

8150

LEESBURG PIKE



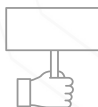
STREAM

Atlantic
REALTY COMPANIES



A Quality Tenant Experience

PROPERTY HIGHLIGHTS

-  Outdoor Area
-  Fitness Center
-  Walkable to Tysons Station
-  Prominent Signage Opportunity
-  Ample Visitor Parking & Covered Tenant Parking
-  Walkable to Tysons Corner Center
-  Conference Center & Lounge
-  On-Site Property Management

ON-SITE RETAILERS



Premier Location



123



LEESBURG PIKE

8150

TIME TO:



Tysons Corner Center
4 MINUTES



Tysons Metro Station
10 MINUTES



Tysons Galleria
13 MINUTES



Dulles Intl. Airport (IAD)
20 MINUTES



Reagan Ntl. Airport (DCA)
23 MINUTES



Downtown Washington
25 MINUTES

WILDFIRE
STEAKS, CHOPS & SEAFOOD

Cartier

PRADA

Saks Fifth Avenue

THE RITZ-CARLTON

TYSONS GALLERIA

GUCCI

Neiman Marcus

Palm
RESTAURANT

FOUNDING FARMERS

FOGO DE CHÃO

agora

GALLERIA DRIVE

CHAIN BRIDGE ROAD



Earls
KITCHEN + BAR

Eddie V's
PRIME SEAFOOD

TYSONS ONE PLACE

HYATT
REGENCY

COACH

Barrel&Bushel

★macy's

Tysons
CORNER CENTER

COASTAL FLATS

Seasons 52
FRESH GRILL | WINE BAR

Brooks Brothers



NORDSTROM

BARNES & NOBLE

bloomingdale's

THE
CAPITAL
GALLERY

FASHION BOULEVARD

chima
brazilian steakhouse

RING ROAD

NOSTOS
GREEK CUISINE

FAIRFAX
SQUARE

EQUINOX

TIFFANY & CO.

Marriott

7

Randy's
PRIME SEAFOOD & STEAKS

GALLOW'S ROAD

495

CAPITAL BELTWAY OUTER LOOP







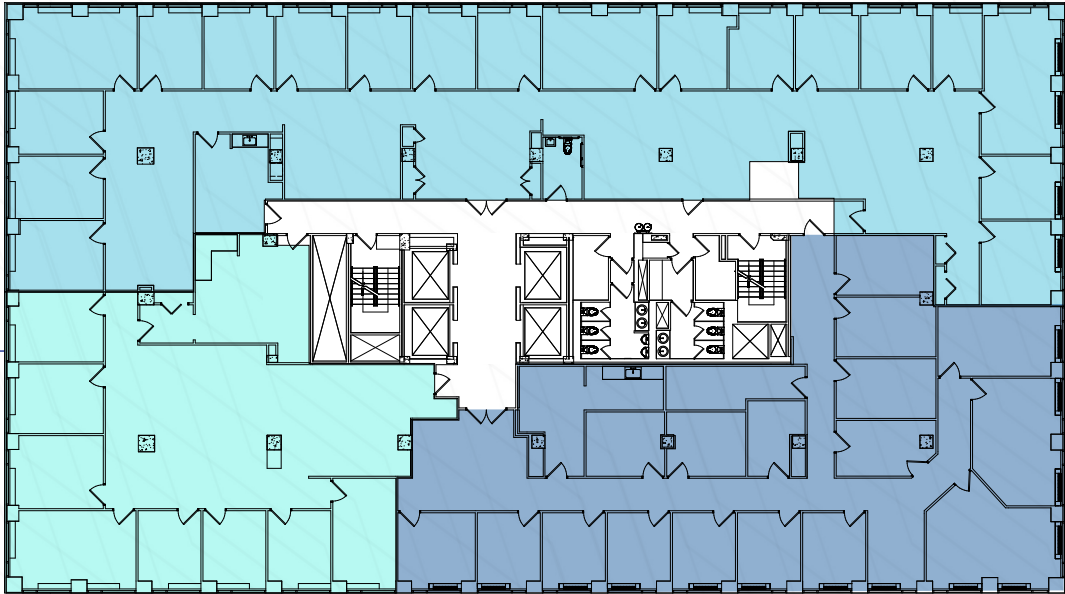
Current Availability

	AVAILABLE	LEASED	AMENITIES	RETAIL
14				
12				SUITE 1200 7,436 RSF
11				
10				SUITE 1075 4,746 RSF
9				
8	SUITE 810 2,853 RSF	SUITE 820 1,849 RSF		
7				
6		SUITE 610 2,845 RSF		
5	SUITE 501 4,258 RSF			
4	SUITE 400 7,003 RSF		SUITE 403 3,534 RSF	SUITE 410 4,982 RSF
3	PNC			
2			CONF./LOUNGE	FITNESS
1	ROLEX RIVY VABC CIGAR Pella HENDON'S		LOBBY	SL SALON LOFTS Peets Coffee UNITED STATES POSTAL SERVICE TYSONS FARM & MARKET

4th Floor

POTENTIAL FULL FLOOR AVAILABILITY 15,518 SF

Suite 403
3,534 RSF
FULL BUILD-OUT



Suite 400
7,003 RSF

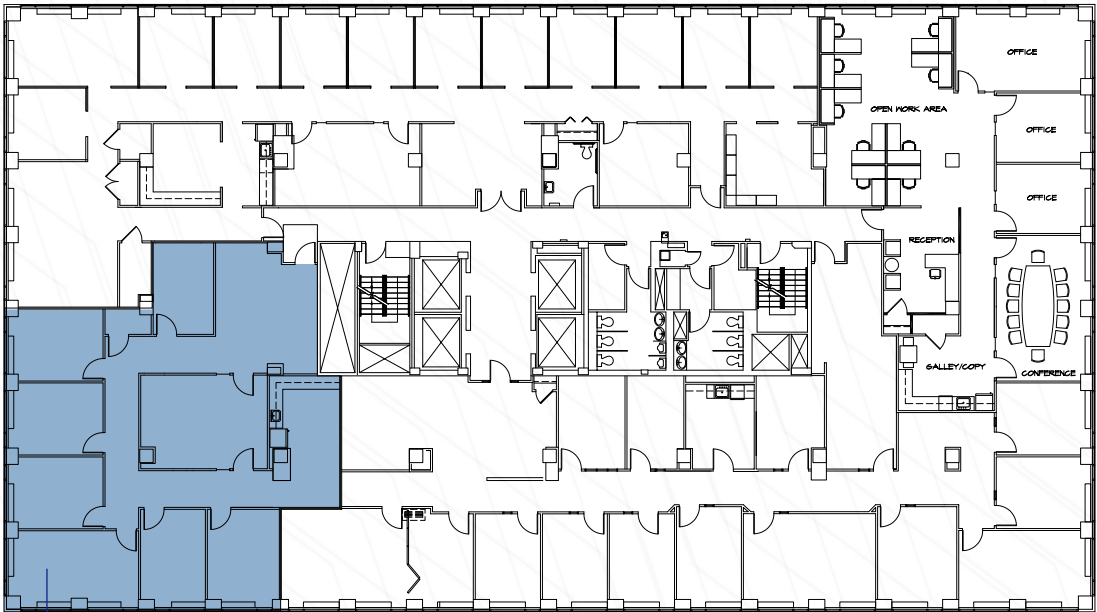
Suite 410
4,982 RSF
FULL BUILD-OUT

5th Floor



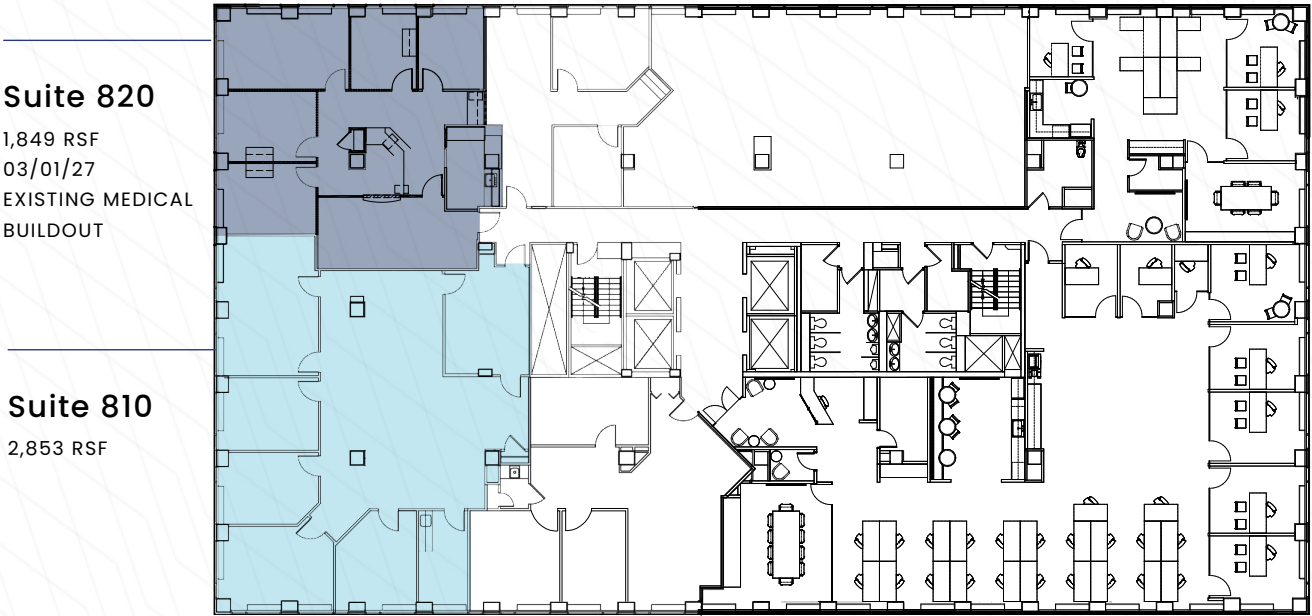
Suite 501
4,258 RSF
08/01/26

6th Floor



Suite 610
2,845 RSF
FULL BUILD-OUT

8th Floor



Suite 820
1,849 RSF
03/01/27
EXISTING MEDICAL
BUILDOUT

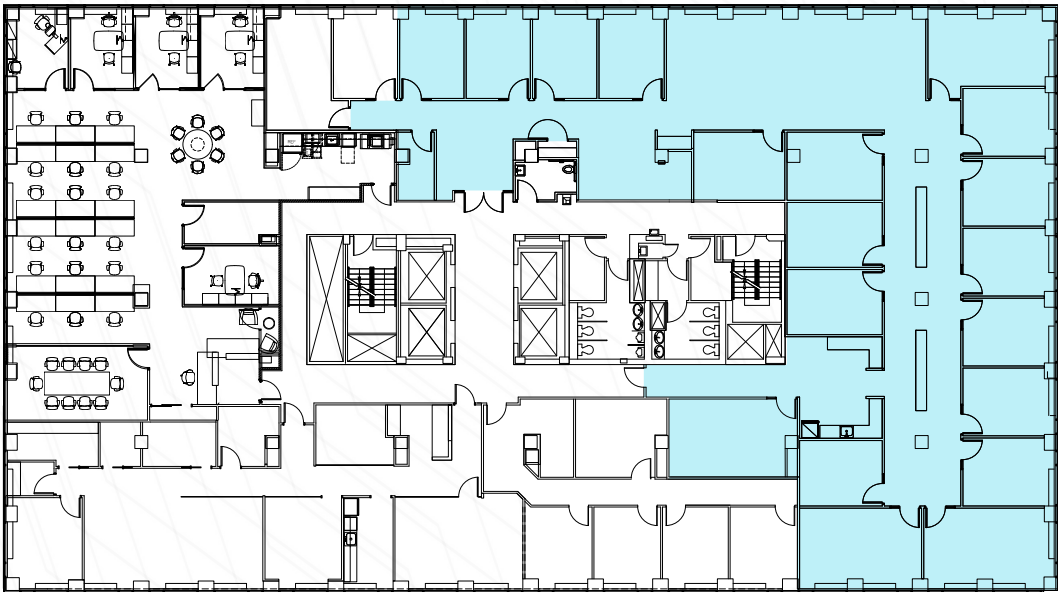
Suite 810
2,853 RSF

10th Floor



Suite 1075
4,746 RSF
TEST-FIT LAYOUT

12th Floor



Suite 1200
7,436 RSF
FULL BUILD-OUT

8150

LEESBURG PIKE

JEFF ROMAN

703.447.7604

jeff.roman@streamrealty.com

CARTER BYRNES

703.439.1096

carter.byrnesh@streamrealty.com

AUSTIN HIGH

302.230.1342

austin.high@streamrealty.com

NICOLE POTOCKI

608.471.0804

nicole.potocki@streamrealty.com

