

HIGHLINE

GREENSBORO DISTRICT



DEFINING
A SMARTER
STANDARD

8401 & 8405 GREENSBORO DRIVE | TYSONS, VIRGINIA

**TWO-BUILDING
OFFICE COMPLEX**

440,000 SF

**EXPANSIVE 23,000
SF FLOOR PLATES**

**INSPIRING
PRODUCTIVITY
AND CONFIDENCE**

HIGHLINE
OFFENSIVE DISTRICT
CONFERENCE CENTER

8401 & 8405 GREENSBORO DRIVE | TYSONS, VIRGINIA

FULLY MODERNIZED MEETS COMPLETELY REIMAGINED



**STATE-OF-THE-ART
HEALTH CLUB**



**VIBRANT OUTDOOR
PLAZA**



**ON-SITE
DAYCARE**



TENANT AMENITY APP



**60-PERSON
CONFERENCE CENTER**



**PROPERTY
MANAGEMENT
ON-SITE**



**LOCALLY CURATED
FOOD OPTIONS**



**ELECTRIC CAR
CHARGING
STATIONS**

AVAILABILITY SUMMARY

8405 GREENSBORO DRIVE

1ST FLOOR	6,168 SF
2ND FLOOR	SUITEX BY AREP 5,400 - 6,800 SF (SPEC SUITES)
3RD FLOOR	23,073 SF
4TH FLOOR	23,073 SF
5TH FLOOR	3,226 SF & 16,908 SF
9TH FLOOR	7,024 SF
10TH FLOOR	23,108 SF

8401 GREENSBORO DRIVE

2ND FLOOR	2,902 SF; 8,353 SF & 10,720 SF
3RD FLOOR	23,016 SF
4TH FLOOR	16,678 SF
6TH FLOOR	4,337 SF
9TH FLOOR	12,619 SF
10TH FLOOR	16,517 SF



HIGHLINE
GREENSBORO DISTRICT

FIND YOUR SUITE SPOT

SUITE^{EX} by AREP

SuiteX by AREP offers tenants the complete office experience with a range of suite sizes and configurations that best suit business—all with access to hospitality-driven building amenities.

Our dedicated town hall provides exclusive access to conference rooms, lounge areas, and more with concierge-level programming – all without ever leaving your floor.

SuiteX by AREP is your solution for quality work life.



HIGHLINE
GREENSBORO DISTRICT

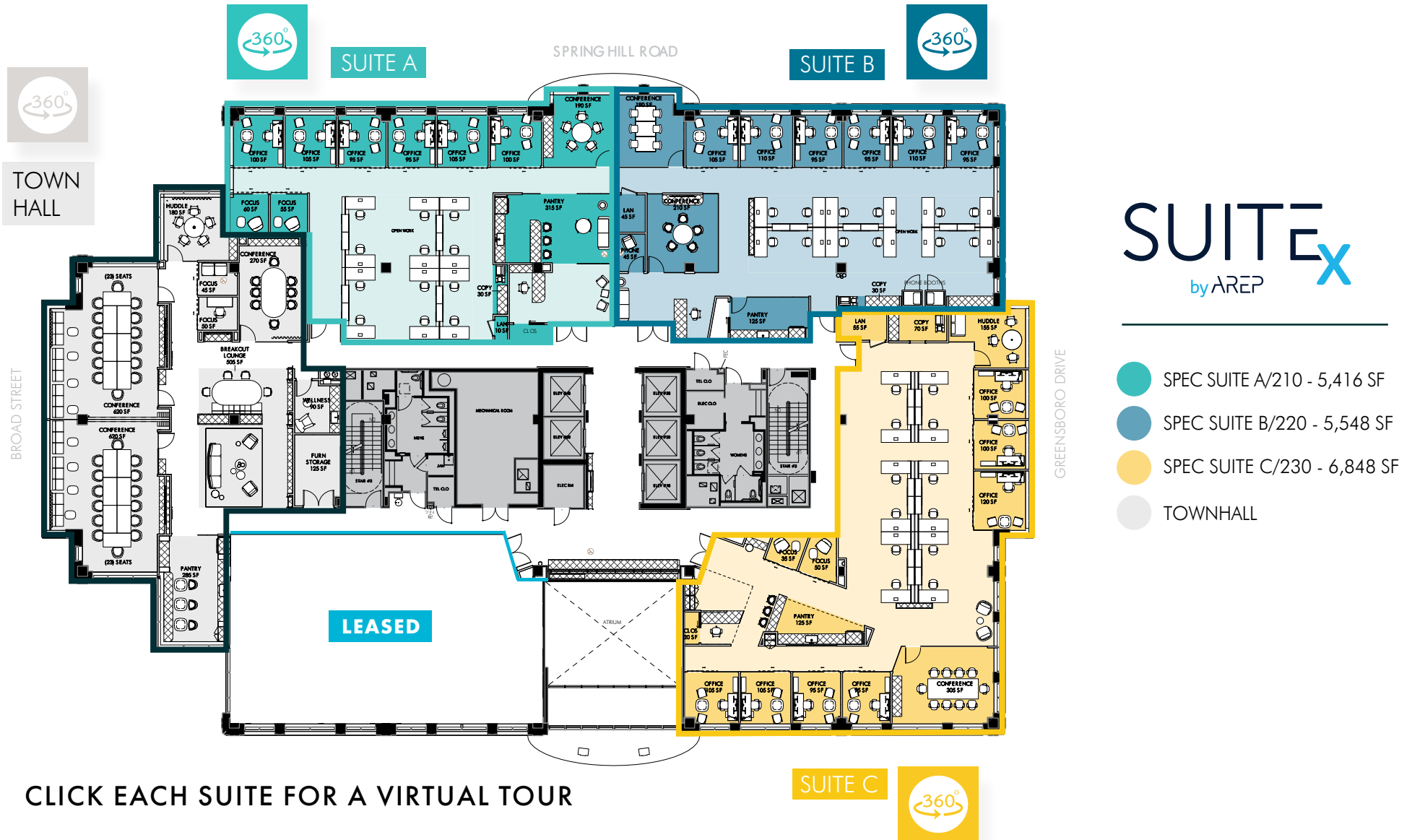


CARLYLE CENTER



ROSSLYN CITY CENTER

8405 GREENSBORO 2ND FLOOR SPEC SUITES



CLICK EACH SUITE FOR A VIRTUAL TOUR



PANORAMIC EXPERIENCE AMENITY LOUNGE



SUITEx
by AREP



SCAN/CLICK TO VIEW

PANORAMIC EXPERIENCE
SPEC SUITE 220



SUITEx
by AREP



SCAN/CLICK TO VIEW

PANORAMIC EXPERIENCE
SPEC SUITE 230



SUITEx
by AREP



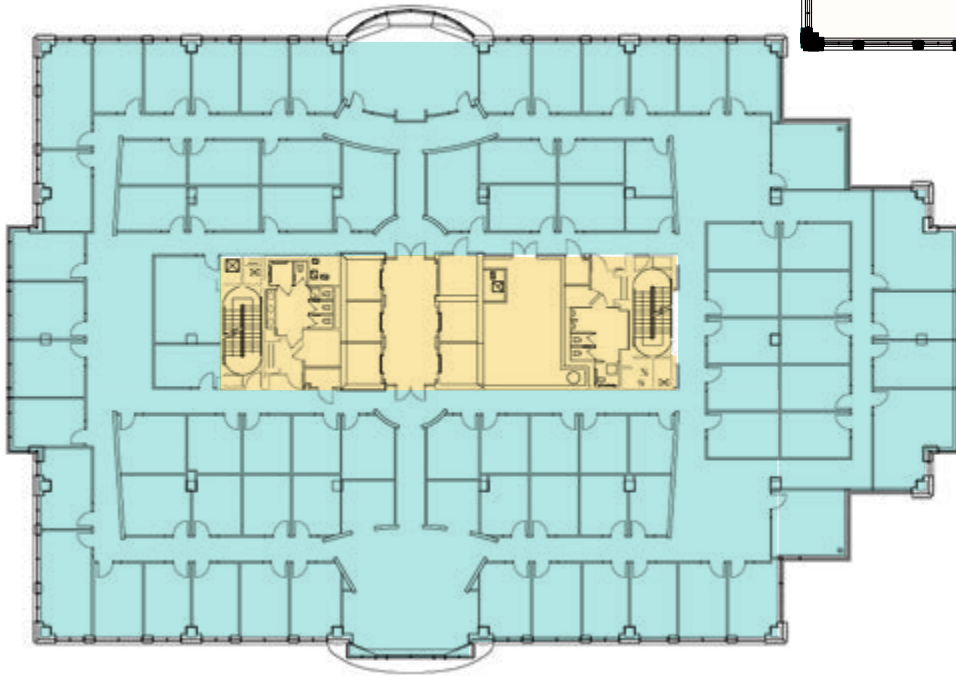
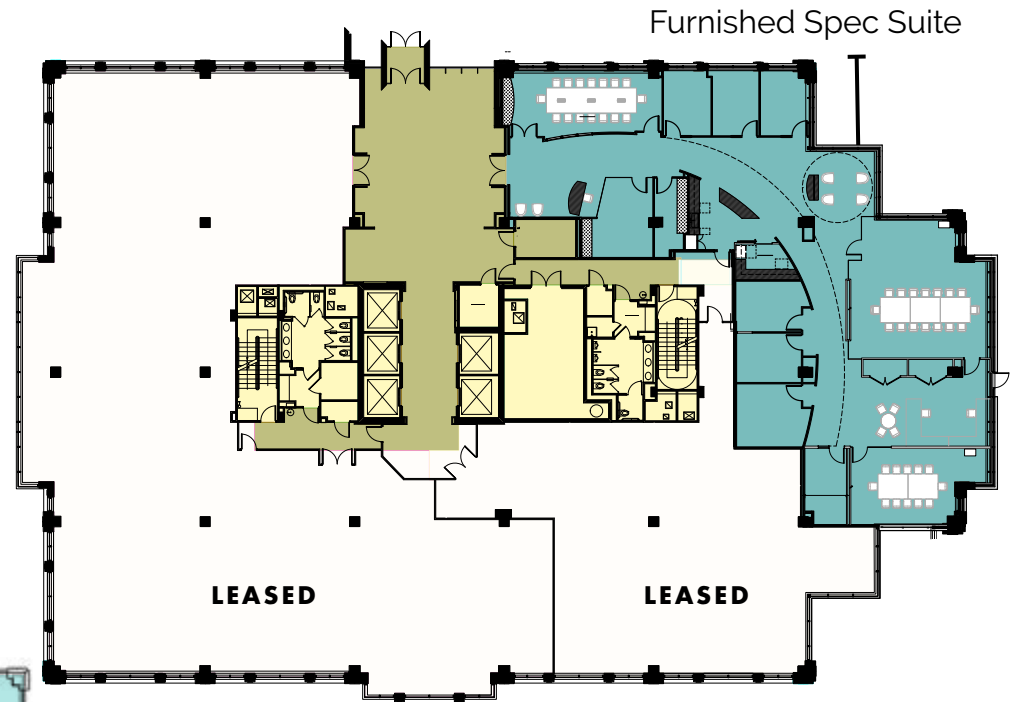
SCAN/CLICK TO VIEW

AVAILABILITY

1ST FLOOR SUITE 140

6,168 SF

[CLICK FOR SUITE PHOTOS](#)



3RD FLOOR

23,073 SF

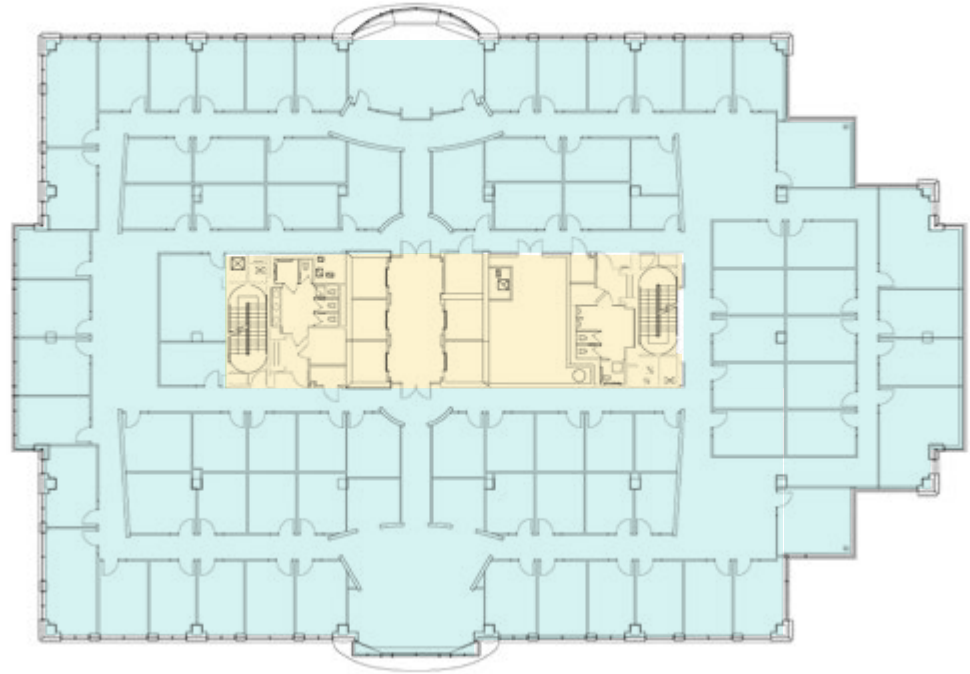
8405 GREENSBORO DRIVE

HIGHLINE

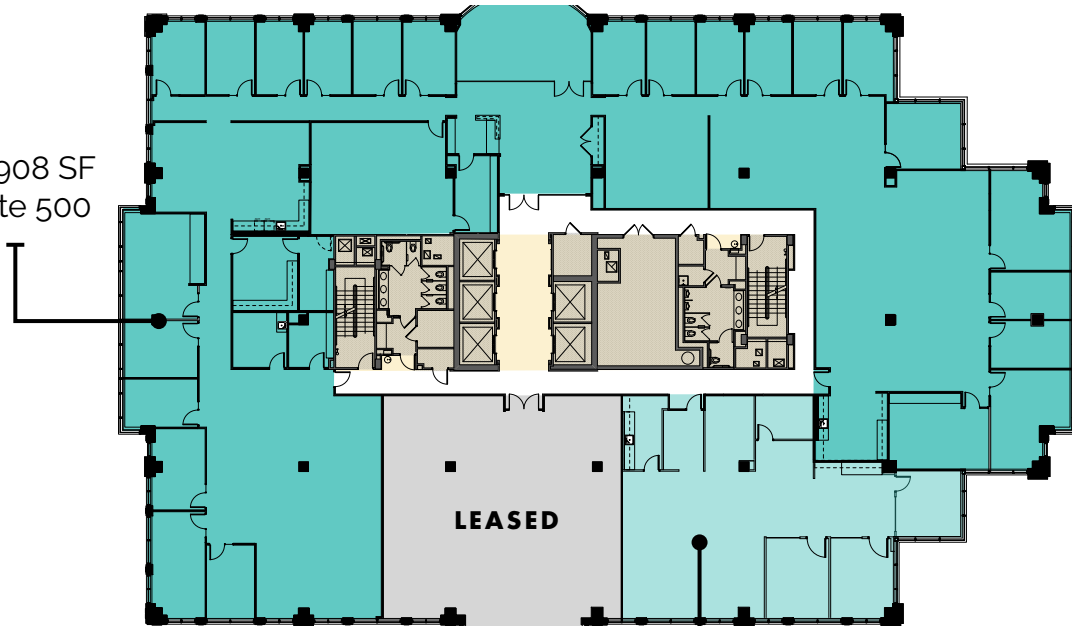
AVAILABILITY

4TH FLOOR

23,073 SF



16,908 SF
Suite 500



LEASED

3,226 SF
Suite 530

5TH FLOOR

3,226 - 20,134 SF



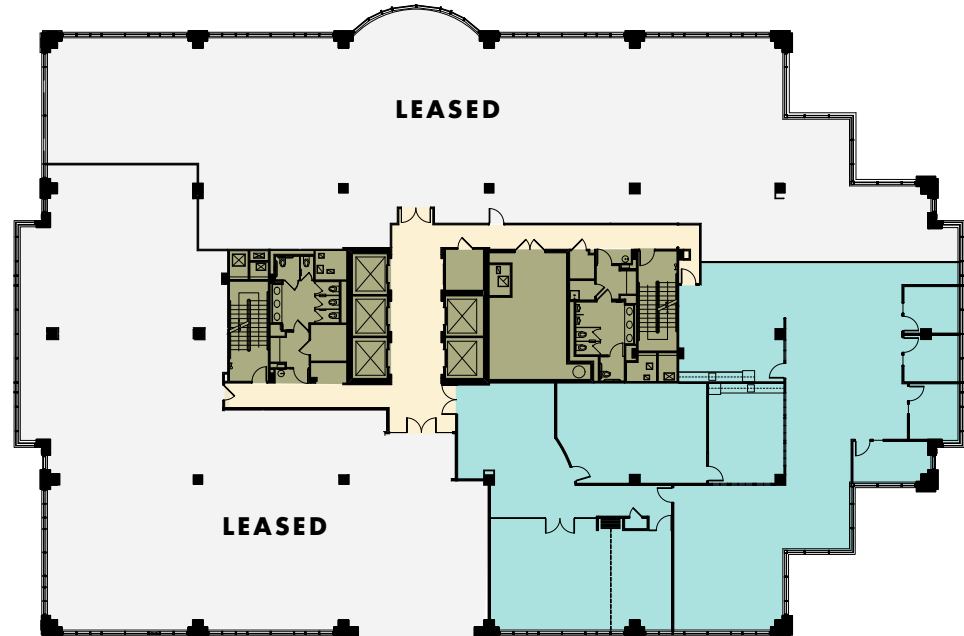
8405 GREENSBORO DRIVE

HIGHLINE

AVAILABILITY

**9TH FLOOR
SUITE 950**

7,024 SF



10TH FLOOR

23,108 SF

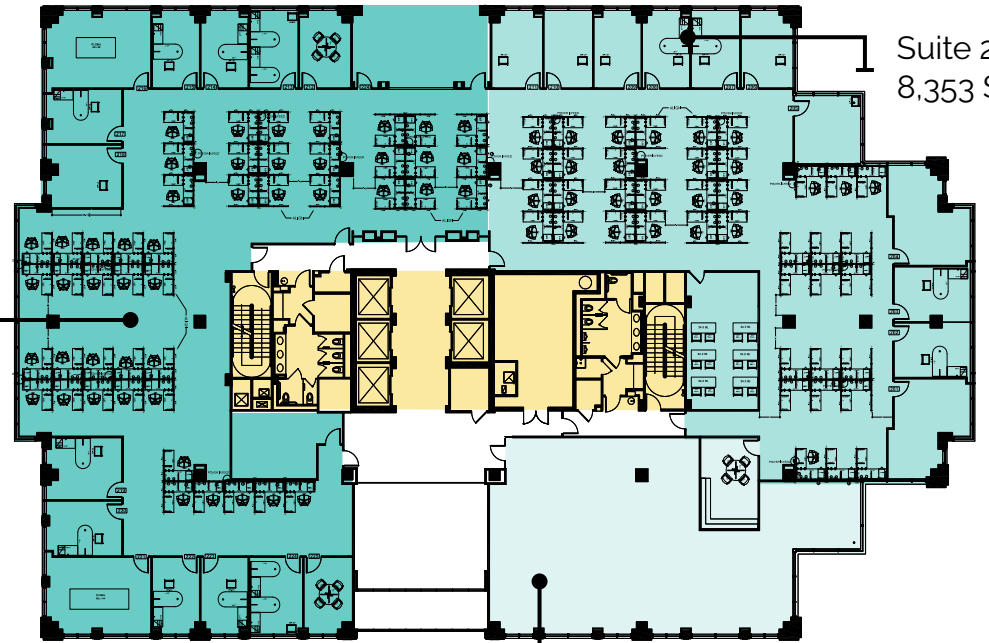
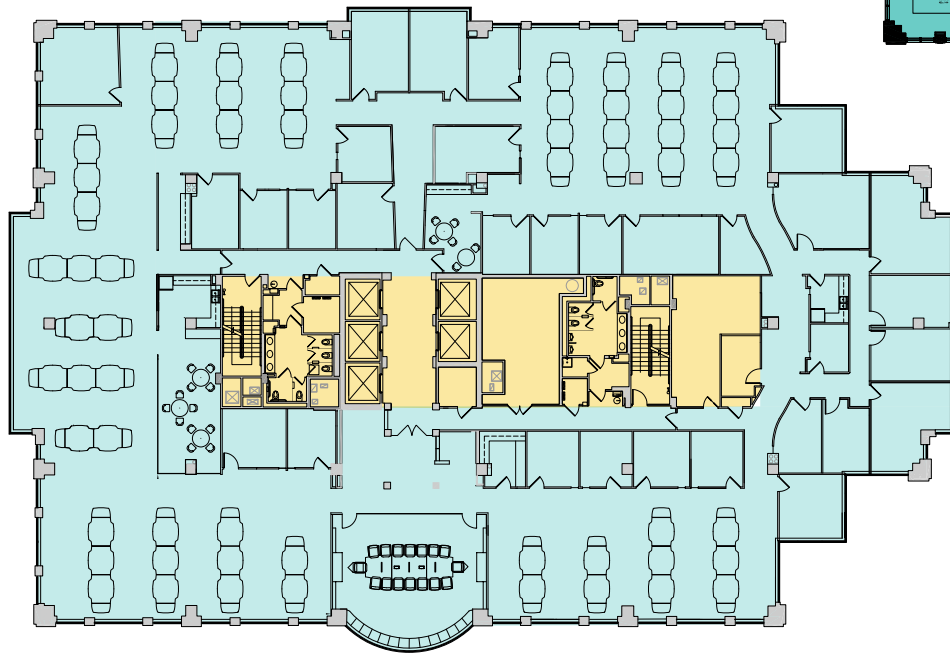
8405 GREENSBORO DRIVE

HIGHLINE

AVAILABILITY

2ND FLOOR

2,902 - 21,975 SF



Suite 215
8,353 SF

Suite 220
10,720 SF

Suite 250 - 2,902 SF

3RD FLOOR

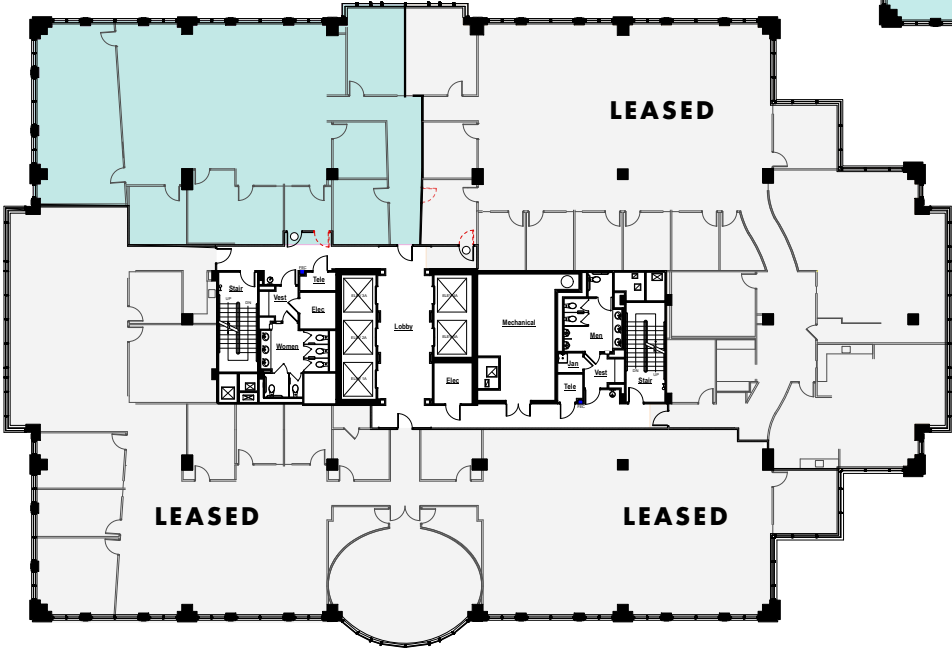
23,016 SF

8401 GREENSBORO DRIVE

HIGHLINE

AVAILABILITY

**4TH FLOOR
SUITE 450**
16,678 SF



**6TH FLOOR
SUITE 600B**
4,337 SF

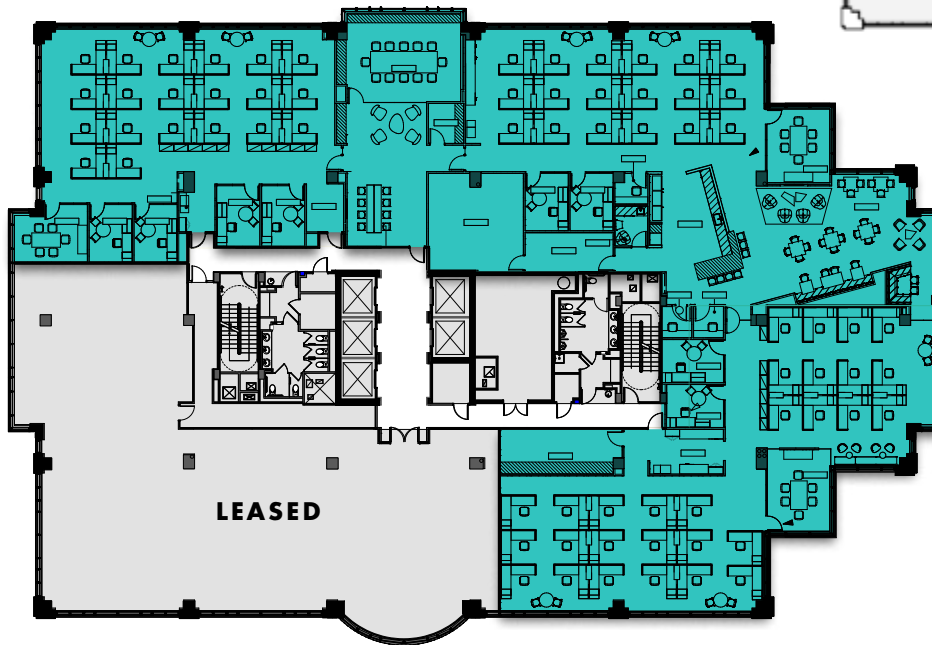
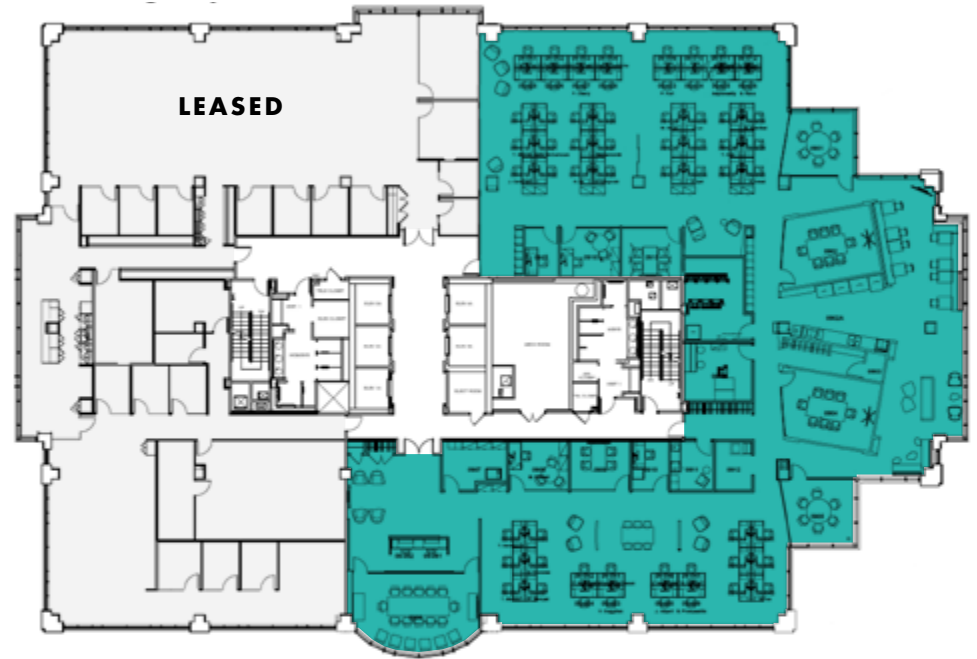
8401 GREENSBORO DRIVE

HIGHLINE

AVAILABILITY

**9TH FLOOR
SUITE 910**

12,619 SF



**10TH FLOOR
SUITE 1000**

16,517 SF

8401 GREENSBORO DRIVE

HIGHLINE

AMENITY / TENANT LOUNGE FLOOR PLAN



- CONFERENCE CENTER
- GOLF SIMULATOR
- TENANT WI-FI LOUNGE
- CAFÉ

8405 GREENSBORO DRIVE

HIGHLINE



**HIGHLINE
LOUNGE**

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CONNECTED FOR AN EASY COMMUTE

Only 338 steps from the Metro.
Easy access to roadways including Route 7, I-495, and Dulles Toll Road.

SITUATED NEAR CONVENIENT SERVICES

Be surrounded by a range of retailers and services including Whole Foods, a 15-Screen Luxury Cinema, and more.

H
HIGHLINE
GREENSBORO DISTRICT

THE BORO
TYSONS

TYSONS
GALLERIA

TYSONS CORNER

Tyson's
CORNER
CENTER

SHORT WALK TO METRO AND THE BORO

Life is too short to spend your day stuck in traffic on Greensboro Drive. Seize it all at Highline, located just steps away from The Boro, one of the most exciting new amenity hubs in Tysons



H
HIGHLINE
GREENSBORO DISTRICT
5 MIN TO THE BORO
3 MIN TO METRO

M
metro

NORTH
ITALIA



AKIRA
RAMEN & IZAKAYA

YOUR WELLBEING AT THE CENTER OF IT ALL



UL HEALTHY BUILDINGS VERIFIED

Proud to be the first commercial real estate company in the United States to verify their entire portfolio



WELL HEALTH-SAFETY RATING

Achieved WELL Health Safety by the International WELL Building Institute (IWBI)



HIGHEST STANDARDS OF AIR QUALITY

Including MERV-13 filters and UV light/negative ion technology air purifiers in elevator cabs



WIRED GOLD RATED PROPERTY

The property's WIRED Gold rating ensure seamless connectivity inside and out

PROVIDING A SPACE FOR YOUR SUCCESS AND WELL BEING IS AT THE CORE OF EVERYTHING WE DO.

AREP's values wellness from a deep understanding that our success starts with our tenants, and this has never been more relevant than right now.

We are at the forefront of enhancing wellness, health, and performance throughout our portfolio so that we can help tenants make a smooth and safer transition back to the workplace.



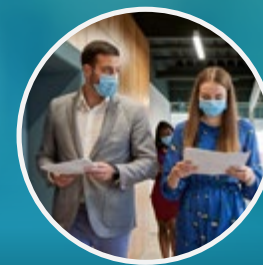
INCREASED CLEANING & DISINFECTING

Frequent disinfecting of common areas like entry door handles, restroom fixtures, elevator call buttons and hand railings



ONGOING CLEANING OF COMMON TOUCHPOINTS

In tenant suites like break room countertops, cabinet handles, appliance controls, copier control pads, conference tables and non-porous conference seating



WELL-ACCREDITED PROFESSIONALS

The Regional Manager overseeing Highline was the first to achieve WELL accreditation through our robust new training program



PROTECTING OUR PEOPLE WITH PPE

By providing our engineering and janitorial teams with ample PPE and requiring that they wear masks and gloves when entering tenant spaces

IT'S MORE THAN A WORKSPACE,
IT'S A COMMUNITY



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GREENSBORO DISTRICT



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GREENSBORO DISTRICT

FOR LEASING INFORMATION:

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**AVISON
YOUNG**

Owned and managed by:



American Real Estate Partners