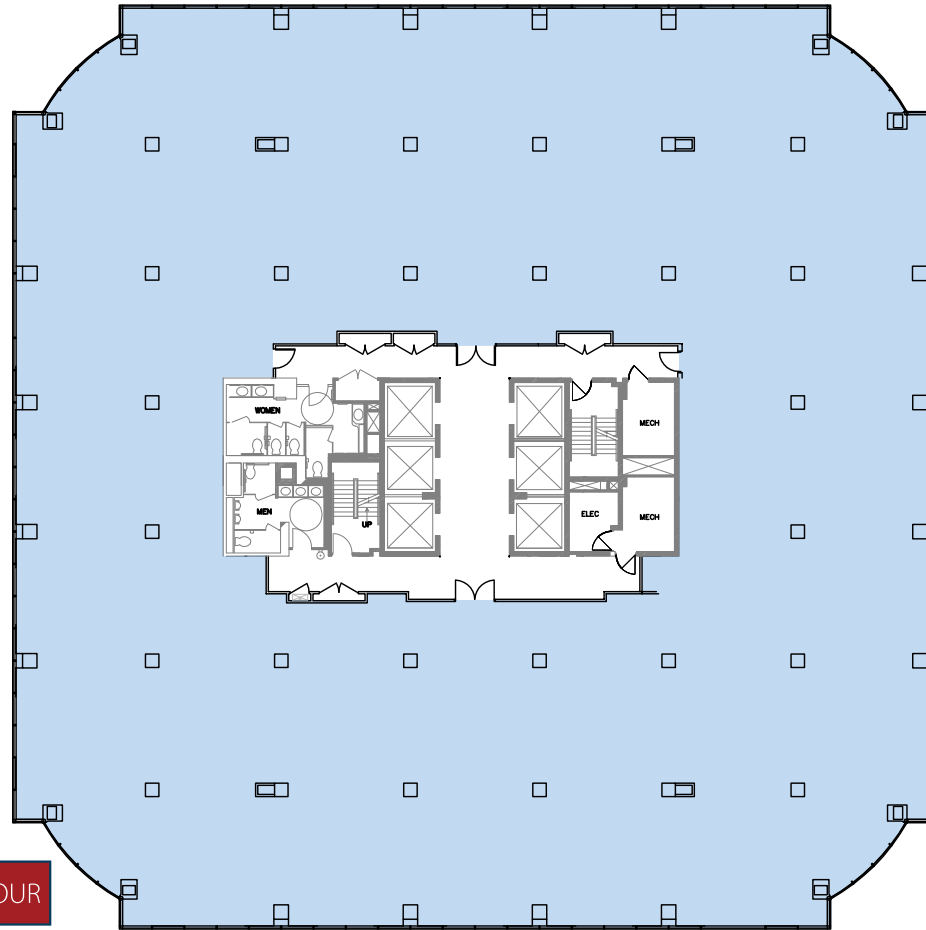
8200

Greensboro Drive



12TH FLOOR

ENTIRE FLOOR - 20,011 SF



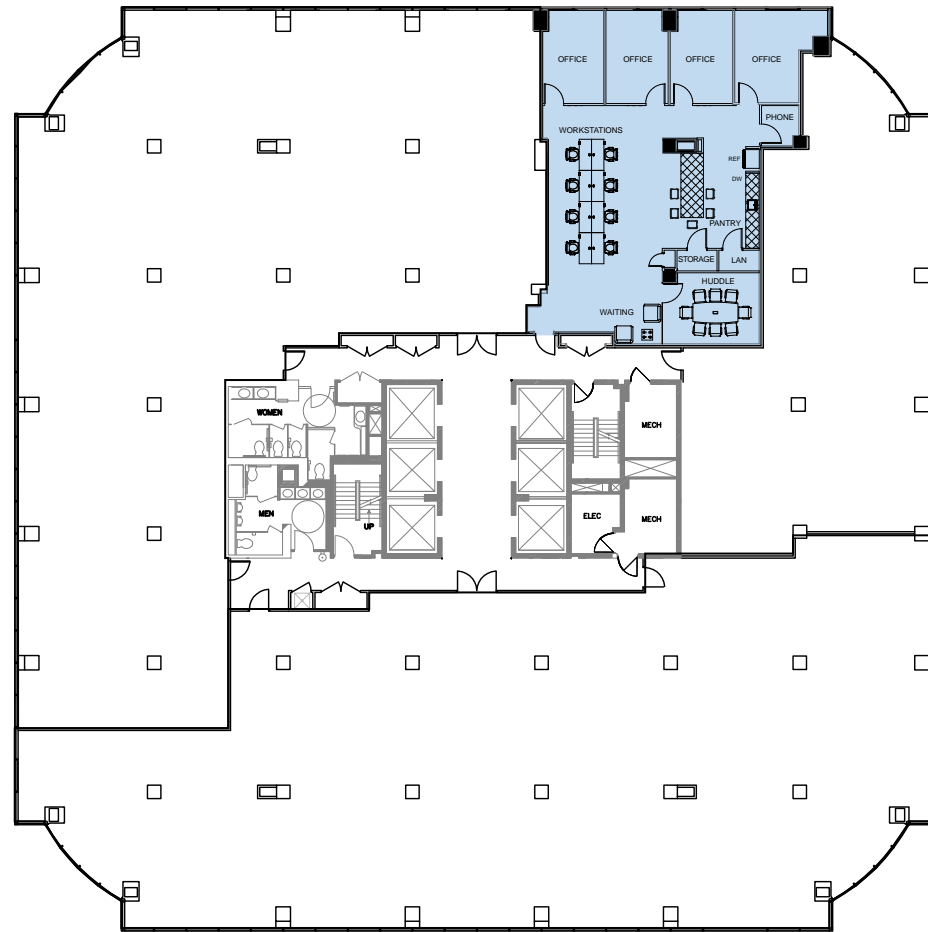
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14TH FLOOR



**PLUG AND PLAY
FULLY FURNISHED**
SUITE 1475 - 2,276 SF
(AVAILABLE 1/2027)



8200
Greensboro Drive



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