

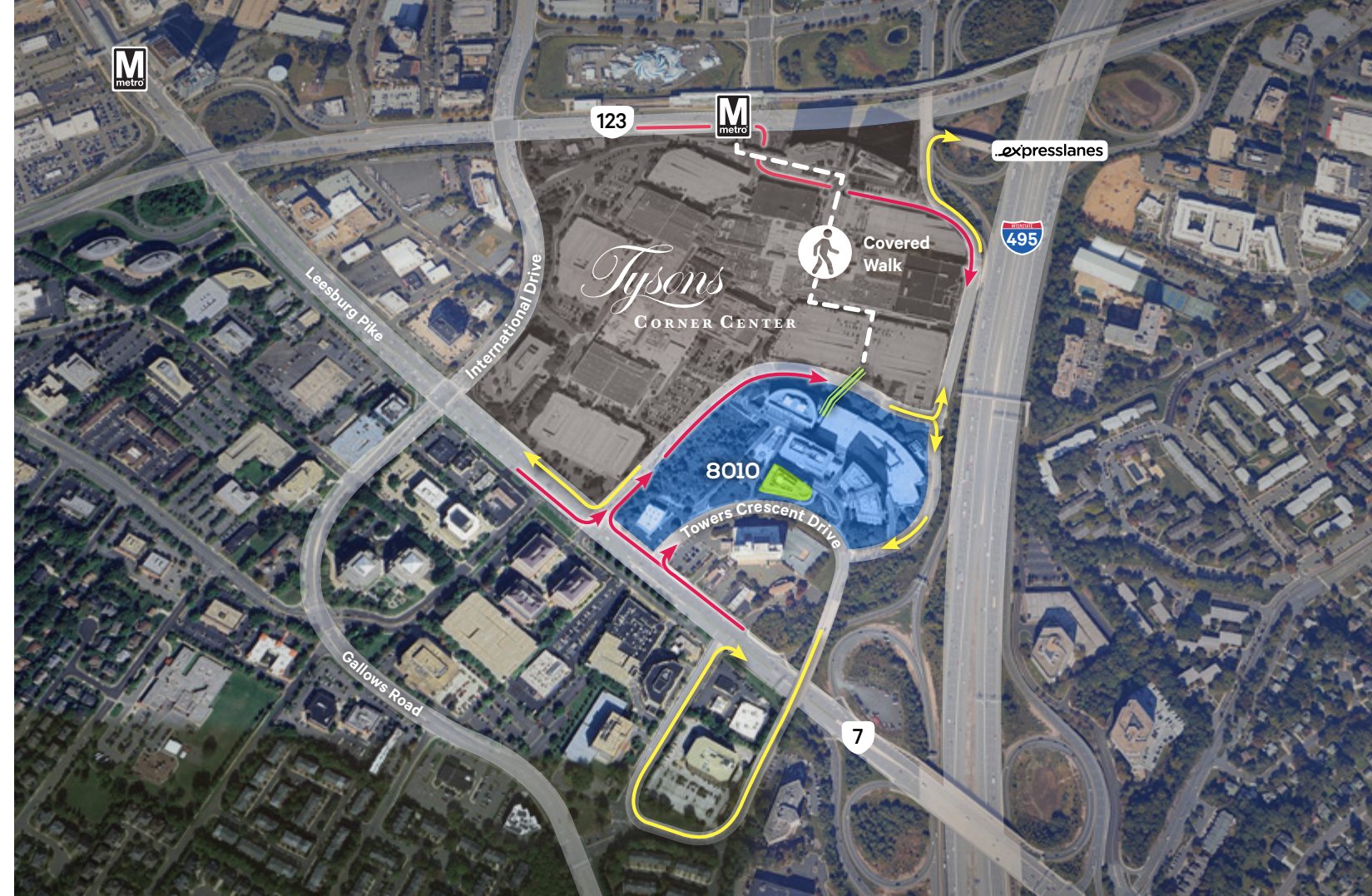
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8010 Towers Crescent Drive, Tysons

Unlocking Access

8010 Towers Crescent Drive—an iconic property in the Tysons skyline—features incredible building signage with amazing finished and unfinished ceiling heights, great window line with park and fountain views, and parking geared towards today's flexible workforce. The unique floorplates feature limited columns, an internal stair, great natural light, and tenant-only balconies. This boutique building is situated in the most readily accessible location in Tysons offering immediate access off I-495 and a multitude of ingress/egress options.



Located at the heart of connection and visibility

- 7-minute covered walk to the Tysons Corner Metro Station
- Immediate access to I-495, the Hot Lanes (North & South), Dulles Toll Road, and I-66
- Top of building signage opportunity



2 MIN DRIVE



4 MIN DRIVE



7 MIN DRIVE



3 MIN WALK



7 MIN WALK
(COVERED)

Activating Experiences

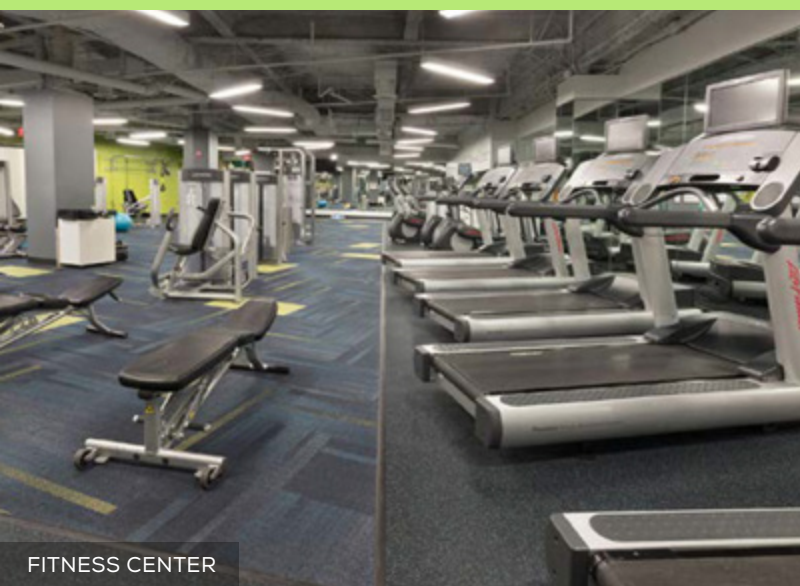
On-site conveniences include:

- Landscaped and hardscaped spaces for lounging or lunching
- Fitness center with state-of-the-art cardio and strength training equipment
- 300-person conference center and auditorium
- Chima Steakhouse – Premier Tysons' restaurant
- The Tower Club – private top floor venue for dining and networking
- Ample covered parking



One of the most walkable locations in Tysons!

- Direct connectivity to retail and metro via a covered pedestrian bridge
- Adjacent to 2M SF of retail, dining, and entertainment options at Tysons Corner Center
- Neighboring the Tysons Corner Marriott and the Hyatt Regency



EIGHTY10

TOWERS CRESCENT

Building Size
97,658 RSF

Floors
5

Typical Floor
20,183 RSF

Availability
40,016 SF



Signage Opportunity



8010 Exterior



On-Site Chima Steakhouse

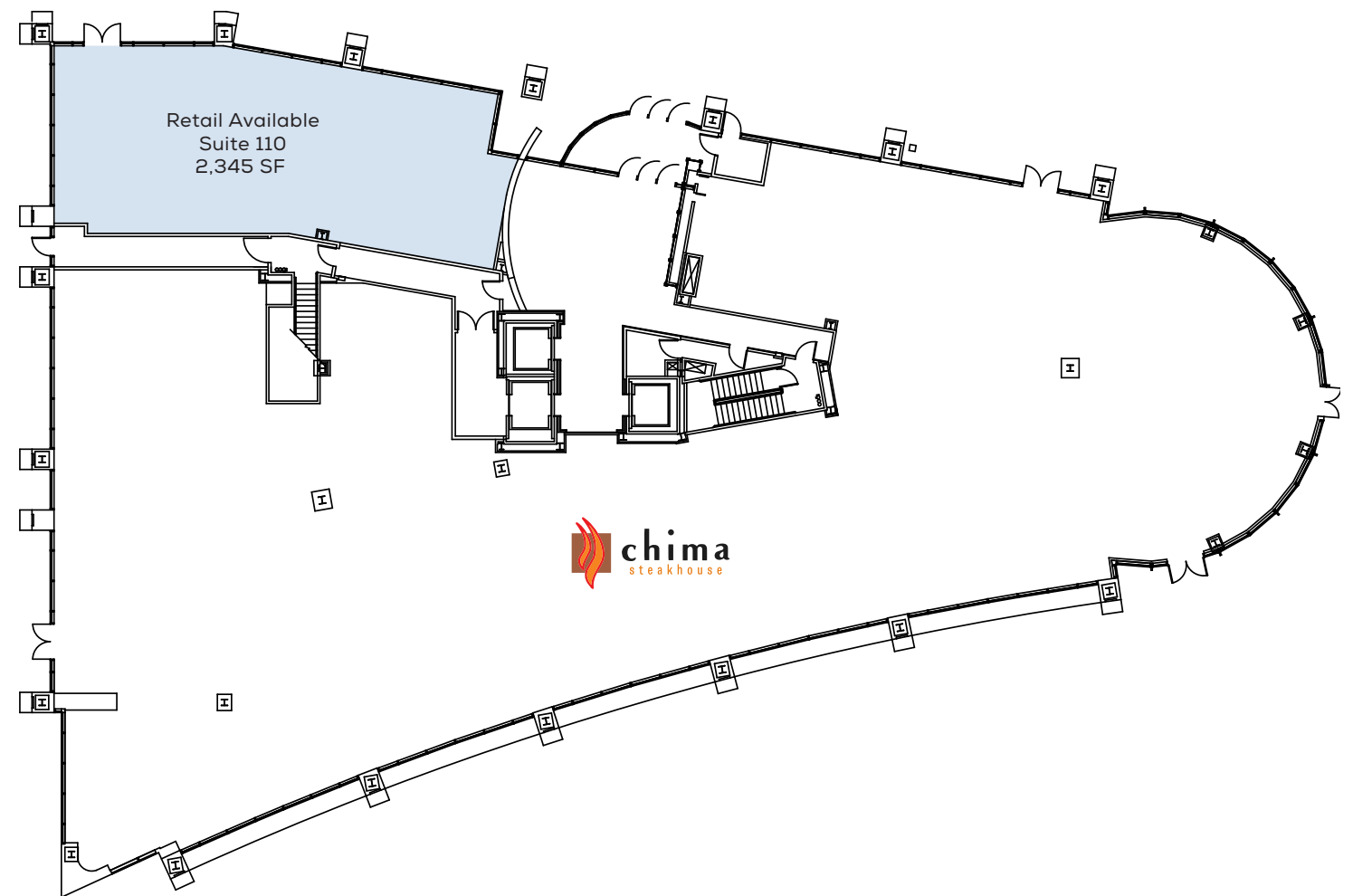
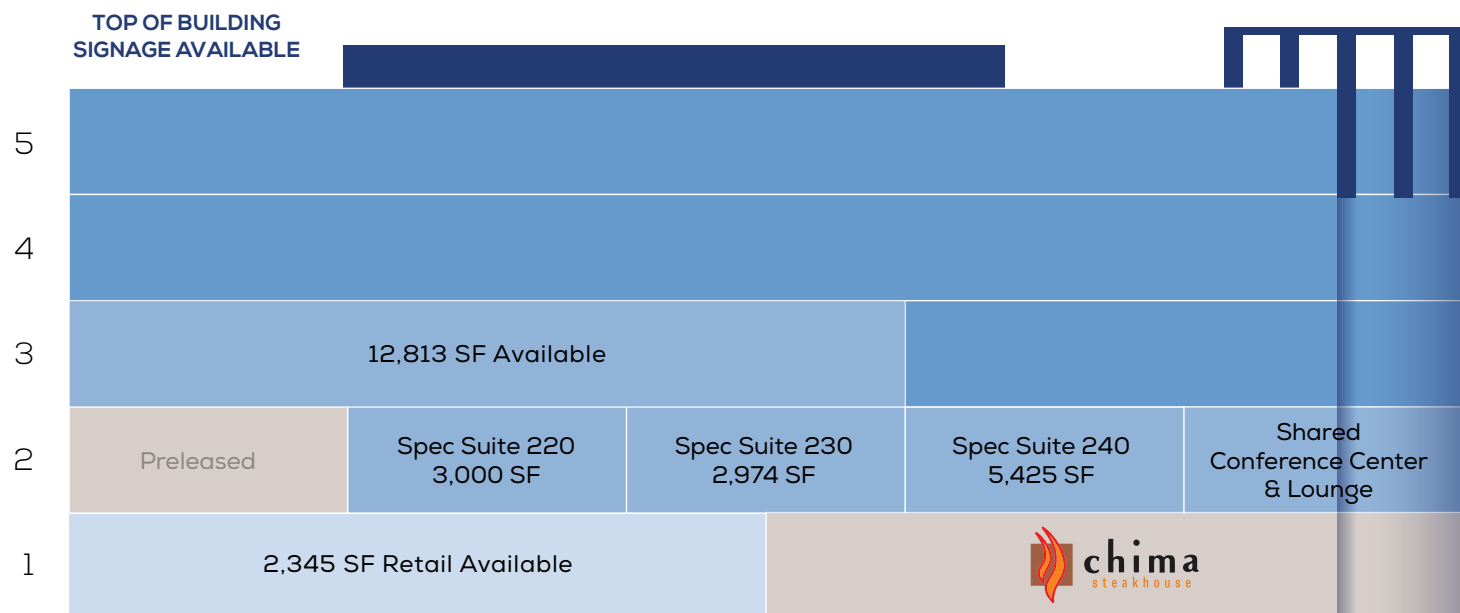


8010 Lobby

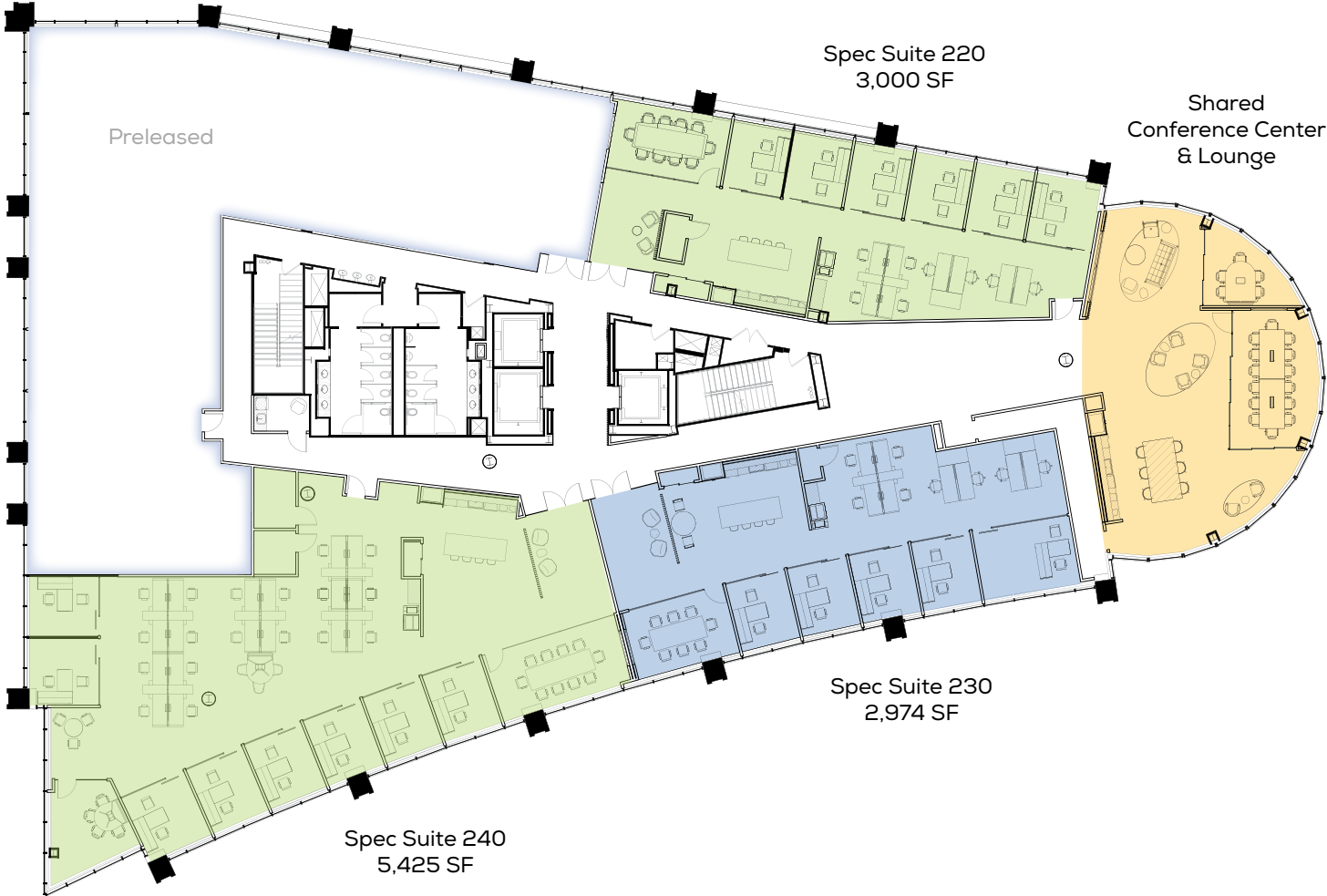


Future Plaza

Stacking Plan

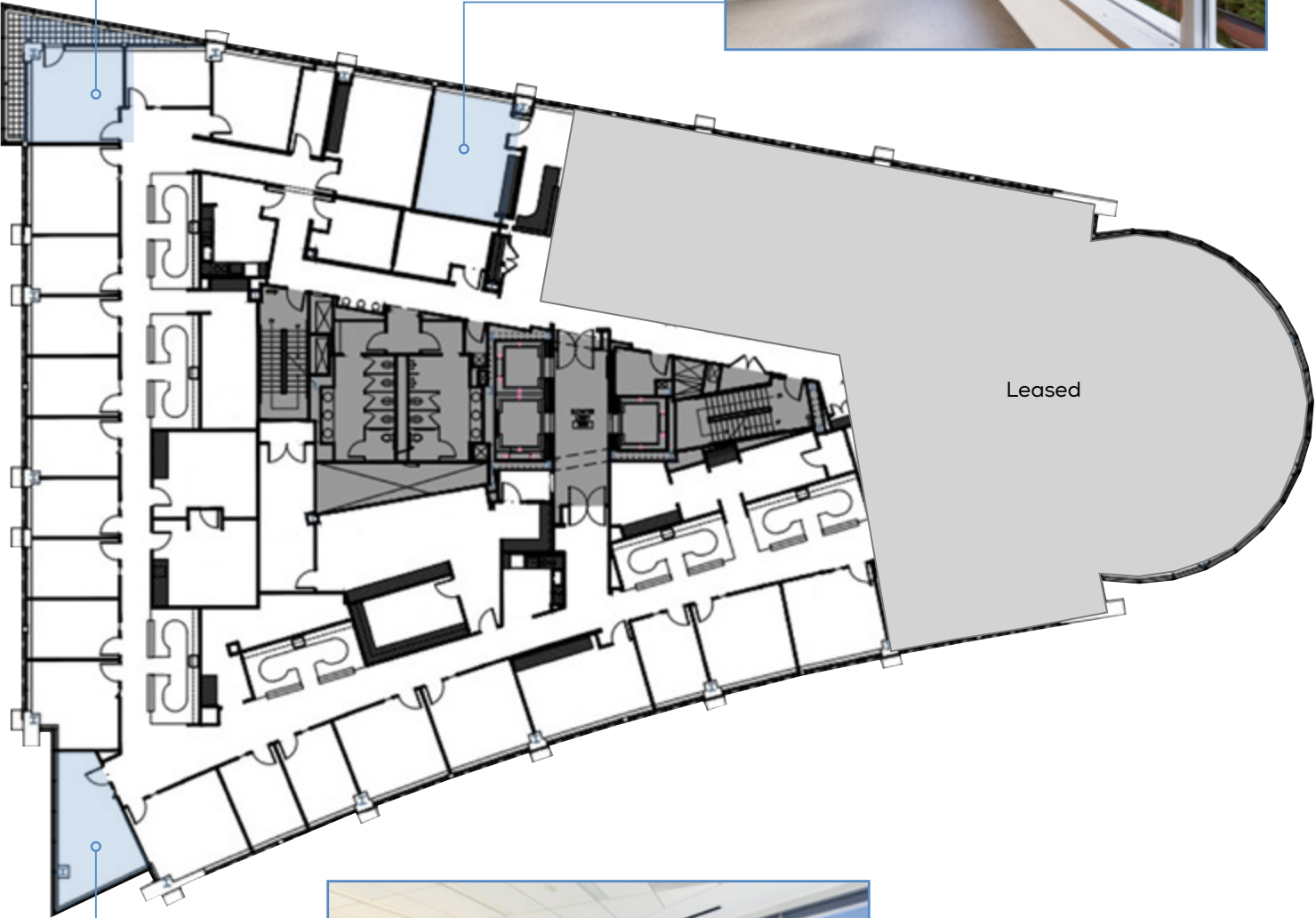


Town Hall Spec Suites



SUITE^x
by AREP

Second Floor



EIGHTY10
TOWERS CRESCENT

Third Floor
12,813 SF



Suite 220



Elevator Lobby



Suite 220



Suite 230



Suite 230



Conference Center & Lounge



Conference Center & Lounge



Conference Center & Lounge

EIGHTY10

TOWERS CRESCENT



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