

# 8521

LEESBURG PIKE







#### 4 MIN WALK TO THE METRO

Spring Hill Metro Station



#### ON-SITE DINING

Ruth's Chris Steakhouse - First Floor Retail



#### WALKABLE & ON-SITE DINING

Dozens of dining options within walking distance



#### COVERED & SURFACE PARKING

3.85/1,000 SF



#### EASY ACCESS

Route 7 and Dulles Toll Rd



#### ADJACENT TO

Embassy Suites



#### PREMIUM

Tenant Lounge & Conference Center



# Building Highlights





**TYSONS CORNER CENTER**

&pizza Eddie V's FRIDAYS  
california PIZZA KITCHEN Earls Seasons 52  
SHAKE SHACK THE CAPITAL FIVE GUYS  
Barrel&Bushel Starbucks CHIPOTLE

**TYSONS GALLERIA**

The Cheesecake Factory Andy's PIZZA  
Bowlero sweetgreen  
Yard House P.F. CHANG'S  
MAGGIANO'S  
PAUL

**THE BORO**

NORTH ITALIA CIRCA Poki DC  
FISH TACO PARIS BAGUETTE  
FLOWER CHILD BAKERY CAFE  
HEALTHY FOOD FOR A HAPPY WORLD

BEST BUY KURA BASECAMP COFFEE  
Chick-fil-A CHIPOTLE EMBASSY SUITES by Hilton

**8521**  
LEESBURG PIKE

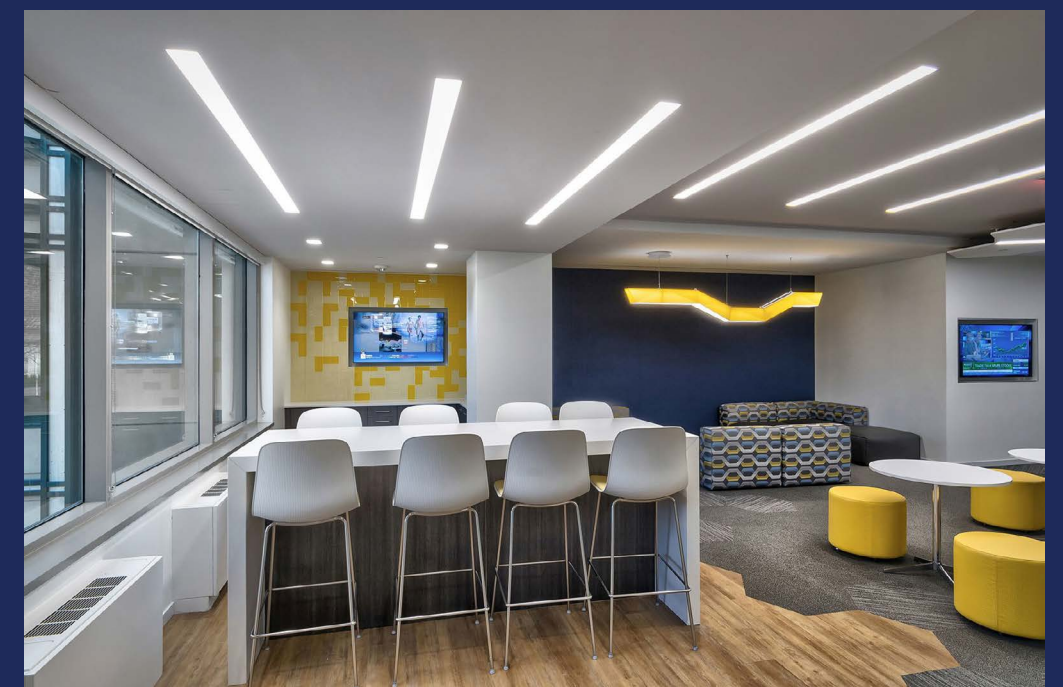
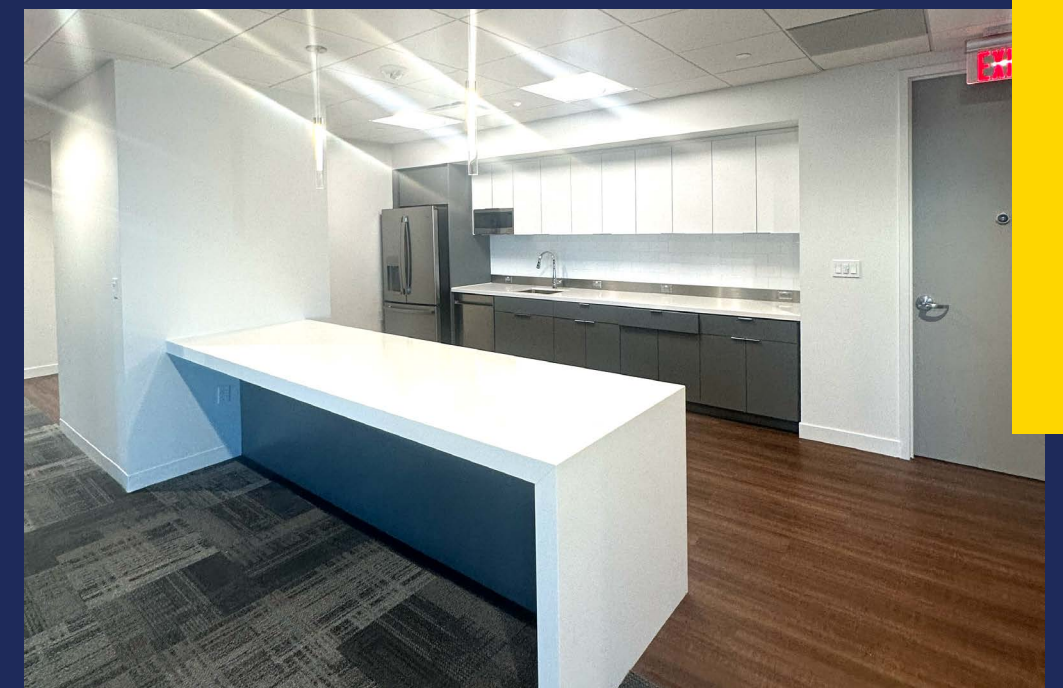
Shawaya ARABIAN CUISINE  
bbq CHICKEN  
SMOOTHIE KING PAISANO'S  
Walmart  
Jersey Mike's meby dICK  
DUNKIN' DONUTS ROAMING ROOSTER

# Businesses Brilliance

Prime Location  
Modern Offices  
Premium Amenities



# Tenant Lounge



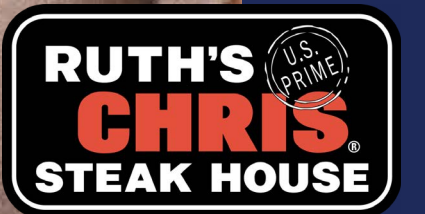


# Renovated Lobby Just Delivered





# Ruth's Chris On-site





# Building Amenities



Conference Center

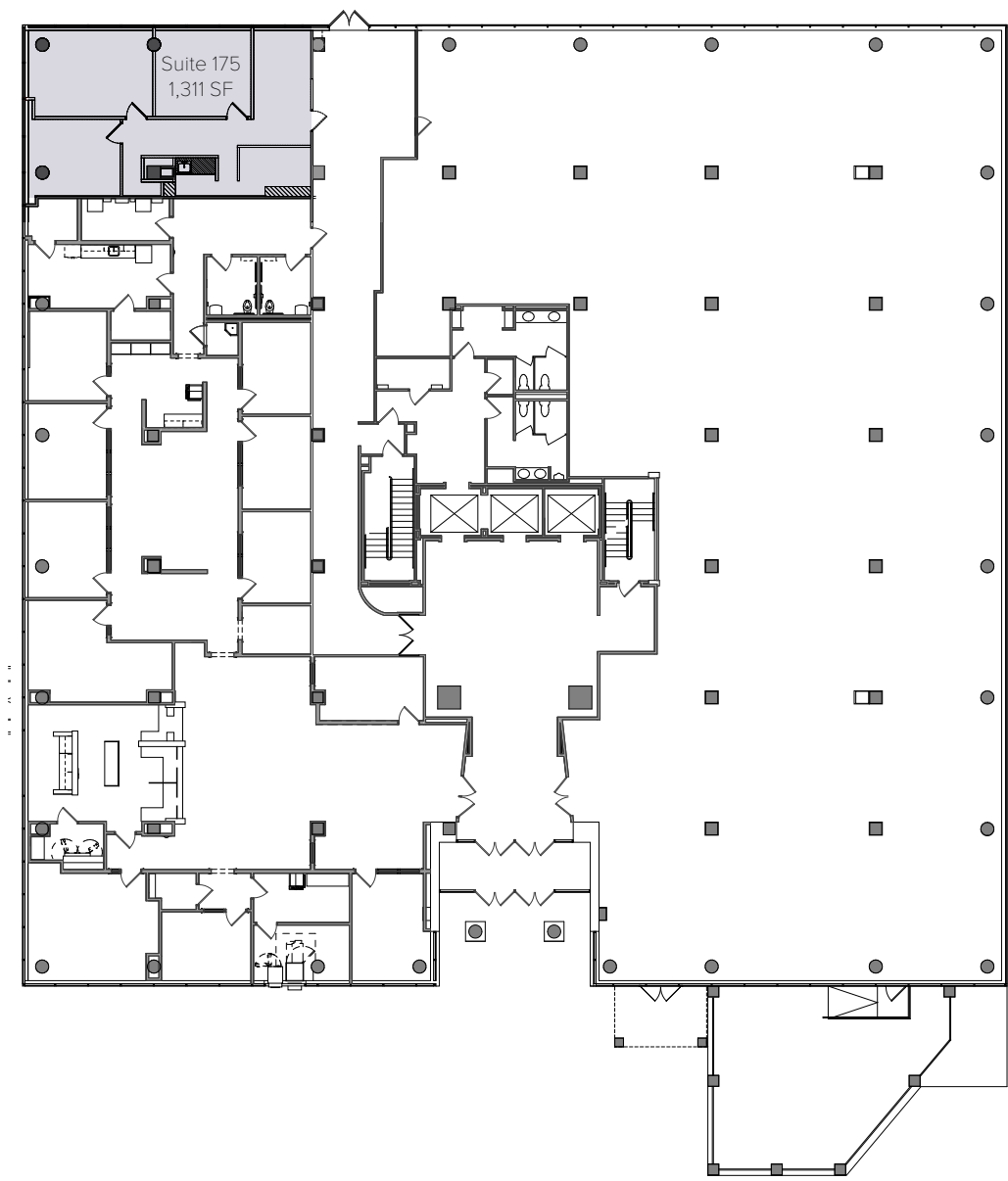


Grab & Go Mini Market



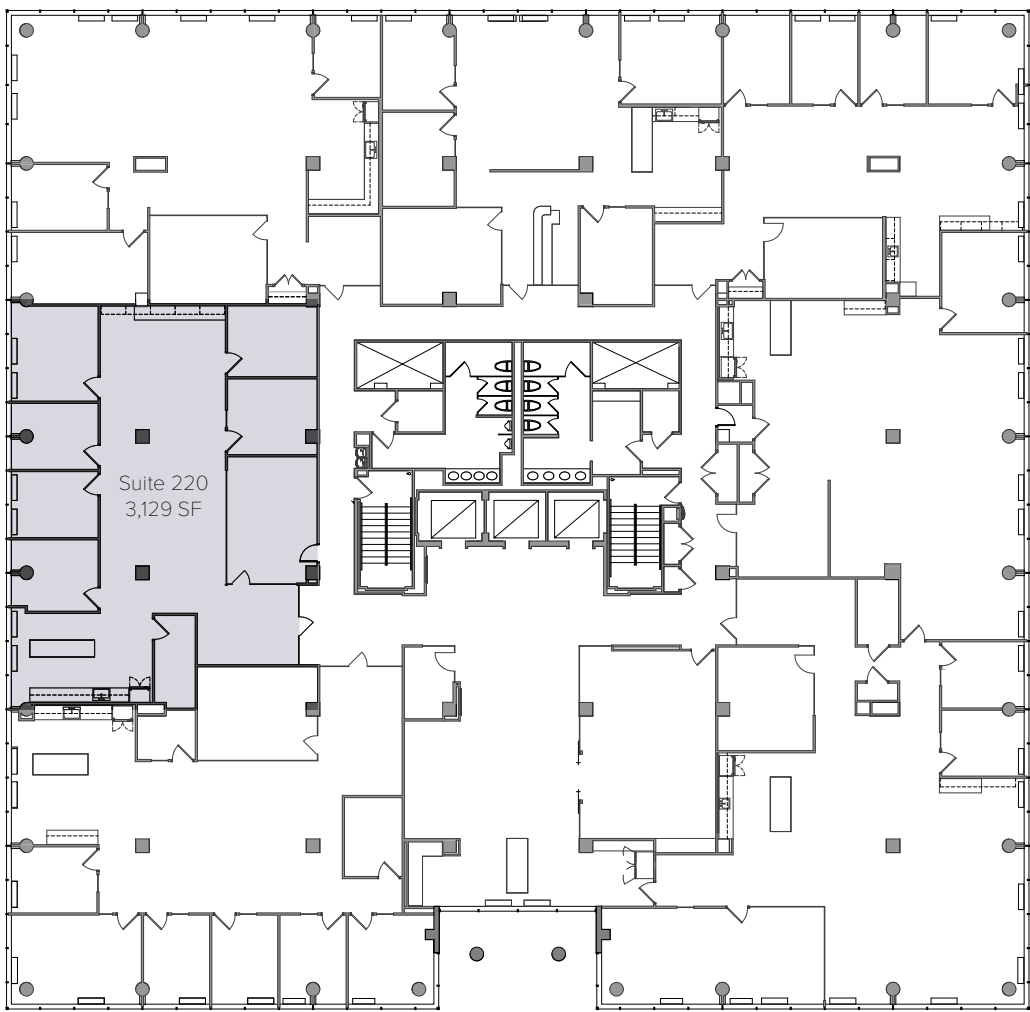
# First Floor

Suite 175 - 1,311 SF  
(Available 01/01/2026)



# Second Floor

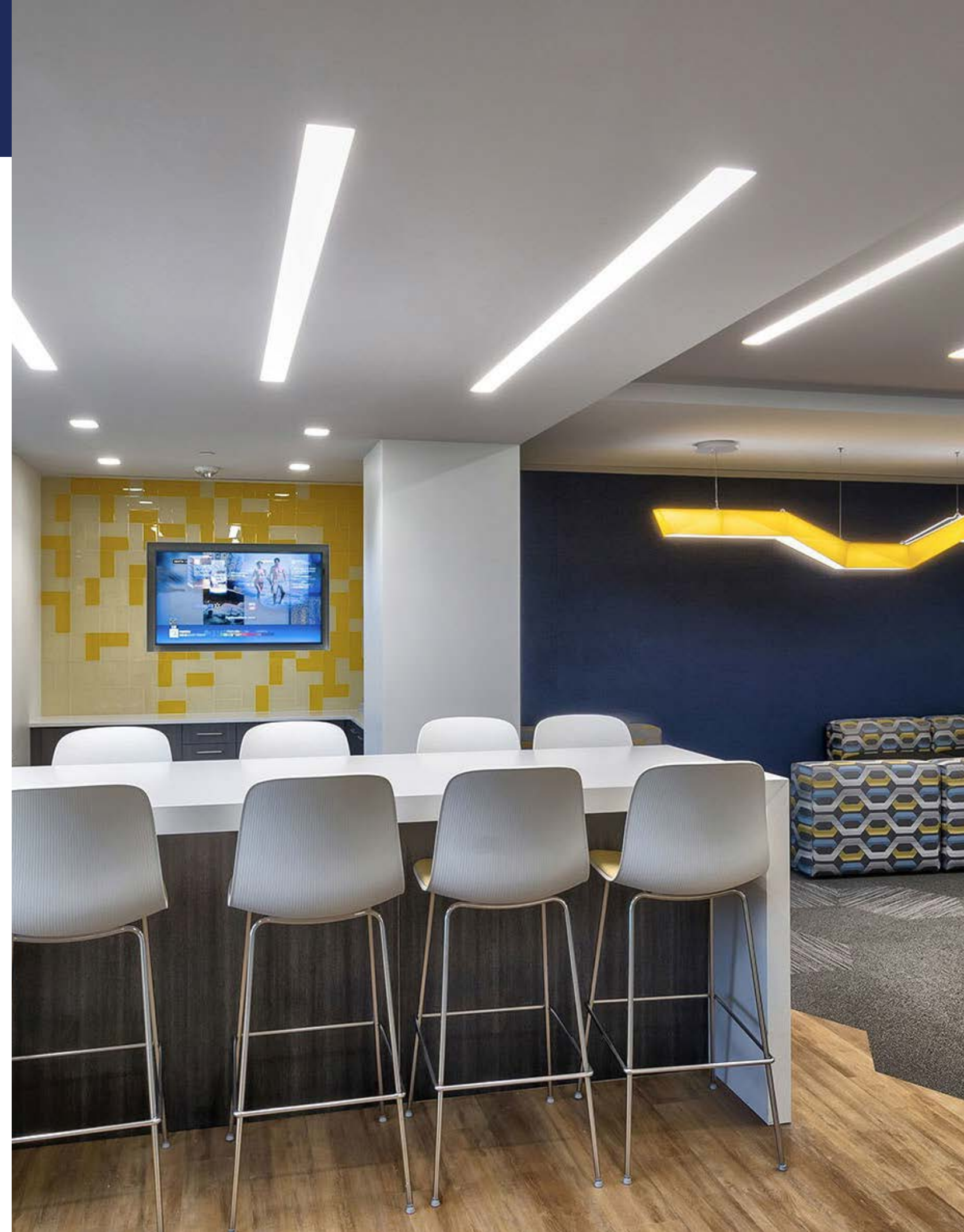
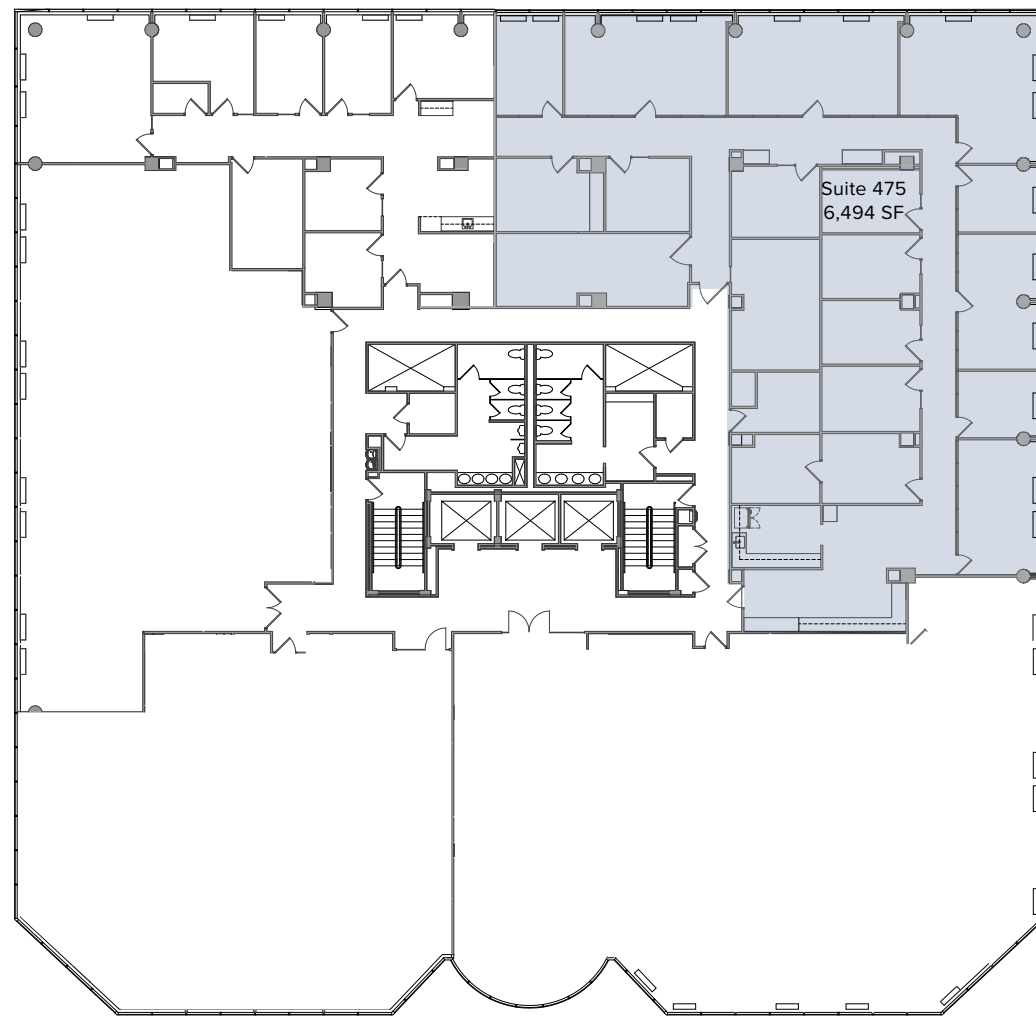
Suite 220 - 3,129 SF





# Fourth Floor

Suite 475 - 6,494 SF









FOR MORE INFORMATION

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